

AGENDA

Regular Meeting of

The South Jordan City
Planning Commission

For

December 8, 2015

City Council Chambers
South Jordan City Hall
1600 W. Towne Center Drive

6:30 P.M. – Regular Meeting

Cellular Phones and Pagers Must be Turned Off, or Set to Vibrate Only
Upon Entering the City Council Chambers

David L. Alvord, *Mayor*
Mark Seethaler, *Councilman*
Chuck Newton, *Councilman*
Donald J. Shelton, *Councilman*
Steve Barnes, *Councilman*
Christopher J. Rogers, *Councilman*



AGENDA

CITY OF SOUTH JORDAN PLANNING COMMISSION MEETING

DECEMBER 8, 2015

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, DECEMBER 8, 2015, IN THE CITY COUNCIL CHAMBERS, 1600 W. TOWNE CENTER DRIVE, SOUTH JORDAN, UTAH. PERSONS WITH DISABILITIES WHO MAY NEED ASSISTANCE SHOULD CONTACT THE PLANNING STAFF AT 254-3742 AT LEAST 24 HOURS PRIOR TO THIS MEETING. THE REGULAR MEETING WILL BEGIN AT 6:30 P.M. AND THE AGENDA WILL BE AS FOLLOWS:

6:30 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

- A. Welcome and Roll Call
- B. Motion to Approve Agenda
- C. Approval of the Minutes from the Meeting held on November 24, 2015

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

- A. Staff Business
- B. Comments from Planning Commission Members

III. CITIZEN COMMENT

Any person wishing to comment on any item not otherwise on the Agenda may address the Planning Commission at this point by stepping to the microphone and giving his or her name and address for the record. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Governing Body. Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on non-hearing, non-Agenda items. Items brought forward to the attention of the Planning Commission will be turned over to staff to provide a response outside of the Planning Commission meeting. Time taken on non-agenda items, interrupts the process of the noticed Agenda. In rare cases where it is determined appropriate to address items raised from Citizen Comments, these items will be noted and be brought back at the conclusion of the printed agenda.

IV. SUMMARY ACTION

**A.1 Issue: LOT LINE ADJUSTMENT
OUR HOUSE SUBDIVISION**

Address: 1314 West 11400 South

File No: LLA-2015.25

Applicant: Eric Montague

A.2 Potential Action Item – (See IV.A.1)

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

**Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)

**B.1. Issue: THE CLIFFS AT JORDAN STATION
SITE PLAN – CONDITIONAL USE PERMIT**

Address: 10464 South Jordan Gateway

File No: SP-2015.35

Applicant: Michael Raymond

B.2. Potential Action Item – (See VI.B.1)

**C.1. Issue: SOJO STATION
CONDITIONAL USE PERMIT AND SITE PLAN**

Address: 10350 South Jordan Gateway

File No: SP-2015.37

Applicant: Steve Peterson, Millrock Capital

C.2. Potential Action Item – (See VI.C.1)

D.1. Issue: TILLEY PRELIMINARY SUBDIVISION

Address: 10977 South Redwood Road

File No: SUB-2015.66

Applicant: Tim and Deborah Tilley

D.2. Potential Action Item – (See VI.D.1)

E.1. Issue: EXECUTECH OFFICE BUILDING SITE PLAN

Address: 1314 West 11400 South

File No: SP-2015.36

Applicant: Eric Montague

E.2. Potential Action Item – (See VI.E.1)

**F.1. Issue: AE URBIA OFFICE BUILDING
CONDITIONAL USE PERMIT AND SITE PLAN**

Address: 909 West South Jordan Parkway

File No: SP-2015.41

Applicant: James Williams

F.2. Potential Action Item – (See VI.F.1)

VII. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

*Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)

G.1. Issue: ZONE TEXT AMENDMENT – AMENDING TITLE 17 (PLANNING AND LAND USE ORDINANCE) BY ADOPTING CHAPTERS 17.50 (OPEN SPACE ZONES) AND 17.62 (OFFICE ZONES), THE AMENDMENT OF CHAPTER 17.18 (USES), AND THE REPEAL OF CHAPTERS 17.23 (OPEN SPACE OS ZONE) AND 17.50 (PROFESSIONAL OFFICE P-O ZONE).

File No: ZTA-2015.07 & ZTA-2015.08

Applicant: City of South Jordan

G.2. Potential Action Item – (See VII.G.1)

V. OTHER BUSINESS

None

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)
 : §
COUNTY OF SALT LAKE)

I, Anna M. West, certify that I am the duly appointed City Recorder of South Jordan City, State of Utah, and that the foregoing Planning Commission Agenda was faxed or emailed to the media at least 24 hours prior to such meeting, specifically the Desert News, Salt Lake Tribune and the South Valley Journal. The Agenda was also posted at City Hall, on the City's website: www.sjc.utah.gov and on the Utah Public Notice Website <http://www.pmn.utah.gov>.

Dated this 3rd day of December, 2015


Anna M. West, CMC
South Jordan City Recorder

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS

November 24, 2015

- Present:** Chairman Russ Naylor, Commissioner Sean D. Morrissey, Commissioner Mark Woolley, City Planner Greg Schindler, Assistant City Engineer Shane Greenwood, Staff Attorney Steven Schaefermeyer, Deputy Recorder Cindy Valdez
- Absent:** Commissioner Beverly Evans, Commissioner Richard Feist, Commissioner T. Earl Jolley
- Others:** Lex Watterson, Brian Kartchner

6:30 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Naylor welcomed everyone present. It was noted that Commissioner Evans, Commissioner Jolley and Commissioner Feist are absent.

B. Motion to Approve Agenda

Commissioner Morrissey made a motion to approve the November 25, 2015 Planning Commission Agenda. Commissioner Woolley seconded the motion. Vote was unanimous in favor. Commissioner Evans, Commissioner Jolley and Commissioner Feist were absent from the vote.

C. Approval of the Minutes from the Meeting held on November 10, 2015

Commissioner Woolley made a motion to approve the November 10, 2015 Planning Commission meeting minutes as printed. Commissioner Morrissey seconded the motion. Vote was unanimous in favor. Commissioner Evans, Commissioner Jolley and Commissioner Feist were absent from the vote.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

Planner Greg Schindler said we will only have (1) meeting in the month of December and it will be on Tuesday December 8, 2015. The meeting for Tuesday December 22, 2015 was cancelled at the last meeting so right now the meeting on the December 8th has quite a few items on it.

B. Comments from Planning Commission Members
None

II. CITIZEN COMMENT

Chairman Naylor opened the Citizen Comment to the Public. No Comments. Closed the Citizen Comment.

IV. SUMMARY ACTION

**A.1 Issue: LOT LINE ADJUSTMENT
THE NORTH DISTRICT SUBDIVISION, LOTS 2 - 3**

Address: 3788 & 3754 West 11400 South
File No: LLA-2015.27
Applicant: Ryan Heath

City Planner Greg Schindler reviewed background information on this item.

A.2 Potential Action Item – (See IV.A.1)

Commissioner Woolley motioned to approve File No. LLA-2015.27 for a Lot Line Adjustment at the North District Subdivision, Lots 2-3 located at 3788, 3754 West 11400 So. Commissioner Morrissey seconded the motion. Roll Call Vote was 3-0 unanimous in favor. Commissioner Evans, Commissioner Jolley and Commissioner Feist were absent from the vote.

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

**Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)

**B.1. Issue: SOJO SUBDIVISION
PRELIMINARY SUBDIVISION PLAT**

Address: 10350 South Jordan Gateway
File No: SUB-2015.70
Applicant: Steve Peterson, Millrock Capitol

City Planner Greg Schindler reviewed background information on this item.

Nathan Ricks, 6510 S. Millrock Drive Holiday, Utah – said there is parking that UTA is providing for the Towers Office Building, so to relieve UTA's property of that obligation, and the cross easement, we have agreed to build a parking structure that is currently right where the parking is on South Jordan Parkway for the Towers Office Building. We have done extensive work with UTA and have received final approvals from their Executive Board, and their Planning and Development Board in the last couple of weeks. There will also be a 165 room Embassy Suites Hotel planned on the other lot on the Parkway, hopefully it will be well accepted and a beautiful addition to the City.

Chairman Naylor opened the Public Hearing to comments. There were none. He closed the Public Hearing.

B.2. Potential Action Item – (See VI.B.1)

Commissioner Morrissey motioned to approve File No. SUB-2015.70 to allow for subdivision of land into five lots and a parcel on property generally located at 10350 S. Jordan Gateway. Commissioner Woolley seconded the motion. Roll Call Vote was 3-0 unanimous in favor. Commissioner Evans, Commissioner Jolley and Commissioner Feist were absent from the vote.

VII. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

*Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)

**C.1. Issue: EXECUTECH OFFICE PARKING LOT
LAND USE AMENDMENT AND REZONE**

Address: 11370 South 1300 West
File No: LUA-2015.04 & REZ-2015.14
Applicant: Eric Montague

City Planner Schindler reviewed background information on this item.

Lex Watterson, 1221 W. Holt Farm Lane South Jordan, Utah 84095 – said I am the Vice President of Executech, I work with Eric Montague and currently our offices are in River Park. We are an out source IT provider, so we run computer networks for a couple hundred businesses here in the state of Utah, as well as non-profits, and municipalities. We currently have 60 employees which about 10 of them work in the office on a daily basis, and our technical staff work on site at our prospective customers. The only time all of us are in the office is once a week on Friday morning at 7:00 a.m. to 8:00 a.m. Moving our offices allows us to stay in South Jordan and keep our tax revenue here, we will generate in the neighborhood of a million dollars of sales tax in the next year or two. We are a pretty substantial business and we think this is a good use for this property. We are excited about being here, and we are excited about this location.

Chairman Naylor opened the Public Hearing to comments.

Brian Kartchner, 11306 S. Red Canyon Court, South Jordan Utah, 84095 – said you had mentioned the piece on the corner had gone through both Planning Commission and the City Council, and the understanding at that point was that there was going to be an office building on the corner. The neighbors in the neighborhood have talked a lot about this project, and the understanding was that this was going to be a 1 or 2 story building, and now it is going to be bigger than that, and obviously the parking requirement is why they need this other parcel, which is news to us. The understanding was that the parking would be on site in the master plan, or in the nursing home. One of the concerns that the neighborhood has, is coming down 1300 West there are (2) schools and lots of kids going back and forth. The applicant stated that there will be people coming in, and out, and again for the meeting on Friday. I know that the neighbors have a concern about traffic so has there been any discussion, or traffic studies done on the impact the traffic will have on 1300 W, because that gets really backed up when people are trying to make a left hand turn onto 11400 S. I would like at the next City Council Meeting in a couple of weeks for them to consider putting a right turn only out of that parking lot, that would be something to look at.

Chairman Naylor said I really doubt it, at this point we are looking at the zoning and that would be done at the site plan, and that would come later if they are successful in getting the City Council to approve the ordinance.

Steve Kirchen, 1313 W. 11300 S. South Jordan, Utah 84095 – said my concern with building of that size is that there is going to be other tenants in that building, again it goes back to traffic and a safety concern for the kids. I am sure that the employees from Executech will be dropping their cars off at the same time the kids will be getting out of school. This is a significant concern for us and our neighbors.

Chairman Naylor closed the Public Hearing.

Mr. Watterson said the plan calls for there to be ingress and egress on the West side of the building. The plans show that there is a road that goes in between our property and the property to the west, so that is where the ingress and egress will be on 11400 S, and the ingress and egress will be on the North side of the proposed lot, so that will take it as far as you can from the intersection to mitigate traffic. Our technicians work from their clients, so they don't drop their cars off at the office, they drive their cars home nightly. It is part of our advertising strategy and it is part of their compensation to have that car for their use 24/7. Except for that Friday meeting there is very little traffic. We will be leasing out the first floor of that building initially until we grow into it, and that will probably take us a couple of years because we are growing at a rate of about 30 to 60 percent a year. In a few years we will have a lot more technical people, but again they will only be there 1 day a week. I got on the website for Hawthorn Elementary and there drop off and pick up policy says: "it is estimated that 10 percent of the students will walk or ride their bike to and from school," so I can't imagine that there will be a lot of foot traffic going past our business if 90 percent of the kids are being dropped off by their parents.

Commissioner Woolley said as the office space develops out that will be the primary access point, and that is the issue, so until that happens there is going to be a few times in the day that it is going to be a little tough. I can see that there is going to be a concern, so when we get to the site plan it will need to be discussed.

Commissioner Morrissey said I think I echo the same sentiments that Commissioner Woolley addressed. I do have one other thought, and that is the access point on 11400 S, is there an approach lane planned in that area?

Chairman Naylor said not as it appears on the site plan. There is a right turn lane to merge into 11400 S.

Chairman Naylor re-opened the Public Hearing.

Mr. Kartchner said it was discussed about the morning and afternoon traffic, but I don't know if you have ever been on 1300 W. right before school in the morning, and right before school gets out in the afternoon at Hawthorne Elementary, but there are cars parked all the way down the street, and that is a huge safety hazard.

Chairman Naylor said unfortunately, what you are talking about is happening at every school in the City.

City Planner Schindler said unfortunately, it is worse for Hawthorn than it is for most other schools because it is a Charter school and most of the kids are driven to school. In the other schools that are ran by the district at least half of the kids are usually bussed. It is something to look at and we can talk to the City engineer about something that can be done on 1300 W. We don't have much control about what goes on at 11400 S because that is a State Highway.

Chairman Naylor closed the Public Hearing.

Commissioner Wooley said if I remember correctly when we approved the Hawthorn Charter School they would have to open up the south entrance and be able to open up a larger staging area for parking, drop off, and pick up. I have driven by the school several times and I do not see them using that circle pattern.

Commissioner Morrissey said I really don't think that is the issue, the issue is the parents.

Commissioner Woolley said maybe we can go back to the school and let them know what they are doing is not working, and they need to let the parents know they need to come through the circle. That was a condition that was put in place when they received their approval.

Chairman Naylor said that is something that will need to be taken up at the site plan.

Assistant City Engineer said we are working with UDOT to get some signs posted in front of Hawthorne that says: "no standing, stopping, or parking" so that it can be enforced. We cannot have parents just dropping off and picking up on the street.

C.2. Potential Action Item – (See VII.C.1)

Commissioner Woolley motioned to forward a favorable recommendation to the City Council to approve Resolution R2015-78, amending the land use designation from Commercial to Office. Commissioner Morrissey seconded the motion. Roll Call Vote was 3-0 unanimous in favor. Commissioner Evans, Commissioners Evans, and Commissioner Feist were absent from the vote.

Commissioner Woolley motioned to forward a favorable recommendation to the City Council to approve Ordinance 2015-21-Z, rezoning the property for A-5 to P-O. Commissioner Morrissey seconded the motion. Roll Call Vote was 3-0 unanimous in favor. Commissioner Evans, Commissioner Jolley and Commissioner Feist were absent from the vote.

V. OTHER BUSINESS

None

Commissioner Morrissey motioned to adjourn. All Commissioners were in favor. Commissioner Evans, Commissioner Jolley and Commissioner Feist were absent.

ADJOURNMENT

The November 10, 2015 Planning Commission meeting adjourned at 7:10 p.m.

Meeting Minutes were prepared by Deputy Recorder Cindy Valdez.

ISSUE: Lot Line Adjustment Our House Subdivision, Lot 2 & Parcel
27-22-276-057
ADDRESS: 1314 West 11400 South and 11370 South 1300 West
FILE NO.: LLA-2015.25
APPLICANTS: Eric Montague

Applicant Eric Montague has filed for a lot line adjustment which requires review and approval by the City's Land Use Authority through a Public Meeting review process. Staff has found the following findings:

Findings:

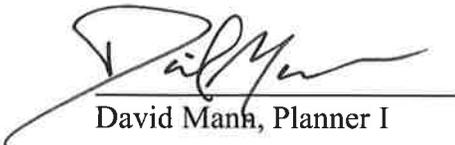
- The proposed lot line adjustment is being processed in accordance with all state, county and local regulations.
- Lot Line Adjustments require a public meeting to be held by the local land use authority.
- One of the lots is within a recorded subdivision known as the Our House Subdivision.
- The proposed lot line adjustment will combine the two parcels into one parcel.
- The proposed lot line adjustment will not result in a violation of the City's land use ordinance, affect public right of way, or create any additional lots.
- There are no known private bylaws or CC&R's that prohibit the lot lines to be adjusted.
- The proposed lot line adjustment does not affect any existing structures, pools, fences, utilities, or easements.

Conclusion:

Staff finds no detrimental impact on the property owners, subdivision, or city ordinances with regards to the proposed lot line adjustment.

Supporting Materials:

- Aerial
- Notice of Approval of Exchange Title


David Mann, Planner I

12/3/15
Date



Location Map

When recorded please return to:
Planning Division
South Jordan City
1600 W. Towne Center Dr.
South Jordan, UT 84095

File: LLA-2015.25

Subdivision Parcel/Lots: Our House Subdivision, Lot 2 & 11370 South 1300 West
Affected Parcel Numbers: 27-22-276-059, 27-22-276-057

NOTICE OF APPROVAL OF EXCHANGE OF TITLE

The Planning Commission of the City of South Jordan hereby approves file LLA-2015.25, an application for exchange of title that removes the lot line between Lot 2 in the Our House Subdivision and parcel 27-22-276-057 (the "Lots"). The original legal descriptions of the Lots are attached as Exhibit A, and the legal descriptions of the approved exchange of title between the Lots are attached as Exhibit B.

This exchange of title between the Lots does not vacate or amend a public street, right-of-way, or easement and does not result in a violation of any City land use ordinance. This Notice of Approval does not act as a conveyance of title to real property.

APPROVED by the Planning Commission of the City of South Jordan, Utah, on this ____ day of _____, 20__ by the following vote:

	YES	NO	ABSTAIN	ABSENT
Beverly Evans	_____	_____	_____	_____
Richard Feist	_____	_____	_____	_____
T. Earl Jolley	_____	_____	_____	_____
Sean D. Morrissey	_____	_____	_____	_____
Russell Naylor	_____	_____	_____	_____
Mark Woolley	_____	_____	_____	_____

Chairperson:

Russell Naylor

Approved as to form:

Office of the City Attorney

By:

Owner, Lot 2, Our House Subdivision & Parcel 27-22-276-057

SOUTH JORDAN PLANNING COMMISSION:

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this _____ day of _____
2015, by Russell Naylor, the Chairman of the Planning Commission of the City of South Jordan.

Notary Public

My Commission Expires: Residing at:

OWNER OF LOT 2, OUR HOUSE SUBDIVISION & PARCEL 27-22-276-057:

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this _____ day of _____
20____, by _____, the owner of record of lot 2, Our
House Subdivision and parcel 27-22-276-057.

Notary Public

My Commission Expires: Residing at:

Exhibit A

(Original legal descriptions of lot 2, Our House Subdivision & Parcel 27-22-276-057)

2

LOT 2, OUR HOUSE SUBDIVISION

PARCEL 27-22-276-057

Commencing 164.1 feet North from the East Quarter Corner of Section 22, Township 3 South, Range 1 West, Salt Lake Meridian, thence North 96 feet; thence West 226.54 feet; thence South 96 feet; thence East 226.54 feet to the point of beginning. Less Street.

Less and excepting that portion conveyed by Conservator's Deed to the Utah Department of Transportation recorded July 29, 2010 as Entry No. 11000113, in Book 9844, at Page 5922, of Official Records, described as follows:

A parcel of land in fee for the widening of 11400 South Street, incident to the construction of Project No. SP-15-7(156)293, being part of an entire tract of property situate in the SE1/4NE1/4 of Section 22, T. 3 S., R. 1 W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning at the southeast corner of said entire tract, which point is 164,10 feet North along the quarter section line from the East Quarter Corner of said Section 22, said point is also 167.55 feet perpendicularly distant northerly from the design line of said project, opposite approximate engineers station 204+19.58, and running thence West 40.78 feet along the northerly boundary line of said entire tract to a point 167.75 feet perpendicularly distant northerly from the design line of said project, opposite approximate engineers station 203+77.93; thence N. 00°05'18" E. 96.00 feet to a point 263.83 feet perpendicularly distant northerly from the design line of said project, opposite approximate engineers station 203+78.50; thence East 40.63 feet along the northerly boundary line of said entire tract to said quarter section line to a point 263.55 feet perpendicularly distant northerly from the design line of said project, opposite approximate engineers station 204+20,51; thence South 96.00 feet along said quarter section line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Less and excepting any portion of subject property lying within 1300 West Street.

Exhibit B

(Legal description of new combined parcel)

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 2, OUR HOUSE SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

ALSO, BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT ALSO BEING NORTH 00°07'55" EAST ALONG THE SECTION LINE A DISTANCE OF 164.10 FEET, AND NORTH 89°52'05" WEST 40.78 FEET FROM THE EAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°52'05" WEST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 185.76 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00°07'55" EAST 96.00 FEET ALONG THE EAST LINE OF LOT 1 OF SAID SUBDIVISION A DISTANCE OF 96.00 FEET; THENCE SOUTH 89°52'05" EAST 185.91 FEET TO THE WEST RIGHT-OF-WAY LINE OF 1300 WEST STREET; THENCE SOUTH 00°13'13" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 96.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.893 ACRES, MORE OR LESS

**SOUTH JORDAN CITY
PLANNING COMMISSION REPORT**

Meeting Date: 12-08-2015

Issue: THE CLIFFS AT JORDAN STATION
SITE PLAN-CONDITIONAL USE PERMIT
Address: 10464 S. Jordan Gateway
File No: SP-2015.35
Applicant: Michael Raymond

Submitted By: Greg Schindler, City Planner
Jared Francis, Associate Engineer

Staff Recommendation (Motion Ready): Approve File No. SP-2015.35 with the following:

1. That the project be constructed as indicated in this report and that all South Jordan City requirements are met, staff review comments are addressed and staff redline corrections are made prior to issuance of building permit.

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 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.

A conditional use may be commenced and operated only upon (Section 17.18.050 "I" (1)):

1. compliance with all conditions of an applicable conditional use permit;
2. observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
3. Compliance with all applicable local, state, and federal laws.

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 part (I) (1) of this section (17.18.050).

BACKGROUND

ADDRESS	10464 S. Jordan Gateway
ACREAGE	4.02 acres
CURRENT LU DESIGNATION	TOD-Mixed Use
CURRENT ZONING	Commercial-Freeway (C-F)
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North – TOD-Mixed Use, (C-F)/Vacant South – TOD-Mixed Use, (C-F)/Office Development East - TOD-Mixed Use, (MU-TOD)/Multi Family Residential West - Natural Open Space, (A-1)/Open Space

Michael Raymond (Raymond-Van Nosdol & Assoc. Architects) on behalf of South Jordan Inc., LLC has applied for a conditional use permit and site plan review for the 2nd phase of the Jordan Station Apartments. This 2nd phase will be known as The Cliffs at Jordan Station and will contain 237 one and two bedroom units. The initial phase of the development with 302 units was approved in June of 2014. The proposal is being reviewed under the Performance Development section of the C-F zone.

The requirements and standards for performance development in the C-F zone area as follows:

17.64.055: PERFORMANCE DEVELOPMENT

- A. The land use standards of this chapter and of any other section of this title or of the development code pertaining to development in the C-F zone may be altered or waived for a "performance development" by the planning commission, only with the positive recommendation of city staff, with a conditional use permit. "Performance development" shall be defined as any development in the C-F zone which is exempted from certain land use and development requirements but which demonstrates superior design and function. Variations in the standard requirements of the C-F zone will be based on additional enhancements provided in the development and the desirability of the proposed development relating to one or more of the following: amenities, economic benefit, additional architectural features, resolution of neighbors' concerns, and the development's contribution to principles of quality growth suggested by "Envision Utah's Urban Planning For Quality Growth". The following provisions will govern the review of a proposed performance development: **See attached "Performance Model" for upgrades and amenities.**
- 1. The minimum area of a performance development shall be five (5) acres unless otherwise recommended by city staff and approved by the planning commission. **The phase of the project currently subject to review is 4.02 acres. Since this phase is an extension of phase 1 and not**

introducing a new product or use to the project, city staff is recommending that the 5 acre requirement include both phases which total 9.74 acres.

2. The conditional use permit/site plan application shall delineate the requested exceptions and variations from city ordinances and the offsetting upgrades and benefits proposed. Possible exceptions may include, but are not limited to, unlisted uses, yard requirement reduction, building height increase, alternative screening technique, and reduced parking requirements. Possible upgrades may include, but are not limited to, improved landscape design, architectural enhancements, and coordination with adjoining development. Staff will make a determination as to the reasonableness of the proposed exceptions and upgrades and make recommendations to the planning commission. Proposed upgrades and enhancements must clearly exceed what would normally be expected for development in the C-F zone. **Exceptions requested are:**

A. **Rear yard setback reduction from 30 ft. required adjacent to an agricultural zone to 5 ft.-15 ft.**

B. **Multi-Family Residential Use**

3. Uses which significantly diverge from the character and purpose of the C-F zone, such as industrial uses, are prohibited. **None are proposed.**

4. All nonretail uses proposed shall be supportive of retail uses in the development in areas planned for commercial development and as described in section [17.64.010](#) of this chapter. **The nonretail use proposed, in this case residential, is a vital component for the success of the existing retail uses in the area as well as for the attraction of future retail and office uses.**

5. Integrated residential use with "village" style design, building height, architecture, and connectivity, and office uses may be incorporated as components of mixed use commercial developments. **This phase of the development will match that approved in phase 1 under the Mixed Use-TOD zone which encourages "village" style design.**

6. Sexually oriented businesses are prohibited. **None are proposed.**

B. The following standards and regulations may not be varied for performance developments: **No variations to the standards and regulations listed below are proposed.**

1. Building and infrastructure construction standards.

2. Use regulations as set forth in section [17.64.040](#) of this chapter, except for office use restrictions in subsection A of this section.

3. Required landscaping as set forth in section [17.64.140](#) of this chapter.

4. Sign regulations as set forth in [title 16, chapter 16.36](#) of this code.

5. Requirements of section [16.24.050](#) of this code.

6. Requirements of section [16.24.070](#) of this code.

7. Any standards relating to the public health, safety and welfare.

Project Details

Construction Limit Area:	4 acres
Proposed Building Area:	Approx. 56,890 sq. ft. footprint on ground
One Bedroom Units:	179
Parking Spaces Required:	179 x 1.5 = 269
Two Bedroom Units:	58
Parking Spaces Required	58 x 2 = 116
Parking Spaces Required-Proposed:	385 required – 400 proposed
Landscaped Area:	40,867 sq. ft. (23.5%)

Architectural Review

The exterior design, materials and colors of the building were reviewed by the Architectural Review Committee on November 18, 2015 and recommended for approval by the Planning Commission.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

Based on the application material submitted and information reported in the report above the following findings can be made:

1. The property is zoned Commercial-Freeway (C-F).
2. The use as multi-family residential may be allowed by the Planning Commission through a performance development recommended by City staff and with a Conditional Use Permit.
3. No anticipated detrimental effects resulting from the proposed project could be identified.
4. The applicant has provided a "Performance Model" indicating their proposed enhancements and upgrades. City staff has reviewed and accepted the proposed "Performance Model".
5. Each of the proposed buildings will be 4 stories above ground with two levels of parking below ground.
6. The landscaping design and number of trees proposed for the site meets the C-F zone requirements.
7. The proposed number of parking spaces to be provided meets and exceeds the Municipal Code requirements.
8. The Architectural Review Committee reviewed and recommended approval of the design, materials and colors of the proposed buildings.
9. The project promotes and is consistent with the South Jordan Municipal Code by being an integral component of a self-sustaining development that will provide residents convenient pedestrian access to commercial services, employment and mass transit.

Conclusions:

Based on the information submitted and the findings listed, the following conclusions can be made:

1. The proposed development will have a positive economic impact in the City by providing additional residents/customers for retail uses in the area.
2. Potential office and retail employers can use close proximity to housing as an incentive to locate in the area.
3. The proposed development will meet the South Jordan City Development Code and Zoning Code requirements.
4. The proposal promotes the following stated purposes and objectives of the Land Use Ordinance:
 - a. To maintain or improve property values.
 - b. To promote economic development and the economic health of the city and its inhabitants.
 - c. To protect the health, safety and welfare of resident, business and property owners.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Conditional Use Permit and Site Plan subject to the requirements listed, 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.

FISCAL IMPACT:

- Based upon analysis completed for the City by Zions Public Finance Inc., the project should have a positive fiscal impact. The amount of property tax per acre gained will outweigh the cost of services provided. Additionally, the residents of the new housing units will provide a larger customer base for nearby retail uses, thus generating additional sales tax revenue.

ALTERNATIVES:

- Approve the Site Plan.
- Deny the Site Plan.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Applicant "Performance Model"
- Aerial Map
- Site Plan
- Color Site Plan for all Phases
- Landscape Plan
- Exterior Elevation Drawings
- Color Rendering of Buildings

Architects

Raymond • Van Nosedol & Assoc. Inc
ARCHITECTS • PLANNERS

PERFORMANCE MODEL

THE CLIFFS AT JORDAN STATION

November 09, 2015
SJ, UTAH, LLC. - Owners
Prepared by:
RAYMOND, VAN NOSDOL & ASSOC., INC.

The following is a list of the performance aspects for "The Cliffs at Jordan Station" (or Phase II development of the Jordan Station Apartments project) which qualify this Phase as a "Performance Development" as defined in Section 17.64.055 of the Commercial-Freeway (C-F) Zone. The following amenities and features are included in this proposal:

1. **Covered parking** in heated garages: 224 parking stalls in covered garage.
2. **Total number parking** exceeds the city requirements: 385 stalls required; 400 stalls provided, including 224 enclosed stalls, and 176 stalls on grade.
3. **Heated concrete driveway** ramps into garages.
4. **Exterior architectural features**, including dormer roof accents and variations in roof profile and finishes.
5. **Interior architectural features**, including solid core interior doors, stainless steel appliances, ceramic tile floors, stone counter tops, recessed light fixtures, wide interior corridors, and high-speed internet access.
6. **"Granite matrix" finish** on exposed exterior concrete surfaces.
7. **Roof top garden**, including two (2) "infinity" pools + covered deck and lounge.
8. **Elevator access** to all floors, including roof top garden and parking levels.
9. **(2) Conference Rooms** with internet/data access
10. **Exercise Center** with stationary and programmable equipment
11. Covered and **secure bicycle storage**.
12. **Public reception space**, including computer bar.
13. **High ceilings** in residential units: 9 feet on Levels 1-3; 10 feet on Level 4.
14. Generous size **exterior deck/balcony** at each unit.
15. Extensive **site landscaping**, with continuous **roof top "green" planting feature**.
16. Future **trail access** to Jordan River parkway.
17. **Phase III Office development** with 80,000 s.f. professional office facility planned.

Based on the criteria listed above, please accept this submittal as a formal request for approval of this project as a "Performance Development."



Location Map



Jordan River

Project Site

Existing Phase One Under Construction

Jordan Gateway

50 300ft

South Jordan Parkway





BENCHMARK
 CENTER OF SECTION TO
 T35, R/W
 ELEVATION = 427.65
 TIED TO SECTION SQUARE PHASE 1
 PLANS BY NORTHERN ENGINEERING

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SQ)	PERCENTAGE
PAVEMENT	76,441	42%
ROOF	56,899	30%
LANDSCAPING	40,867	22%
TOTAL SITE	1,955,429.83	100%

PARKING DATA TABLE			
	INTERIOR	EXTERIOR	TOTAL
VAN ACCESSIBLE	1	2	3
ACCESSIBLE	2	3	5
STANDARD	221	181	392
TOTAL	224	176	400

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH SOUTH JORDAN CITY AND STANDARDS AND SPECIFICATIONS AND APWA STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCOUR PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNALS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 24" COLLECTION CURB AND GUTTER PER DETAIL 9C-500
 - INSTALL HANDICAP RAMP WITH DETECTIBLE SURFACE PER DETAIL 9C-500
 - INSTALL 9" CONCRETE SIDEWALK
 - STAIRS IN SIDEWALK - SEE GRADING PLAN FOR ELEVATION INFORMATION - SEE ARCHITECTURAL PLANS FOR HANDRAIL AND STAIR DETAIL
 - INSTALL HP GUTTER
 - INSTALL RETAINING WALL
 - INSTALL DAMPSTER ENCLOSURE - SEE ARCH
 - REMOVE ASPHALT
 - REVERSE PAV CURB AND GUTTER PER DETAIL 9C-500
 - INSTALL HP REVERSE PAV GUTTER
 - INSTALL PUMP BLOCK - SEE LANDSCAPE PLANS
 - INSTALL 3" WATERWAY PER DETAIL 12C-500
 - HANDICAP RAMP WITH DETECTIBLE SURFACE PER DETAIL 13C-500
 - HANDICAP RAMP WITH DETECTIBLE SURFACE PER DETAIL 14C-500
 - ADA ACCESSIBLE ROUTE
 - ADA SIGN PER DETAIL 15C-500

- WALL TYPES:**
- CONCRETE WALLS - SEE DETAIL A-A-501 CIVIL PLANS
 - CONCRETE WALLS - SEE BUILDING PLANS FOR STRUCTURAL DETAILING APPEARANCE TO MATCH WALL A
 - SOIL NAIL WALLS - DESIGN BUILD, SEE DETAIL C-C-501 CIVIL PLANS FRESH ON ARCHITECTURAL
 - SEGMENTED BLOCKGRAVITY WALL - DESIGN BUILD, SEE DETAIL D-D-501 CIVIL PLANS FRESH ON ARCHITECTURAL
 - CONCRETE WALLS - SEE BUILDING PLANS FOR STRUCTURAL DETAILING - WITH SEGMENTED GRAVITY DESIGN BRAND, FRESH ON ARCHITECTURAL, AS BIDDING ALTERNATIVE APPEARANCE TO MATCH WALL A, C, OR D

REVISIONS	BY



REVIEW SET

PHASE II RESIDENTIAL DEVELOPMENT
 THE CLIFFS AT JORDAN STATION
 10464 SOUTH JORDAN GATEWAY

ENSIGN
 THE STANDARD IN ENGINEERING

LAYTON
 1455 W. 14th Field Rd., Ste. 204
 Layton, UT 84041
 Phone: 801.547.1100

SALT LAKE CITY
 Phone: 801.255.0529

TOOELE
 Phone: 435.643.3500

CEDAR CITY
 Phone: 435.955.1453

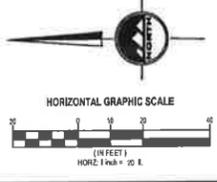
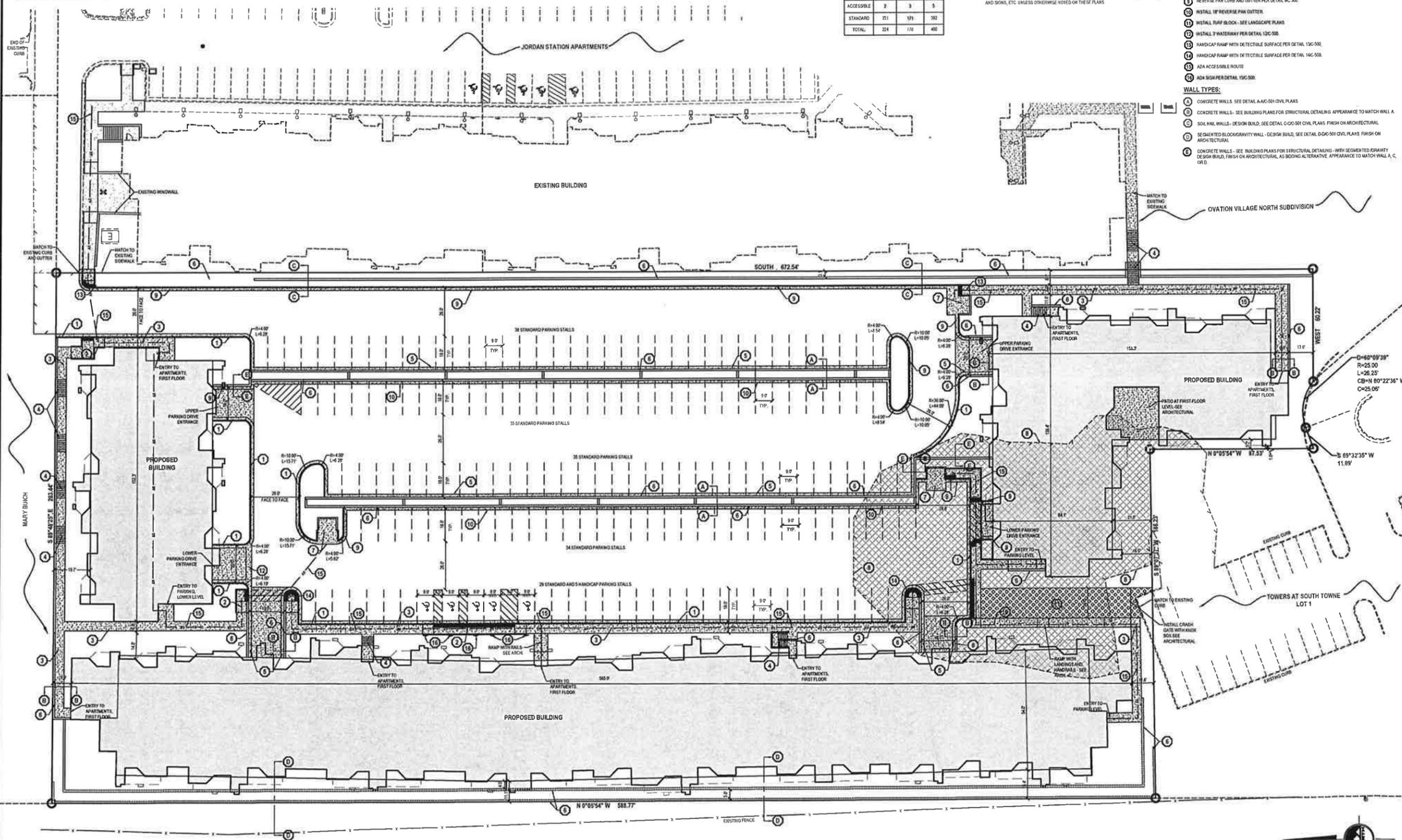
RICHFIELD
 Phone: 435.889.2543

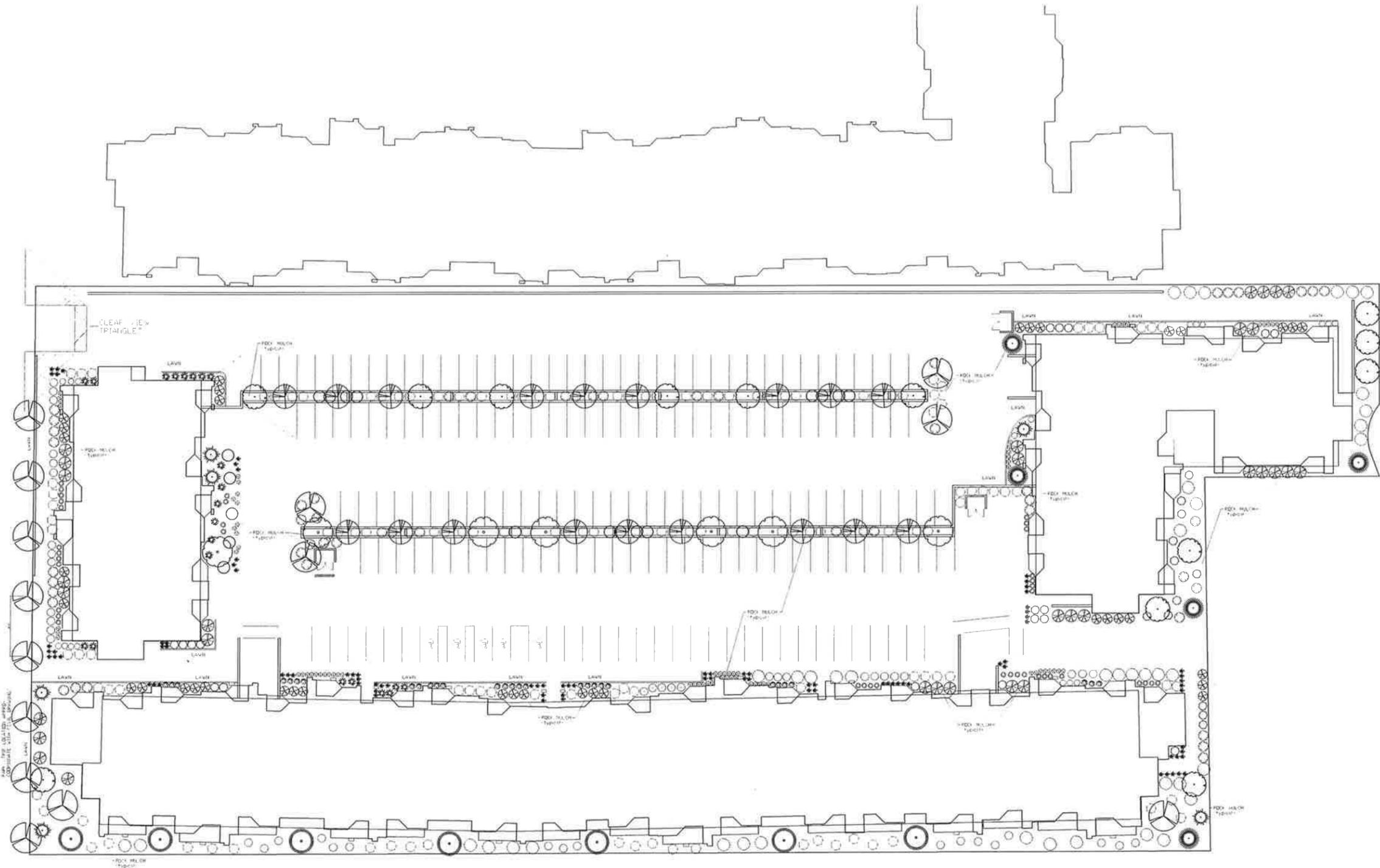
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 DATE: 10/20/15
 SCALE: AS SHOWN

JOB NO.: 09498
 SHEET: 01

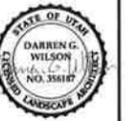
SITE PLAN
 C-100





LANDSCAPE PLAN   SCALE: 1" = 20'-0"

REVISIONS	BY
11-25-15	



NEW RESIDENTIAL DEVELOPMENT
 JORDAN STATION APARTMENTS PHASE 2
 10464 SOUTH JORDAN GATEWAY

Architects
 Raymond + Van Noy & Assoc., Inc.
 ARCHITECTS • PLANNERS • INTERIORS

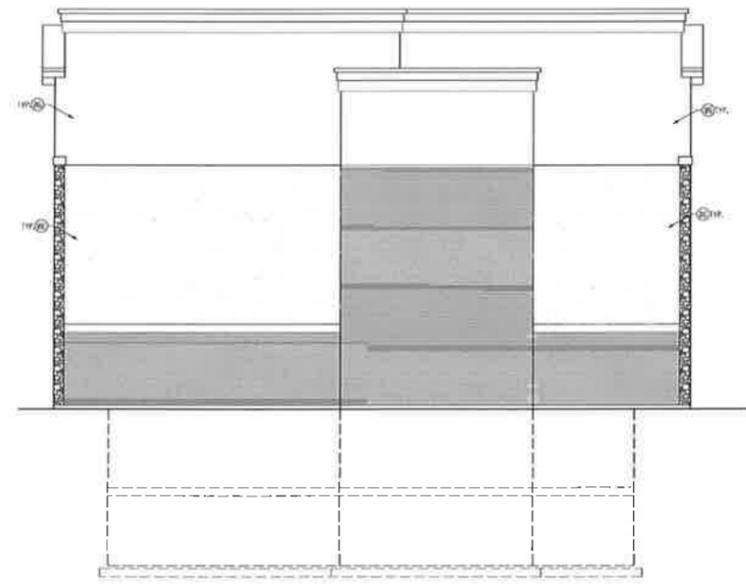
DRAWN	BW
CHECKED	DW
DATE	09/02/15
SCALE	
JOB NO.	13-49
VP/EA	

L101





BUILDING 1 SOUTH ELEVATION



BUILDING 1 EAST ELEVATION



BUILDING 1 NORTH ELEVATION

- LIST OF MATERIALS
- 1 EPS WENSING OVER FIBER INSULATION
 - 2 ROOF GLASS SYSTEM - SEE STRUCTURAL
 - 3 METAL WALL CLIP
 - 4 WALL SHEATHING - SEE STRUCTURAL
 - 5 2x6 WALL FRAMING WITH R-15 INSULATION
 - 6 EPS OVER BUILDING WRAP, SEE COLOR KEY
 - 7 FINISHED GYPSUM, INTERIOR CEILING & WALL FINISH
 - 8 FIBER OPTIC OVER FLOOR SHEATHING
 - 9 WOOD FLOOR JOIST, SEE STRUCTURAL
 - 10 METAL FLOORING - POWDER COAT W/ FINISHERS & GLOSS
 - 11 2x4 CEILING FRAMING
 - 12 LIGHTWEIGHT CONCRETE ON FLOOR SHEATHING IN WALL
 - 13 INSULATED GYPSUM OVER BUILDING WRAP
 - 14 MANUFACTURED STONE VENEER OVER BUILDING WRAP
 - 15 PRE-FINISHED METAL FLASHING
 - 16 POSE-REINFORCED CONCRETE SLAB - SEE STRUCTURAL
 - 17 EPS FEATURE
 - 18 INSULATED VINYL WINDOW
 - 19 COLUMN BEAM WITH SCALED FINISH
 - 20 ALUMINUM WINDOW WITH SCALED FINISH
 - 21 METAL TRIMMER W/ POWDER COATING
 - 22 COMPOSITION SHINGLES OR FOLI PAPER
 - 23 GRANITE WATER RESISTING OVER EXPOSED CONCRETE WALL - FIN.
 - 24 LIGHT FIXTURE

REVISION	DATE
SITE PLAN	10-20-15
CITY REVIEW #1	10-20-15



PHASE II RESIDENTIAL DEVELOPMENT
THE CLIFFS AT JORDAN STATION
 10464 SOUTH JORDAN GATEWAY

Architects
 Raymond • Van Nostdol & Assoc. Inc.
 ARCHITECTS • PLANNERS • 1001.132.2100

DESIGN	
OFFICE	
DATE	
BY	
DATE	
BY	
DATE	
BY	
DATE	

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- LIST OF MATERIALS
- ① 2" X 4" WOODING OVER 2" RIGID INSULATION
 - ② 1800 BRASS SYSTEM - SEE STRUCTURAL
 - ③ METAL WALL COP
 - ④ WALL SHEATHING - SEE STRUCTURAL
 - ⑤ 2-4" WALL FASING WITH 2-1/2" INSULATION
 - ⑥ EPS DATES BUILDING WRAP, SEE COLOR KEY
 - ⑦ PAINTED GYPHUM, INTERIOR CEILING & WALL FINISH
 - ⑧ 1/2" GYP GYPSUM OVER FLOOR SHEATHING
 - ⑨ WOOD FLOOR JOIST, SEE STRUCTURAL
 - ⑩ METAL WALLING - FINISH COAT BY 2" BALUSTERS @ 2" O.C.
 - ⑪ 2-4" CEILING FINISH
 - ⑫ 1/2" LIGHTWEIGHT CONCRETE ON FLOOR SHEATHING IN WALL
 - ⑬ MANUFACTURED STONE VENEER OVER BUILDING WRAP
 - ⑭ MANUFACTURED STONE VENEER OVER BUILDING WRAP
 - ⑮ PRE-FINISHED METAL FLOORING
 - ⑯ POLY-FORMING CONCRETE 5,000 - SEE STRUCTURAL
 - ⑰ 1/2" GYP GYPSUM
 - ⑱ INSULATED TYPH. WOOD
 - ⑲ CEILING BEAM WITH BEATER FINISH
 - ⑳ ALUM. SUSPENSION WINDOWS & ENTRY DOOR
 - ㉑ METAL GRILLE W/ POWDER COATING
 - ㉒ COMPOSITION SHINGLES ON FELT PAPER
 - ㉓ GRANITE MATRIX COATING OVER EXPOSED CONCRETE WALL - FIN.
 - ㉔ LIGHT FIXTURE

SUBMITTAL TASK	DATE
SITE PLAN	08-20-15
CITY REVIEW #1	08-20-15



PHASE II RESIDENTIAL DEVELOPMENT
THE CLIFFS AT JORDAN STATION
 10464 SOUTH JORDAN GATEWAY

Architects
 Raymond + Van Noy & Assoc., Inc.
 ARCHITECTS • PLANNERS • (801) 574-2100

DRAWN	OFFICE
CHECKED	
DATE	11/28/15
SCALE	
DWG. NO.	14-01
PROJECT	

A-2.2



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS BEFORE CONSTRUCTION. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

- LIST OF MATERIALS:
- (1) EPS MEMBRANE OVER FIBER INSULATION
 - (2) ROOF TRUSS SYSTEM - SEE STRUCTURAL
 - (3) METAL WALL CLIP
 - (4) WALL SHEATHING - SEE STRUCTURAL
 - (5) 2x6 WALL FRAMING WITH R-19 INSULATION
 - (6) EPS OVER BUILDING WRAP, SEE COLOR KEY
 - (7) FINISHED CEILING, INTERIOR CEILING & WALL FINISH
 - (8) 1" DRY GULLY OVER FLOOR SHEATHING
 - (9) WOOD FLOOR JOIST, SEE STRUCTURAL
 - (10) METAL RAILING - POWER COAT #7 1" BALUSTERS & 9" O.C.
 - (11) 2x4 CEILING FRAMING
 - (12) 10" LIGHTWEIGHT CONCRETE ON FLOOR SHEATHING IN HALL
 - (13) MASONRY FINISH OVER BUILDING WRAP
 - (14) MANUFACTURED STONE VENEER OVER BUILDING WRAP
 - (15) PRE-FINISHED METAL FLASHING
 - (16) POST-TENSIONED CONCRETE SLAB - SEE STRUCTURAL
 - (17) EPS FINISH
 - (18) INSULATED VINYL WINDOW
 - (19) SLIP-ON SKIM WITH SEALER FINISH
 - (20) ALUM. CORRUGATED WINDOWS & ENTRY DOOR
 - (21) METAL GRILLE W/ POWER COATING
 - (22) CONCRETE SHIMULES ON FELL PAPER
 - (23) GRANITE MESH COATING OVER EXPOSED CONCRETE WALL - 115'
 - (24) LIGHT FEATURE

SUBMITTAL	TASK	DATE
1	DEVELOP PLAN	08-20-15
2	CITY REVIEW #1	09-08-15



PHASE II RESIDENTIAL DEVELOPMENT
THE CLIFFS AT JORDAN STATION
 10464 SOUTH JORDAN GATEWAY

Architects
 Raymond + Van Nessel & Assoc., Inc.
 ARCHITECTS + PLANNERS + INTERIORS

DESIGN	
OFFICE	
CHECKED	
BY	
DATE	07/20/15
SCALE	
JOB NO.	14-01
WORK	

A-2.3



BUILDING 2 WEST ELEVATION



BUILDING 2 WEST ELEVATION

EXHIBIT A-2.3.3 BY RAYMOND + VAN NESSEL & ASSOCIATES, INC. FOR THE CLIENT. ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION OR USE IS STRICTLY PROHIBITED.

- LIST OF MATERIALS
- ① EPS MEMBRANE OVER ZIPPER INSULATION
 - ② ROOF TRUSS SYSTEM - SEE STRUCTURAL
 - ③ METAL WALL CAP
 - ④ INS. SHEATHING - SEE STRUCTURAL
 - ⑤ 2x6 WALL FRAMING WITH R-13 INSULATION
 - ⑥ EPS OVER BUILDING WRAP, SEE COLOR KEY
 - ⑦ PAINTED EXTERIOR INTERIOR CEILING & WALL FINISH
 - ⑧ 1/2" GYP BOARD OVER FLOOR SHEATHING
 - ⑨ WOOD FLOOR JOIST, SEE STRUCTURAL
 - ⑩ METAL WULFING - POWDER COAT W/ FINISHES 6 & 7/8"
 - ⑪ 2x4 CEILING FRAMING
 - ⑫ REINFORCED CONCRETE ON FLOOR SHEATHING IN PARK
 - ⑬ MANUFACTURED STONE VENEER OVER BUILDING WRAP
 - ⑭ PRE-FINISHED METAL FLASHING
 - ⑮ POST-TENSIONED CONCRETE SLAB - SEE STRUCTURAL
 - ⑯ EPS FEATURE
 - ⑰ INSULATED VINYL WINDOW
 - ⑱ BULKHEAD BEAM WITH SEALED FINISH
 - ⑳ ALUM. STOODENT WOODING & ENTRY DOOR
 - ㉑ METAL DRILLE W/ POWDER COATING
 - ㉒ COMPOSITION SHINGLES ON FELT PAPER
 - ㉓ CONCRETE MASONRY LANDING OVER EXPOSED CONCRETE WALL - FMV
 - ㉔ LIGHT FIXTURE

SUBMITTAL TASK	DATE
SITE PLAN	08-20-19
CITY REVIEW #1	02-20-20

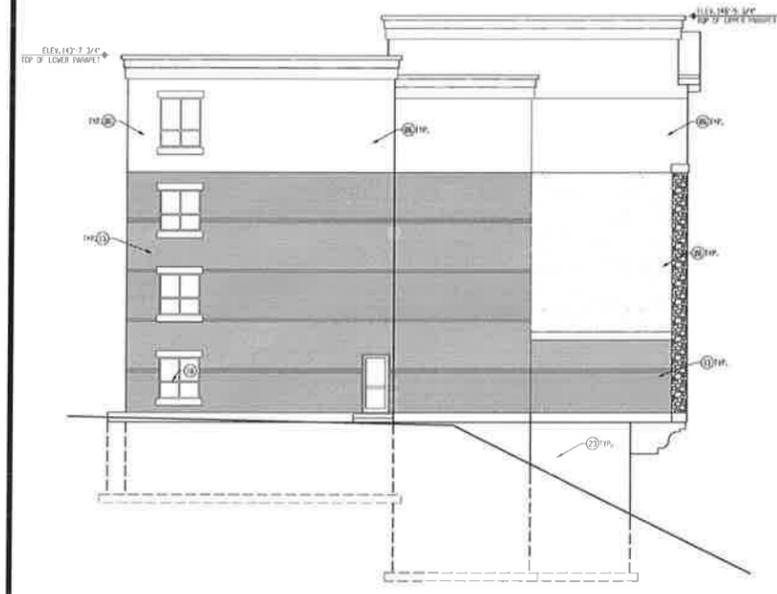


PHASE II RESIDENTIAL DEVELOPMENT
THE CLIFFS AT JORDAN STATION
 10464 SOUTH JORDAN GATEWAY

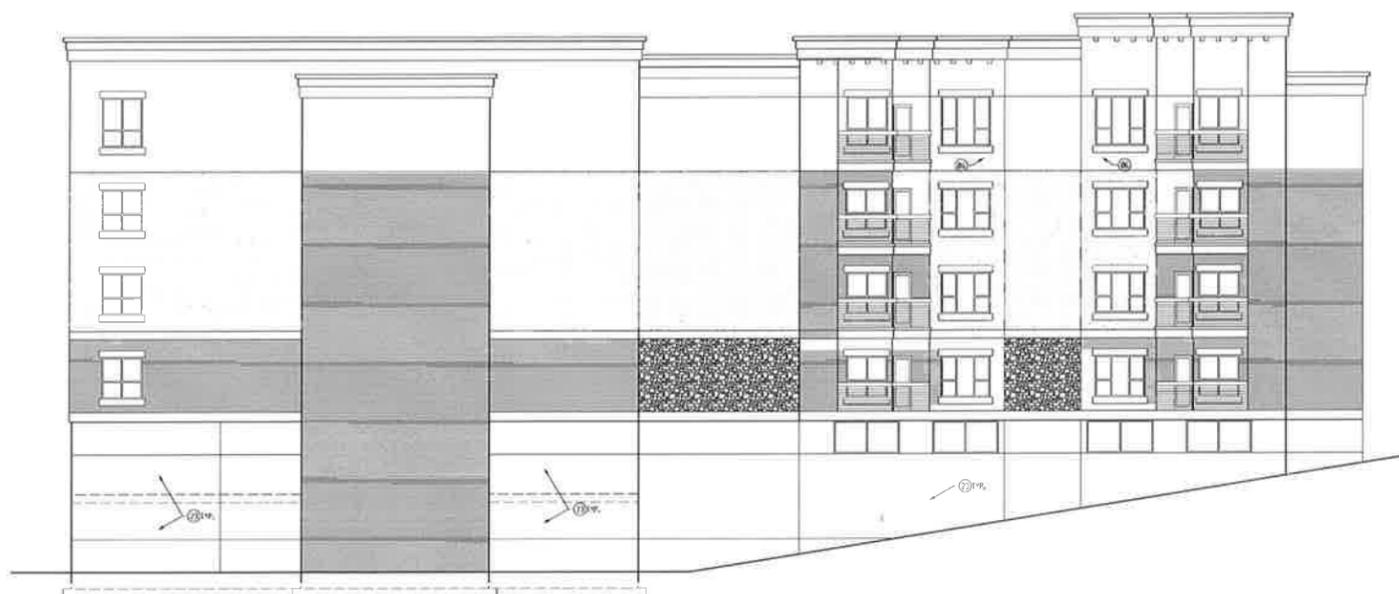
Architects
 Raymond • Van Nisdol & Assoc., Inc.
 ARCHITECTS • PLANNERS • (801) 734-2000

DESIGN OFFICE	
PREPARED BY	
DATE	11/20/19
SCALE	
JOB NO.	14-01
REVISION	

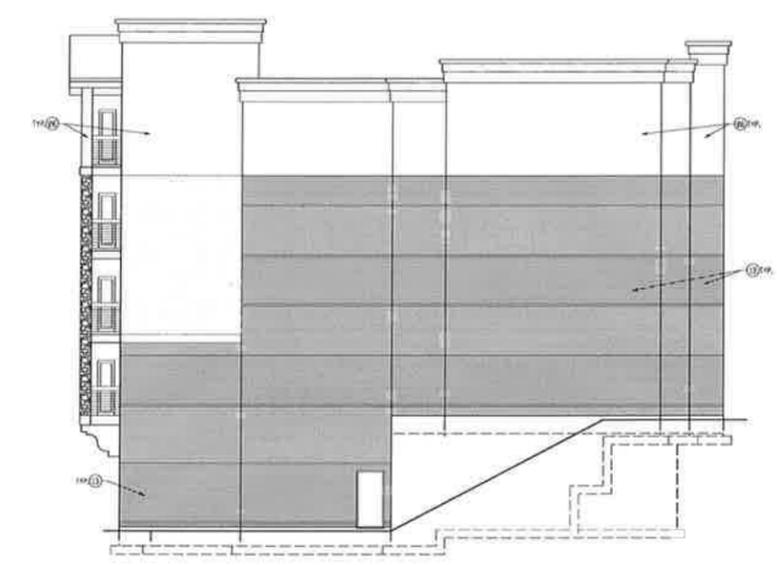
A-2.4



BUILDING 2 NORTH ELEVATION



BUILDING 3 WEST ELEVATION



BUILDING 2 SOUTH ELEVATION



BUILDING 3 NORTH ELEVATION

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SUBMITTAL TASK	DATE
SITE PLAN	12-22-15
CITY REVIEW #1	1-20-16



PHASE II RESIDENTIAL DEVELOPMENT
THE CLIFFS AT JORDAN STATION
 10464 SOUTH JORDAN GATEWAY

Architects
 Raymond • Van Nossdol & Assoc., Inc.
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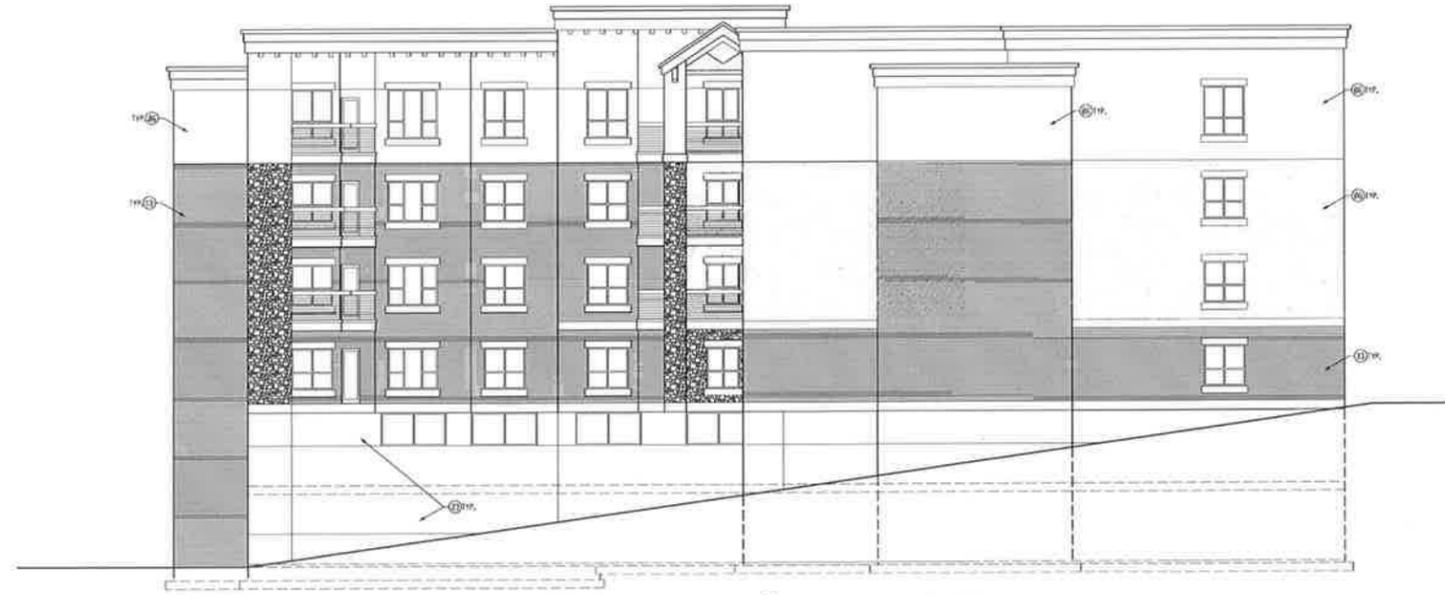
DRAWN	OFFICE
DATE	11/30/15
SCALE	AS SHOWN
DATE	11/30/15
SCALE	AS SHOWN
DATE	11/30/15
SCALE	AS SHOWN

A-2.5

- LIST OF MATERIALS
- ① 110 XENOTHERM OVER 2" POLIO INSULATION
 - ② 1/2" FIBRO SYSTEM - SEE STRUCTURAL
 - ③ METAL WALL CAP
 - ④ WALL SHEATHING - SEE STRUCTURAL
 - ⑤ 2x4 WALL FRAMING WITH R-19 INSULATION
 - ⑥ EPS ENCL. INSULATING WMP, SEE COLOR KEY
 - ⑦ PAINTED DRYWALL INTERIOR CEILING & WALL FINISH
 - ⑧ 1/2" GYP. CORE BOARD FLOOR SHEATHING
 - ⑨ WOOD FLOOR JOIST, SEE STRUCTURAL
 - ⑩ METAL RAILING - POWDER COAT W/ 2" BRASS TIPS & 3" DIA.
 - ⑪ 2x4 CEILING FRAMING
 - ⑫ 1/2" GYP. BOARD INTERIOR OR FLOOR SHEATHING IN HALL
 - ⑬ MANUFACTURED STONE VENEER OVER BOLLING WMP
 - ⑭ MANUFACTURED STONE VENEER OVER BOLLING WMP
 - ⑮ 1/2" FINISHED METAL FLASHING
 - ⑯ PREF. FINISHED CONCRETE SLAB - SEE STRUCTURAL
 - ⑰ EPS FEATURE
 - ⑱ INSULATED VINYL WINDOW
 - ⑲ 2x4x8x16 SILL WITH SEALED FINISH
 - ⑳ ALUM. SIDING W/ POWDER COATING
 - ㉑ METAL GRILLE W/ POWDER COATING
 - ㉒ COMPOSITION SHINGLES OR FELT PAPER
 - ㉓ CONCRETE WATER COATING OVER EXPOSED CONCRETE WALL - 110.
 - ㉔ LIGHT FIXTURE



BUILDING 3 EAST ELEVATION



BUILDING 3 SOUTH ELEVATION

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Architects
Raymond Van Noyd & Assoc., Inc.
ARCHITECTS • PLANNERS • ENGINEERS

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 12/08/2015

Issue: SOJO STATION
CONDITIONAL USE PERMIT AND SITE PLAN
Address: 10350 S. Jordan Gateway
File No: SP-2015.37
Applicant: Steve Peterson, Millrock Capital

Submitted by: Damir Drozdek, Planner III
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready):

- **Approve** application SP-2015.37 to allow for construction of two office buildings and parking structures on property generally located at 10350 S. Jordan Gateway.
-

ACREAGE: Approximately 14 acres
CURRENT ZONE: C-F (Commercial - Freeway)
CURRENT USE: A mix of uses - FrontRunner park and ride lot, office bldg. and vacant land
FUTURE LAND USE PLAN: TOD-MU (Transit Oriented Development – Mixed Use)
NEIGHBORING ZONES/USES: North – C-F / Office building
South – C-F / Country Inn and Suites Hotel
West – A-1, I-F and MU-TOD / Ultradent, multi-tenant commercial bldg., Jordan Station apts., and vacant land
East – C-F / Railroad tracks

BACKGROUND:

The proposed development is generally located at 10350 S. Jordan Gateway, at the current site for the UTA park and ride lot. The development by itself exceeds the park and ride lot and expands into the vacant lot to the north and into the parking lot to the south, currently serving the existing office building.

The development includes a pair of identical office towers. The buildings will be finished in glass windows and spandrel glass between. The buildings are oval shaped. The parking structure will be constructed around the towers but mostly to the west as this is where the majority of parking stalls are located. The structure itself is multi-level varying between two-three levels. The office towers will be six stories above the top deck of the parking structure. The existing surface parking lot to the west of the existing office building is proposed to be converted into a parking structure with 2.5 levels of parking.

The development will be served by automobile from Jordan Gateway via numerous access points. The site will be connected to the existing developments to the south and the north. The existing drive approach at the park and ride lot will be relocated to a more central location and will serve as the main access to the site. The existing traffic light is also proposed to be relocated to the same location. The site can also be accessed by mass transit via the FrontRunner line. It is estimated that at least portion of the employees will use this option to commute to and from work.

Landscaping will mostly consist of sod and various plantings (shrubs and trees) along Jordan Gateway. This is where most of the landscaping is located as the rest of the site is occupied either by buildings or parking. The top deck of the parking garage will not have any landscaping. No fencing is proposed on site. Public improvements will be installed as part of this phase of the development.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- Architectural Review Committee reviewed the proposed development and voted unanimously in favor of the project. The meeting was held on November 18, 2015.
- The proposed subdivision meets all the Development Code and Planning and Land Use Municipal Code requirements.
- The project conforms with the Goals and Policies of the General Plan as follows:
 - Policy LU-3.6 Major (larger than 5 acres) commercial development should occur in areas served by arterial and collector streets as indicated on the Future Land Use Plan Map.
 - Policy LU-3.8 Designated properties adjacent to I-15, South Jordan Parkway, Redwood Road, Jordan Gateway, 11400 South, 11800 South, Bangerter Highway, 9800 South and the Mountain View Corridor should be considered for acceptable locations for major retail land uses. Proposals for commercial development or redevelopment should be encouraged in these areas as designated on the Future Land Use Plan Map.
 - Policy ED-1.12 See a better balance of the 'jobs to dwelling unit' ratio in the City by promoting new businesses and job opportunities for City residents, including seasonal and part time jobs for youth.

Conclusion:

- The proposed project will meet the Goals and Policies of the General Plan as well as meet the requirements of the Development and the Planning and Land Use Codes.

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.

FISCAL IMPACT:

- A typical commercial development will generate more in revenue than require in City services. This development should follow the trend.

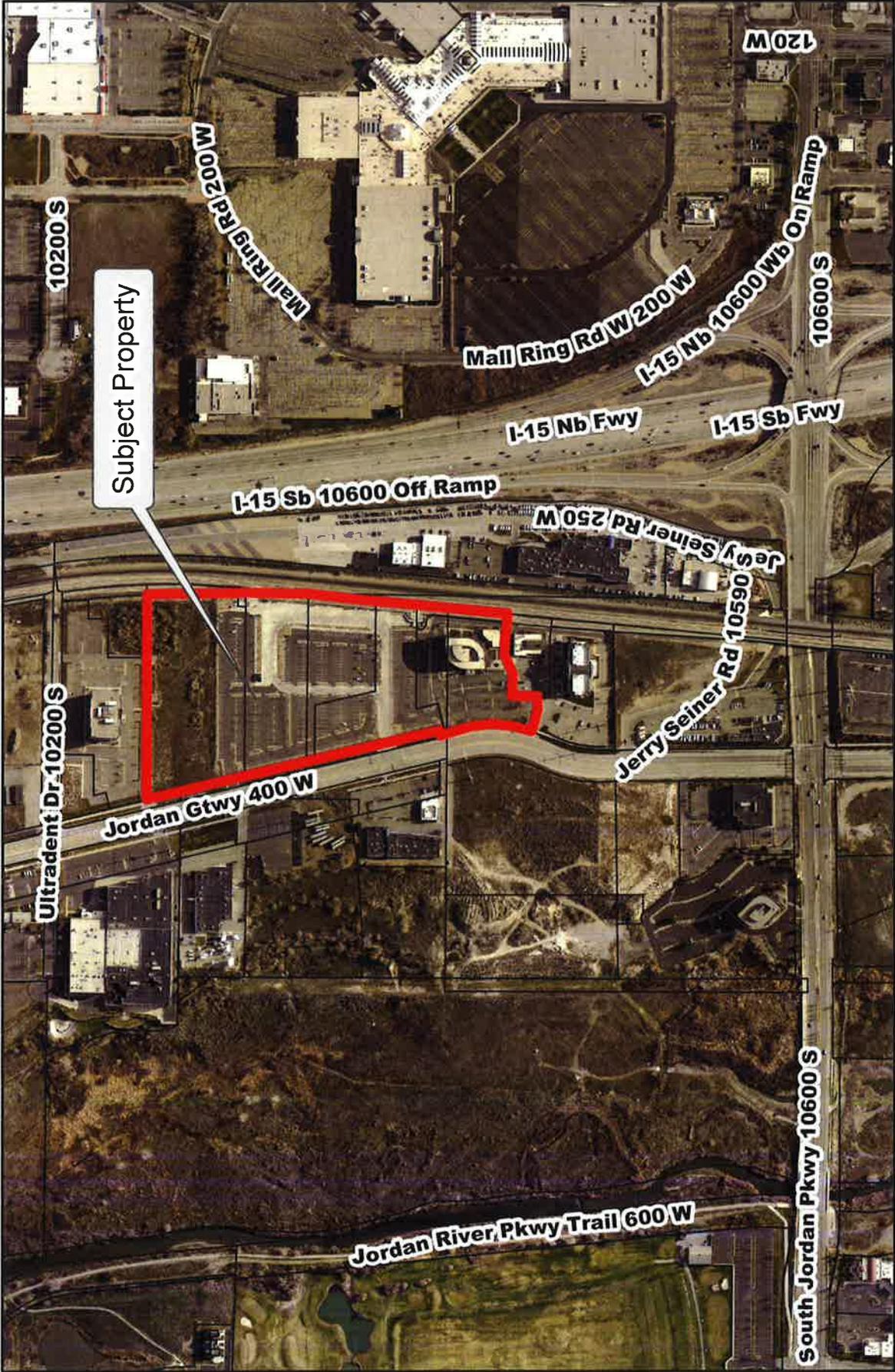
ALTERNATIVES:

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

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Overall Site Plan C100
- Overall Landscape Plan L100
- Color Rendering
- Building Elevations
- Parking Structure Rendering

Damir Drozdek, AICP
Planner III
Development Services



Subject Property

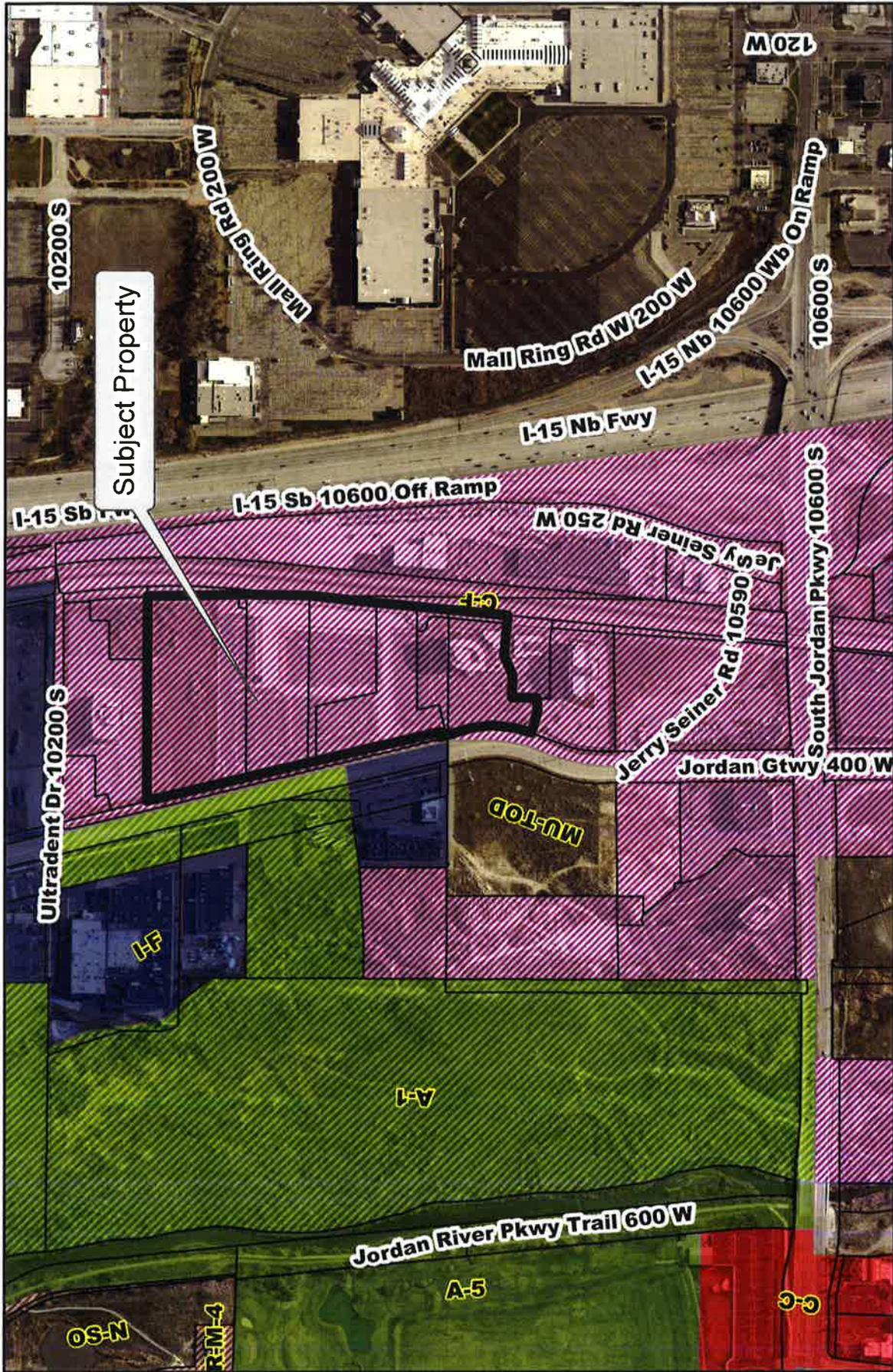


Aerial Imagery
Fall 2013

Aerial Map City of South Jordan

Legend

- STREETS
- PARCELS



Subject Property



Aerial Imagery
Fall 2013

Zoning Map

City of South Jordan

Legend

- STREETS
- PARCELS

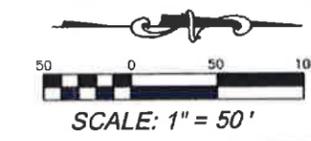
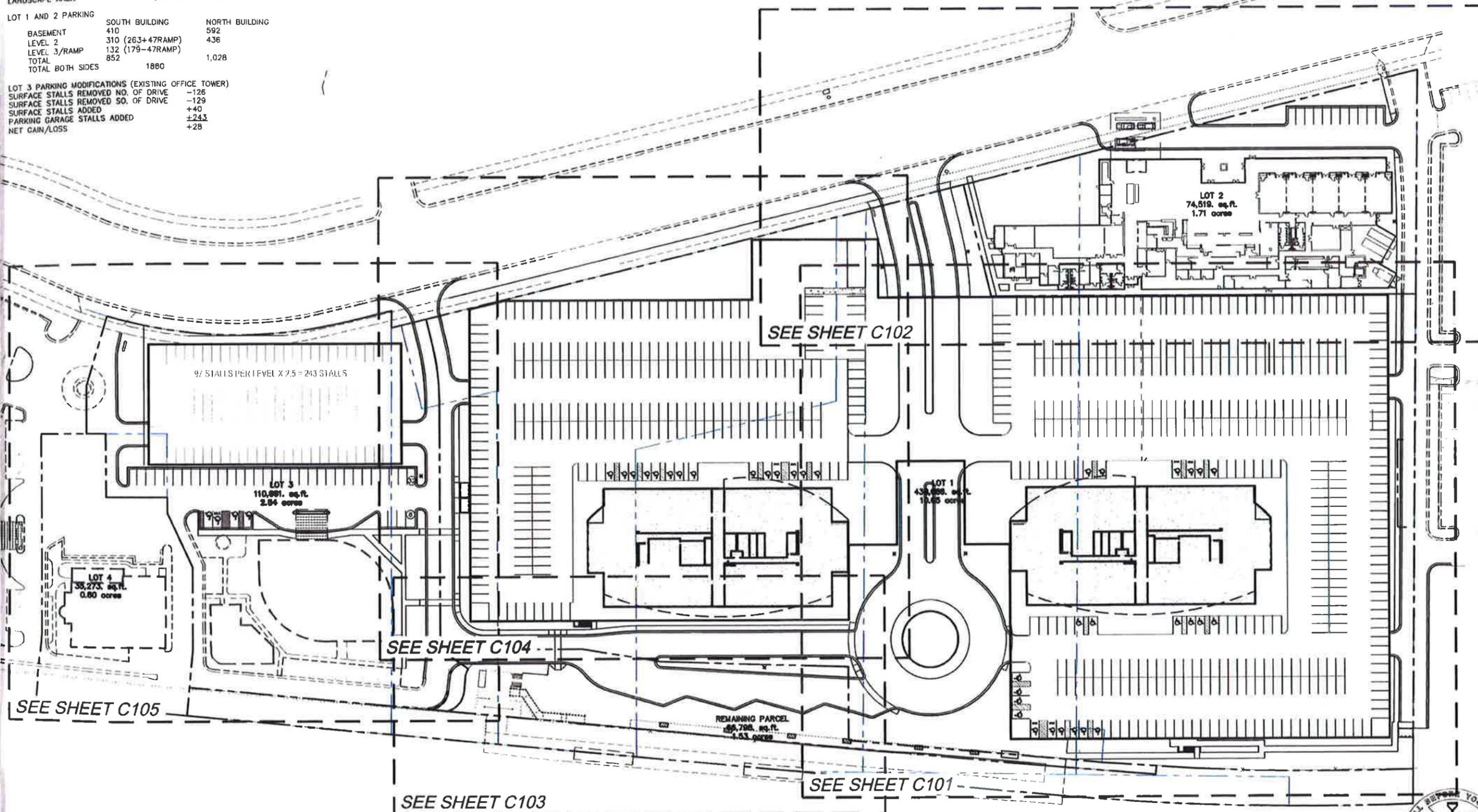
LOT 1 AND 2 SITE DATA TABLE

LOT 1 (OFFICE TOWERS SITE)			
LOT AREA	=	438,086 S.F.	
BUILDING AREA	=	370,189 S.F.	84.5%
HARDSCAPE AREA	=	43,570 S.F.	9.9%
LANDSCAPE AREA	=	24,327 S.F.	5.6%

LOT 2 (HOTEL SITE)			
LOT AREA	=	74,519 S.F.	
BUILDING AREA	=	42,534 S.F.	57.1%
HARDSCAPE AREA	=	21,142 S.F.	28.4%
LANDSCAPE AREA	=	10,843 S.F.	14.5%

LOT 1 AND 2 PARKING			
	SOUTH BUILDING	NORTH BUILDING	
BASEMENT	410	592	
LEVEL 2	310 (263+47RAMP)	436	
LEVEL 3/RAMP	132 (179-47RAMP)		
TOTAL	852	1,028	
TOTAL BOTH SIDES	1880		

LOT 3 PARKING MODIFICATIONS (EXISTING OFFICE TOWER)			
SURFACE STALLS REMOVED NO. OF DRIVE		-126	
SURFACE STALLS REMOVED SO. OF DRIVE		-129	
SURFACE STALLS ADDED		+40	
PARKING GARAGE STALLS ADDED		+243	
NET GAIN/LOSS		+28	



DEVELOPED BY: SoJo Station 1, LLC 6510 SOUTH MILLROCK DRIVE, STE. 250 SALT LAKE CITY, UT 84121 TEL: 801-365-2001	DATE: 10/27/2015 SCALE: AS SHOWN DRAWN BY: PSF CHECKED BY: PSF PROJECT NO.: se1545
	DESCRIPTION: 10351 S. JORDAN GATEWAY, SOUTH JORDAN PRELIMINARY MASTER PLAN SET OVERALL SITE PLAN
ENGINEERED BY: S.E. SCIENCE, LLC 600 WEST 1000 SOUTH LAYTON, UT 84041 TEL: 801-433-2488	SHEET C100

DATE	DESCRIPTION	REVISION
11/18/2015	REVISED	1
11/18/2015	REVISED	2
11/18/2015	REVISED	3
11/18/2015	REVISED	4
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11/18/2015	REVISED	6
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11/18/2015	REVISED	100

STB DESIGN
 ARCHITECTURE
 INTERIOR DESIGN
 LANDSCAPE ARCHITECTURE
 PLANNING



RECEIVED
 NOV 18 2015
 SOUTH JORDAN GATEWAY

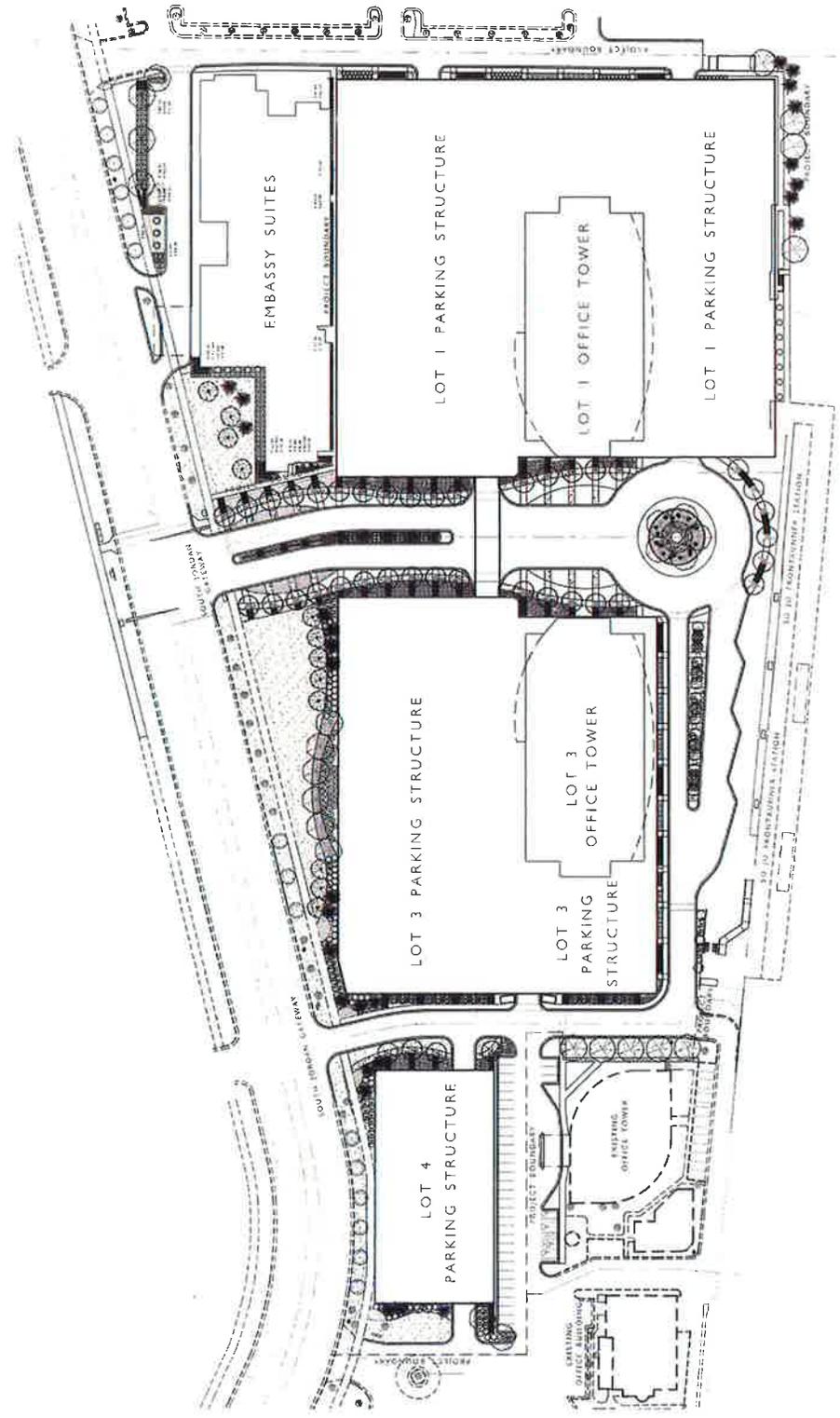
10361 S. JORDAN GATEWAY
 SOUTH JORDAN, UTAH
 84092

BWA ARCHITECTS
 1000 S. JORDAN GATEWAY
 SOUTH JORDAN, UTAH 84092
 801.733.1111
 BWAARCHITECTS.COM

PROJECT NUMBER: 10361
 DATE: 11/18/2015
 PRELIMINARY
 SITE PLAN

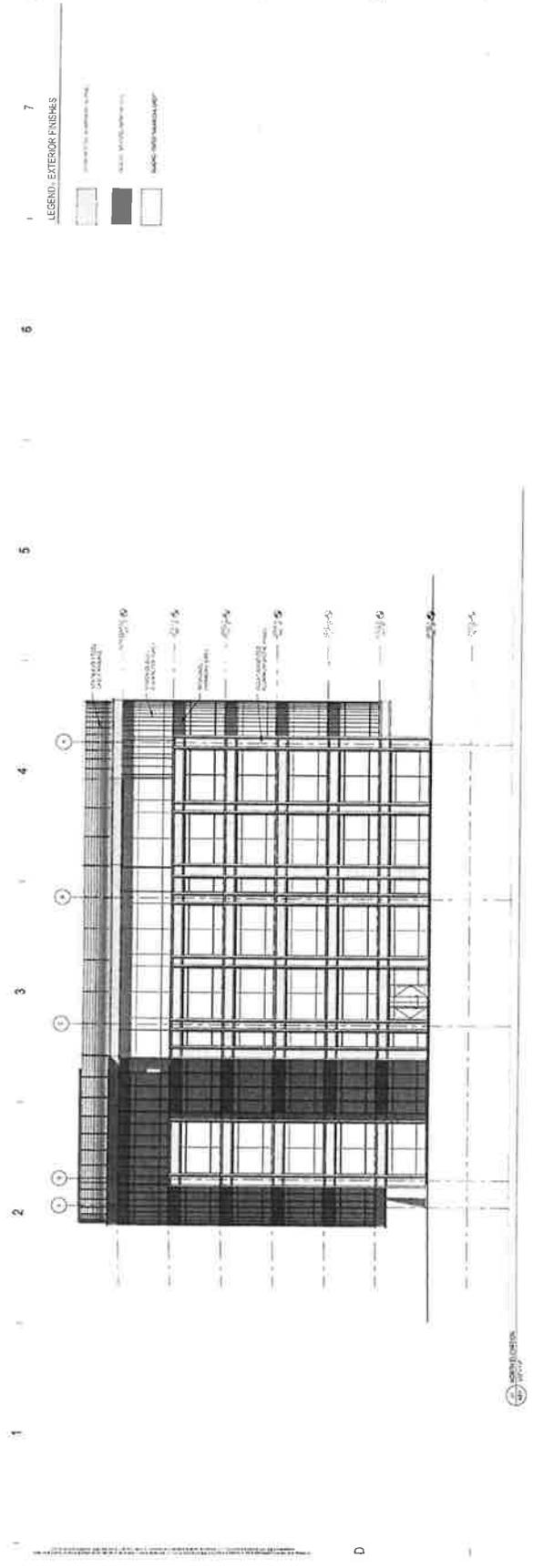
OVERALL LANDSCAPE PLAN

L100



OVERALL LANDSCAPE PLAN
 PRELIMINARY

(A)



SOUTH JORDAN STATION OFFICE
SOUTH JORDAN, UTAH

BWA ARCHITECTS
 1100 W. 2300 S.
 SUITE 1000
 SALT LAKE CITY, UT 84119
 TEL: 801.488.1100
 FAX: 801.488.1101
 WWW.BWAARCHITECTS.COM

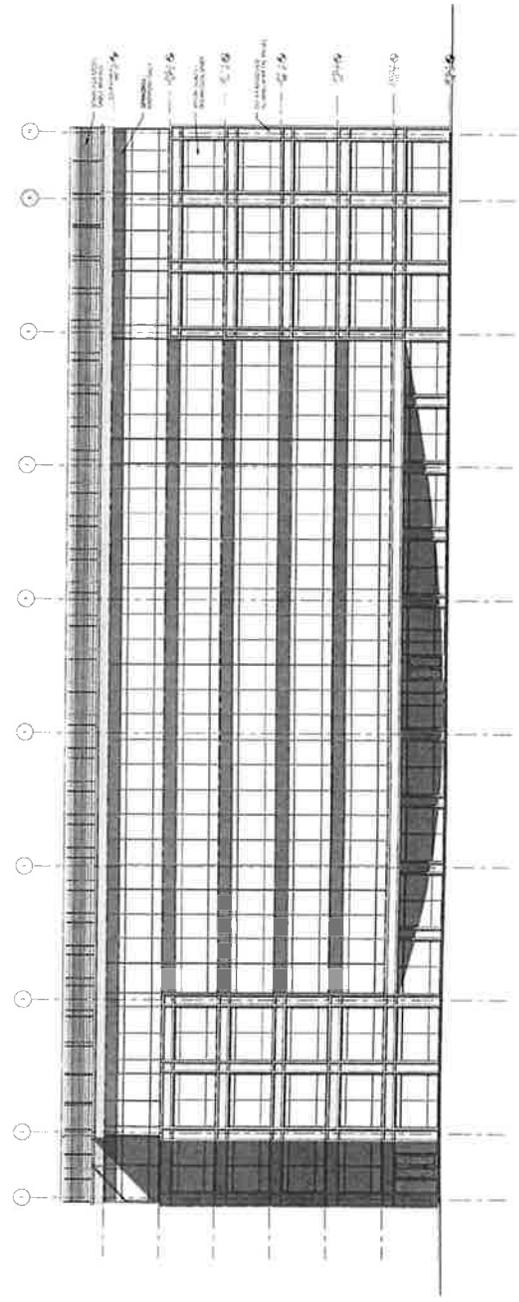
DATE: 08/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]

SCALE: 1/8" = 1'-0"

REVISED: [Date]

PROJECT: SOUTH JORDAN STATION OFFICE

A201

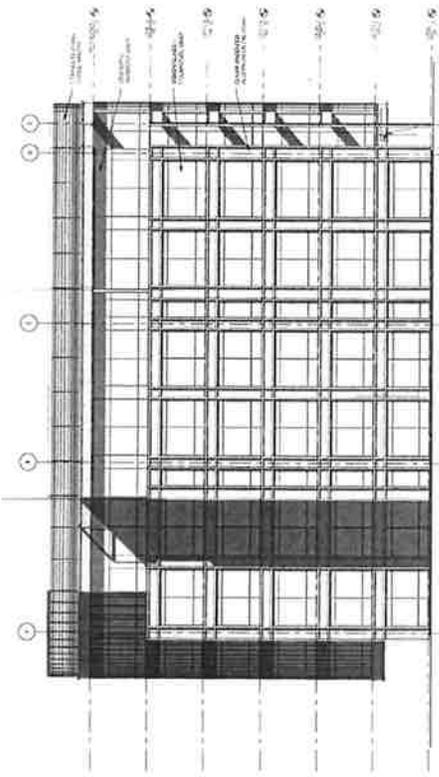


DATE: 08/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]

LEGEND - EXTERIOR FINISHES

[Symbol]	Smooth concrete with 3 coats
[Symbol]	Light grey painted metal panel
[Symbol]	Dark grey painted metal panel

1 2 3 4 5 6 7



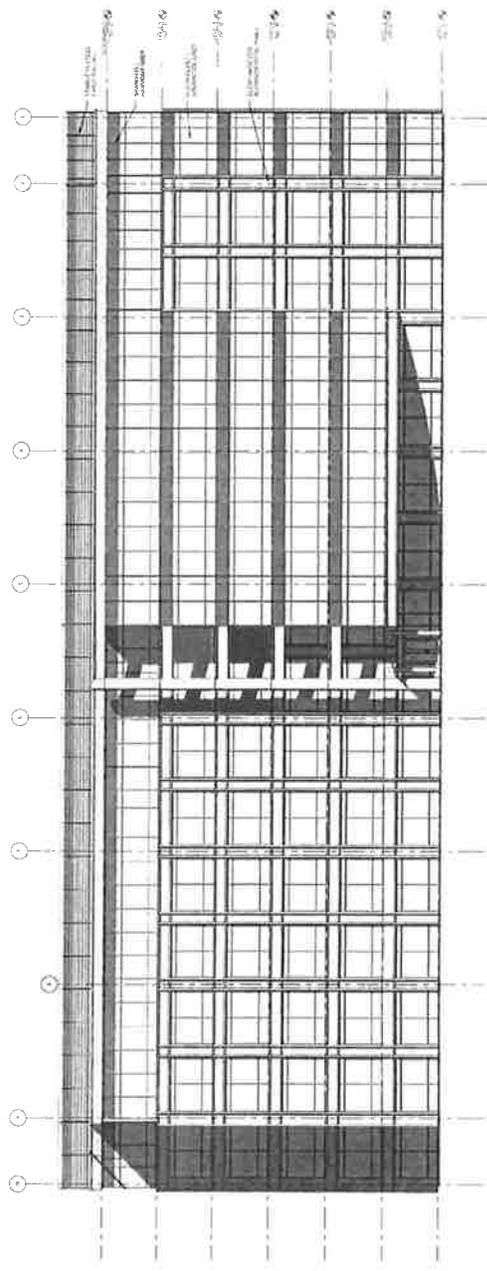
1/4\"/>

SOUTH JORDAN STATION OFFICE
SOUTH JORDAN, UTAH

BWA
ARCHITECTS
1000 S. 1000 E.
SUITE 100
SOUTH JORDAN, UT 84099
PHONE: 781.333.3333
WWW.BWAARCHITECTS.COM

DATE: 10/15/10
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

A202



1/4\"/>

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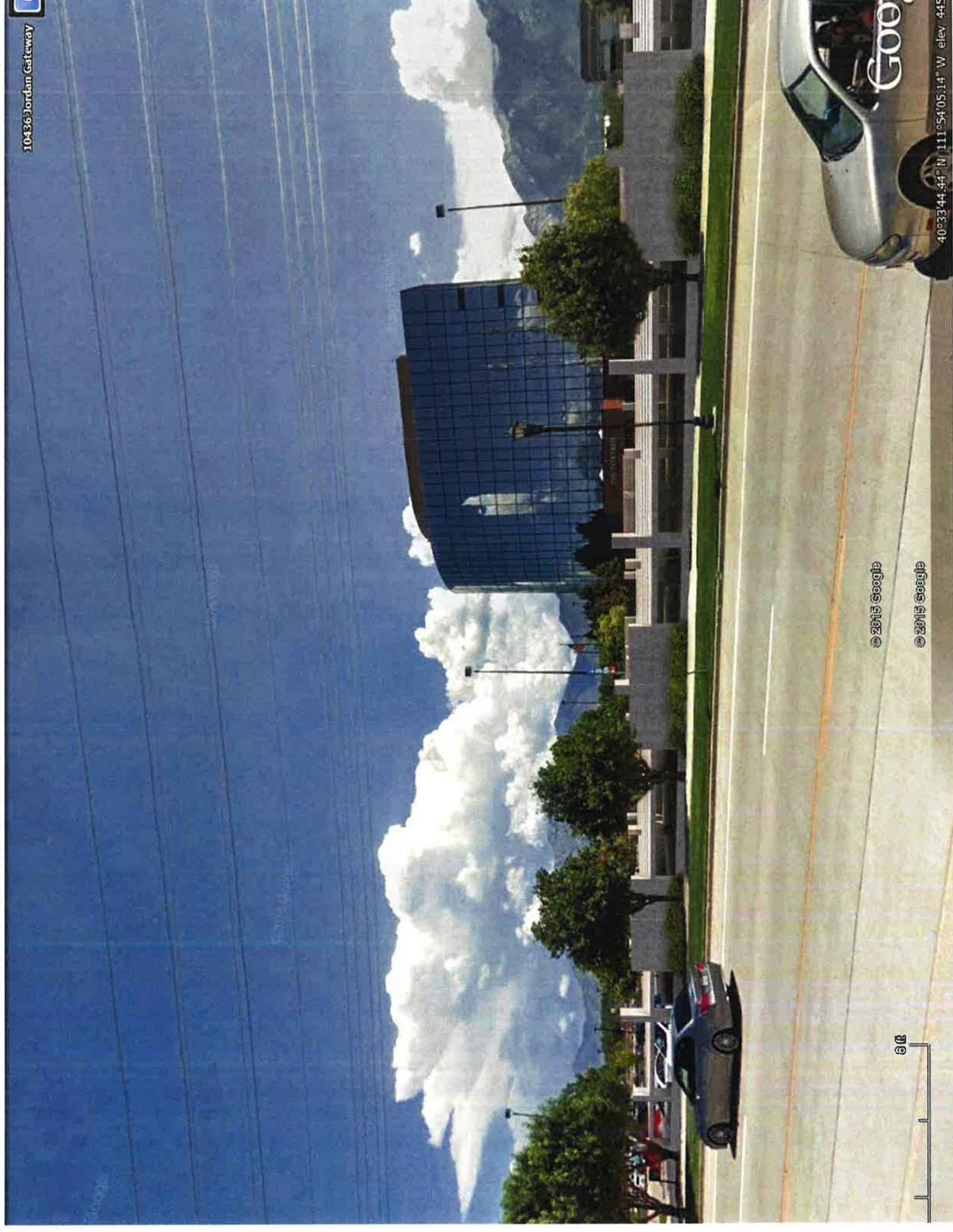


RECEIVED
NOV 18 2015
BY



BEECHER WALKER
ARCHITECTS

10436 Jordan Gateway



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30

Google

40°33'44.44" N 111°54'05.14" W elev 4453

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 12/8/2015

Issue: TILLEY PRELIMINARY SUBDIVISION

Address: 10977 South Redwood Road

File No.: SUB-2015.66

Applicant: Tim and Deborah Tilley

Submitted By: David Mann, Planner I
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready):

Based on the Findings and Conclusions listed in the report, approve file SUB- 2015.43 for a 4-lot subdivision of real property, subject to the following provisions:

- That all city department requirements are met.
-

ADDRESS: 10977 South Redwood Road

ACREAGE: 4.89 acres

CURRENT ZONE: C-C (Commercial Community)

CURRENT USE: Vacant

FUTURE LAND USE PLAN: Corridor

NEIGHBORING

**LU DESIGNATIONS,
(ZONING)/USES**

North – Corridor, (A-5 & C-C) / Single Family Residential

South – Corridor, (MU-V)/ Beckstead Lane PUD

West – Open Space, (A-5)/ South Jordan Public Works Building

East – Medium Density, (R-M-6)/ Crystal Cove Subdivision

BACKGROUND:

The Applicant is seeking preliminary approval of a 4-lot commercial subdivision for property located at 10977 South Redwood Road. A site plan application for a retail building on the North West corner of the property was approved by the Planning Commission on June 23, 2015. The subdivision will have access from Redwood Road, 11010 South, and Beckstead Lane. A detention pond is proposed to be located on the South East corner of the property.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- There is no lot size or lot frontage requirement the C-C zone.

Conclusion:

- Based on the Findings listed above, the subdivision proposal has been reviewed by Staff and has been determined that it complies with the City Code, including Chapter 17.52 (Commercial Community Zone).

Recommendation:

- Staff recommends that the Planning Commission take comments at the public hearing and **approve** File No. SUB-2015.66 for the Tilley commercial subdivision, located at 10977 South Redwood Road, subject to meeting city requirements, 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.

FISCAL IMPACT:

- None.

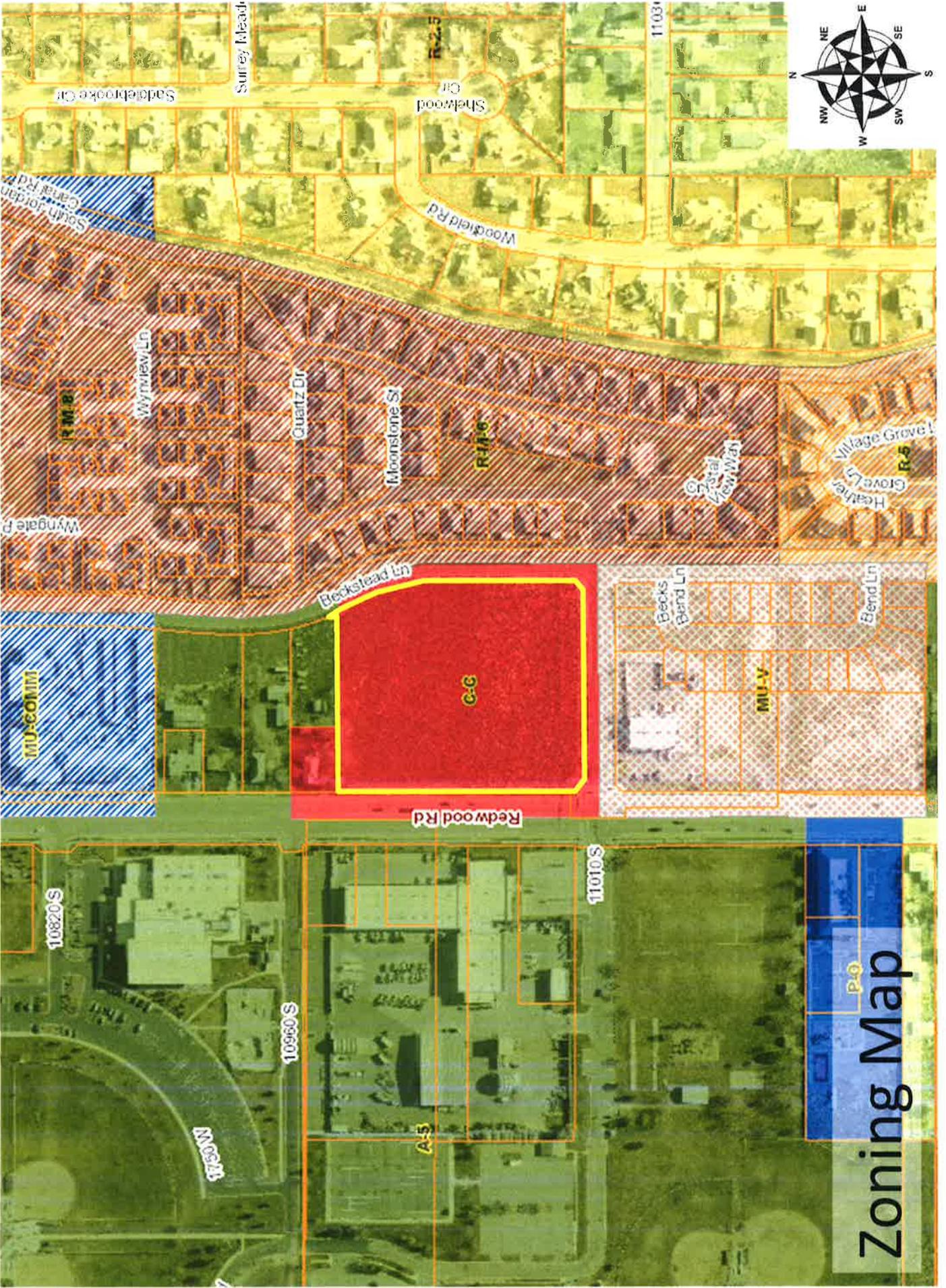
ALTERNATIVES:

- Deny the application.
- Modify the provisions for approval.
- Schedule the decision for a later date.

SUPPORT MATERIALS:

- Location map
- Zoning map
- Proposed subdivision plat

David Mann
Planner I



Zoning Map

P-O

10820 S

10960 S

11010 S

11034

Redwood Rd

Beckstead Ln

Moonstone St

Quartz Dr

Wynview Ln

Woodfield Rd

Shelwood Cir

Saddlebrooke Cir

Surrey Mead

Becks Bend Ln

Bend Ln

Village Grove Ln

Heavenly Grove Ln

Wagon Wheel

A-5

Wyngate Pk

Crystal Key Way

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 12/8/2015

Issue: EXECUTECH OFFICE BUILDING SITE PLAN

Address: 1314 West 11400 South

File No: SP-2015.36

Applicant: Eric Montague

Submitted By: David Mann, Planner I
Shane Greenwood, Assistant City Engineer

Staff Recommendation (Motion Ready):

Approve file no. SP-2015.36 for the construction of an office building located at 1314 West 11400 South as presented to the Planning Commission, provided that:

- The pending rezone and land use amendment for the northern portion of the property are approved by the City Council.
 - All applicable City Department Requirements, as stated in the Municipal Code, are met.
-

ADDRESS:	1314 West 11400 South
ACREAGE:	0.89 acres
CURRENT ZONE:	P-O and A-5
CURRENT USE:	Vacant
FUTURE LAND USE PLAN:	Office and Low Density Residential
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North - Commercial, (A-5) / Single Family Residential South - Office, (P-O)/ Future Executech Office Building East - Low Density Residential, (R-2.5)/ Winter Creek Subdivision West - Office, (P-O) / Future Assisted Living Center

BACKGROUND:

Eric Montague has filed an application to construct an office building on the corner of the property located at 1314 West 11400 South. The parcel to the north (approx. 0.41 acres) is in the process of having the zone and land use changed in order to provide enough parking for the proposed office building. A lot line adjustment will also be recorded to combine the two parcels.

The development will be accessed off of 11400 South and 1300 West. A cement island is shown on the plans in the middle of the 1300 West access to promote right in/right out traffic. A cross access easement was recorded with the Our House Subdivision to allow traffic from both the subject property and the property to the west to have access to both streets. The "Our House" project that neighbors this site is scheduled to begin construction in the spring. With regards to future traffic that would be generated with this development, most employees that work for Executech will

typically come into the office on Fridays for a staff meeting and spend the rest of the work week away from the office.

The Applicant met with the Architectural Review Committee on December 2, 2015. ARC found the proposed building design and materials to meet the architectural requirements of the zone and forwarded a positive recommendation to the Planning Commission.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Office buildings are a permitted use in the P-O zone.
- The parking requirement for the proposed building is 50 stalls. The number of stalls shown is 50.
- The proposed building will be buffered by the required setbacks, landscaping, and a masonry wall as mandated by the zoning ordinance.

Conclusion:

- Based on the application materials and the findings listed above, the proposal is consistent with the City's General Plan and with the purposes and objectives of the pertinent sections of the City's Planning and Land Use Code (specifically section 17.50).

Recommendation:

- Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** File No. SP-2015.36 for the construction of an office building located at 1314 West 11400 South, subject to the provision listed, 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.

FISCAL IMPACT:

- Minimal.

ALTERNATIVES:

- Deny the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Subdivision Plat
- Site Plan
- Landscape Plan
- Elevations

Planning Department

Date



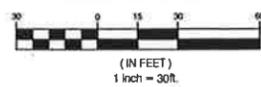
Location Map

OUR HOUSE SUBDIVISION

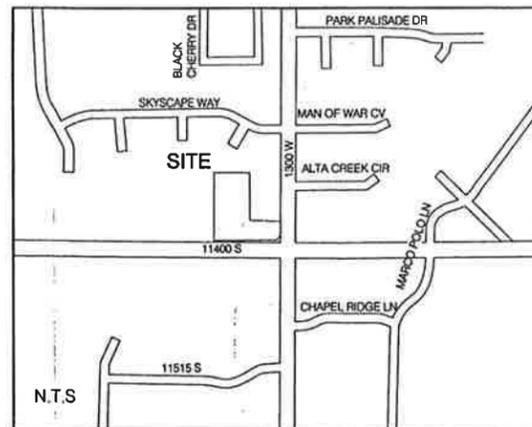
LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, UTAH

NORTHEAST CORNER, SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.
(FOUND BRASS CAP)

GRAPHIC SCALE



NORTH



VICINITY MAP

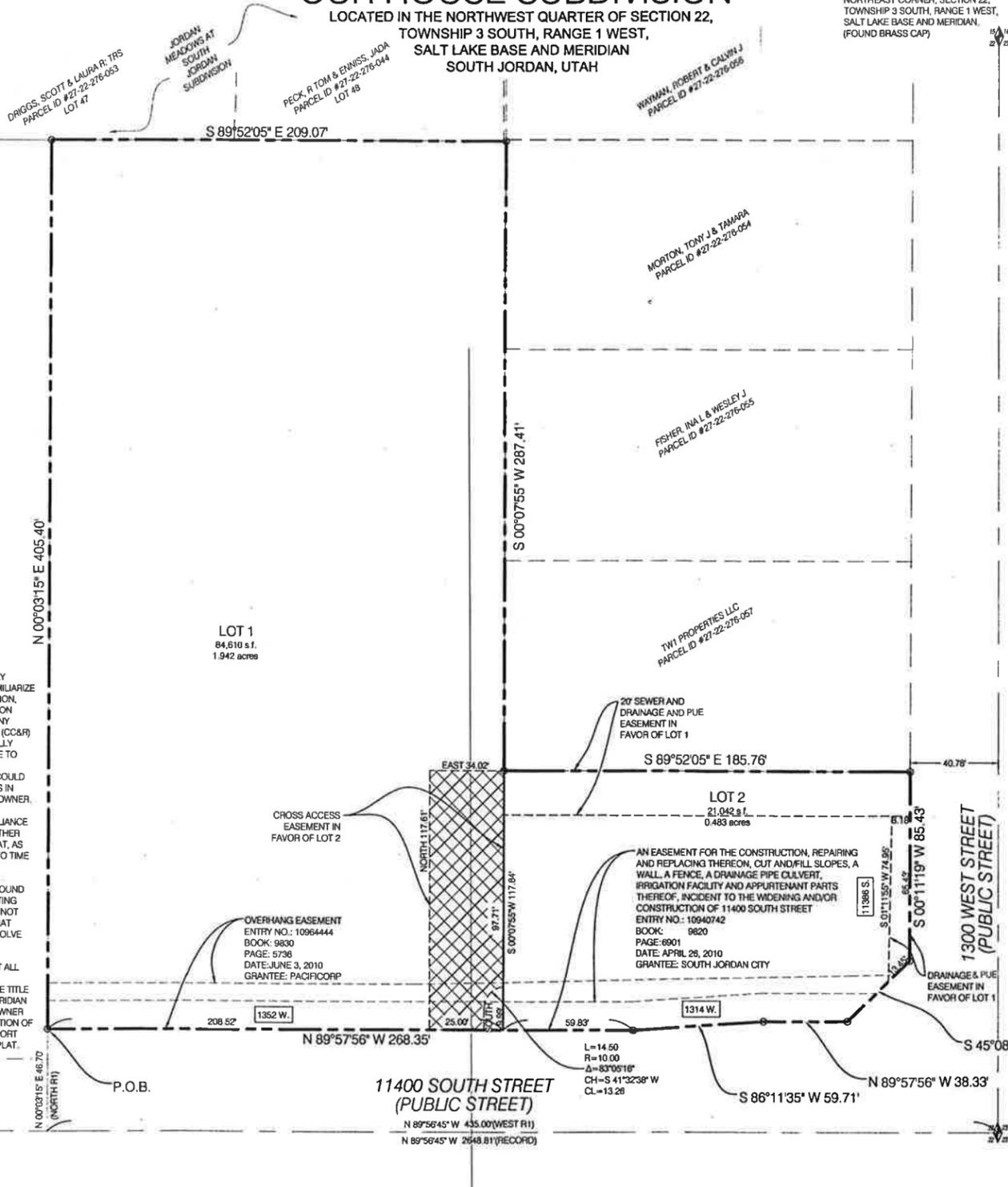
OWNER/DEVELOPER: MICHAEL WRIGHT
C/O JZW ARCHITECTS
BRIAN ZAITZ
135 EAST CENTER STREET
NORTH SALT LAKE, UT 84054
(801) 309-7690

LEGEND

- SECTION CORNER (BRASS CAP MONUMENT)
- BOUNDARY CORNER (SET 3/4 REBAR AND CAP "STAMPED BENCHMARK ENG." OR AS NOTED ON PLAT)
- BOUNDARY LINE
- ADJACENT PROPERTY
- SECTION LINE
- EASEMENT
- RIGHT OF WAY
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION CORNER (FOUND)
- SECTION CORNER (NOT FOUND)

NOTES:

- POTENTIAL PURCHASER OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENT AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBED BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTES, EASEMENTS CC&RS OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE WITH ALL NOTES, EASEMENTS, CC&RS, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
- MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO HIGH OR FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.
- SURVEYOR AND OR ENGINEER, CERTIFIES THAT ALL KNOW OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED IN THE TITLE REPORT DATED 2/10/15 PREPARED BY MERIDIAN TITLE COMPANY ARE SHOWN ON THIS PLAT. OWNER FURTHER CERTIFIES THAT THE LEGAL DESCRIPTION OF THE PROPERTY REFERENCED IN THE TITLE REPORT MATCHES THE DESCRIPTION SHOWN ON THIS PLAT.



SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7245301 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

OUR HOUSE SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

OVERALL BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF 11400 SOUTH STREET, SAID POINT BEING NORTH 89°56'45\"/>



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOT PARCELS AND STREETS TO BE HEREAFTER KNOWN AS THE

OUR HOUSE SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREBY WE HAVE HEREUNTO SET OUR HANDS THIS 12TH DAY OF JAN., A.D., 2015.

Ganda Rec. Partnership by Maria Vonderheyde Hayden
ACKNOWLEDGEMENT TO OWNER'S DEDICATION

STATE OF UTAH } SS
County of Salt Lake }
ON THIS 12TH DAY OF JAN., 2015, PERSONALLY APPEARED BEFORE ME (Maria Vonderheyde Hayden) WHO BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE IS THE OWNER OF GANDA REC. PARTNERSHIP, A UTAH PARTNERSHIP, AND THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID PARTNERSHIP.
MY COMMISSION EXPIRES: 3/27/17
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

ACKNOWLEDGEMENT TO OWNER'S DEDICATION
STATE OF UTAH } SS
County of Salt Lake }

ON THIS DAY OF 2015, PERSONALLY APPEARED BEFORE ME () WHO BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE IS THE OF () UTAH, AND THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID LLC.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

ACKNOWLEDGEMENT TO LENDERS CONSENT
STATE OF UTAH } SS
County of Salt Lake }

ON THE DAY OF 2015, PERSONALLY APPEARED BEFORE ME () WHO BEING DULY SWORN, DID ACKNOWLEDGE THAT HE/SHE IS THE () AND THAT THE FOREGOING INSTRUMENT WAS SIGNED BY HIM/HER.
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

OUR HOUSE SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, UTAH

SHEET 1 OF 1

<p>BOARD OF HEALTH</p> <p>APPROVED THIS 6TH DAY OF January A.D. 2015</p> <p><i>Rich Sedberry</i> SALT LAKE VALLEY HEALTH DEPARTMENT</p>	<p>SOUTH VALLEY SEWER DISTRICT</p> <p>APPROVED THIS 6TH DAY OF January A.D. 2015</p> <p><i>[Signature]</i> SOUTH VALLEY SEWER DISTRICT</p>	<p>CENTURY LINK</p> <p>APPROVED THIS 27TH DAY OF Dec. A.D. 2014 BY CENTURY LINK</p> <p><i>[Signature]</i> CENTURY LINK</p>	<p>QUESTAR GAS</p> <p>APPROVED THIS 6TH DAY OF JAN. A.D. 2015 BY QUESTAR GAS.</p> <p><i>Deanna Hopkins</i> QUESTAR GAS</p>	<p>ROCKY MOUNTAIN POWER</p> <p>APPROVED THIS 7TH DAY OF Dec. A.D. 2014 BY ROCKY MOUNTAIN POWER.</p> <p><i>[Signature]</i> ROCKY MOUNTAIN POWER</p>	<p>COMCAST</p> <p>APPROVED THIS 8TH DAY OF Dec. A.D. 2014 BY COMCAST.</p> <p><i>Paul Lambert</i> COMCAST</p>
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<p>BENCHMARK ENGINEERING & LAND SURVEYING</p> <p>9130 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com</p>	<p>OWNER: DISTRICT PROPERTIES INVESTMENTS, LLC 1377 W 2615 S SYRACUSE, UTAH 84075 TELEPHONE: (801) 814-1016 steve@clowardweb.net</p>	<p>SOUTH JORDAN CITY MAYOR</p> <p>APPROVED AS TO FORM THIS 20TH DAY OF January A.D. 2015 BY THE SOUTH JORDAN CITY MAYOR.</p> <p><i>[Signature]</i> ATTEND: CITY CLERK</p>	<p>OFFICE OF THE CITY ATTORNEY</p> <p>APPROVED AS TO FORM THIS 26TH DAY OF January A.D. 2015 BY THE SOUTH JORDAN CITY ATTORNEY.</p> <p><i>[Signature]</i> ATTORNEY FOR SOUTH JORDAN CITY</p>	<p>SOUTH JORDAN CITY ENGINEER</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p>1/20/15 DATE <i>[Signature]</i> SOUTH JORDAN CITY ENGINEER</p>	<p>SOUTH JORDAN CITY PLANNER</p> <p>APPROVED THIS 30TH DAY OF January A.D. 2015 BY THE SOUTH JORDAN PLANNING DIVISION</p> <p><i>[Signature]</i> SOUTH JORDAN CITY PLANNER</p>	<p>SALT LAKE COUNTY RECORDER</p> <p>RECORDED # 11983348 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF OUR HOUSE LAND HOLDING LLC DATE 01/28/15 TIME 12:51 PM BOOK 2015 PAGE 16 FEE \$ 32.00 <i>[Signature]</i> SALT LAKE COUNTY RECORDER</p>
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DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/Common Name	QTY	SIZE
(Symbol)	EXISTING TREE COORDINATE WITH OWNER WHICH ONES SHALL REMAIN	PER PLAN	EXISTING
(Symbol)	ACER PLATANOIDES 'CRIMSON SENTRY' CRIMSON SENTRY MAPLE	7	2" CAL
(Symbol)	CERCIS C. 'MINNESOTA STRAIN' MINNESOTA STRAIN REDBUD	44	2" CAL
(Symbol)	GLEDITSIA 'SHADEMASTER' SHADEMASTER HONEYLOCUST	3	2.1/2" CAL
(Symbol)	MALUS 'SPRING SNOW' SPRING SNOW FLOWERING CRAB	3	2" CAL
(Symbol)	PLATANUS X ACERIFOLIA 'BLOODGOOD' LONDON PLANE TREE	3	2.1/2" CAL

EVERGREEN TREE LEGEND

SYMBOL	BOTANICAL NAME/Common Name	QTY	SIZE
(Symbol)	PICEA ABIES 'CUPRESSINA' COLUMNAR NORWAY SPRUCE (PROVIDE ADEQUATE DRAINAGE ON ALL EVERGREENS BELOW ROOTBALL)	8	8'-9" TALL

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE DESIGNER/ARCHITECT.
- NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS.
- NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. SEE SOD LAYING NOTES FOR MORE INFORMATION. LAWN IN BACK YARD TO BE REMOVED AND REPLACED PER PLANS. EXISTING LAWN IN THE FRONT YARD SHALL BE PATCHED AND REPAIRED AS NECESSARY (MAINTAIN AS MUCH LAWN AS POSSIBLE WITH MINIMAL DISTURBANCE).
- SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 6-12" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS. INSTALL 4" DEPTH OF SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW LAWN AREAS. AS AN ALTERNATE TO EXCAVATING THE EXISTING LAWN AND PLANTER AREAS DOWN 4-12", A 2" DEPTH OF SOIL PREP OR SOIL PREP CAN BE TILLED INTO THE EXISTING ON-SITE TOPSOIL. THE SOIL CAN THEN BE RAKED TO REMOVE ALL ROCK PRIOR TO PLANTING THE YARD WITH TREES, SHRUBS, ETC.
- PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF LAWN EDGING, SIDEWALK OR OTHER PAVED AREAS. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA. DO NOT EXCAVATE NEW PLANTERS WHERE EXISTING TREES ARE TO REMAIN AS EXISTING ROOT SYSTEMS CAN BE DAMAGED.
- COPPER CANYON CRUSHED ROCK FROM STAKER PARSONS SHALL BE USED UNLESS OTHERWISE DIRECTED BY OWNER. CONTRACTOR TO PROVIDE SAMPLES. ALL ROCK TO BE DOUBLE WASHED PRIOR TO INSTALLATION IN ALL PLANTER AREAS. INSTALL DEWITT 5 OZ. WEED BARRIER FABRIC UNDER ROCK. DO NOT INSTALL WEED BARRIER FABRIC UNDER ANNUALS OR AROUND TREE BASES WHERE CHOCOLATE WOOD MULCH SHALL BE INSTALLED. PULL ROCK AWAY FROM THE BASE OF ALL PLANTS AND TREES A MIN. 3".
- INSTALL PRE-EMERGENT HERBICIDE TO SOIL AFTER INSTALLING PLANTS BUT PRIOR TO INSTALLING FABRIC AND ROCK MULCH. AFTER INSTALLATION OF MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
- TREES LOCATED IN LAWN AREAS SHALL HAVE A GRASS FREE TREE RING AROUND BASE OF TREE WITH 3" DEPTH OF CHOCOLATE COLORED WOOD MULCH. THE GRASS FREE RING FOR FLOWERING TREES SHALL BE 4" DIAMETER AND UP TO 6" DIAMETER FOR SHADE TREES WHERE APPROPRIATE.
- IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED. CARE SHALL BE TAKEN NOT TO DAMAGE ANY EXISTING LANDSCAPING TO REMAIN OR ANY OTHER ASPECTS OF THE ADJACENT PROPERTIES. ALL DAMAGE CAUSED AND NECESSARY REPAIRS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COSTS BEING INCURRED BY THE OWNER.

DECIDUOUS SHRUB LEGEND

SYMBOL	BOTANICAL NAME/Common Name	QTY	SIZE
(Symbol)	BERBERIS THUN. ATROPURPUREA NANA CRIMSON PYGMY JAPANESE BARBERRY	30	3 GAL
(Symbol)	CORNUS ALBA 'BAILHALO' IVORY HALO DOGWOOD	18	5 GAL
(Symbol)	HYDRANGEA PANIC. 'VANILLA STRAWBERRY' VANILLA STRAWBERRY PANICLE HYDRANGEA	8	5 GAL
(Symbol)	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' LITTLE DEVIL DWARF NINEBARK	4	5 GAL
(Symbol)	SPIREA 'LIME MOUND' LIME MOUND SPIREA	7	3 GAL
(Symbol)	VIBURNUM OPULUS NANUM DWARF CRANBERRY BUSH	17	3 GAL
(Symbol)	YUCCA FLAMENTOSA 'IVORY TOWER' IVORY TOWER YUCCA	17	5 GAL

EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/Common Name	QTY	SIZE
(Symbol)	BUXUS X 'WINTER GEM' WINTER GEM BOXWOOD	0	5 GAL
(Symbol)	PINUS MUGO MUGUS 'SLOWMOUND' SLOWMOUND MUGO PINE	0	5 GAL
(Symbol)	JUNIPERUS H. ICEE BLUE ICEE BLUE LOW GROWING JUNIPER 4" TALL	0	5 GAL
(Symbol)	TAXUS BACCATA REPANDENS DWARF ENGLISH YEW	0	5 GAL

PERENNIAL/GRASS LEGEND

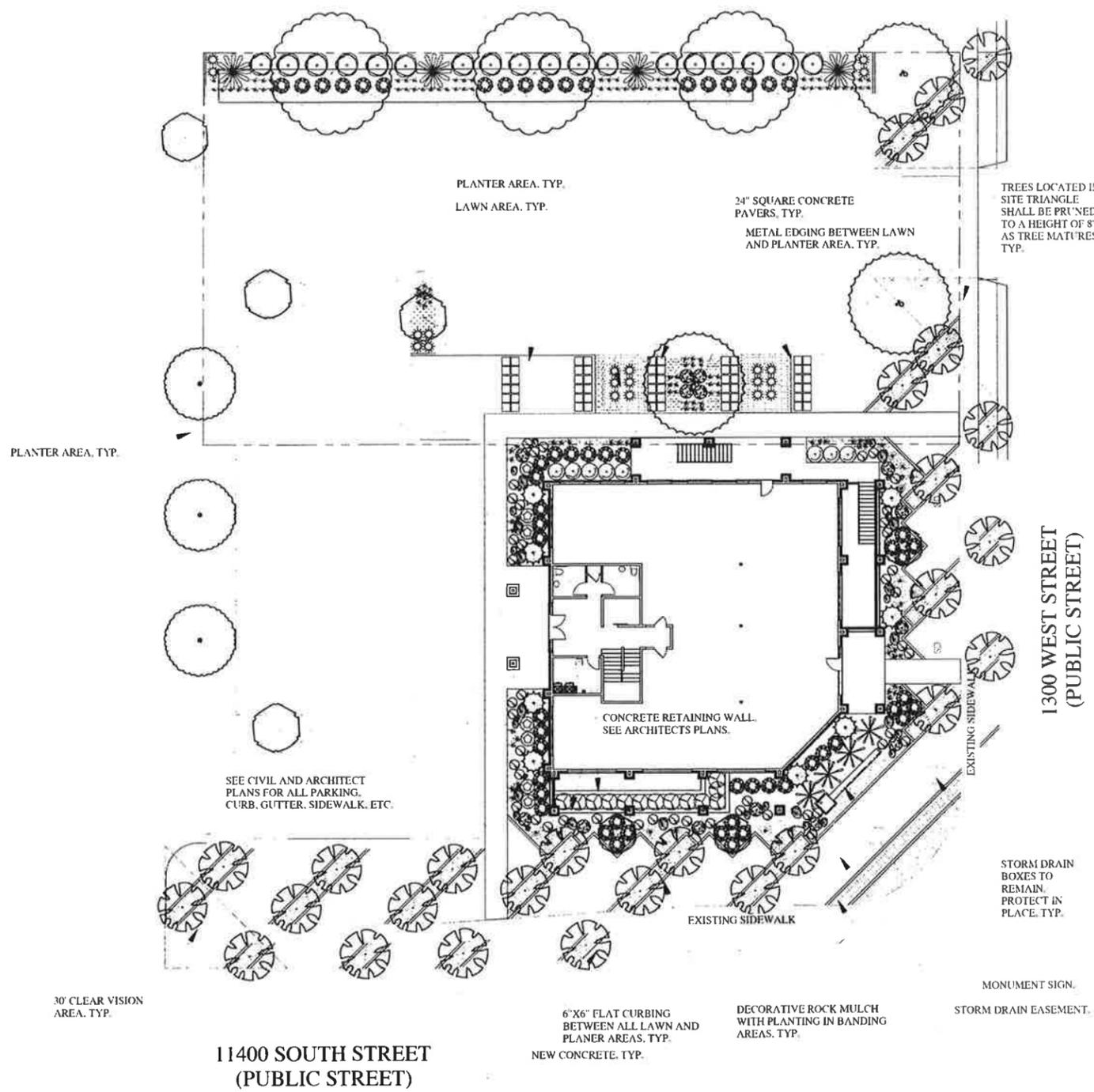
SYMBOL	BOTANICAL NAME/Common Name	QTY	SIZE
(Symbol)	CALAMAGROSTIS X A. 'KARL FOERSTER' FEATHER REED GRASS	21	1 GAL
(Symbol)	LAVANDULA A. 'HIDCOTE BLUE' HIDCOTE BLUE LAVENDER	120	1 GAL
(Symbol)	LAVANDULA A. 'HIDCOTE PINK' HIDCOTE PINK LAVENDER	60	1 GAL
(Symbol)	LEUCANTHEMUM 'SNOW CAP' SNOW CAP SHASTA DAISY	60	1 GAL
(Symbol)	HEMEROCALLIS 'STELLA D'ORO' STELLA DE ORO DAYLILY	128	1 GAL
(Symbol)	KENTUCKY BLUEGRASS MINIMUM 3 VARIETIES (QTY'S ARE FOR BACK YARD ONLY)	8,250 S.F.	ROLLS
(Symbol)	ASSORTED 4" POTTED ANNUALS AND/OR BULBS. OWNER TO APPROVE VARIETIES.	106 S.F.	4" POT @ 8-12" O.C. TRIANGULAR SPACING

INERT MATERIALS LEGEND

SYMBOL	DESCRIPTION
(Symbol)	3" DEPTH OF 1/2" MINUS DECORATIVE ROCK OVER WEED BARRIER FABRIC. ROCK TO BE COPPER CANYON CRUSH AVAILABLE THROUGH STAKER PARSON BEEF HOLLOW PIT. ROCK MIX TO BE 70% 1/2" SCREEN MECHANICALLY MIXED WITH 30 1/2" MINUS FINES
(Symbol)	1" DEPTH OF 1"-3" COPPER CANYON CRUSH ROCK OVER WEED BARRIER FABRIC. ROCK TO BE COPPER CANYON CRUSH AVAILABLE THROUGH STAKER PARSON BEEF HOLLOW PIT. ROCK MIX TO BE 50% 1" SCREEN 25% 2" AND 25% 3" MIXED.
(Symbol)	DECORATIVE LANDSCAPE BOULDERS TO MATCH COPPER CANYON CRUSHED ROCK. VARIOUS SIZES.
(Symbol)	6" WIDE BY 6" DEEP CONCRETE CURBING OVER 6" COMPACTED ROAD BASE MATERIAL. CURBING TO HAVE BRUSH FINISH AND 1/2" RADIUS HAND TROWEL TOP EDGES. SCORE IN 4" INTERVALS AND EXPANSION JOINT EVERY 24".

SOD LAYING NOTES

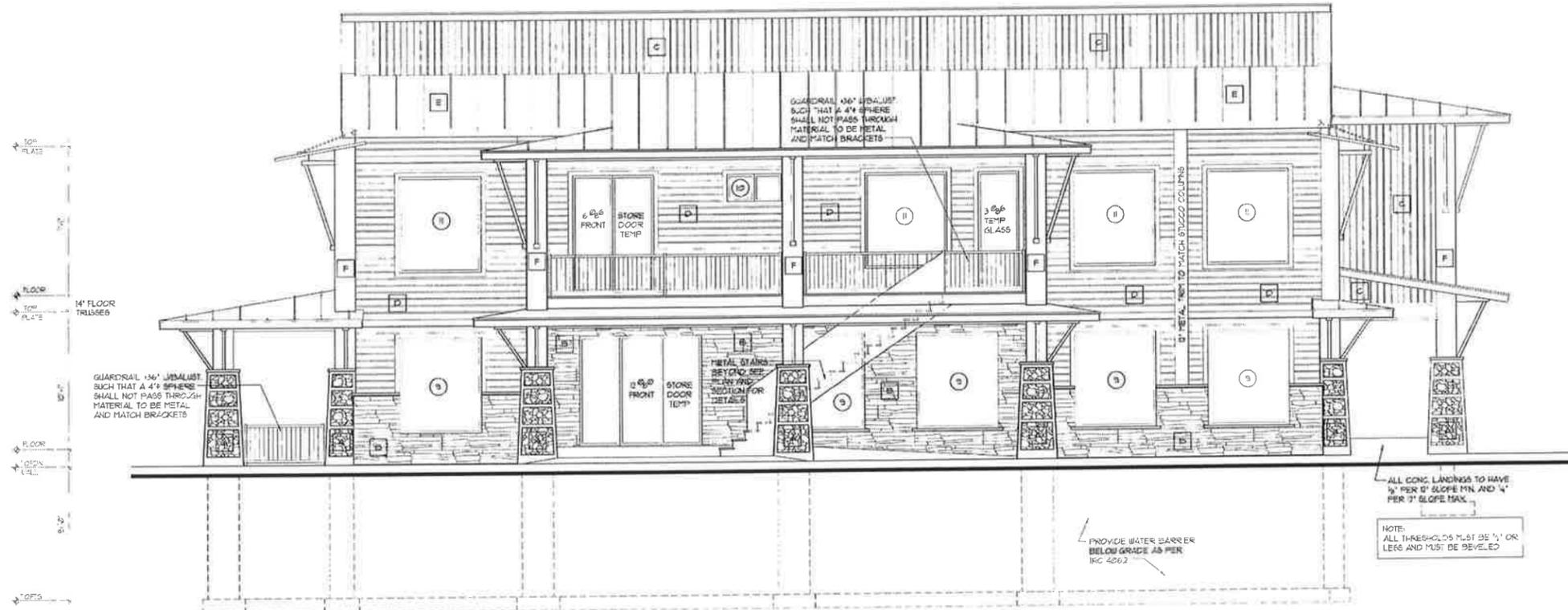
- LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
- LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
- LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
- AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
- WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
- PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
- REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.



MEADOW BROOK design

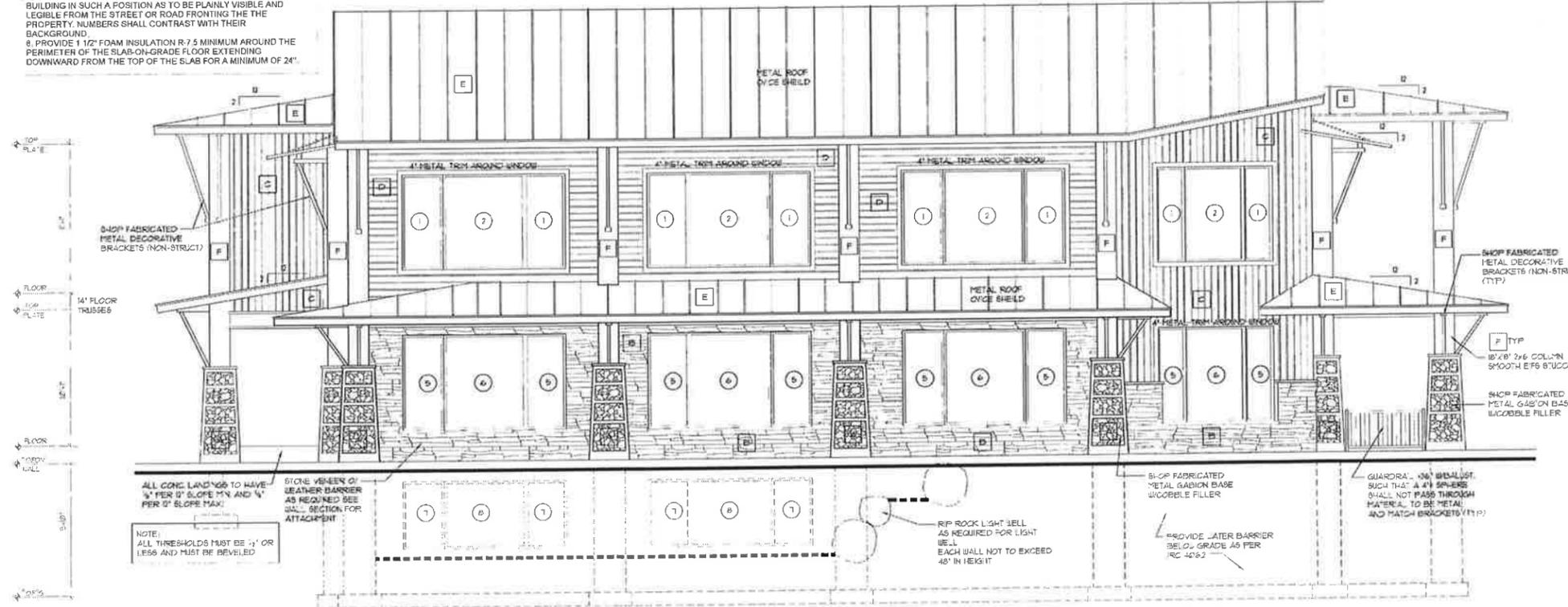
SCALE: 1/16"=1'-0" ON 24X36 SHEET





- ELEVATION NOTES**
1. COORDINATE W/ OWNER/ TENANT FOR SIGNAGE REQUIREMENTS, (NIC)
 2. CONTRACTOR WILL VERIFY ANY & ALL STEPS IN FOOTINGS & FOUNDATION AND ADJUST AS REQUIRED BY EXISTING & FINISH GRADES
 3. PROVIDE RETAINING WALL AS REQUIRED BY EXISTING & FINISHED GRADE. (CONTRACTOR TO VERIFY)
 4. TEMPERED (SAFETY) GLAZING SHALL BE INSTALLED AS REQUIRED BY LATEST EDITION OF INTERNATIONAL BUILDING CODE.
 5. ROOFING SHALL BE MINIMUM CLASS "B" ROOFING.
 6. PROVIDE ICE AND WATER SHIELD CONSISTING OF ONE LAYER NONPERFORATED TYPE 15 FELT LAPPED 2" INCHES HORIZONTALLY AND 4" INCHES VERTICALLY TO SHED WATER. ONE LAYER NO. 40 COATED ROOFING OR COATED GLASS BASE SHALL BE APPLIED FROM THE EAVES TO A LINE 12 INCHES INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER REFERENCE UBC TABLE 15-B-1. AS AN ALTERNATE OF NO. 40 FELT, A SELF-ADHERING, POLYMER MODIFIED, BITUMINOUS SHEET MAY BE USED.
 7. APPROVED BUILDING ADDRESS SHALL BE PLACED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
 8. PROVIDE 1 1/2" FOAM INSULATION R-7.5 MINIMUM AROUND THE PERIMETER OF THE SLAB-ON-GRADE FLOOR EXTENDING DOWNWARD FROM THE TOP OF THE SLAB FOR A MINIMUM OF 24"

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



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

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DATE: 12 SEPT 2015
PROJECT NO: 15-102
SHEET NO: A-107

NOTE: THROUGH EVERY EFFORT HAS BEEN MADE IN THE MAKING THESE PLANS AND CHECKING THEM FOR ACCURACY. CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR ANY DISCREPANCIES. PLEASE NOTIFY KCM OF ANY DISCREPANCIES.

Executech Building
1300 West 11400 South
South Jordan, Utah

KIMLY C. MANGUM, P.C.
planning/architecture/engineering
665 West 6200 South, Suite 203, Salt Lake City, UT 84123
PHONE: (801) 974-5101 • FAX: (801) 974-5102

EXTERIOR ELEVATIONS

DESIGN TEAM
LEAD: KIMLY C. MANGUM
MICHELLE MARRIOTT

15-102
DRAWN BY: MLM
CHECKED BY: RCM
ISSUE DATE: 12 SEPT 2015
PLOT DATE:
SHEET NO: A-107
STATUS:

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 12/8/2015

Issue: AE URBIA OFFICE BUILDING
CONDITIONAL USE PERMIT AND SITE PLAN APPLICATION

Address: 909 West South Jordan Parkway

File No: SP-2015.41

Applicant: James Williams

Submitted by: David Mann, Planner I
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready):

Approve File No. SP-2015.41 for an office building located at 909 West South Jordan Parkway, provided that:

- All City Department requirements are met.
-

ACREAGE: 0.78 Acres
CURRENT ZONE: C-C (Commercial Community)
CURRENT USE: Vacant
FUTURE LAND USE PLAN: O (Office)

NEIGHBORING ZONES/USES: North – C-C / Marquis at Southtown office park
South – R-1.8 / Vacant
West – R-1.8 / Single family home
East – C-C / ISlhr office building

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 (see section 17.84).

BACKGROUND:

The Applicant is seeking approval from the Planning Commission for the construction of an office building located at the end of the cul-de-sac on 10550 South, adjacent to South Jordan Parkway. An application for this site was approved on September 23, 2014, but the approval expired after one year. The site will be accessed off of the cul-de-sac at the end of 10550 South.

The Applicant removed the second floor from the original design of the building, so the number of parking stalls was reduced from 47 to 35. The site will include both surface parking and underground parking. Trees will be provided adjacent to parking stalls and in other landscaped areas as required by code.

The Applicant met with the Architectural Review Committee (ARC) on November 18, 2015. The exterior of the building will consist of primarily windows and architectural concrete. The darker section shown on the renderings will be colored with aggregate mixed into the concrete and formed to look like porcelain tile. ARC found the proposed building to be comprised of quality materials and well designed, and therefore forwarded a positive recommendation to the Planning Commission.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- Office service is listed as a Conditional Use in the C-C zone (see section 17.52.030).
- The plans submitted with the site plan application meet the landscaping, parking, and height requirements as stated in the Municipal Code.
- The proposed facility, being a Conditional Use, was reviewed for possible detrimental effects on the neighboring properties as well as on the greater area. Staff has not identified any detrimental effects.
- The 2010 General Plan includes the following applicable goals and policies:
 - CIUD-2.4 – *Continue to require relief in large building surfaces and variation in rooflines of commercial and institutional buildings.*
 - CIUD-4.1 – *Require appropriate tree plantings as part of the development review process, including parkstrips, landscape buffers, and parking lots.*
 - LU-3.7 – *All commercial areas should be designed as outlined in the City's land development regulations to provide adequate on-site parking, access, sign control, landscaping, buffering, building height, building area, and lighting to ensure compatibility with the adjacent land uses.*
 - ED-1.1 – *Continue commitment to a high standard of development for all commercial and industrial projects by adhering to high standards of site design, architecture, landscaping, and project construction.*

Conclusion:

- Based on the application materials and the findings listed above, the proposal is consistent with the City's General Plan and with the purposes and objectives of the pertinent sections of the City's Planning and Land Use Code (see sections 17.52 and 17.84).

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.

FISCAL IMPACT:

- Minimal.

ALTERNATIVES:

- Approve the Application with additional or amended conditions.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Location map
- Zoning map
- Site plan
- Landscape plan
- Elevations



David Mann
Planner I
Development Services



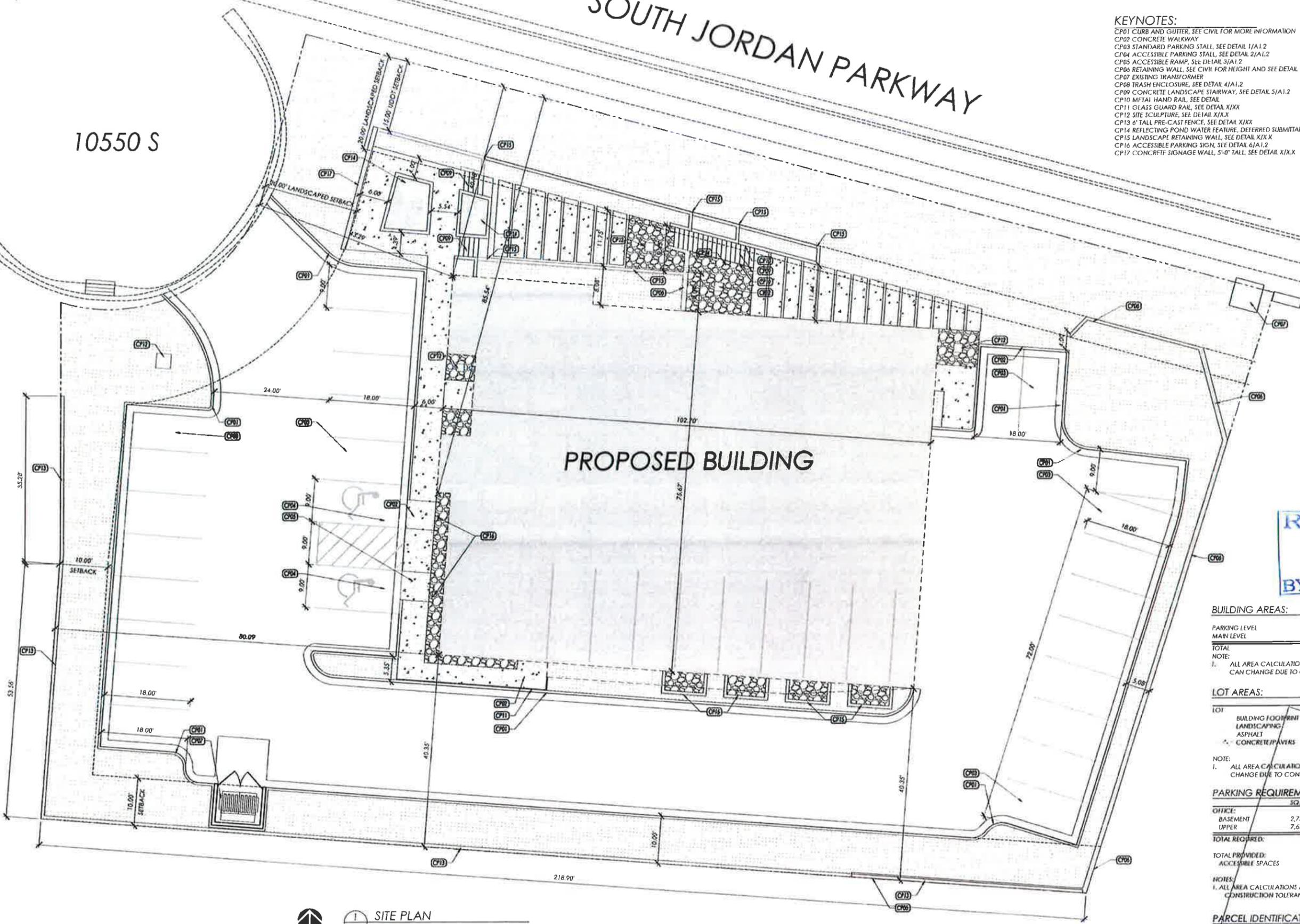
Location Map

SOUTH JORDAN PARKWAY

10550 S

PROPOSED BUILDING

- KEYNOTES:**
- CP01 CURB AND GUTTER, SEE CIVIL FOR MORE INFORMATION
 - CP02 CONCRETE WALKWAY
 - CP03 STANDARD PARKING STALL, SEE DETAIL 1/A.1.2
 - CP04 ACCESSIBLE PARKING STALL, SEE DETAIL 2/A.1.2
 - CP05 ACCESSIBLE RAMP, SEE DETAIL 3/A.1.2
 - CP06 RETAINING WALL, SEE CIVIL FOR HEIGHT AND SEE DETAIL 11/A.1.2
 - CP07 EXISTING TRANSFORMER
 - CP08 TRASH ENCLOSURE, SEE DETAIL 4/A.1.2
 - CP09 CONCRETE LANDSCAPE STAIRWAY, SEE DETAIL 5/A.1.2
 - CP10 METAL HAND RAIL, SEE DETAIL
 - CP11 GLASS GUARD RAIL, SEE DETAIL X/XX
 - CP12 SITE SCULPTURE, SEE DETAIL X/XX
 - CP13 6' TALL PRE-CAST FENCE, SEE DETAIL X/XX
 - CP14 REFLECTING POND WATER FEATURE, DEFERRED SUBMITTAL
 - CP15 LANDSCAPE RETAINING WALL, SEE DETAIL X/XX
 - CP16 ACCESSIBLE PARKING SIGN, SEE DETAIL 6/A.1.2
 - CP17 CONCRETE SIGNAGE WALL, 5'-0" TALL, SEE DETAIL X/XX



RECEIVED
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 BY:

BUILDING AREAS:

	BUILDING SQ. FT.
PARKING LEVEL	17,491 SQ. FT.
MAIN LEVEL	7,676 SQ. FT.
TOTAL	15,367 SQ. FT.

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT AREAS:

	SQ. FT. / ACRES
LOT	33,900 SQ. FT. / 0.78 ACRES
BUILDING FOOTPRINT	7,491 SQ. FT.
LANDSCAPING	10,114 SQ. FT.
ASPHALT	11,637 SQ. FT.
CONCRETE PAVERS	4,466 SQ. FT.

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

PARKING REQUIREMENTS:

	SQ. FT.	CITY REQMT
OFFICE:		
BASEMENT	2,758 SQ. FT.	9.19 (1/300)
UPPER	7,676 SQ. FT.	25.59 (1/300)
TOTAL REQUIRED:		34
TOTAL PROVIDED:		35
ACCESSIBLE SPACES		2 (2 REQ'D - 26 TO 50)

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

PARCEL IDENTIFICATION:
 TAX ID NUMBER: 27-14-252-018
 ADDRESS: 909 W SOUTH JORDAN PARKWAY

SITE PLAN
 SCALE (24x36): 1"=10'-0"
 SCALE (11x17): 1"=20'-0"

aeurbia
 architects and engineers
 2875 south decker lake drive, suite 275
 salt lake city, utah 84119
 phone: 801.746.0456 - fax: 801.575.4456
 webpage: aeurbia.com

AE URBIA OFFICE
 909 W SOUTHJORDAN PARKWAY
 SOUTH JORDAN, UT 84095

AE2014.057
SITE PLAN

REVISIONS:

DATE: November 13, 2015
 SHEET NO.

A1.1

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GENERAL LANDSCAPE NOTES:

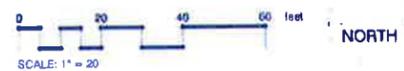
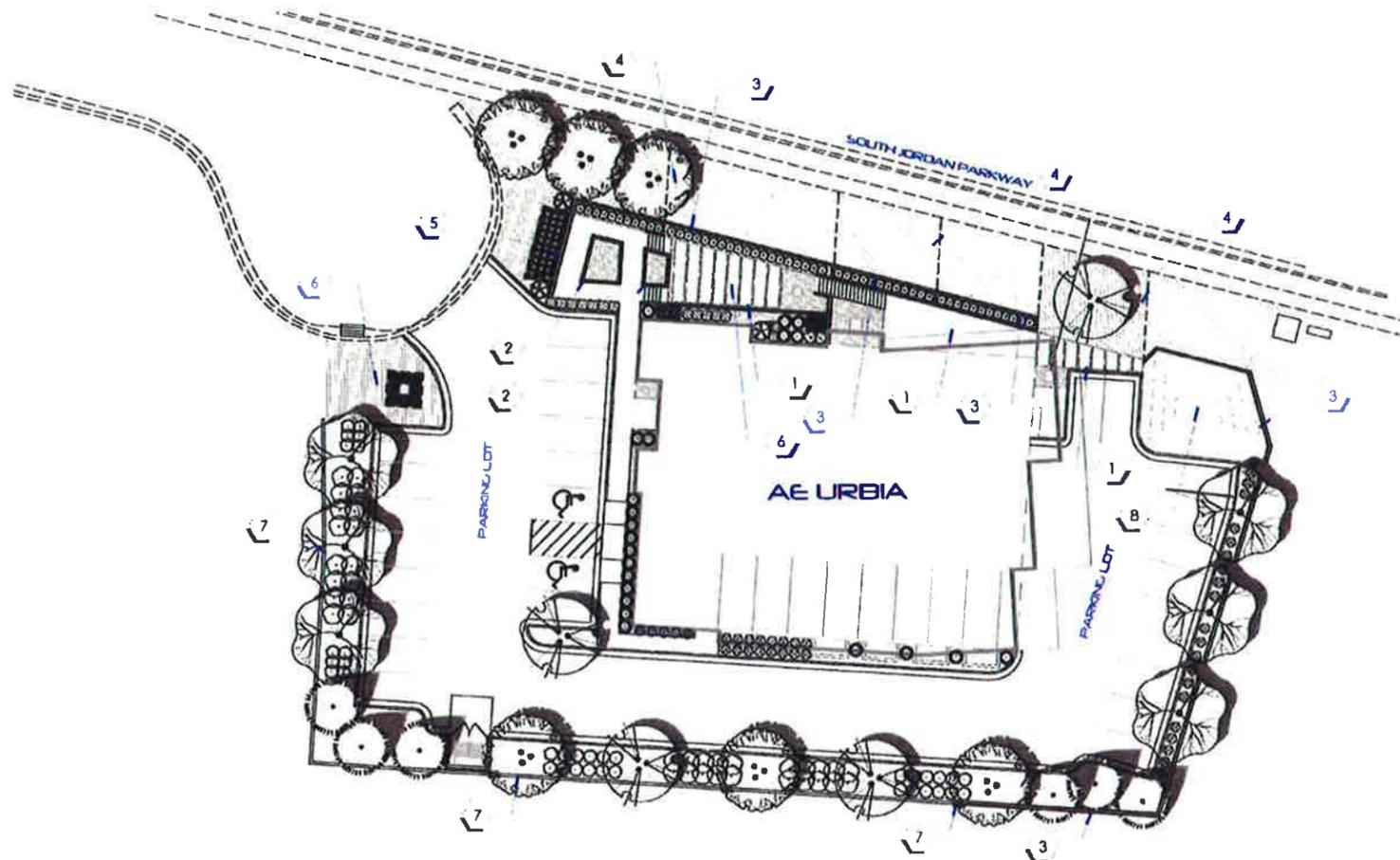
- ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH LANDSCAPE REGULATIONS, 2004 EDITION, ORDINANCE NO. 3133, SERIES OF 2004, AND THE AAH (AMERICAN ASSOCIATION OF NURSERMEN) SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES, AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT. GRAPHIC SYMBOLS PRESEIDE OVER WRITTEN PLANT QUANTITIES.
- ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS TO BE DRIP IRRIGATED. ALL PLANTER AREAS TO BE IRRIGATED WITH 12" POP-UP SPRAY HEADS. TREES AND SHRUBS MUST BE IRRIGATED BY A SEPARATE ZONE THAN TURF GRASS. THIS SYSTEM IS AN 100% UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT AND DEVELOPER.
- ALL SHRUB BEDS TO BE WASATCH GRAY ROCK MULCH TO DEPTH OF 3" WITH COMMERCIAL GRADE WEED FABRIC. SEE PLANS FOR LOCATIONS.
- ALL PERENNIAL BEDS AND TREE RINGS TO BE MULCHED WITH WASATCH GRAY ROCK MULCH TO A DEPTH OF 3" MIN WITH NO LANDSCAPE FABRIC.
- STEEL EDGER WILL OCCUR BETWEEN ALL PLANTING BEDS ADJACENT TO SOD AND WILL BE SET LEVEL WITH THE TOP OF SOD. STEEL EDGER TO OCCUR BETWEEN WASATCH GRAY MULCH, GROUND COVER AREAS AND MEXICAN PEBBLE AREAS IF APPLICABLE 1/4" X 4" x 6" DEEP WITH CAP, RYERSON, OR APPROVED EQUAL.
- SOIL PREPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET AND TILLED 8" DEPTH INTO SOIL. PRIOR TO INSTALLATION OF PLANT MATERIALS, ALL AREAS SHALL BE THOROUGHLY LOOSENEED.
- PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HELED IN AND WATERED TO PREVENT DEHYDRATION.
- PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.
- AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE (3" HIGHER FOR TREES).
- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT BE NOT LIMITED TO, MOWING OF LAWNS, TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED, OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.
- SEE SHEET LP501 FOR LANDSCAPE DETAILS.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	OUTDOOR COURTYARD AND WALK		
2	WATER FEATURE/REFLECTION POND WITH MEXICAN PEBBLE - PER OWNER		
3	RETAINING WALLS - MATCH ARCHITECTURE - COORDINATE ELEVATIONS WITH CIVIL		
4	VEGETATE AND STABILIZE HILLSIDE WITH VARYING GROUNDCOVERS SEPARATED BY METAL EDGING.		
5	AE URBIA SIGNAGE WALL - 6' HIGH - DETAILS PER OWNER		
6	SCULPTURE/FOCAL ELEMENT LOCATION - PER OWNER		
7	SCREEN NEIGHBORS WITH TREES AND 6' HIGH FENCE		
8	DECORATIVE COBBLE LINED DETENTION POND AREA - PER CIVIL		

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	QTY
	ABIES CONCOLOR / WHITE FIR	B & B	7' MIN	6
	BETULA NIGRA 'HERITAGE' / CLUMP / HERITAGE RIVER BIRCH - CLUMP	B & B	2' CAL	6
	CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD	B & B	2' CAL	4
	CHAMAECYPARIS OBTUSA 'WELLS HINOKI KING' / HINOKI KING FALSE CYPRESS	B & B	10' -12'	3
	GLEDITSIA TRIACANTHOS 'SKYLINE' / 'SKYLINE' LOCUST	B & B	2' CAL	6
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	QTY
	BERBERIS THUNBERGII 'RED CARPET' / RED CARPET BARBERRY	5 GAL		36
	HEMEROCALLIS HYBRID 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL		15
	HEMEROCALLIS X 'STEPHANIE RETURNS' / STEPHANIE RETURNS DAYLILY	5 GAL		75
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	1 GAL		36
	NANDINA DOMESTICA / HEAVENLY BAMBOO	5 GAL		2
	NASSELLA TENUSSIMA 'PONY TAILS' / MEXICAN FEATHERGRASS	5 GAL		21
	PICEA ABIES 'NIDIFORMIS' / NEST SPRUCE	5 GAL		25
GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	QTY
	CALAMAGROSIS ARUNDINACEA 'KOREAN' / KOREAN FEATHER GRASS	5 GAL		54
	MISCANTHUS PURPURASCENS 'HERKULES' / HERKULES MAIDEN GRASS	5 GAL		14
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	QTY
	DELOSPERMA COOPERI / PURPLE ICE PLANT	FLAT	12 o.c.	769 SF
	DELOSPERMA NUBIGEHUM 'YELLOW' / YELLOW ICE PLANT	FLAT	12 o.c.	41 SF
	FRAGARIA VESCA / WOODLAND STRAWBERRY	FLAT	12 o.c.	1,333 SF
	LYSIMACHIA NUMMULARIA 'AUREA' / GOLDEN CREEPING JENNY	FLAT	12 o.c.	975 SF
	SEDUM REFLEXUM 'BLUE SPRUCE' / BLUESTONECROP	FLAT	12 o.c.	2,234 SF
ROCK MULCH	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	QTY
	1' WASATCH GRAY LANDSCAPE ROCK STAKER PARSON - (801)409-9500	ROCK MULCH		3,836 SF
	1/2' MEXICAN PEBBLE	ROCK MULCH		1,103 SF



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These drawings are available for printed review and evaluation by clients, consultants, contractors, governmental agencies, vendors and office personnel only in accordance with this notice.



DATA:
 DATE: 08.21.15
 PROJECT NO: 1441
 DRAWN BY: BAR
 CHECKED BY: BAR

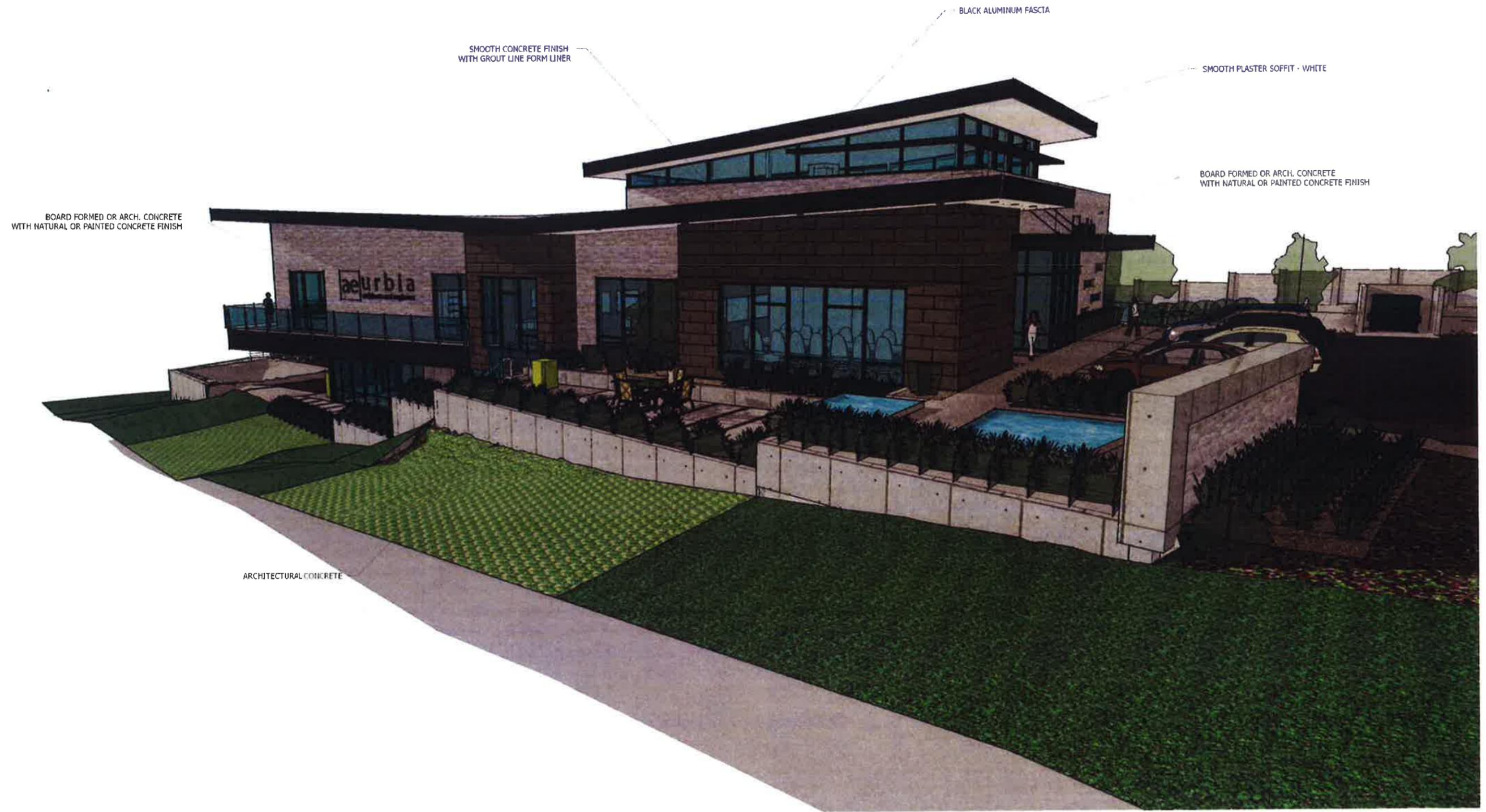
REVISIONS:

TITLE
LANDSCAPE PLAN

SHEET

LP101





SMOOTH CONCRETE FINISH
WITH GROUT LINE FORM LINER

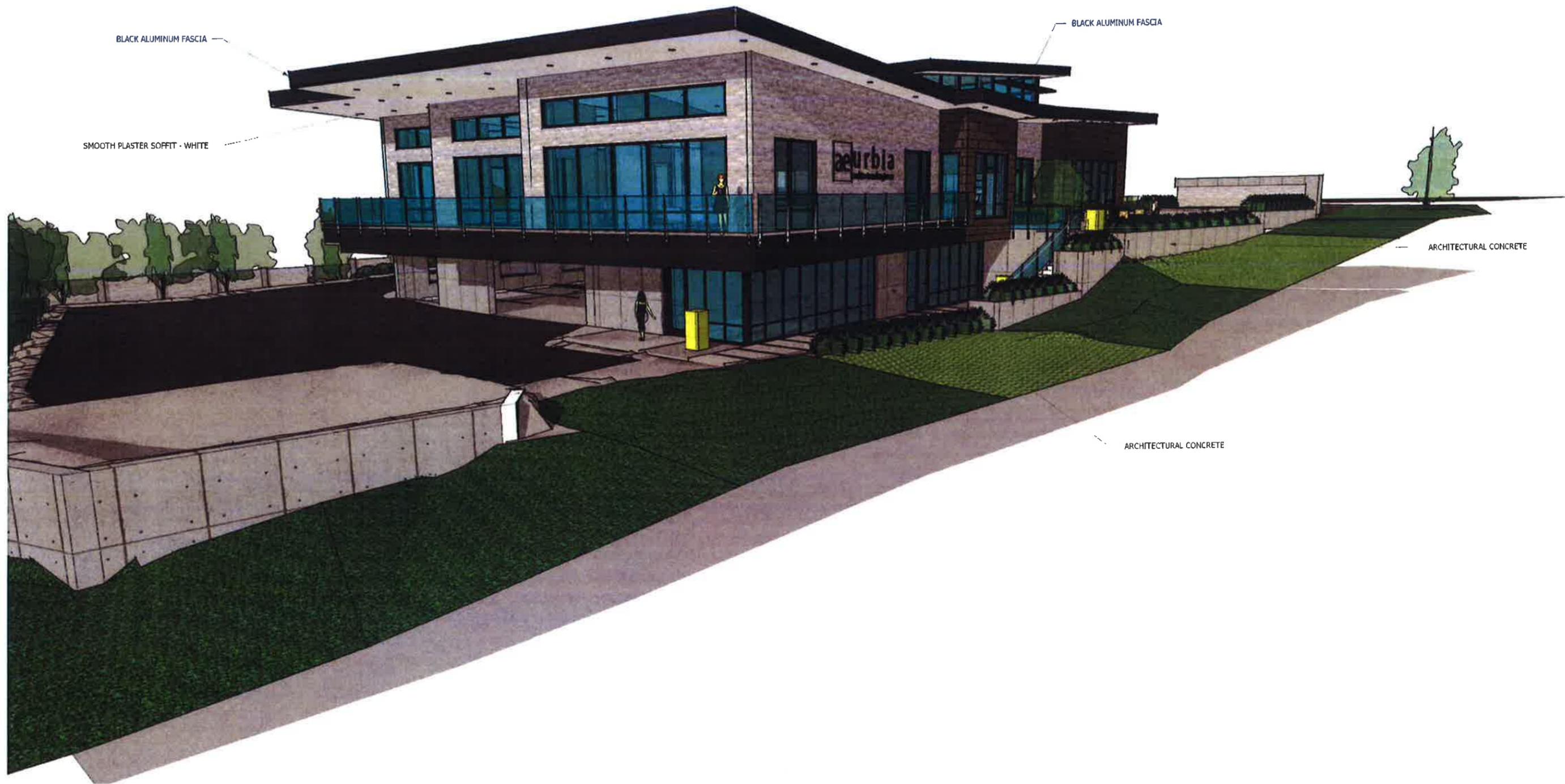
BLACK ALUMINUM FASCTA

SMOOTH PLASTER SOFFIT - WHITE

BOARD FORMED OR ARCH. CONCRETE
WITH NATURAL OR PAINTED CONCRETE FINISH

BOARD FORMED OR ARCH. CONCRETE
WITH NATURAL OR PAINTED CONCRETE FINISH

ARCHITECTURAL CONCRETE





**SOUTH JORDAN CITY
PLANNING COMMISSION REPORT**

Meeting Date: Dec. 8, 2015

Issue: ZONE TEXT AMENDMENT - AMENDING TILE 17 (PLANNING AND LAND USE ORDINANCE) BY ADOPTING CHAPTERS 17.50 (OPEN SPACE ZONES) AND 17.62 (OFFICE ZONES), THE AMENDMENT OF CHAPTER 17.18 (USES), AND THE REPEAL OF CHAPTERS 17.23 (OPEN SPACE OS ZONE) AND 17.50 (PROFESSIONAL OFFICE P-O ZONE).

File No: ZTA-2015.07, ZTA-2015.08

Applicant: City of South Jordan

Submitted By: Jake Warner, Long Range Planner

Staff Recommendation (Motion Ready):

Forward a recommendation to the City Council to approve Ordinance No. 2016-02, adding chapters 17.50 and 17.62, amending chapter 17.18, and repealing existing chapters 17.23 and 17.50.

BACKGROUND:

On March 5, 2015, the City Council approved chapter 17.18 (Uses) of title 17 (Planning and Land Use Ordinance) of the South Jordan City code. Chapter 17.18 consolidated, as much as was considered reasonable, the land use regulations of title 17 into one chapter. However, chapter 17.18 only applies to zones listed in the Allowed Uses Table (17.18.020(C) of the chapter. Now that the chapter is approved, it must be amended to add zones to the table. This was done intentionally to allow for a separate review of the applicability of the chapter to zones as they are added. As zones are added to the table in chapter 17.18, the zoning chapters also need to be amended to remove land use regulations that are now contained in chapter 17.18. Other zoning standards and requirements (Development & Design Standard, Planned Unit Development, Other Requirements) will remain in the zoning chapters.

Staff is now proposing to amend chapter 17.18 in order to add the City's office (P-O) and Open Space (OS) zones to the Allowed Uses Table. Use Comparison Charts for each affected zone have been attached to show the allowed land uses from the existing zone chapter compared to proposed uses in the Allowed Uses Table of chapter 17.18. As chapter 17.18 and the office and open space zone chapters are being amended, staff is also proposing additional revisions.

Revision Summary:

Uses Chapter

- Zones alphabetized in Allowed Uses Table (17.18.020(C))
- Office and Open Space zones added to Allowed Uses Table. (17.18.020(C))

- Self-Storage & Restaurant uses added to P-O zone, with additional use regulations. (17.18.020(C) & 17.18.030.50(B)(4))
- Public Agricultural Facility uses added to OS-P zone. (17.18.020(C))
- Community Services uses limited in OS-N and OS-P subdistricts. (17.18.030.40(B)(1))
- Park Open Space uses limited in OS-N subdistrict. (17.18.030.40(B)(2))
- Athletic fields and open air amphitheaters allowed in Park Open Space use as accessory uses. (17.18.060(C))
- Drive-through facilities restricted from within 100' of residential zones. (17.18.040(G)(4)(d))
- Overlap in industrial use activity overlap cleaned up. (17.18.060(E))

Office Zones Chapter

- Restructured, renamed, and renumbered to be consistent with previous text amendments.
- Removal of minimum lot width requirement for initial lot of a commercial development. (17.62.020(D))
- Clarification that landscape plans must be designed and prepared by a landscape architect. (17.62.020(J)(3))
- Clarification that landscaping shall be live plant material. (17.62.020(J)(2) & (3))
- Clarification of lighting plan purpose and criteria. (17.62.020(K))

Open Space Zones Chapter

- Restructured, renamed, and renumbered to be consistent with previous text amendments.
- Yard area and yard area tree requirements added. (17.50.020(E) & (J)(1)(b))
- Clarification that landscape plans must be designed and prepared by a landscape architect. (17.50.020(J)(1))
- Clarification that landscaping shall be live plant material. (17.50.020(J)(1))
- Clarification of lighting plan purpose and criteria. (17.50.020(K))

(The Uses Chapter (17.18) attached as Exhibit “A” to Ordinance No. 2016-02 is based on amendments to the chapter approved by the City Council on 12/1/15 in Ordinance No. 2015-09.)

STAFF FINDINGS, CONCLUSION & RECOMMENDATION:

Findings:

- Chapter 17.18 (Uses) was recently approved (Ordinance No. 2015-04) to consolidate land use regulations. Chapter 17.18 only applies to zones listed in the Allowed Uses Table (17.18.020(C)).
- Chapter 17.18 has previously been amended to incorporate the City’s agricultural, residential, commercial, and industrial zones.

- Each zoning chapter will need to be amended, when added to the Allowed Uses Table, in order to remove land use regulation that would be duplicated once the regulations of chapter 17.18 become applicable.
- The proposal contained in Ordinance No. 2015-09 has been reviewed by the Planning Division staff, Development Services leadership and the City Operations committee.

Conclusions:

- The land use regulations of chapter 17.18 would become applicable to the two new chapters, representing the City's office and open space zones.
- The consolidation of land use regulations in chapter 17.18 allows for land use regulations found in other chapters within title 17 to be repealed.
- The restructuring and renumbering of the existing zones into two new zones allows for the repeal of the existing zone chapters of title 17.
- The proposal includes revisions to address issues within chapter 17.18 and the office and open space zoning regulations as identified by City staff.

Recommendation:

Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and forward a recommendation of approval to the City Council regarding Ordinance No. 2016-02, 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.

FISCAL IMPACT:

Not applicable.

ALTERNATIVES:

- Forward a recommendation of approval.
- Forward a recommendation of approval with changes to the proposal.
- Forward a recommendation of denial.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Use Comparison Charts
- Ordinance No. 2016-02

Use Comparison Chart

P-O

October 15, 2015

CURRENT USES	PROPOSED USES	NOTES
Banks, credit unions, financial institutions without drive-up facilities	Financial Institution; Kiosk, Freestanding	
Computer services	Business Support	
Computer software and media production and distribution	Research & Development	<i>Definition of Research & Development changed to include.</i>
Electronics and computer hardware production and distribution		
Health and fitness centers	Arts & Recreation	
Healthcare facilities and services	Medical/Dental Office or Clinic	
Insurance, accounting, marketing, finance, tax and similar services	Professional Services	
Medical and dental offices or clinics	Medical/Dental Office or Clinic	
Mortuary, funeral home	Mortuary/Funeral Home	
Personal or business services	Personal Services, Business Support	
Publishing, printing		
Real estate, engineering, legal, architectural, development and similar services	Professional Services	
Research and development with or without ancillary manufacturing and distribution	Research & Development	
Telemarketing	Office	
Assisted living centers, maximum two (2) stories	Community Residential Facility	<i>Regulation added to chapter 17.18 (17.18.030.30(B)(1)(a))</i>
Banks, credit unions, financial institutions with drive-up facilities located to the rear of the structure and at least one hundred feet (100') from a residential district		<i>Chapter 17.18 requires drive-through facilities to have a CUP and requires a sound study when with 300' of residential. Regulation added to restrict drive-through facilities from within 100' of residential zones.</i>
Buildings exceeding two (2) stories with only allowed P-O uses		<i>No longer regulated as a land use.</i>
Care centers, maximum two (2) stories	Community Residential Facility	<i>Regulation added to chapter 17.18 (17.18.030.30(B)(1)(a))</i>
Convention, arena, reception and assembly facilities	Convention/Reception Center	
Cultural exhibits and activities	Community Services	
Daycare center facility	Daycare	
	Elementary/Secondary Education, University/College, Vocational/Professional, Instruction & Training	
Educational and training activities		
Golf courses		<i>Use now restricted to the O-S zone.</i>

Hospitals	Hospital	
Hotels, motels	Lodging	
Nature or zoological exhibits	Community Services	
Parks		<i>Now a use in the O-S zone. Would be allowed as open space associated with a commercial site plan.</i>
Preschool center facility	Daycare	
Public, quasi-public facilities	Community Services, Public Safety, Telecommunication Facility, Utility Services, Parking Facility, Passenger Terminal/Station	
Religious activities	Religious Assembly & Worship	
	Restaurants	<i>Shall not occupy more than 10% of any P-O zone area.</i>
	Self-Storage	<i>Shall not occupy more than 2 acres in the P-O zone.</i>

* Conditional uses shown in bold font.

Use Comparison Chart

OS-P Zone

October 23, 2015

CURRENT USES	PROPOSED USES	NOTES
Accessory uses to approved permitted and conditional uses, such as, but not limited to, restrooms, parking lots, properly screened utility and loading areas, the preparing and serving of food and beverages, the sale of equipment and supplies in connection with approved recreational activities, and other buildings and activities which are incidental and subordinate to the principal permitted use on the premises		<i>Add regulations to Uses Chapter</i>
Botanical gardens	Community Services	<i>Restricted museums, aquariums, and cultural exhibits, and not to exceed 50% of OS-P zone areas.</i>
Community gardens	Park Open Space	
Conservation areas, including, but not limited to, watershed areas, wildlife refuges, wetlands, woodlands, and riparian areas	Natural Open Space	
Nature or zoological exhibits and facilities	Community Services	<i>Restricted museums, aquariums, and cultural exhibits, and not to exceed 50% of OS-P zone areas.</i>
Open air theaters, amphitheaters, and meeting places	Park Open Space, Stadium/Theater/Auditorium	<i>Park Open Space definition changed to include open air theater/amphitheater as accessory uses.</i>
Trails, trailheads, and walkways	Natural Open Space	
Cemetery	Cemetery	
Parks and recreational areas, including, but not limited to, playgrounds, athletic fields, golf courses, country clubs, tennis courts, pavilions, dog parks, urban fisheries, and swimming pools	Park Open Space, Outdoor Recreation	<i>Park Open Space definition changed to include ball fields or courts as accessory uses.</i>
Public, quasi-public facilities	Community Services, Public Safety, Utility Services, Passenger Terminal/Station	<i>Community Services restricted museums, aquariums, and cultural exhibits, and not to exceed 50% of OS-P zone areas.</i>
Telecommunications, meeting the requirements of chapter 17.112 of this title	Telecommunication Facility	

* Conditional uses shown in bold font.

Use Comparison Chart

OS-N Zone

October 8, 2015

CURRENT USES	PROPOSED USES	NOTES
Accessory uses to approve permitted and conditional uses, such as, but not limited to, restrooms, parking lots and other buildings and activities which are incidental and subordinate to the principal permitted use on the premises		<i>Accessory Uses are regulated by 17.18.030.70.</i>
Botanical gardens	Community Services	<i>Restricted museums, aquariums, and cultural exhibits, and not to exceed 10% of OS-N zone areas.</i>
Community gardens	Park Open Space	<i>Restricted to not exceed 10% of OS-N zone areas.</i>
Conservation areas, including, but not limited to, watershed areas, wildlife refuges, wetlands, woodlands, and riparian areas	Natural Open Space	
Nature or zoological exhibits and facilities	Community Services	<i>Restricted museums, aquariums, and cultural exhibits, and not to exceed 10% of OS-N zone areas.</i>
Open air theaters, amphitheaters, and meeting places	Park Open Space	<i>Restricted to not exceed 10% of OS-N zone areas.</i>
Trails, trailheads, and walkways	Natural Open Space	
Parks for the preservation of natural open space and trails	Park Open Space	<i>Restricted to not exceed 10% of OS-N zone areas.</i>
Public, quasi-public facilities	Community Services	<i>Restricted museums, aquariums, and cultural exhibits, and not to exceed 10% of OS-N zone areas.</i>

* Conditional uses shown in bold font.

ORDINANCE NO. 2016 - 02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING CHAPTER 17.18 (USES), ADOPTING CHAPTERS 17.50 (OPEN SPACE ZONES) AND 17.62 (OFFICE ZONES), AND REPEALING CHAPTERS 17.23 (OPEN SPACE ZONE) AND 17.50 (PROFESSIONAL OFFICE ZONE) OF THE SOUTH JORDAN CITY MUNICIPAL CODE.

WHEREAS, Utah Code section 10-9a-102 grants the City of South Jordan the authority to enact ordinances that the City Council considers necessary or appropriate for the use and development of land within South Jordan; and

WHEREAS, the City Council has adopted the Planning and Land Use Ordinance (title 17) and Business Licenses and Regulations (title 5) of the City of South Jordan Municipal Code Title 17; and

WHEREAS, the City Council desires to enact text amendments to clarify regulations affecting land uses and better manage the impacts of lands uses on surrounding properties; and

WHEREAS, the Planning Commission of the City of South Jordan has held a public hearing, reviewed and made recommendation concerning the subject text amendments; and

WHEREAS, the City Council has held a public hearing and reviewed the subject text amendments; and

WHEREAS, the South Jordan City Council finds that the subject text amendments will enhance the public health, safety and welfare, and will promote the goals of the General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SOUTH JORDAN CITY, UTAH:

SECTION 1. Amendment. Chapter 17.18 (Uses), as identified in Exhibit "A" of the South Jordan City Municipal Code are hereby amended.

SECTION 2. Adoption. Chapter 17.50 (Open Space Zones), as identified in Exhibit "B", and Chapter 17.62 (Office Zones), as identified in Exhibit "C", are hereby adopted as chapters of Title 17 (Planning and Land Use Ordinance) of the South Jordan City Municipal Code.

SECTION 3. Repeal. Chapters 17.23 (Open Space Zone) and 17.50 (Professional Office Zone) of the South Jordan Municipal Code are hereby repealed.

SECTION 4. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 5. Effective Date. This Ordinance shall become effective immediately upon

publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2016 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Brad Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Christopher Rogers	_____	_____	_____	_____

Mayor: _____
David L. Alvord

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

EXHIBIT "A"

Chapter 17.18 (Uses)
of Title 17 (Planning and Land Use Ordinance)
of the South Jordan City Municipal Code

CHAPTER 17.18 USES

17.18.010: PURPOSE

17.18.020: ALLOWED USES

17.18.030: USE REGULATIONS

17.18.040: IMPACT CONTROL MEASURES

17.18.050: CONDITIONAL USES

17.18.060: USE DEFINITIONS

17.18.010: PURPOSE

In order to implement the purposes and provisions of this title, this chapter is adopted to identify allowed uses, permitted and conditional, of zoning districts established within the City per chapter 17.20 (Zone Establishment) and consolidate regulations pertaining to allowed uses. This chapter shall only apply to the zones listed in the Allowed Uses Table (17.18.020(C)).

17.18.020: ALLOWED USES

- A. Development or use of a property for primary uses not specifically allowed in table 17.18.020(C) or approved by the provisions of this chapter and this code are prohibited, except as otherwise determined by the Development Services Director according to section 17.18.030.10(B). Regardless of whether a primary use is allowed as a permitted or conditional use, the regulations of this title (Planning and Land Use Ordinance) shall apply. Allowed uses shall be identified in the Allowed Uses Table (17.18.020(C)) with a "P" for a permitted use and a "C" for a conditional use.
- B. The classification of uses as Residential, Commercial, Industrial, Public, and Agricultural, and associated grouping within each category, is for organizational and reference purposes.

C. Allowed Uses Table:

CATEGORY	USES	ZONES (P=permitted, C=conditional)												
		A-5 A-1	C-C	C-F	C-I	C-N	I-F	OS-N	OS-P	P-O	R-1.8	R-2.5 R-3 R-4 R-5	R-M	
Agricultura	Animal Husbandry	P												
	Horticulture	P												
	Plant Nursery	C	C	C							C			
	Public Agricultural Facility	C							C		C			
Residential	Group Living	Community Residential Facility								C			C	
		Dormitory												
		Institutional Living												
	Household	Live-Work												
		Multi-Family												
		Neighborhood Residential Facility	P									P	P	P
Public	Civic & Community	Single-Family, Attached											P	
		Single-Family, Detached	P									P	P	P
		Cemetery								C				
Public	Education	Community Services	C	C	P	P	C	P	C	C	C	C	C	
		Public Safety	C	C	C	C	C	C	C	C	C	C	C	
		Religious Assembly & Worship	C	C	C	C	C	C		C	C	C	C	
	Open Space	Elementary/Secondary Education	C	C	C					C	C	C	C	
		University/College		C	C			C		C				
		Vocational/Professional		C	C			C		C				
	Utility & Communication	Natural Open Space							P	P				
		Park Open Space							C	P				
	Commercial	Services	Energy Conversion	C			C		C					
			Telecommunication Facility	C	C	C	C	C	C	C	C	C	C	C
Utility Services			C	C	C	C	C	C	C	C	C	C	C	
Animal Services				C	C	C	C							
Business Support				C	P	P		P			P			
Daycare			P	P	P		P	P			C	P	P	
Financial Institution				P	P		C	P			P			
Hospital					C						C			
Light Service & Repair				C	C	P	C	P						
Lodging				C	P		C	P			C			
Medical/Dental Office or Clinic				P	P		P	P			P			
Mortuary/Funeral Home				C							P			
Office			P	P		P	P			P				
Personal Services			P	P		P	P			P				
Professional Services			P	P		P	P			P				
Restaurant		C	P		C	P			C					
Self-storage		C	C	C					C					
Vehicle Repair				C		C								
Vehicle Services		C	C	P		P								
Recreation & Assembly	Arts & Recreation		P	P	P		P			P				
	Convention/Reception Center		C	C			C			C				
	Instruction & Training		P	C	P	P	P			C				
	Outdoor Recreation		C	C			C			C				
	Stadium/ Theater/ Auditorium		C	C			C			C				
Retail	Gas Station		C	C	C	C	C							
	General Retail		P	P	P	P	P							
	Kiosk, Freestanding		C	C						P				
	Shopping Center/Department Store		C	C			C							
Vehicle Sales & Rental			C			C								

CATEGORY	USES	ZONES (P=permitted, C=conditional)												
		A-5											R-2.5	
		A-1	C-C	C-F	C-I	C-N	I-F	OS-N	OS-P	P-O	R-1.8	R-3	R-4	R-5
Industrial	Manufacturing and Production	Assembly			P		P							
		Fabrication			C		C							
		Manufacturing			C		C							
		Mining												
	Sales & Service	Commercial Service & Repair				C		C						
		Food & Drink Preparation				C		C						
		Heavy Equipment Sales & Rental				C		C						
		Research & Development				P		P			C			
		Storage Yards				C								
	Transportation	Wholesale & Warehouse				P		P						
		Aircraft Transportation												
		Parking Facility									C			
		Passenger Terminal/Station		C	C	C		C		C	C			
	Waste	Railroad Facility				C								
		Refuse Salvage				C		C						

17.18.030: USE REGULATIONS

17.18.030.10: GENERAL USE REGULATION

- A. Uses may be conducted within the City only in accordance with the regulations of title 17 (Planning and Land Use Ordinance), including, but not limited to, the use regulations of this chapter, General and Supplementary Provisions (Chapter 17.04), and the zone-specific use regulations listed in the applicable zone ordinance of this title. A conditional use permit, where required, must be obtained prior to the establishment of the use.

- B. The Development Services Director may provide interpretation of the provisions of this chapter to clarify words or phrases not otherwise defined, provide additional clarity necessary to apply provisions to specific cases, resolve the applicability of conflicting provisions, determine the applicability of provisions to uses not expressly listed in table 17.18.020(C) or determine and impose limitations on accessory uses not otherwise identified. If the Development Services Director is unable to interpret the provision in question, a zone text amendment may be processed in order to clarify the zoning regulations.
 - 1. Said interpretation shall consider the goals of the General Plan, the purpose and intent of the zoning district involved, the character (e.g. scale, impacts, activities, materials, and building types) of allowed uses identified in the zoning district involved, the character of a proposed use, and the potential to generate negative impacts on surrounding properties.
 - 2. The Development Services Director shall issue a written decision within thirty (30) days of a request for interpretation.
 - 3. The Development Services Director shall maintain all written decisions and uniformly apply those decisions.

- C. It shall be unlawful to park, store or leave, or to permit the parking, storing or leaving of any vehicle of any kind, or parts thereof, that is in a wrecked, junked, dismantled, inoperative or abandoned condition, whether attended or not, upon any private or public property for longer than seventy two (72) hours, except as the following applies:
1. Where commonly associated with an approved use and in an area designated for parking or storage on an approved site plan.
 2. Where up to two (2) such vehicles or parts thereof are stored completely within an enclosed building or within a six (6) foot obscuring fence enclosure that completely screens view of the vehicles from public streets and neighboring properties.
- D. Commercial vehicles or earthmoving or material handling equipment, such as semi-trailer trucks and trailers, trucks and trailers exceeding eight thousand (8,000) pounds curb weight, "truck" as defined in section 10.24 (Truck Parking and Truck Routes), delivery vehicles, dump trucks, backhoes, graders, loaders, cement trucks, bulldozers, belly dumps and scrapers, forklifts or other similar vehicle or equipment, may not be parked or stored on a residential lot or parcel for any length of time or on a non-residential lot or parcel for not longer than forty-eight (48) hours, except as the following applies:
1. In conjunction with and required for an active and approved development or construction project.
 2. While loading or unloading said vehicle.
 3. When commonly associated with an approved use on a non-residential lot or parcel and in an area designated for parking or storage on an approved site plan or stored completely within an approved enclosed building or opaque fence enclosure.
- E. Watercraft, trailers, campers, motor homes and other utility or recreational vehicles may only be stored within lawfully constructed buildings when associated with an allowed and approved use on the premises or in parking and storage areas shown on an approved site plan, except in conjunction with a single-family dwelling. Said trailers and vehicles on single-family lots or parcels shall be stored behind the front line of the main building and, when located in a street side yard, shall be eight (8) feet from the street right of way and behind a six (6) foot obscuring wall or fence, except that said vehicles may be stored temporarily in front or street side yards for no longer than seventy-two (72) hours. Travel trailers, campers and motor homes may not be occupied as living quarters, except that a trailer or vehicle owned by a guest of the resident may be stored and occupied in the driveway located in the required front yard or street side yard of the permanent dwelling for no more than seven (7) days per calendar year.
- F. Sexually oriented businesses are allowed in the C-F, C-I, and I-F zones. Sexually oriented businesses shall be located no less than five hundred (500) feet from the right of way line of South Jordan Parkway, Shields Lane, and 11400 S. to any buildings, signage, or other activities associated with the applicable use.

- G. Businesses shall comply with the requirements of title 5 (Business Licenses and Regulations) of this code.
- H. Telecommunications shall comply with the requirements of chapter 17.112 (Wireless Communications Facilities) of this title.
- I. Wind energy conversion systems shall comply with the requirements of chapter 17.108 (Wind Energy Conversion Systems) of this title.
- J. All uses are subject to the Impact Control Measures in section 17.18.040 of this chapter.

17.18.030.20: AGRICULTURAL USE REGULATIONS

A. General Agricultural Use Regulations.

1. There shall be no open storage of trash, debris, used materials or commercial goods or wrecked or neglected materials, equipment or vehicles. Containers or enclosures containing said items shall not be located in a front yard area, except for temporary use as needed for construction or disposal.
2. Agricultural uses shall only be allowed as a primary use on legal lots or parcels of one (1) acre or more.
3. Agricultural buildings with a footprint larger than five thousand (5,000) square feet shall require a conditional use permit.

B. Specific Regulations by Agricultural Use.

1. Animal Husbandry: Farm animals may only be allowed in conjunction with an allowed Animal Husbandry use, as per the Allowed Uses Table (17.18.020(C)), and as regulated in section 17.130.040 (Farm Animal Floating Zone) of chapter 17.130 (Overlay and Floating Zones).
2. Plant Nursery: Plant Nursery uses in agricultural or residential zones shall be located on a legal lot or parcel with frontage and access to a collector or arterial street.
3. Public Agricultural Facilities: Public Agricultural Facility uses in agricultural or residential zones shall be located on a legal lot or parcel with frontage and access to a collector or arterial street.

17.18.030.30: RESIDENTIAL USE REGULATIONS

A. General Residential Use Regulations.

1. There shall be no open storage of trash, debris, used materials or commercial goods or wrecked or neglected materials, equipment or vehicles. Containers or enclosures containing said items shall not be located in a front yard area, except for temporary use as needed for construction or disposal.

2. Home occupations may be licensed in an approved residential dwelling and according to the provisions of chapter 17.98 (Home Occupations) of this title.
3. Garage or yard sales are not considered home occupations but may not be held more than four (4) calendar days per year. Sales of night crawlers gathered from the subject property, lemonade stands and similar occasional activities related to the subject premises are not considered home occupations. Temporary signage may be used to advertise yard sales, night crawlers, lemonade stands and similar occasional sales activities, provided it does not create a nuisance, is not placed on the public right of way, and provided it is removed by 7:00 p.m. each day and upon conclusion of the activity.
4. Farm animals may be allowed as regulated in sections 17.130.020 (Residential Chicken Floating Zone) and 17.130.040 (Farm Animal Floating Zone) of this title.
5. Pets may be allowed as regulated by title 6 (Animals) of this code.

B. Specific Regulations by Residential Use.

1. Group Living uses: All Group Living uses (Community Residential Facility, Dormitory, Institutional Living) shall require site plan review according to chapter 16.24 (Site Plan Review) of title 16 (Subdivision and Development Ordinance) and shall be located no closer than one-half (1/2) mile to another Group Living facility of the same use, unless otherwise approved by the Planning Commission with a conditional use permit pursuant to section 17.18.050 of this chapter.
 - a. R-M Zone: Community Residential Facility uses shall not exceed sixteen (16) occupants and shall be located on a legal lot or parcel with frontage and access to a collector or arterial street.
 - b. P-O Zone: Community Residential Facility uses shall not exceed two stories.
2. Institutional Facility: Excluding temporary emergency shelter as determined necessary by the City, Institutional Facility uses shall be located no closer than one (1) mile from any Elementary/Secondary Education use or any other Institutional Facility use.
3. Neighborhood Residential Facility: Neighborhood Residential Facility uses shall comply with chapter 5.62 (Residential Facilities) of title 5 (Business Licenses and Regulations).
4. Live-Work:
 - a. Where allowed, Live-Work units shall be specifically indicated on, and approved with, an associated subdivision or site plan. Live-Work units are not allowed in an existing development, unless the subdivision or site plan is amended.
 - b. Allowed non-residential uses shall be established with the approval of the project and shall be consistent with other non-residential uses allowed in the associated zone. The following activities are prohibited: sexually oriented businesses; uses involving animals on-site; vehicle service and repair; welding/wood working; storage or distribution of flammable liquids and

hazardous materials beyond that normally associated with a residential use; drive-through and other uses and activities that are not compatible with residential uses due to potential adverse health or safety affects from dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration or other impacts.

- c. The floor area of the non-residential use shall not exceed fifty (50) percent of the total floor area of the unit.
 - d. Employees may only consist of the residents of the dwelling and not more than one additional non-resident person.
 - e. Each non-residential use shall comply with all requirements of this code.
 - f. The exterior of Live-Work units shall be designed to be compatible with surrounding residential uses.
 - g. One wall sign may be allowed. The sign shall not exceed five (5) percent of the façade of the unit and shall comply with all other requirements of chapter 16.36.
 - h. Garage and/or exterior areas shall not be used for the non-residential use, except that a garage area may be used to park one vehicle related to the non-residential use.
5. Single-Family, Attached: Lots or parcels may be occupied by only one single-family dwelling unit as the primary dwelling.
- a. R-M Zone: Single-Family, Attached uses may only be approved as part of a PUD Subdivision.
6. Single-Family, Detached: Lots or parcels may be occupied by only one single-family dwelling unit as the primary dwelling. Accessory dwelling units may be permitted according to the provisions of section 17.130.030 (Accessory Living Unit Floating Zone) of this title.

17.18.030.40: PUBLIC USE REGULATIONS:

A. General Public Use Regulations.

- 1. There shall be no open storage of trash, debris, materials, equipment, goods or inventory, except for the following: those activities specifically allowed in conjunction with an approved use on the premises; temporary displays of products associated with a retail business that are removed daily; outdoor storage of inventory or products such as firewood, water softener salt, landscaping materials, and other building materials in screened areas designated on an approved site plan; and temporary uses consistent with those described in this chapter.
- 2. All public uses shall be conducted within completely enclosed buildings, unless otherwise allowed in this chapter, except those uses defined to allow outdoor activities and those temporary uses customarily conducted in the outdoors, including Christmas tree lots, firework stands and parking lot sales associated with an approved use on the property. Parking lot sales may not be conducted more than four (4) one-week periods per year.
- 3. Public uses in agricultural or residential zones shall be located on a legal lot or parcel with frontage and access to a collector or arterial street, with the following exceptions:

- a. Religious Assembly and Worship; and
- b. Utility Service, not including a Major Utility Facility.

B. Specific Regulations by Public Use.

1. Community Services: Community Services uses in the OS zone are restricted to museums, aquariums, and cultural exhibits. The combined site area of Community Services uses in the O-S zone shall be restricted to no more than ten (10) percent of the area in a OS-N zone area and no more than fifty (50) percent in a OS-P zone area.
2. Park Open Space: The combined site area of Park Open Space uses in the OS-N subdistrict of the OS zone shall be restricted to no more than ten (10) percent of the zone area.
3. Utility Service: Minor utility facilities are not considered a primary use and may be allowed in all zones and on all lots or parcels at the discretion of the City Engineer.

17.18.030.50: COMMERCIAL USE REGULATIONS:

A. General Commercial Use Regulations.

1. There shall be no open storage of trash, debris, materials, equipment, goods or inventory, except for the following: those activities specifically allowed in conjunction with an approved use on the premises; temporary displays of products associated with a retail business that are removed daily; outdoor storage of inventory or products such as firewood, water softener salt, landscaping materials, and other building materials in screened areas designated on an approved site plan. No more than twelve (12) small party balloons and six (6) weatherproof placards, each not exceeding two (2) feet square, per business may be attached to temporary displays and shall be removed daily with the displays. Allowed storage and displays shall be located a minimum of five (5) feet from any travel lane, outside of a public right of way, and shall allow pedestrian walkways of a minimum width of at least six (6) feet to remain unobstructed.
2. All commercial uses shall be conducted within completely enclosed buildings, except as otherwise allowed in this chapter, including, but not limited to those uses defined herein that allow outdoor activities or allowed temporary uses per section 17.18.030H.
3. No vehicle, boat or trailer, or parts thereof, that is in a wrecked, junked, dismantled, inoperative or abandoned condition, attended or not, may be parked or stored for longer than seventy-two (72) hours unless stored within a completely enclosed building or behind an opaque fence enclosure that completely obscures said vehicle or parts from public view. No more than two (2) such vehicles may be so stored on a lot, except in conjunction with approved Vehicle Repair use.
4. Public address and music systems shall be designed and operated so they are not discernable at the property line of any lot or parcel containing a single-family home.

5. Commercial uses in agricultural or residential zones shall be located on a legal lot or parcel with frontage and access to a collector or arterial street.

B. Specific Regulations by Commercial Use.

1. Animal Service: All commercial uses involving animals shall be conducted within an enclosed facility that is maintained and operated so that neither the sound nor smell of any animals kept on the premises can be discerned on adjacent lots or parcels. Outdoor animal runs may be approved as an accessory use with a conditional use permit and shall meet the following requirements: located a minimum of three hundred (300) feet from the property line of a residential zone, educational institution, or place of worship.

2. Daycare: Daycare use in residential zones, excluding those operating as an approved home occupation business, are required to be located on a minimum one (1) acre legal lot or parcel.

3. Financial Institution, Non-depository:

a. Establishments shall be located no closer than one (1) mile from other similar establishments.

b. The proposed use is limited to short-term title loan and short-term consumer installment loan business.

c. The following services are specifically prohibited: pawn brokerage services, deposits for personal property, "cash for gold," "cash for precious metals," processing or storage of repossessed vehicles or other repossessed property, and the purchase, exchange or sale of used or secondhand merchandise or personal property.

d. All business activity, including customer queuing, shall be accommodated inside of the building.

4. Self-Storage:

a. C-C Zone: Self-storage uses shall not exceed six (6) total acres in the C-C zone.

b. C-F Zone: Self-storage uses shall not exceed six (6) total acres in the C-F zone, and shall not be located on any property with a general plan designation of TOD or on property located east of the 250 W. right of way.

c. P-O Zone: Self-storage uses shall not exceed two (2) acres in the P-O zone.

C. Arts & Recreation: All gun ranges shall require a conditional use.

D. Medical/Dental Office or Clinic: Medical/Dental Office or Clinic buildings in the C-N zone shall not exceed five thousand (5,000) square feet.

E. Office: Office buildings in the C-N zone shall not exceed five thousand (5,000) square feet.

F. Restaurant: The combined site area of Restaurant uses shall occupy no more than twenty (20) percent of the area within any individual P-O zone area.

G. Outdoor Recreation: Where facilities are approved within three hundred (300) feet of the property line of a residential zone, all outdoor lighting shall be extinguished when the facilities are not operating, or by 10:00 p.m. on Sundays through Thursdays, and by 11:00 p.m. on Fridays and Saturdays, whichever is earlier.

H. General Retail:

- a. C-N Zone: Pawnbroker, secondhand merchandise dealer, secondary metals dealer, recycler, and other similar businesses are prohibited in C-N zones.
- b. I-F Zone: Screened sales yards are a permitted use for lumber, building material, and landscaping sales in the I-F Zone. Sales yards shall comply with the minimum yard area requirements of the zone.

I. Kiosks, Freestanding: Kiosks, Freestanding use may only be conducted with an approved site plan. Kiosks shall not be allowed on parcels less than three (3) acres in size and shall be separated by a minimum distance of four hundred (400) linear feet from all other outdoor kiosks. Kiosks shall not be allowed within required landscaped yard areas, building setbacks, within fifty (50) feet of a building or within thirty (30) feet of the public right of way. Kiosk structures shall not exceed twenty (20) square feet in area nor ten (10) feet in height and shall incorporate materials and colors of surrounding buildings as determined by the Development Services Director. Kiosks with drive-up facilities shall be designed to allow for a minimum of two (2) vehicles to be queued at any one given time without obstructing drive aisles or other functionality of other parking stalls as determined by the City Engineer. There shall be multiple twenty-four (24) hour video surveillance and adequate illumination as determined by the City's Public Safety Department. All kiosks shall be securely mounted and anchored to the ground as determined by the City Building Official.

J. Shopping Center/Department Store: Shopping Center/Department Store uses shall have direct access to a major collector or arterial road. Individual uses in a Shopping Center/Department Store use shall each comply with the requirements of this code.

K. Vehicle Sales & Rental: Uses involving vehicle sales shall include a building of not less than eight thousand (8,000) square feet.

17.18.030.60: INDUSTRIAL USE REGULATIONS

A. General Industrial Use Regulations

1. There shall be no open storage of trash, debris, materials, equipment, goods or inventory, except for the following: those activities specifically allowed in conjunction with an approved use on the premises; temporary displays of products associated with a retail business that are removed daily; outdoor storage of inventory or products such as firewood, water softener salt, landscaping materials, and other building materials in screened areas designated on an approved site plan. No more than twelve (12) small party balloons and six (6) weatherproof placards, each not exceeding two (2) feet square, per business may be attached to temporary displays and shall be removed daily with the displays. Allowed outdoor activities, temporary displays, and approved outdoor storage shall be located a minimum distance of five

(5) feet from any travel lane, located outside of public rights of way, and shall allow for pedestrian walkways that are a minimum width of six (6) feet to remain unobstructed.

2. All industrial uses shall be conducted within completely enclosed buildings, except as otherwise allowed in this chapter, including, but not limited to those uses defined herein that allow outdoor activities and allowed temporary uses per section 17.18.030H.

3. No vehicle, boat, or trailer, or parts thereof, that is in a wrecked, junked, dismantled, inoperative, or abandoned condition, whether attended or not, may be parked or stored for longer than seventy-two (72) hours unless stored within a completely enclosed building or behind an opaque fence enclosure that completely obscures said vehicle or parts from public view. No more than two (2) such vehicles may be so stored on a lot, except in conjunction with approved Commercial Service & Repair, Heavy Equipment Sales and Rental, Storage Yards, or Salvage uses.

4. Industrial uses in agricultural or residential zones shall be located on a legal lot or parcel with frontage and access to a collector or arterial street.

B. Specific Regulations by Industrial Use.

1. Storage Yard: Storage activities associated with a Storage Yard use shall be enclosed by a six (6) feet tall obscure fence or wall.

17.18.030.70: ACCESSORY USE REGULATIONS:

A. General Accessory Use Regulations.

1. Accessory uses and buildings are permitted only in conjunction with the regulations of this code and only when commonly and customarily associated with and incidental and secondary to allowed and approved primary uses.

2. When more than one accessory use is associated with a primary use, the accessory uses shall cumulatively remain incidental and secondary to the allowed uses.

B. Specific Regulations by Use Type.

1. Residential accessory uses and buildings may include, but are not limited to, home occupations, accessory living units, yard sales, caretakers, garages, sheds, swimming pools, recreational equipment, gardens and greenhouses.

2. Commercial, Industrial and Public accessory uses and buildings may include, but are not limited to, parking lots, terraces and properly screened utility and loading areas. The following activities, commonly associated with allowed commercial uses, may be conducted as accessory uses only in conformance with an approved conditional use permit: drive-through facility, car wash and outdoor speaker or public address system.

- a. C-C & C-F zones: One electronic vending machine (i.e., food, beverage, kiosks, etc.) may be located outside of the building of an established business if the building has a minimum main level footprint or floor area of five thousand (5,000) square feet and a minimum facade width of fifty (50) linear feet. One additional outdoor electronic vending machine may be allowed for every additional ten thousand (10,000) square feet of main level floor area. All outdoor vending machines shall be located adjacent to the building and within fifty (50) feet of the building's main entrance. Electronic vending machines shall not exceed fifteen (15) square feet in area and no more than seven (7) feet high. Electronic vending machines shall not impede or obstruct vehicular and/or designated pedestrian pathways or access.
3. The sale and distribution of fuel, not otherwise classified as a Gas Station, from above ground tanks may be allowed as an accessory use in Commercial and Industrial zones and shall require the following: a conditional use permit, be located one thousand (1,000) feet from the property line of a residential zone, and be setback from any adjacent public right of way the same distance as the primary building on the site.
 4. Agricultural accessory uses may include, but are not limited to, barns, garages, silos, sheds, stables, paddocks, greenhouses, windmills, wells and water storage facilities.
 - a. Agricultural Zones: Produce stands not exceeding one per legal lot or parcel and shall be no more than three hundred (300) square feet is allowed as an accessory use for selling produce grown on the premises.
 - b. R-1.8 Zone: Animal Husbandry and Horticulture is allowed as an accessory use to an approved Single-Family, Detached primary use in the R-1.8 zone and as regulated in section 17.130.040 (Farm Animal Floating Zone) of chapter 17.130 (Overlay & Floating Zone).

17.18.030.80: TEMPORARY USE REGULATIONS

A. General Temporary Use Regulations.

1. Temporary uses are uses that do not exceed sixty (60) days in duration and that do not require permanent structures or improvements that are not already established with an approved permanent use and site plan. Temporary uses that exceed sixty (60) days in duration or are not similar to allowed primary uses in a zone may only be authorized with a conditional use permit.
2. A temporary use shall not cause or create a nuisance or hazard and shall conform to all requirements of this title. The property owner shall ensure that all trash is removed and the property is restored to a clean condition after a temporary use has terminated.
3. Temporary uses shall obtain and/or provide the following:
 - a. a City business license for commercial uses;
 - b. building or electrical permit (if necessary);

- c. hours of operation;
- d. Salt Lake Valley Health Department approval;
- e. plot plan showing the location of the use, buildings and structures, setbacks, parking, access to public streets and adjacent uses;
- f. mass gathering permit (if necessary); and
- g. property owner's authorization.

B. Specific Regulations by Use Type.

1. Temporary uses in commercial zones and the I-F zone may include, but are not limited to, shaved ice kiosks, Christmas tree lots, fireworks stands, and sidewalk sales associated with an approved use on the property. Parking lot sales may be allowed as a temporary use in the C-C, C-F, and I-F zones for up to four (4) one-week periods per year when associated with an approved use on the property.

17.18.040: IMPACT CONTROL MEASURES:

Impact Control Measures, as explained by this section, generally apply to allowed uses when the context or scale of a proposed project increases the potential for negative impacts (e.g. traffic, sound, hazardous waste, light, vibration, odor, glare, etc.) on surrounding properties or on the public health, safety, and welfare. Additional measures may be required of conditional uses, according to section 17.18.050 (Conditional Uses). The Development Services Director may require Impact Control Measures during the review of a proposed use or project not otherwise listed or to modify the requirements of a required Impact Control Measure according to identifiable extenuating circumstances. With all required Impact Control Measures, the applicant shall be required to provide the applicable documentation, at the applicant's expense, and demonstrate that the design of a project and operation of the use will adequately mitigate the contextual impact. If the regulations of this section are determined to be in conflict with other regulations of the code, the more restrictive regulations shall apply.

A. Traffic Study. The purpose of a traffic study is to identify the extent of traffic impacts generated by a use or project on transportation system capacity, level of service, and safety. A traffic study shall be commissioned from a licensed professional engineer by the City, at the expense of the applicant. The fee for the traffic study shall be paid prior to the commencement of the study. Proposed uses and projects that meet any of the following criteria shall provide a traffic study:

- 1. Initial establishment of uses identified in the Required Impact Control Measures Table (17.18.040(H)).
- 2. Project may generate more than one hundred (100) trips in a peak hour or one thousand (1000) total daily trips.
- 3. New construction project that exceeds ten (10) acres.

4. All uses proposing to access residential streets and that may generate more than twenty-five (25) trips in a peak hour or two hundred and fifty (250) total daily trips.
- B. Circulation and Access Plan. The purpose of a circulation plan is to identify potential traffic conflicts generated by proposed access points and vehicular, pedestrian, and bicycle routes of a proposed project. The circulation plan shall show adjacent roads, access points, primary travel routes, drop-off and pick-up areas, stacking and queuing areas, connections with adjacent properties, and pedestrian and bicycle routes. All projects that meet any of the following criteria shall provide a Circulation and Access Plan:
1. Initial establishment of uses identified in the Required Impact Control Measures Table (17.18.040(H)).
 2. New construction projects proposing the use of a drive-through, car wash, or vehicle bay.
 3. Projects that require a traffic study per section 17.18.040(A).
 4. Projects that include proposed private streets in residential areas.
- C. Operations Plan. The purpose of an operations plan is to identify the potential sound, vibration, light, glare, odor, crime, access, traffic, hazardous materials, fire, and environmental impacts generated by a use or project based on the operational nature, scale, or practices of an establishment. The operations plan shall include the following information, if applicable: date of commencement of operations; proposed hours and days of operation; a general description of the operation; a projection of the number of persons on site (e.g. employees and customers); types of accessory uses anticipated; hazardous materials to be used or produced on site; and all other relevant information to describe the nature, scale, practices of the establishment. All projects that meet any of the following criteria shall provide an operations plan:
1. Initial establishment of uses identified in the Required Impact Control Measures Table (17.18.040(H)).
 2. Initial establishment of all non-residential uses that involve animals, when located less than three hundred (300) feet from the property line of a residential zone or existing dwelling unit.
- D. Sound Study. The purpose of a sound study is to determine the potential for detrimental effects from sound generated by the proposed use or project. A sound study shall be commissioned, at the expense of the applicant, from a member of a national acoustical association (i.e. National Council of Acoustical Consultants, Acoustical Society of America, or Institute of Noise Control Engineering) or an expert consultant with demonstrated experience and capacity as determined by the Development Services Director. The sound study shall include sufficient information to determine the likelihood of compliance with Salt Lake County Health Department noise regulations and the requirements of this title. All uses that meet any of the following criteria shall provide a sound study:

1. Initial establishment of uses identified in the Required Impact Control Measures Table (17.18.040(H)).
 2. All gun ranges.
 3. All non-residential uses that anticipate using outdoor speakers or public address systems.
 4. Initial establishment of the following uses shall require a sound study when located within three hundred (300) feet of a property line of a residential zone, an existing dwelling unit, a Religious Assembly use, or an Elementary, Secondary Education use:
 - a. Outdoor animal activities associated with non-residential uses, including kennels, runs and corrals.
 - b. Drive-through facilities
 - c. Car washes
 - d. Non-residential outdoor accessory uses
- E. Rehabilitation and Containment Plan. A containment plan shall document hazardous materials to be stored, used, or produced in significant quantities and the policies and practices to prevent and contain the accidental or inappropriate discharge of those materials. The plan shall demonstrate that the proposed use will comply with all State and federal requirements and that the public and the environment will be protected from hazardous conditions. A rehabilitation plan shall also include actions that will be taken upon cessation of activities or uses involving potentially hazardous materials to ensure that the site is free from hazardous materials for future activities or uses. A Containment and Rehabilitation Plan shall be provided for the following uses:
1. Uses Identified in the Required Impact Control Measures Table (17.18.040(H)).
 2. Accessory uses that involve significant quantities of hazardous materials
- F. Additional Notice. The purpose of the additional notice control measure is to ensure that property owners are notified of uses and projects with a greater likelihood for negative impacts on properties beyond the immediate vicinity. Uses and projects requiring additional notice according to this section shall provide notice to all property owners of record within six hundred (600) feet of the boundary of the subject property for any statutorily required public hearing, in addition to other noticing requirements of this code and state law. The Additional Notice requirement shall apply to the following uses and projects:
1. Initial establishment of uses identified in the Required Impact Control Measures Table (17.18.040(H)).
 2. New construction projects that exceed ten (10) acres.
- G. Residential Protection Area. The purpose of a residential protection area is to minimize the impact of a use on existing residential areas. A residential protection area is the area within a prescribed distance from a residential use where additional restrictions apply to a use or a use is prohibited. Uses and buildings that were

compliant upon initial establishment shall not be considered non-conforming, according to the requirements of this chapter, due to subsequent rezoning and development of a residential use within the residential protection area. Residential protection areas shall be applied according to the following:

1. Uses are prohibited, except for associated parking or open space, within the distance identified in the Required Impact Control Measures Table (17.18.040(H)) as measured from the property line of properties with a residential zone.

a. Gas Station: Underground fuel storage tanks are prohibited within the residential protection area for the Gas Station use as identified in the Required Impact Control Measures Table (17.18.040(H)). The following exceptions to the residential protection area are allowed:

- i. The residential protection area is reduced to one hundred (100) feet from the property line of residential zone properties that do not have an existing single-family dwelling unit.
- ii. The residential protection area shall not apply to properties located on the opposite side of a minor collector road or greater, as classified by the City's Master Transportation Plan, from the Gas Station use.

2. Indoor gun ranges shall be located no closer than one hundred (100) feet from the property line of a residential zone. The range portion of an outdoor gun range shall be located no closer than one thousand five hundred (1,500) feet from a property line and no closer than two thousand five hundred (2,500) feet from the property line of a residential zone or existing dwelling unit.

3. Aircraft Transportation landing and take-off facilities shall be located no closer than one thousand (1,000) feet to the property line of a residential zone, except for rotor craft used by emergency services in temporary situations.

4. The following shall apply to~~When allowed non-residential uses are located within one hundred (100) feet of the property line of a residential zone, the following shall apply:~~

- a. Individual uses shall not occupy an enclosed space that exceeds ten thousand (10,000) square feet.
- b. Buildings that serve multiple tenants shall not exceed a total floor area of thirty thousand (30,000) square feet.
- c. Buildings shall not exceed thirty-five (35) feet in height and shall be set back from the common residential property line a minimum distance of twenty-five (25) feet.
- d. P-O Zone: Drive-through facilities shall be prohibited.

H. Required Impact Control Measures Table:

CATEGORY	USES	Required Impact Control Measures (X=required)							
		A. Traffic	B. Circulation & Access	C. Operations	D. Sound	E. Rehab. & Contain.	F. Additional Notice	G. Residential Protection Area	
Agricultural	Animal Husbandry			X				100'	
	Horticulture			X				100'	
	Plant Nursery			X			X	100' ¹	
	Public Agricultural Facility		X	X	X		X	300' ¹	
Residential	Group Living	Community Residential Facility		X	X		X		
		Dormitory	X	X	X		X	300'	
		Institutional Living		X	X		X	1 mile	
	Household	Live-Work	X	X	X		X	300'	
		Multi-Family	X	X			X	300'	
		Neighborhood Residential Facility							
		Single-Family, Attached		X				X	
Single-Family, Detached		X							
Public	Civic & Community	Cemetery							
		Community Services		X	X				
		Public Safety		X	X	X		X	
		Religious Assembly & Worship		X	X				
	Education	Elementary/Secondary Education	X	X	X			X	
		University/College	X	X	X			X	
		Vocational/Professional	X	X	X			X	
	Open Space	Natural Open Space							
		Park Open Space							
	Utility & Communication	Energy Conversion			X				100'
Telecommunication Facility				X					
Utility Services				X		X	X	1,000' ²	
Commercial	Services	Animal Services			X	X		X	100'
		Business Support							
		Daycare		X	X				
		Financial Institution			X			X ³	
		Hospital	X	X	X			X	100'
		Light Service & Repair			X				100'
		Lodging							100'
		Medical/Dental Office or Clinic							
		Mortuary/Funeral Home							100'
		Office							
		Personal Services			X				
		Professional Services							
		Restaurant							100'
	Recreation & Assembly	Self-storage		X	X				
		Vehicle Repair		X	X	X	X	X	300'
		Vehicle Services		X	X	X	X	X	300'
		Arts & Recreation		X	X				
		Convention/Reception Center	X	X	X			X	100'
		Instruction & Training		X	X				
		Outdoor Recreation	X	X	X	X		X	100'
Retail	Stadium/ Theater/ Auditorium	X	X	X	X ⁴		X	100'	
	Gas Station	X	X	X		X	X	300'	
	General Retail								
	Kiosk, Freestanding		X	X				100'	
	Shopping Center/Department Store	X	X	X			X		
	Vehicle Sales & Rental							300'	

CATEGORY	USES	Required Impact Control Measures						(X=required)	
		A. Traffic	B. Circulation & Access	C. Operations	D. Sound	E. Rehab. & Contain.	F. Additional Notice	G. Residential Protection Area	
Industrial	Manufacturing and Production	Assembly			X			100'	
		Fabrication			X	X	X	X	300'
		Manufacturing			X	X	X	X	500'
		Mining			X	X	X	X	500'
	Sales & Service	Commercial Service & Repair		X	X	X	X	X	500'
		Food & Drink Preparation			X	X	X	X	500'
		Heavy Equipment Sales & Rental			X			X	300'
		Research & Development			X	X		X	300'
		Storage Yards			X	X	X	X	300'
	Transportation	Wholesale & Warehouse			X		X	X	300'
		Aircraft Transportation	X	X	X	X	X	X	500'
		Parking Facility	X	X	X			X	300'
		Passenger Terminal/Station	X	X	X	X		X	100'
	Waste	Railroad Facility			X	X	X	X	300'
		Refuse			X	X	X	X	500'
		Salvage			X	X	X	X	500'

1. When located in an R-1.8 zone, the Residential Protection Area shall apply to adjacent residential properties.
2. Only applies to Major Utility Facilities.
3. Only applies to Non-Depository Financial Institutions.
4. Only applies to outdoor or open air facilities.

17.18.050: CONDITIONAL USES:

- A. Purpose. The purpose of this section is to establish standards for certain uses designated as "conditional uses" in the various land use zones. The Planning Commission or City Council may approve, approve with conditions, or deny conditional uses based on compliance with the standards and criteria of this section.
- B. Permit Required. 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 this section and other pertinent laws and ordinances. Unless amended, revoked, or otherwise specified by the Planning Commission or City Council, a conditional use permit shall be of indefinite duration and shall run with the land, except for when the conditional use is a home occupation, temporary or seasonal, or has been approved for a leased or rented property.
- C. Permit Application. Application for a conditional use permit shall be submitted to the Development Services Department and shall include:
1. a completed application form provided by the City, which includes an affidavit that must be signed by the property owner or the property owner's authorized agent;
 2. a fee as specified in the current consolidated fee schedule;
 3. a description of the proposed use;
 4. mailing labels and postage for owners of the subject property and property owners within three hundred (300) feet of the subject property; and

5. a site plan pursuant to chapter 16.24 (Site Plan Review) of this code, unless the proposed conditional use is temporary and/or does not require building or permanent site improvements or alterations.

D. Permit Application Review.

1. All documents required to be submitted with a conditional use application shall be delivered to the Development Services Department for review. The Development Services Department shall review each application for completeness and conformance to this section, the General Plan, and this code.

2. The Development Services Department may provide the application to other City departments for review and comment as may be required by this code, as necessary for complete review of the application, or as necessary to identify and understand the potential detrimental effects of the proposed conditional use.

3. In addition to the application for a conditional use permit, the Development Services Department may require other information or studies to address potential detrimental effects of the proposed conditional use that have been reasonably anticipated by the City during its review of the application.

E. Notice and Public Hearing. After a complete and accurate conditional use permit application has been submitted to and reviewed by the Development Services Department, the Planning Commission shall hold a public hearing. Notice of the public hearing shall be given as required by the Utah Open and Public Meetings Act and section 17.04.060 (Public Notices) of this title.

F. Planning Commission Review and Action.

1. 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.

2. 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.

G. City Council Review or Appeal.

1. The City or any person aggrieved by a final decision, determination, or requirement of the Planning Commission regarding the approval, approval with conditions, or denial of a conditional use permit application may appeal the Planning Commission's final action to the City Council pursuant to section 16.04.370 (Appeals) of this code.

2. The City Council shall review the Planning Commission's final action as follows:

- a. The City Council may, after reviewing the record of the Planning Commission's final action, summarily affirm the Planning Commission's final action, or review the appealed conditional use application de novo.
- b. Where the City Council reviews the conditional use permit application de novo, the City Council shall follow the same procedure as set forth in this section and:
 - i. shall approve the 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; or
 - ii. 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.

H. Timely Commencement.

1. The holder of a conditional use permit shall substantially comply with all conditions of the permit and an approved site plan, if one is required pursuant to part (C) of this section, within one (1) year of final permit approval by the Planning Commission or City Council. If an approved site plan is required, substantial compliance shall include obtaining a current building permit, paying all application and impact fees, and by completing the foundation of at least one (1) principal building. If an approved site plan is not required, substantial compliance shall include obtaining a business license.

2. If a conditional use permit is to expire pursuant to part (H)(1) of this section, a request for an extension may be filed with the Development Services Department not less than thirty (30) days prior to the expiration date. The Planning Commission may, after evaluating the permittee's progress in the previous year and considering the recommendation of the Development Services Department, grant an extension for the conditional use permit of up to one (1) additional year.

- a. Failure to request the extension in a timely manner shall cause a conditional use permit to automatically expire without further notice.
- b. The original conditional use permit shall remain valid until the request for extension is acted upon by the Planning Commission.
- c. Once a conditional use permit has expired, the permittee must obtain approval of a new permit prior to any reinstatement of the use.
- d. Only one extension may be granted.

3. If an approved conditional use ceases for any reason for a continuous period of one (1) year or more, the conditional use permit shall automatically expire without further notice. Once a permit has expired, the permittee must obtain approval of a new permit prior to any reinstatement of the conditional use.

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 code 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 part (l)(1) of this section.
3. No conditional use permit shall be revoked until after a public hearing is held before the City Council. The permittee shall be notified in writing of such hearing. The notification shall state the grounds for complaint, or reasons for revocation, and the time and location of the hearing. At the hearing, the permittee shall be given an opportunity to be heard and may call witnesses and present evidence on his or her behalf. Upon conclusion of the hearing, the City Council shall determine whether or not the permit should be revoked.

17.18.060: USE DEFINITIONS:

A. Agricultural.

Animal Husbandry – The keeping, grazing, feeding, or breeding of farm animals, and may include the sale of commodities produced. Activities commonly associated with this use include ranches, dairies, and farms.

Horticulture – The cultivation and production of crops, plants, vines and trees, and may include the sale of commodities produced. This use does not include logging and forestry uses. Activities commonly associated with this use include farms, greenhouses, orchards, and sod farms.

Plant Nursery – Establishments primarily engaged in selling trees, shrubs, bulbs, seeds, mulches, fertilizers, and other plants and garden supplies. Activities are often conducted outdoors and items may be grown on-site.

Public Agricultural Facilities – Agricultural facilities, such as barns, stables, corrals and arenas, for boarding, riding, exhibition and training for commercial and public activities. Activities commonly associated with this use may include horse shows, educational events, agricultural exhibits, training clinics, and rodeos.

B. Residential.

Group Living:

Community Residential Facility – An establishment that provides residence to individuals, typically more than eight (8), for prolonged care, is properly licensed with the State and City, and does not qualify as a "Neighborhood Residential Facility". Terms commonly associated with this use are assisted living, convalescent care, and nursing care.

Dormitory – A facility that provides residence to individuals of an associated educational, office or public institution, and not otherwise defined as Institutional Facility.

Individual living areas are typically not complete dwelling units. It is most commonly associated with student living.

Institutional Facility – An establishment that provides residence for the following purposes: correctional, secured supervision, or emergency, protective or temporary shelter. Individual living areas are typically not complete dwelling units. Terms commonly associated with this use may include jail, prison, and homeless shelter.

Household:

Live-Work – A structure that contains both residential occupancy and commercial activity, where the resident occupants are responsible for a commercial activity that is not considered a “Home Occupation” or an accessory use. Allowed commercial activities shall be determined with development approval.

Multi-Family – Multiple attached dwellings within a single building on a single lot or parcel. Terms commonly associated with this use may include apartment and condominium.

Neighborhood Residential Facility – An establishment that provides residence to individuals for prolonged care, is located in a residential area, maintains the residential character of the area, is properly licensed with the State and City, and complies with chapter 5.62 (Residential Facilities) of this code. Terms commonly associated with this use include group home and residential facility for persons with a disability.

Single-Family, Attached – An individual dwelling on an individual lot or parcel attached along a property line to similar dwellings within a shared building. Terms commonly associated with this use may include townhome, rowhouse, and duplex.

Single-Family, Detached – An individual dwelling on an individual lot or parcel that is separated from other dwellings and buildings by yard space.

C. Public/Civic.

Civic & Community

Cemetery – Land used or dedicated to the interment of human or animal remains, including cremated remains. A cemetery may include, if located within the boundary of the cemetery, a crematorium, mortuary/funeral home, mausoleum, sales facility, and maintenance facility.

Community Services – Establishments generally operated by governmental entities or non-profit organizations to provide a service to the public. Activities commonly associated with this use include government administration, library, museum, community center, cultural exhibits, post office, public assistance office, and aquarium.

Public Safety – Facilities generally operated by governmental entities for public safety and emergency services, including police and fire, and related administration.

Religious Assembly & Worship – Establishment of an organized religion operated for worship, religious training or study, government or administration of the religious organization, or for promotion of religious activities. Other establishments maintained by religious organizations, such as educational institutions, hospitals, publishing facilities, social services and secondhand stores, are classified according to the primary activity. Terms commonly associated with this use include churches, convents, monasteries, seminaries, religious shrines, and temples.

Education:

Elementary/Secondary Education – Public or private schools furnishing academic courses, typically for kindergarten through grade 12, which comply with compulsory education requirements and may include technical courses. Schools commonly associated with this use include elementary schools, middle schools, high schools, academies, boarding schools, preparatory schools, special education schools, and vocational high schools.

University/College – Institution primarily engaged in post-secondary education by offering instruction in a variety of fields and is authorized to offer academic degrees (associates, bachelors, masters, and doctoral) or certificates. Facilities may be composed of multiple buildings organized on an integrated campus. Buildings may include classrooms, administration, sports facilities, dormitories, research, auditoriums, libraries and faculty offices. Other terms commonly associated with this use include community college, junior college, and technical institute.

Vocational/Professional – Establishments primarily engaged in specific specialized, technical or occupational education and training, and not otherwise classified as University/College or Elementary/Secondary Education.

Open Space:

Natural Open Space – Areas of land or water essentially unimproved and reserved for scenic, environmental or preservation purposes, and may include steep slopes, flood plains, hazard areas, unique vegetation, river corridors, wetlands, wildlife habitat and archeological, historical and cultural resources. Parking, trails, and access roads may be included as accessory uses.

Park Open Space – Areas of land or water developed or reserved for development primarily with vegetative landscaping for the scenic, cultural and recreational use, and enjoyment of the public. Active-use amenities such as ~~ball fields or courts~~, trails, ~~open air theater~~, picnic facilities and playground equipment may be included. Parking, concessions, outdoor ball fields or courts, open air theater/amphitheater, and maintenance facilities may also be included as accessory uses.

Utility and Communication:

Energy Conversion – Facilities and land used or intended to be used for the production of energy from natural forces such as wind, water, sunlight, geothermal heat, or biomass to be utilized beyond on-site consumption.

Telecommunication Facility – Freestanding buildings, structures and towers primarily intended for transmission or reception of communication signals between and among different points.

Utility Services – Facilities engaged in the transmission, distribution or disposal of electricity, gas, sewer, and water. Activities commonly associated with this use include generating plants, substations, storage tanks, towers, treatment plants, pump stations, and water wells.

- Minor Utility Facility - infrastructure for local distribution and service, such as switch boxes, transformer boxes, and underground water and sewer lines, within established rights of way or public utility easements.
- Major Utility Facility – facilities that include the following: sewer facilities, other than below grade lines; regional power generation, other than Energy Conversion; and above-ground facilities on a site exceeding ten thousand (10,000) square feet.

D. Commercial.

Services:

Animal Service – An establishment engaged in the grooming, care, breeding, boarding, raising, veterinary medicine, dentistry, or surgery services of animals, except for uses defined by “Animal Husbandry.”

Business Support – Establishments primarily engaged in rendering business support services, such as photocopying and duplication, equipment sales and leasing, computer repair, call center, and mailing services.

Daycare – Establishments primarily engaged in the care of infants or children, or in providing prekindergarten education. Terms commonly associated with this use include Head Start centers, nursery schools, preschool, and child care center.

Financial Institution – Establishments that provide financial services to the public and business, including depository and non-depository establishments.

- Depository Financial Institution – Establishments that are primarily engaged in depository banking and are generally a state or federally chartered bank, credit unions, or saving institutions.
- Non-depository Financial Institution – Establishments that are primarily engaged in short-term lending, such as title loans, check cashing, deferred deposit loan, or similar type of businesses.

Hospital – A facility providing 24-hour medical services to the general public with a typical length of stay not exceeding one week. Terms commonly associated with this use may include: emergency room, surgical center, and maternity care.

Light Service & Repair – Establishments that primarily provide to the general public light assembly, minor service or repair of items completely within an enclosed space, generally in small quantities, not exceeding one hundred (100) pounds, not related to vehicle repair, not for wholesale and that do not emit noise, vibration, odors, or light beyond the enclosed space that would negatively impact surrounding properties and establishments. Products and items commonly associated with this use include

jewelry, appliances, furniture, shoes, apparel, crafts, sewing, electronics, and computers.

Lodging – A commercial establishment providing temporary residence to the general public, with a temporary length of stay not exceeding thirty (30) days. Terms commonly associated with this use include bed and breakfast, hotel, motel, and inn.

Medical/Dental Office or Clinic – Establishments primarily engaged in providing out-patient medical, dental, and other health services, including offices, clinics and laboratories for doctors of medicine, dentists, chiropractors, optometrists and other health practitioners, but not including activities defined by other uses such as Community Residential Facility, Neighborhood Residential Facility, and Hospital.

Mortuary/Funeral Home – Establishments and facilities engaged in providing services to prepare deceased humans for burial, conduct autopsies, and arrange, conduct, and manage funeral services. Other activities associated with this use may include sale of burial and funeral items, storage of funeral vehicles, and a caretaker dwelling unit. A crematorium may be included with an approved conditional use permit.

Office – Establishments primarily engaged in conducting business executive, management, administrative, or clerical services; or vocational or professional training and instruction in business, language, commerce, or other similar activities not otherwise defined as an Educational, Recreation & Instruction, or Professional Services use. On-site sales may be conducted as an accessory use.

Personal Services – Commercial establishments primarily engaged in providing services of a personal nature. Activities commonly associated with this use include:

- laundry/dry-cleaning
- portrait and photography
- beauty and barber shops
- tanning salon
- tattoo parlor
- massage therapy
- clothing rental & tailoring

Professional Services – Commercial establishments primarily engaged in providing professional work to individuals or businesses in fields such as advertising, legal, insurance, real estate, finances, accounting, architecture, and engineering.

Restaurant – Establishments primarily engaged in the retail sale of prepared food and drinks for on-site or immediate consumption. Terms commonly associated with this use include:

- bar
- buffet
- cafes
- cafeteria
- coffee shop
- concession stand
- diner
- luncheonette

- fast food
- food cart
- food stand
- grill
- luncheonette
- restaurant
- snack shop

Self-storage – Enclosed facilities, typically divided into separately leased or rented compartments, intended for the storage needs of individuals, organizations, or businesses. Storage areas are not used for uses or activities (i.e.-manufacturing, assembly, retail, office, residential) other than storage. Stored items are non-toxic, non-hazardous, and not intended for on-site retail or wholesale. A dwelling may be included for on-site management of the facility.

Vehicle Repair – Establishments primarily engaged in the repair of vehicles within enclosed facilities, and may include towing and outside storage of vehicles repaired or to be repaired. Vehicle repairs commonly associated with this use include the following:

- body work and paint
- undercoating and rust-proofing
- exhaust system
- engines
- brakes
- electrical
- fuel
- radiator
- transmission
- upholstery

Vehicle Services – Establishments primarily engaged in providing vehicle services, except for Vehicle Repair, within enclosed facilities and vehicles are generally on-site for less than one (1) business day. Activities commonly associated with this use include:

- carwash
- automotive diagnostics
- emissions testing without repair
- automotive inspection
- glass replacement
- window tinting
- automotive lubricating service
- detailing
- tires

Recreation & Assembly:

Arts & Recreation – Establishments primarily engaged in participant focused artistic, cultural, entertainment, or recreational activities and interests conducted within an indoor facility. Activities commonly associated with this use include amusement

center, arcade, art gallery or studio, bowling center, fitness center, ball courts, gun range, and swimming pool.

Convention/Reception Center – Facilities of single or multiple buildings used for public gatherings of specific events, whether social, commercial, civic, religious, political, or educational. The facility is typically rented for individual events and may include restaurants or concessions. Activities commonly associated with this use include conventions, trade shows, seminars, speeches, and receptions.

Instruction & Training – Establishments primarily engaged in personal or group instruction of cultural, sports, or recreational activities such as dance, gymnastics, martial arts, music, and similar activities.

Outdoor Recreation – Facilities primarily intended for participant focused exercise, active physical fitness activities and other recreational activities conducted outdoors or within partially enclosed or screened facilities, where spectators are incidental. Activities commonly associated with this use include golf courses, mini-golf, ball courts and fields, tracks, swimming pools, amusement parks, skateboard park, range, and model airplane parks.

Stadium/Theater/Auditorium – Facilities, generally including tiered seating, primarily intended for cultural, entertainment and athletic spectator events. Facilities may include concessions, and restaurants. Activities commonly associated with this use include arenas, movie theaters, live theaters, sporting events, stage productions, and concerts.

Retail:

Gas Station – An establishment primarily engaged in the retail sale of fuel from fixed equipment into automobiles. Convenience items may also be sold.

General Retail – An establishment, not defined elsewhere, that is engaged in providing goods to consumers for immediate purchase and removal from the premises. Service and repair activities, consistent with the Light Service & Repair use, may be conducted as accessory uses. Products and terms commonly associated with this use include:

- art supplies
- vehicle and equipment parts and supplies
- building, hardware, and garden materials and supplies
- food (grocery, bakery, health, diet, poultry, meat, dairy, vitamins, and convenience)
- apparel, shoe, and jewelry
- furniture, furnishing, and appliance
- electronic, and computer
- pharmacy, and drug
- sporting goods, and bicycles
- hobby, craft, toy, and game
- book, and stationary
- secondhand, and pawn
- gift, novelty, and souvenir

- camera, and photographic
- florists
- office supply
- pets
- medical supply
- religious goods
- tobacco, and alcohol
- personal care
- variety stores
- pet store

Kiosk, Freestanding – A self-contained, unstaffed, and freestanding outdoor structure used for commercial activities such as banking or the retail sale of goods, and not directly associated with other uses on the property.

Shopping Center/Department Store – An individual building, or group of buildings managed as a single property, containing multiple retail and commercial stores, departments, or functions and exceeds fifty thousand (50,000) square feet in combined floor area.

Vehicle Sales & Rental – An establishment primarily engaged in the display, sale, leasing, or rental of new or used automobiles, light trucks, vans, trailers, recreational vehicles, motorcycles, personal watercraft, utility trailers, all-terrain vehicles, and mobile homes.

E. Industrial.

Manufacturing & Production:

Assembly – Establishments engaged in the assembly of goods from previously prepared materials and the production of hand-crafted goods using hand tools and domestic-scale equipment within enclosed structures. Activities do not create noise, odor, dust, vibration, or visual impacts or the potential for health problems on surrounding properties. Activities commonly associated with this use include candle making, ceramics studios, weaving, woodwork, glass work, and leather work.

Fabrication – Establishments primarily engaged in the assembly, treatment, production, and packaging of products or parts in an enclosed building, typically in large quantities and predominantly from previously prepared materials. Activities do not include the use or storage of large volumes of flammable, toxic or explosive materials. The potential for noise, odor, dust, vibration or visual impacts and potential health problems is minimal or can be largely mitigated. Activities commonly associated with this use include vehicle assembly, bottling works, machine shops, metalworking, and paint shops, and commercial printing and publishing.

Manufacturing – Establishments not defined elsewhere primarily engaged in the mechanical or chemical transformation of materials or substances, typically in large quantities, into new products or parts using power driven machines and materials handling equipment. Activities may include the storage and use of large volumes of flammable, toxic or explosive materials needed in the manufacturing process.

Significant noise, odor, dust, vibration, or visual impacts and potential health problems are often inherent with the use. Activities and terms commonly associated with this use include raw materials, asphalt, sawmills, cement, feed, fertilizer, paint, petroleum products, soap, and extruding metals.

Mining – Facilities and land used in the extraction, quarrying, initial production, and distribution, typically in large quantities, of minerals (solids, liquids, and gases), stone and other materials from its naturally occurring location in the earth, except for the removal of materials from a construction site. Activities commonly associated with this use include petroleum and natural gas wells, mines, sand and rock pits, quarries, and rock crushing.

Sales and Service:

Commercial Service & Repair – Establishments primarily engaged in providing services to commercial and business establishments, service and repairs items that generally exceed one hundred (100) pounds, or operations that may include minimal noise, vibration, odors, or light impacts. Activities are generally conducted indoors. Activities commonly associated with this use include commercial laundry, equipment rental and leasing, welding, machine shop, and printing/publishing, computer software, and music production.

Food & Drink Preparation – Establishments primarily engaged in the preparation and production of food items generally for off-site consumption and/or sale by others. Activities commonly associated with this use include catering, wholesale bakery, packaging, and processing.

Heavy Equipment Sales & Rental – Establishments primarily engaged in the sale or rental of automobiles, boats, recreational vehicles, and other equipment generally exceeding five hundred (500) pounds. A permanent building is required, however the majority of the product may be stored outside.

Research & Development – Establishments primarily engaged in the research, development, testing and production of high-technology electronic, industrial, medical, and scientific products. This use may also include the production of music and computer software.

Storage Yards – Establishments primarily engaged in the exterior depository, stockpiling, or safekeeping of materials, products, vehicles, trailers, and equipment, and may include transportation of stored items and vehicle towing. This use does not include parking facilities intended for short-term parking of operable vehicles.

Wholesale & Warehouse – Establishments primarily engaged in storage, distribution, and selling products, supplies and equipment for retailers, contractors, professional businesses, or other wholesalers. Accessory uses commonly include assembly, outside storage, and contractor offices.

Transportation:

Aircraft Transportation – Facilities that provide infrastructure and services for air travel, including all associated activities such as landing pads/strips, aircraft maintenance,

aircraft storage, aircraft fueling, vehicle parking, air traffic control, public transportation, safety facilities, cargo operations, retail, and restaurants/concessions.

Parking Facility – Private or commercial facilities, including drives, aisles and ramps, of one or more levels intended to provide parking as the principal use of the premises.

Passenger Terminal/Station – Facilities primarily engaged in handling, receiving and transferring transit (bus, light rail, commuter rail) passengers, and may include vehicle parking and accommodation for multiple modes of transportation.

Railroad Facilities – Non-passenger facilities directly related to rail transportation, such as storage, fueling, maintenance and rail yards, but not including signage and signals.

Waste:

Refuse – Establishments primarily engaged in the collection of refuse for processing or destruction or in the operation of incinerators, waste treatment plants, landfills, or other sites intended for disposal.

Salvage – Establishments primarily engaged in processing discarded materials or equipment, such as metal, paper, tires, bottles, vehicles, machinery or glass, for reuse, recycling, selling, separating, dismantling, or preparing for shipment to others.

EXHIBIT "B"

Chapter 17.50 (Open Space Zones)
of Title 17 (Planning and Land Use Ordinance)
of the South Jordan City Municipal Code

Chapter 17.50 **OPEN SPACE ZONE**

17.50.010: PURPOSE

17.50.020: DEVELOPMENT & DESIGN STANDARDS

17.50.030: PERFORMANCE DEVELOPMENT

17.50.040: OTHER REQUIREMENTS

17.50.010: PURPOSE

Chapter 17.50 is established to provide areas where large and small-scale open space amenities can be located in the City. Generally these areas are open or largely undeveloped. The zone is intended to encourage a comprehensive network of permanent, multifunctional, publicly and privately owned open spaces. Development standards are designed to prevent the encroachment of residential, commercial and industrial uses into open space areas and to help implement the open space objectives of the City's General Plan. This Chapter shall apply to the two subdistricts of the OS Zone, as established in Chapter 17.20 (Zone Establishment). Allowed use (permitted and conditional), accessory use, temporary use and other associated use regulations are found in Chapter 17.18 (Uses) of this Title.

- A. OS-P Subdistrict. The purpose of the Park Open Space Subdistrict (OS-P) is to encourage the acquisition and development of park open space acreage within the City. The focus of this zone subdistrict is to help implement the open space and recreational goals and policies of the City's General Plan, as well as the City's Open Space Master Plan in regards to developable open space.
- B. OS-N Subdistrict. The purpose of the Natural Open Space Subdistrict (OS-N) is to encourage the acquisition and protection of natural open space acreage within the City. Activities that may detrimentally effect natural open space are discouraged. The focus of this zone subdistrict is to help implement the open space goals and policies of the City's General Plan, as well as the City's Open Space Master Plan in regards to the protection of natural open space.

17.50.020: DEVELOPMENT & DESIGN STANDARDS

- A. Development Review. Uses proposed in the OS Zone may only be established in conformance with the City's development review procedures. Applicants shall follow the procedures and requirements of the City Code regarding development review in the preparation and review of development proposals in the OS Zone. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without the City's prior approval, except as allowed under state law.
- B. Area Requirements. The following area requirements apply to the OS Zone:
 - 1. The minimum zone area is one (1) acre.
 - 2. There is no minimum lot area or project area in the OS Zone except that the lot or parcel area and the project area shall have sufficient size to accommodate proposed development.

"Project" is defined as any development in the OS Zone for which an application has been submitted or approval has been granted for a preliminary plat or site plan.

- C. Density. There is no restriction in the OS Zone on the number of lots or parcels, or the number of buildings on a lot or parcel, except as may be limited by other standards, regulations, or requirements of Title 17 (Planning and Land Use Ordinance).
- D. Lot Width and Frontage. No minimum lot width is required for lots in open space zones. Parcels not fronting on a street must be accessible via a recorded easement or right-of-way.
- E. Yard Area. The following yard area requirements shall apply to lots or parcels in the OS Zone:
 - 1. The following minimum yard area requirements apply to main and accessory buildings:
 - a. The required yard area for front, side, and rear yards shall extend a distance of twenty (20) feet away from and along a property line that is adjacent to the edge of a public right-of-way (back of sidewalk for a typical street cross-section). An alternative edge line to be used for measuring the minimum yard area may be established where an atypical street cross-section exists and when recommended by the Development Services Director and approved by the Planning Commission.
 - b. The required yard area for front, side, and rear yards shall extend a distance of thirty (30) feet away from and along a property line adjacent to a residential or agricultural zone.
 - 2. The required yard area for a lot or parcel adjacent to a residential or agricultural zone, as required in subsection E.1 of this Section may be reduced if the adjacent residential or agricultural zoned property has a future land use designation that is not residential or agricultural and the reduction is approved by the Planning Commission during site plan review and approval.
 - 3. The following may be projected into any required yard area in the OS Zone:
 - a. Fences and walls that conform to the City Code and City Ordinances.
 - b. Landscape elements, including trees, shrubs and other plants.
 - c. Minor utility or irrigation equipment or facilities.
 - d. Decks not more than two (2) feet high.
 - e. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks or similar architectural features attached to a building that does not extend more than two (2) feet into a side yard area or four (4) feet into a front or rear yard area.
 - f. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to a building not exceeding eight (8) feet wide and extending not more than two (2) feet into a side yard or four (4) feet into a front or rear yard.
- F. Parking and Access. Parking areas and access in the OS Zone shall comply with Chapter 16.26 (Parking and Access), Chapter 17.18 (Uses), and Title 10 (Traffic Code).
- G. Fencing, Screening and Clear Vision. The following fencing, screening and clear vision requirements shall apply to the OS Zone:

1. All mechanical equipment, antennas (where possible), loading and utility areas and trash receptacles shall be screened from view with architectural features or walls consistent with materials used in the associated buildings.

2. The boundary of the OS Zone that is not in or adjacent to a public right-of-way and that is adjacent to a residential or agricultural zone may be required to be fenced. Fencing or landscaping techniques may be required to buffer and protect waterways, trails, parks, open spaces or other uses as determined with development approval.

3. No wall, fence or screening material shall be erected between a street and a front or street side building line in the OS Zone, except as required in Subsection 1 of this Section.

4. Landscape materials, except for mature trees that are pruned at least seven (7) feet above the ground, and fences shall be no higher than three (3) feet high within a ten (10) foot triangular area formed by the edge of a driveway and a street right-of-way line or within a thirty (30) foot triangular area formed by the right-of-way lines of intersecting streets.

H. Architecture. The following architectural standards are required in the OS Zone:

1. Applicants for development approval shall submit for site plan review architectural drawings and elevations, and exterior materials and colors of all proposed buildings. In projects containing multiple buildings, the applicant shall submit a design book that includes an architectural theme, features, exterior materials and colors governing the entire project.

2. All building materials shall be high quality, durable and low maintenance.

3. Exterior walls of buildings that are greater than sixty (60) feet long shall have relief features at least four (4) inches deep at planned intervals.

4. All sides of buildings shall receive design consideration.

5. Signs shall meet the requirements of Title 16, Chapter 16.36 of this Code and shall be constructed of materials which complement the buildings which they identify.

6. The maximum building height in the OS Zone shall be thirty-five (35) feet, except that architectural elements, iconic features, and other structures may exceed thirty-five (35) feet as determined necessary to the allowed use or beneficial to the zone area by the Planning Commission.

7. The exteriors of buildings in the OS Zone shall be properly maintained by their owners.

I. Grading and Drainage. All developments shall be graded to comply with Section 16.04.040(E)(9) of Chapter 16.10 (Subdivision Review) and as required by the Development Services Department to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof water onto the subject lot or parcel.

J. Landscaping. The following landscaping requirements and standards shall apply in the OS Zone:

1. The front, side and rear yard areas and all areas of lots not approved for parking, buildings or other hard surfacing in the OS Zone shall be landscaped and properly

maintained with grass, deciduous and evergreen trees, and other live plant material approved in conjunction with a landscape plan that has been designed and prepared by a landscape architect and approved by the Planning Commission.

a. Natural open space areas shall incorporate plant materials as provided in the City's "Jordan River Corridor Open Space and Habitat Conservation Master Plan and Management Guidelines."

b. A minimum of one tree per four hundred (400) square feet, or part thereof, of required landscaped yard area is required in the Park Open Space Subdistrict, except that any required parkstrip trees may be counted towards the yard area tree requirement. Required yard area trees shall be located in the required yard area. With a positive recommendation by the Development Services Director, the Planning Commission may approve up to fifty (50) percent of the required yard area trees be located on the project site outside of the required yard area. A minimum of thirty (30) percent of the required yard area trees shall be minimum seven (7) foot tall evergreens. Deciduous trees shall have a minimum two (2) inch caliper. Deciduous and evergreen trees required in this section need not be equally spaced but shall be dispersed throughout the required yard areas on the site.

2. All collector streets and other public and private park strips in the OS Zone shall be improved and maintained by the adjoining owners according to specifications adopted by the City unless otherwise allowed with development approval.

3. Trees shall not be topped and required landscape areas shall not be redesigned or removed without City approval. Property owners shall replace any dead plant material in accordance with the requirements of this Chapter and the approved site plan and/or final plat.

4. The following landscaping requirements shall apply to parking areas:

a. Planters with shade trees that have a two (2) inch or larger caliper and grass, shrubs or ground cover shall be installed at the ends of parking rows. Planters shall be at least five (5) feet wide.

b. Shade trees shall be planted in double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum thirty (30) foot intervals and no farther than six (6) feet from the parking area.

c. Minimum five (5) foot landscaped planters shall be provided around building foundations except at building entrances and loading and utility areas.

5. Development that is contiguous to canals, streams or drainage areas shall be reasonably designed to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any areas so included and perpetually preserved may be counted toward required yard space. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without written approval of any entity or agency having jurisdiction over said waterways.

6. All required landscaping shall be installed (or escrowed due to season) prior to occupancy.

7. All landscaped areas, including adjoining public right-of-way areas, shall be properly irrigated and maintained by the owners.

K. Lighting. The following lighting requirements shall apply in the OS Zone:

1. Applicants for development review shall submit a lighting plan, which shall also include a photometric analysis.
2. Site lighting shall adequately light all parking areas, walkways and common areas. Site lighting shall be designed and/or shielded to prevent glare on adjacent properties.
3. Lighting fixtures on private property shall be architectural grade and consistent with the architectural theme of the development.
4. Lighting fixtures on public property shall be architectural grade and consistent with a streetlight design approved by the City Engineer.

17.50.030: PERFORMANCE DEVELOPMENT

Performance Development is not allowed in the OS Zone.

17.50.40: OTHER REQUIREMENTS

- A. Maintenance. All private areas in developments shall be properly maintained by the property owners.
- B. Easements. Buildings may not be located within a public easement.
- C. Phasing Plan. Applicants seeking development approval of a phased project phasing shall submit for review at the time of preliminary plat or site plan approval a project phasing plan. Development shall be in accordance with the project phasing plan unless the City approves a revised project phasing plan.
- D. Nonconforming Lots or Parcels. Nonconforming lots or parcels of land which legally existed or were created by a preliminary or final plat approval prior to the establishment of the OS Zone shall be brought into conformance with the requirements of this chapter prior to development.

EXHIBIT “C”

Chapter 17.62 (Office Zones)
of Title 17 (Planning and Land Use Ordinance)
of the South Jordan City Municipal Code

Chapter 17.62

OFFICE ZONE

17.62.010: PURPOSE

17.62.020: DEVELOPMENT & DESIGN STANDARDS

17.62.030: PERFORMANCE DEVELOPMENT

17.62.040: OTHER REQUIREMENTS

17.62.010: PURPOSE

Chapter 17.62 is established to provide standards and regulations, consistent with the City's General Plan and the purposes and provisions of this Title, for office areas in the City. This Chapter shall apply to the P-O Zone, established in chapter 17.20 (Zone Establishment). Uses may only be conducted in the P-O Zone in accordance with the regulations of this Code. Allowed use (permitted and conditional), accessory use, temporary use, and other associated use regulations are found in Chapter 17.18 (Uses) of this Title.

- A. P-O Zone. The purpose of the P-O Zone is to provide areas where large and small scale offices and office parks can be located in the City. Smaller office developments should be harmoniously integrated with surrounding residential areas and serve as residentially compatible buffers to heavier uses such as commercial and industrial businesses and major roadways. Large office buildings should be well buffered from residential areas with landscaped open space. Buildings and signs should be coordinated with high quality materials and architecture.

17.62.020: DEVELOPMENT AND DESIGN STANDARDS

- A. Development Review. Uses proposed in the P-O Zone may only be established in conformance with the City's development review procedures of the City. Applicants shall follow the procedures and requirements of this Code regarding development review in the preparation and review of development proposals in the P-O Zone. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the City, except as allowed under state law. Office condominiums may be approved in accordance with state law and city ordinances.
- B. Area Requirements. The following area requirements shall apply in the P-O Zone:
1. The minimum zone area shall be one acre.
 2. The minimum project area in the P-O Zone shall be one acre. "Project" is defined as any development in the OS Zone for which an application has been submitted or approval has been granted for a preliminary plat or site plan.
 3. There shall be no minimum lot area in the P-O Zone.

C. Density. There is no restriction on the number of lots or parcels or the number of buildings on a lot or parcel, except as may be limited by other standards, regulations, or requirements of title 17 (Planning and Land Use Ordinance), in the P-O Zone.

D. Lot Width and Frontage. No minimum lot width is required for lots in the P-O Zone. Lots not fronting on a street must be accessible to the public via a recorded easement or right of way.

E. Yard Area. The following yard area requirements shall apply to lots or parcels in the P-O Zone:

1. The following minimum yard area requirements apply to main and accessory buildings:

a. The required yard area for front, side, and rear yards shall extend a distance of twenty (20) feet away from and along a property line adjacent to the edge of a public right of way (back of sidewalk for a typical street cross-section). An alternative edge line to be used for measuring the minimum yard area may be established where an atypical street cross-section exists and when recommended by the Development Services Director and approved by the Planning Commission.

b. The required yard area for front, side, and rear yards shall extend a distance of thirty (30) feet away from and along a property line adjacent to a residential or agricultural zone, except that the required yard area adjacent to residential or agricultural zones shall be twenty (20) feet per story for three-story or higher buildings.

2. The required yard area for a lot or parcel adjacent to a residential or agricultural zone, as required in Subsection E.1 of this Section may be reduced if the adjacent residential or agricultural zoned property has a future land use designation that is not residential or agricultural and the reduction is approved by the Planning Commission with site plan review.

3. The following may be projected into any required yard area in the P-O Zone:

a. Fences and walls in conformance to City Codes and City Ordinances.

b. Landscape elements, including trees, shrubs and other plants.

c. Minor utility or irrigation equipment or facilities.

d. Decks not more than two (2) feet in height.

e. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks or similar architectural features attached to a building that does not extend not more than two (2) feet into a side yard area or four (4) feet into a front or rear yard area.

f. Chimneys, fireplace keys, box or bay windows, or cantilevered walls attached to the building not exceeding eight (8) feet wide and extending not more than two (2) feet into a side yard or four (4) feet into a front or rear yard.

F. Parking and Access. Parking areas and access in the P-O Zone shall comply with Chapter 16.26 (Parking and Access), Chapter 17.18 (Uses), and title 10 (Traffic Code).

G. Fencing, Screening, and Clear Vision. The fencing, screening and clear vision requirements of this Section shall apply to the P-O Zone:

1. All mechanical equipment, antennas (where possible), loading and utility areas and trash receptacles shall be screened from view with architectural features or walls consistent with materials used in the associated buildings.

2. The boundary of an office zone which is not in or adjacent to a public right of way and which is adjacent to a residential or agricultural zone shall be fenced with a six foot (6') high, decorative precast concrete panel or masonry fence as determined with development approval. A six foot (6') solid vinyl boundary fencing may be used in unusual circumstances such as when the office zone is adjacent to property which is master planned for nonresidential uses. A higher fence may be required or allowed in unusual circumstances. A building permit may be required for fences and walls according to applicable building codes. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined with development approval.

3. No wall, fence or screening material shall be erected between a street and a front or street side building line in the P-O Zone, except as required by Subsection 1 of this Section.

4. Landscape materials, except for mature trees that are pruned at least seven (7) feet above the ground, and fences shall be no higher than three feet (3) high within a ten (10) foot triangular area formed by the edge of a driveway and a street right of way line or within a thirty (30) foot triangular area formed by the right of way lines of intersecting streets.

H. Architecture. The following exterior materials and architectural standards are required in the P-O Zone:

1. Applicants for development approval shall submit for site plan review architectural drawings and elevations, exterior materials and colors of all proposed buildings. In projects containing multiple buildings, the applicant shall submit a design book that includes an architectural theme, features, exterior materials and colors governing the entire project shall be submitted.

2. All building materials shall be high quality, durable and low maintenance.

4. Exterior walls of buildings that are longer than sixty (60) feet in length shall have relief features at least four (4) inches deep at planned intervals.

5. All sides of buildings shall receive design consideration.

4. Signs shall meet requirements of title 16, Chapter 16.36 of this Code and shall be constructed of materials which complement the buildings which they identify.

5. The maximum building height in the P-O Zone shall be six (6) stories or seventy feet (70'), whichever is less.

6. The exteriors of buildings in the P-O Zone shall be properly maintained by the owners.

I. Grading and Drainage. All developments shall be graded to comply with Section 16.04.040(E)(9) of Chapter 16.10 (Subdivision Review) and as required by the Development Services Department to provide adequate drainage. Buildings shall be equipped with facilities that discharge of all roof drainage onto the subject lot or parcel.

J. Landscaping. The following landscaping requirements and standards shall apply in the P-O Zone:

1. A minimum of thirty percent (30%) landscaped open space, which may include required landscaped yard areas, shall be provided with each development in the P-O Zone.

2. The area of front, side, and rear yards along an adjacent property line and extending away from the property line a distance prescribed in the requirements of this Subsection shall be landscaped with grass, trees, and other live plant material.

- a. The required yard landscape area for a yard adjacent to a residential or agricultural zone shall be not less than ten (10) feet for buildings not exceeding two (2) stories and shall not be less than twenty (20) feet for buildings with three stories or more, except that no yard landscape area is required when a yard area reduction has been approved according to Subsection E.2 of this Section.
- b. The required yard landscape area for a yard adjacent to a public right of way shall be twenty (20) feet, except that no yard landscape area is required when a yard area reduction has been approved according to Subsection E.2 of this Section.

3. All areas of lots in the P-O Zone not approved for parking, buildings or other hard surfacing shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other live plant material in conjunction with a landscape plan for the development that has been designed and prepared by a landscape architect and approved by the Planning Commission.

4. A minimum of one tree per five hundred (500) square feet, or part thereof, of required landscaped yard areas is required in the P-O Zone in addition to other trees required in this Section. A minimum of thirty (30) percent of required yard area trees shall be minimum seven (7) foot tall evergreens. Deciduous trees shall be minimum two (2) inch caliper. Deciduous and evergreen trees required in this Section need not be equally spaced but shall be dispersed throughout the required yard areas on the site.

5. All collector streets and other public and private park strips in the P-O Zone shall be improved and maintained by the adjoining owners according to specifications adopted by the City unless otherwise allowed with development approval.

6. Trees shall not be topped and required landscape areas shall not be redesigned or removed in the P-O Zone without city approval. Property owners shall replace any dead plant material shall be replaced in accordance with the requirements of this Chapter and the conditions of site plan or plat approval.

7. The following landscaping requirements shall apply to parking areas:

- a. Curbed planters with two (2) inch or larger caliper shade trees and grass, shrubs or ground cover shall be installed at the ends of parking rows. Planters shall be at least five (5) feet wide.
- b. Shade trees shall be planted in double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum thirty (30) foot intervals and no farther than six (6) feet from the parking area.
- c. Minimum five (5) foot landscaped planters shall be provided around building foundations except at building entrances, drive-up windows and loading and utility areas.
- d. All landscaped areas adjacent to parking areas shall be curbed.

8. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights of way in the landscaping of the project and the urban trails system. Any areas so included and perpetually preserved may be counted toward required yard space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without written approval of any entity or agency having jurisdiction over said waterways.

9. All required landscaping shall be installed (or escrowed due to season) prior to occupancy.

10. All landscaped areas, including adjoining public right of way areas, shall be properly irrigated and maintained by the owners.

K. Lighting. The following lighting requirements shall apply in the P-O Zone:

1. Applicants for development approval shall submit a lighting plan, which shall include a photometric analysis.

2. Site lighting shall adequately light all parking areas, walkways, and common areas. Site lighting shall be designed and/or shielded to prevent glare on adjacent properties.

3. Lighting fixtures on private property shall be architectural grade and consistent with the architectural theme of the development.

4. Lighting fixtures on public property shall be architectural grade and consistent with a streetlight design approved by the City Engineer.

17.62.030: PERFORMANCE DEVELOPMENT

A. The land use standards of this Chapter and of any other section of this Title or of the development code pertaining to development in the P-O Zone may be altered or waived for a "performance development" by the City Council with an approved development agreement. A conditional use permit/site plan application for the "performance development" shall be reviewed by the Planning Commission for consistency with the approved development agreement. "Performance development" shall be defined as any development in the P-O Zone, which is exempted from certain land use and development requirements but which demonstrates superior design and function. Variations in the standard requirements of the P-O Zone will be based on additional enhancements provided in the development and the desirability of the proposed development relating to one or more of the following: amenities, economic benefit, additional architectural features, resolution of neighbors' concerns, and the development's contribution to principles of quality growth suggested by "Envision Utah's Urban Planning For Quality Growth". The following provisions will govern the review of a proposed performance development:

1. The minimum area of a performance development shall be five (5) acres unless otherwise expressly altered by an approved development agreement.

2. The development agreement shall delineate the requested exceptions and variations from city ordinances and the offsetting upgrades and benefits proposed. Possible exceptions may include, but are not limited to, unlisted uses, yard requirement reduction, building height

increase, alternative screening technique, and reduced parking requirements. Possible upgrades may include, but are not limited to, improved landscape design, architectural enhancements, and coordination with adjoining development. Staff will make a determination as to the reasonableness of the proposed exceptions and upgrades and make recommendations to the City Council. Proposed upgrades and enhancements must clearly exceed what would normally be expected for development in the P-O Zone.

3. Uses which significantly diverge from the character and purpose of the P-O Zone, such as industrial uses, are prohibited.

4. All non-office uses proposed shall be supportive of office uses in the development as described in Section 17.62.010 of this Chapter.

5. Residential and retail uses may only be allowed if stipulated in an approved development agreement..

6. Sexually oriented businesses are prohibited.

B. The following standards and regulations may not be varied for performance developments:

1. Building and infrastructure construction standards.

2. Use regulations as set forth in Chapter 17.18 (Uses).

3. Required landscaping as set forth in Section 17.62.020(J) of this Chapter, except open space.

4. Sign regulations as set forth in Chapter 16.36 (Sign Ordinance) of this Code.

5. Requirements of Chapter 16.24 (Site Plan Review) of this Code.

6. Any standards relating to the public health, safety and welfare.

17.62.040: OTHER REQUIREMENTS

A. Private Covenants. The developer of a condominium project in an office zone shall submit a proposed declaration of covenants to the city attorney for review, including an opinion of legal counsel licensed to practice law in the state that the condominium meets requirements of state law, and record the covenants with the condominium plat for the project.

B. Maintenance. All private areas in developments shall be properly maintained by the property owners.

C. Easements. Buildings may not be located within a public easement.

D. Phasing Plan. Applicants seeking development approval of a phased project shall submit for review at the time of plat or site plan approval a project phasing plan. Development shall be in accordance with the project phasing plan unless the City approves a revised project phasing plan.

E. Nonconforming Lots or Parcels. Nonconforming lots or parcels of land which legally existed or were created by a preliminary or final plat approval prior to the establishment of the P-O Zone shall be brought into conformance with the requirements of this Chapter prior to development.