

REQUEST FOR COUNCIL ACTION

SUBJECT: Amendment to Jordan Valley TOD Preliminary Development Plan

SUMMARY: Preliminary Development Plan Amendment – Jordan Valley TOD Preliminary Development Plan; 3295 West 8600 South; Amended Preliminary Development Plan (Garage Elevations); P-C (TSOD) Zone; Bangerter Station, LLC/Jeffrey Vitek (applicant) [Scott Langford # DP20160006, AR20160010; parcels #27-05-229-001; 27-05-227-014]

FISCAL IMPACT AND/OR ASSET IMPACT: None.

STAFF RECOMMENDATION: Based on the analysis and purpose and intent of the PC zone, Staff recommends that the City Council consider the proposed amendment to the parking garages and either approve the amendment as requested by the applicant, deny the requested amendment, or approve an alternative modification.

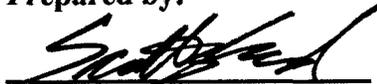
PLANNING COMMISSION RECOMMENDATION: On May 17, 2016 the Planning Commission, in a 7 to 0 vote, recommended that the City Council deny the requested amendment to the parking garages, with a caveat that if certain elements of the original design were retained, they could support an amendment (see “Background” section for a copy of the full motion).

MOTION RECOMMENDED: “Based on the information presented in this report and discussed in this meeting, I move that the City Council *approve/deny/approve with conditions* (choose one) the amendment to the parking garage facades of the Jordan Valley TOD Preliminary Development (*Garage 1 and 2*) because it **meets/does not meet** (choose one) the following purposes and intent of the PC zone as listed in Section 13-5C-1 of the 2009 City Code:...(list the applicable numbers).”

Public Hearing Required – Completed May 18, 2016

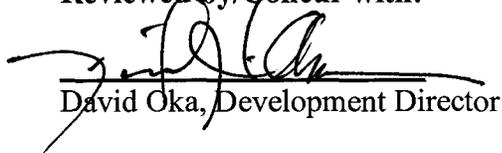
Roll Call vote required

Prepared by:



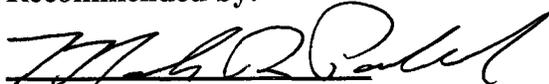
Scott Langford, City Planner

Reviewed by/Concur with:



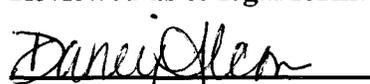
David Oka, Development Director

NOT Recommended by:



Mark Palesh, City Manager

Reviewed as to legal form:



Darien Alcorn, Deputy City Attorney

I. BACKGROUND/ANALYSIS

On July 27, 2010 the City's Design Review Committee reviewed the preliminary site plan and building elevations for the proposed parking structures associated with buildings I and II (first phase). The only recommendation they forwarded to the Planning Commission was to add more circular openings on the parking structures to break up the multiple rectangular openings. The applicant made changes to the parking structures based on this recommendation and these changes were reflected in the materials submitted to the Planning Commission and the City Council.

On August 25, 2010 the City Council approved the Jordan Valley TOD Preliminary Development Plan, which included the site plan, building elevations shown in the development plan, and the following conditions of approval.

1. Update all plan sheets to reflect two-way vehicular traffic circulation adjacent to the UTA bus station and kiss and ride drop-off area.
2. Update cover page to state "Preliminary" development plan, instead of "Final" development plan.
3. All staff redline comments must be met prior to Final Development Plan approval.
4. Remove all the fertilizer and soil guides from the Development Plan and submit it as a separate document during Final Site Plan submittals.
5. Final Site Plan approval for Phase 2 will not be granted until Phase 1B, as shown in the Preliminary Development Plan is completed, which is the connection of "A" Street to 9000 South.
6. Reduce the light standard height to 15 feet (including lamp, pole, and base) for all parking lot lighting within 150 feet of a residential district per section 13-12-6E of the Zoning Ordinance.
7. Final landscape plans shall be amended to show tree placement at a minimum of one street tree for every 25 feet of private or public street right-of-way per Section 13-6G15.
8. A photometric light plan shall be submitted with every final site and development plan to make sure onsite lighting provides a safe and inviting pedestrian environment, while at the same time not exceeding one foot-candle power at the property lines.
9. Construct a sidewalk on the west side of 3200 West from Haun Drive to the UTA crossing in order to provide safe route to schools.
10. Building IX must be moved to the south approximately 25 feet to accommodate the future extension of the master planned roadway, which will extend from the project to the west.
11. The challenge to UTA's legal title to the subject real property presented by the pending litigation styled South Station LLC v. First Interstate Financial, LLC, et al, Case No. 090916224, is finally resolved to the satisfaction of the City Attorney.

On September 7, 2010 the Planning Commission gave Final Development Plan and Final Site Plan approval for the first phase of the Jordan Valley TOD project, which included the two parking structures and associated roads needed for UTA's park and ride and bus station. It was during this approval that it was reemphasized (in the form of a note on the phasing plan) that the decorative parking garage facades had to be installed prior to occupancy of the first residential building.

On May 6, 2016 the Design Review Committee held a meeting to discuss the proposed changes to the parking facades. A draft copy of the meeting minutes are attached to this report. The DRC recommended the original facades over the proposed changes.

**Please note:* In the DRC minutes, the applicant refers to the garage facades as “conceptual”. The garage and building elevations were approved as part of a detailed Preliminary Development Plan that granted the entitlement of specific density based on a specific design (see Code Section 13-5C-3B).

Section 13-5J-10E of the City Code does allow the Zoning Administrator to approve “minor” changes to an approved development plan, which has been done in the past with this specific development. However, based on the significant volume of phone calls from residents after the initial construction of the parking garages, the Zoning Administrator believes that the most appropriate course of action to entertain the proposed amendment is to take it back through the original public hearing review process.

On May 17, 2016 the Planning Commission held a public hearing to discuss the proposed amendment to the Jordan Valley Preliminary Development Plan – specifically regarding the decorative facades on the parking garages of the first 2 phases. After a lengthy discussion, the planning commission forwarded the following motion to the City Council:

PC MOTION: “Josh Suchoski moved to forward a negative recommendation to the City Council to amend the Jordan Valley TOD Preliminary Development Plan; 3295 West 8600 South; Bangerter Station, LLC/Jeffrey Vitek (applicant) because it does not meet the following purpose and intent of the P-C Zone as listed in Section 13-5C-1 of the 2009 West Jordan City Code, specifically, it does not meeting item 2, 4, 5, and 14. Where we found the discrepancy is in compatibility with color and plaster and recommended that there be a change in compatibility with color and plaster on the outside of the structure with two-inch wide scoring. We found discrepancy in where the circular design in the mesh and screen could break up linear elements to imitate the circular design that was originally approved. It does not provide the metal crown or soffit to the relief on top of the elevator shafts that were shown in the original drawing, and it does not provide landscaping where the owner is in control of the land to provide relief to the building. If that were to be addressed, then we probably would approve it. The motion was seconded by Kelvin Green and passed 7-0 in favor of a negative recommendation.”

The following is the “Purpose and Intent” of the PC zone referenced in the Planning Commission’s motion:

13-5C-1: PURPOSE AND INTENT OF PC ZONE:

B. Planned Community Zone: The purpose of the planned community (PC) zone is to encourage imaginative and efficient utilization of land through the clustering of buildings, and the integration of compatible mixed uses (i.e., residential, commercial, recreational). The mix of uses is encouraged in order to create more convenient and effective integration of uses that work in concert to create a more attractive and desirable environment in which people can enjoy employment, residence and leisure within close proximity to each other. This zone is characterized by mixed uses in attractively designed buildings within a well planned and well coordinated landscaped setting. It is also

characterized by a design intended to mitigate the negative effects of noise, traffic and undue congestion.

C. Overall Intent: It is the intent of the city that site and building plans for planned developments be prepared by a designer or team of designers having professional competence in urban planning, site planning, and architectural and landscape architectural design. However, it is not the city's intent that design control be so rigidly exercised that individual initiative is stifled or that substantial additional expense is incurred. Rather, it is the intent of this section that the control exercised be the minimum necessary to achieve the purpose of this chapter. The intent of planned developments (PC or PRD) is to:

1. Create more attractive and more desirable environments in the city;
2. Allow a variety of uses and structures and to encourage imaginative concepts in the design of neighborhood housing and mixed use projects;
3. Provide flexibility in the location of buildings on the land;
4. Facilitate and encourage social and community interaction and activity among those who live within a neighborhood;
5. Encourage the creation of a distinctive visual character and identity for each planned development;
6. Produce a balanced and coordinated mixture of uses and related public and private facilities;
7. Encourage a broad range of housing types, including owner and renter occupied units, single-family detached dwellings and multiple-family structures, as well as other structural types;
8. Preserve and take the greatest possible aesthetic advantage of existing trees and other natural site features and, in order to do so, minimize the amount of grading necessary for construction of a development;
9. Encourage and provide for open land for the general benefit of the community and public at large as places for recreation and social activity;
10. Achieve physical and aesthetic integration of uses and activities within each development;
11. Encourage and provide for development of comprehensive pedestrian circulation networks, separated from vehicular roadways in order to create linkages between residential areas, open spaces, recreational areas and public facilities, thereby minimizing reliance on the automobile as a means of transportation;

12. Since many of the purposes for planned development zones can best be realized in large scale developments, development on a large, planned scale is encouraged;

13. Achieve safety, convenience and amenity for the residents of each planned residential development and the residents of neighboring areas;

14. Assure compatibility and coordination of each development with existing and proposed surrounding land uses.

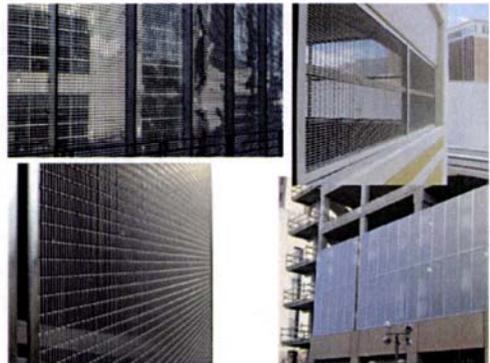
II. GENERAL INFORMATION & ANALYSIS

The applicant has requested to amend the Preliminary Development Plan, which was approved in 2010. Specifically, the applicant is requesting to change the approved decorative parking garage facades.

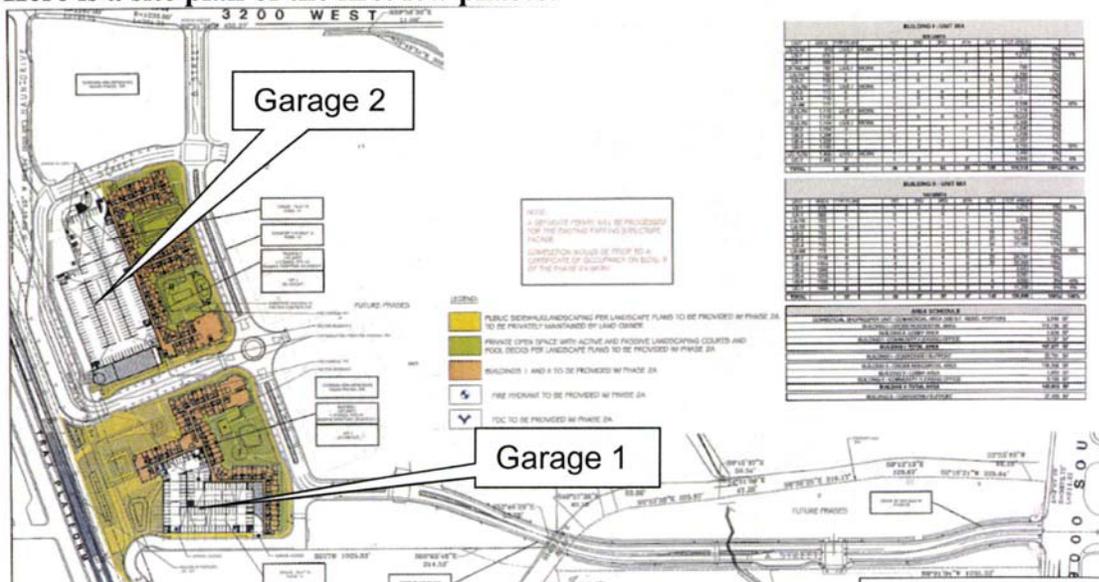
The following pictures depict the approved versus proposed façade changes. Larger copies of these pictures are attached at the end of this report.

The applicant indicated to the DRC that the red colored “mesh” areas on the *proposed* building elevations will not be the silver or gray colored examples provided, but will actually be a rust colored mesh as the corten steel weathers.

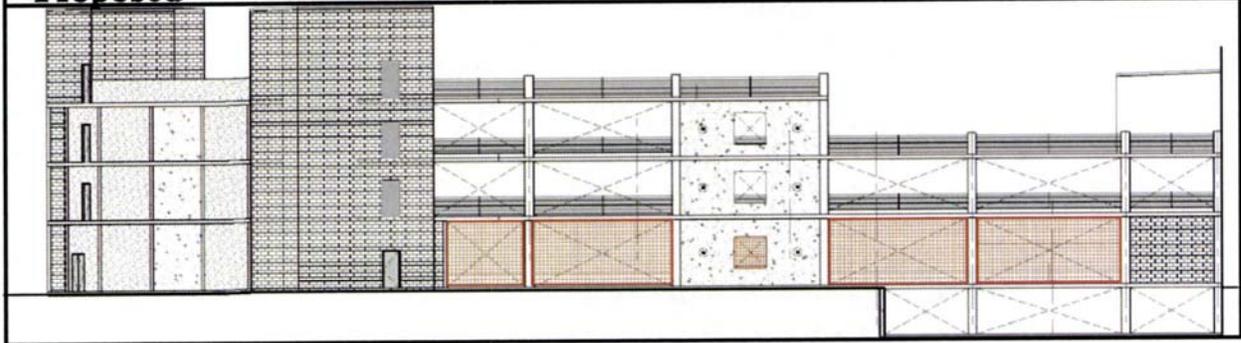
The applicant’s complete description of the materials and proposed garage elevations are attached to this report.



Here is a site plan of the first few phases:

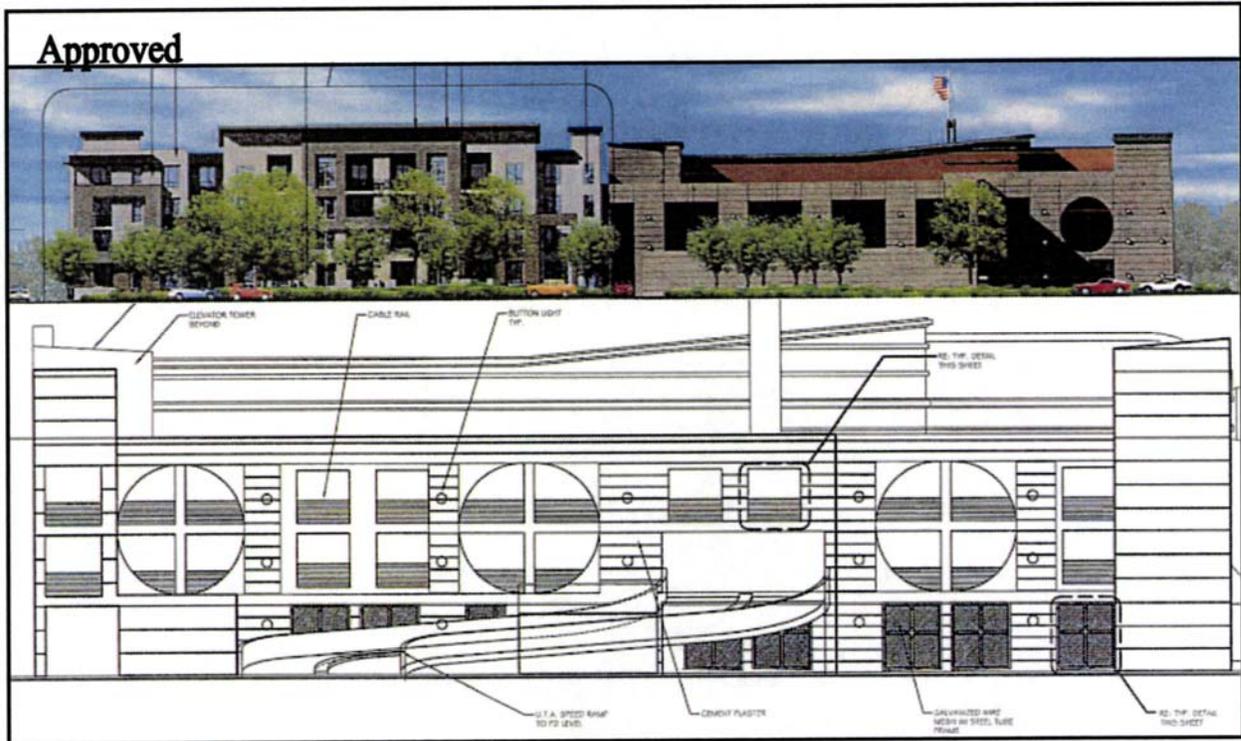


Proposed

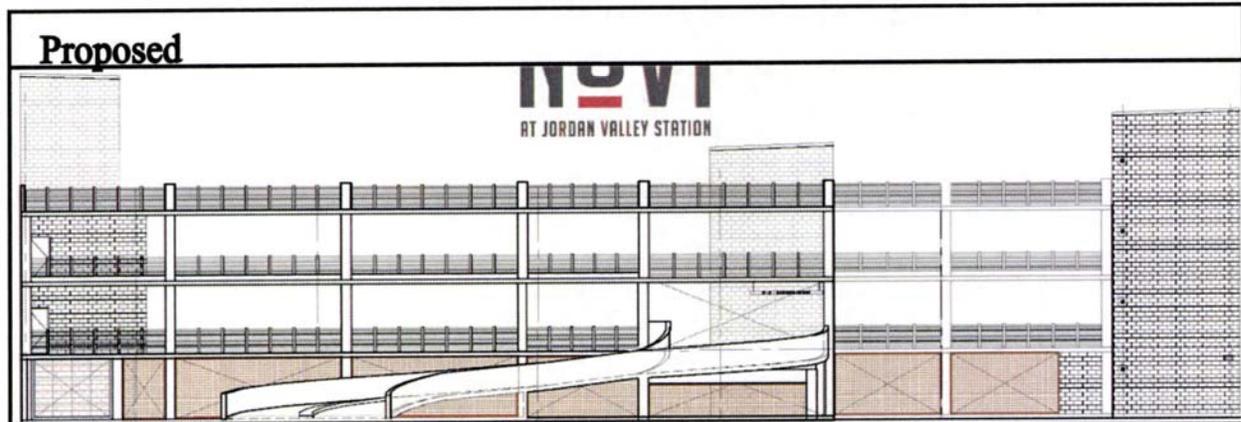


Building 2 – East Elevation

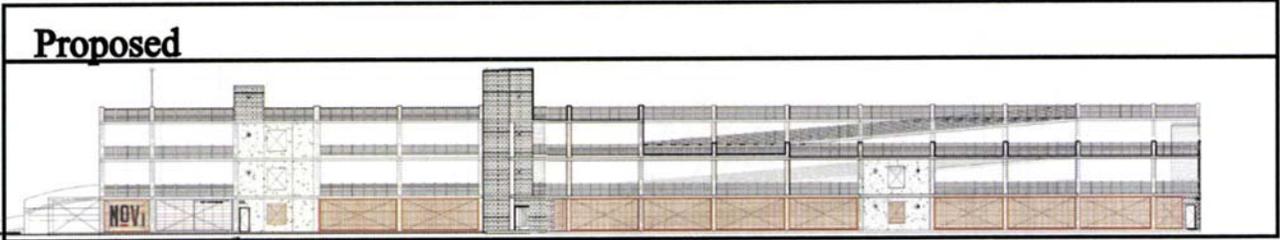
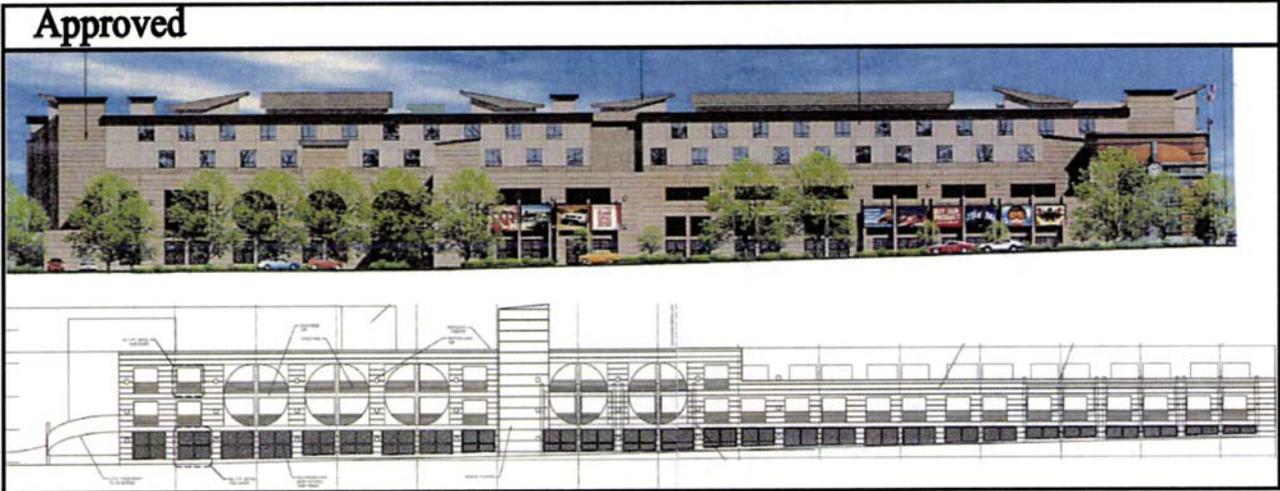
Approved



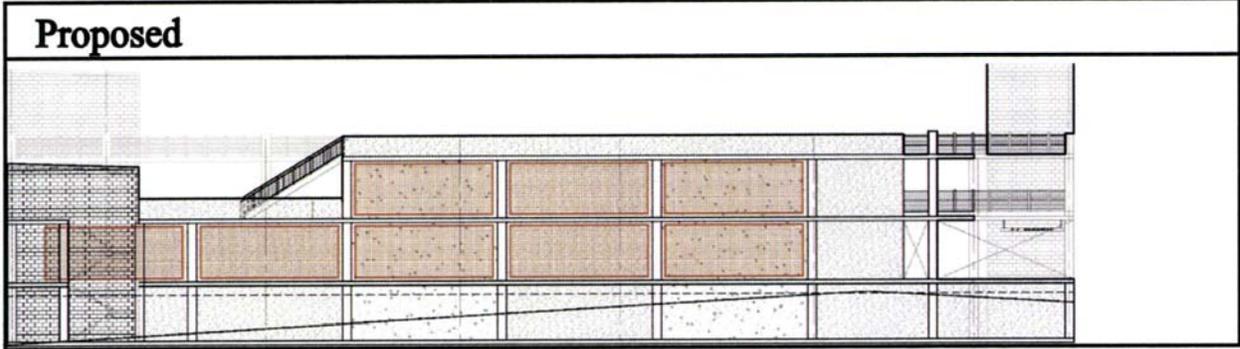
Proposed



Building 2 – North Elevation



Building 2 – West Elevation



There are no specific findings of fact for development plans; therefore, most of the time when staff reviews development plans, they rely on site plan and subdivision findings as a “base test” to see if the proposed plan measures up to city standards. During such a review it is anticipated that these development plans exceed the minimum requirements and make a compelling argument that the development meets the purpose and intent of the PC zoning. Such was the case when the original Preliminary Development Plan was reviewed and approved in 2010.

Because the proposed amendment to the parking garages will only affect the aesthetics of the development, applying the site plan or subdivision criteria is not applicable.

Staff recognizes that aesthetics can be a very subjective topic to review; therefore it is recommended that the City Council consider the following when making a decision on this requested amendment:

- 1) *Historic Context*: The neighborhood expectations created during the original public approval process and then the repeated assurances from city representatives to residents that the garage facades would be improved as shown in the development plan.
- 2) *Purpose and Intent of the PC (TSOD) zone*: The Planning Commission should consider and specifically refer (in their motion) to items listed in Section 13-5C-1 of the City Code (listed in the “motion” section of this report) when forwarding either a positive or negative recommendation to the City Council.

VII. ATTACHMENT:

Exhibit A – Original Approved Garage Facades.

Exhibit B – Applicant’s Proposed Amended Garage Facades

Exhibit C – Design Review Committee Draft Minutes



Melanie S. Briggs, MMC
City Clerk
8000 South Redwood Road
West Jordan, Utah 84088
801-569-5117
Fax 801-563-4716

May 9, 2016

Bangerter Station
Jeffrey Vitek
2121 South McClelland Street, Suite 303
Salt Lake City UT 84106

The City of West Jordan City Council will hold a public hearing on **Wednesday, May 25, 2016, at 6:00 p.m.** at the West Jordan City Hall 8000 South Redwood Road, 3rd Floor, Council Chambers, to receive public comments prior to considering an amendment to the Preliminary Development Plan Phase 2A (Garage Elevations); P-C (TSOD) Zone, for the Jordan Valley TOD located at 3295 West 8600 South, Bangerter Station, LLC/Jeffrey Vitek, applicant. Copies of the City Council agenda packet for the items listed below will be available at the City offices, or on the [City Council Agenda](#) webpage the Friday prior to the meeting.

You are invited to attend the Public Hearing and take part in the discussions and voice any support or concerns you may have. Items may be moved on the agenda or tabled by the City Council.

If you have any questions, please feel free to call me at 801-569-5117.

Sincerely,

Melanie S Briggs, MMC
City Clerk

Cc: Planning Department
File



Melanie S. Briggs, MMC
City Clerk

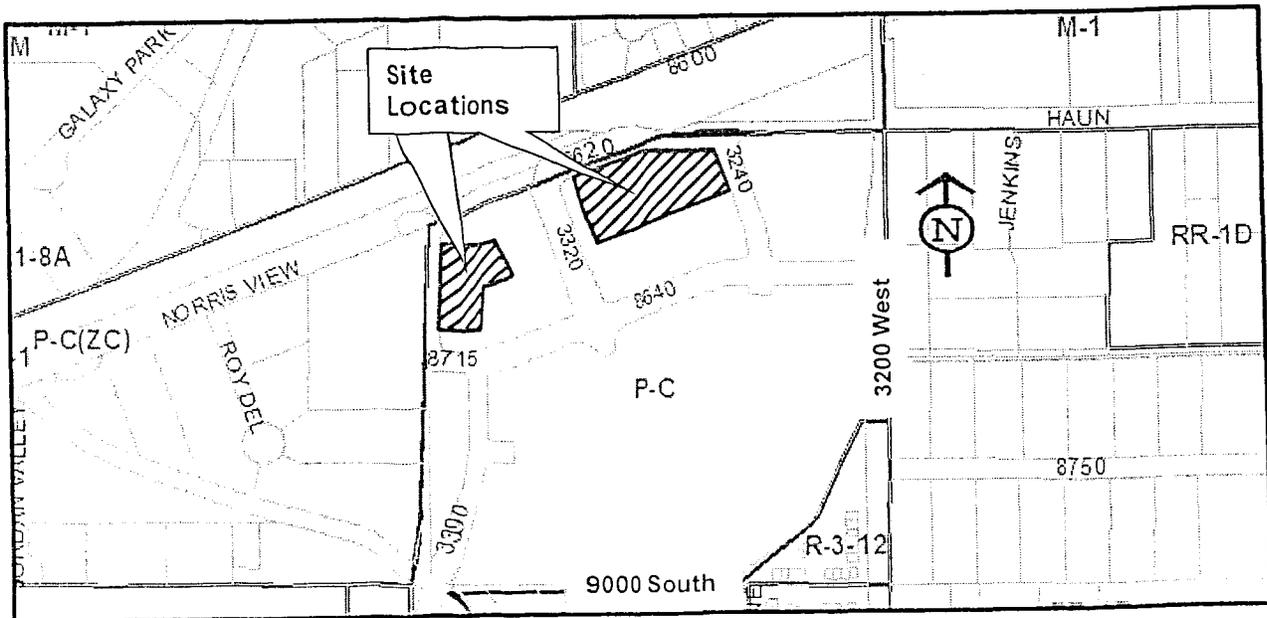
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5117
Fax (801) 563-4716

300'
mailing

**THE CITY OF WEST JORDAN, UTAH
NOTICE OF PUBLIC HEARING**

The City of West Jordan City Council will hold a public hearing on **Wednesday, May 25, 2016, at 6:00 p.m.** at the West Jordan City Hall 8000 South Redwood Road, 3rd Floor, Council Chambers, to receive public comments prior to considering an amendment to the Preliminary Development Plan Phase 2A (Garage Elevations); P-C (TSOD) Zone, for the Jordan Valley TOD located at 3295 West 8600 South, Bangerter Station, LLC/Jeffrey Vitek, applicant. Copies of the City Council agenda packet for the items listed below will be available at the City offices, or on the City Council Agenda webpage the Friday prior to the meeting.

Published this 8th day of May 2016
Melanie S Briggs, MMC
City Clerk



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WEST VALLEY CITY, UTAH 84118
FED.TAX I.D.# 87-0217663
801-204-6910

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CITY OF WEST JORDAN,
MELANIE BRIGGS
8000 S. REDWOOD RD.

ACCOUNT NUMBER

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DATE

WEST JORDAN, UT 84088

5/9/2016

ACCOUNT NAME

CITY OF WEST JORDAN,

TELEPHONE

8015695115

ORDER # / INVOICE NUMBER

0001090357 /

PUBLICATION SCHEDULE

START 05/08/2016 END 05/08/2016

CUSTOMER REFERENCE NUMBER

PH 5/25

CAPTION

THE CITY OF WEST JORDAN, UTAH NOTICE OF PUBLIC HEARING The City of We:

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1 COLUMN(S)

TIMES

2

TOTAL COST

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THE CITY OF WEST JORDAN, UTAH NOTICE OF PUBLIC HEARING
The City of West Jordan City Council will hold a public hearing on Wednesday, May 25, 2016, at 6:00 p.m. at the West Jordan City Hall 8000 South Redwood Road, 3rd Floor, Council Chambers, to receive public comments prior to considering an amendment to the Preliminary Development Plan Phase 2A (Garage Elevations); P-C (TSCD) Zone, for the Jordan Valley TOD located at 3295 West 8600 South, Bangert Station, LLC/Jeffrey Vittek, applicant. Copies of the City Council agenda packet for the items listed below will be available at the City offices, or on the City Council Agenda webpage the Friday prior to the meeting.
Published this 8th day of May 2016
Melanie S Briggs, MMC
City Clerk
1090357 UPAXLP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF **THE CITY OF WEST JORDAN, UTAH NOTICE OF PUBLIC HEARING The City of West Jordan City Council will hold a public hearing on Wednesday, May 25, 2016, at 6:00 p** FOR **CITY OF WEST JORDAN**, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 05/08/2016 End 05/08/2016

DATE 5/9/2016

SIGNATURE *Ann Dartnell*

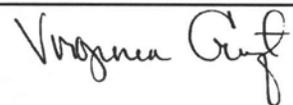
STATE OF UTAH)

COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 9TH DAY OF MAY IN THE YEAR 2016

BY ANN DARTNELL

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


NOTARY PUBLIC SIGNATURE

3200 WEST 1100' x 1100'

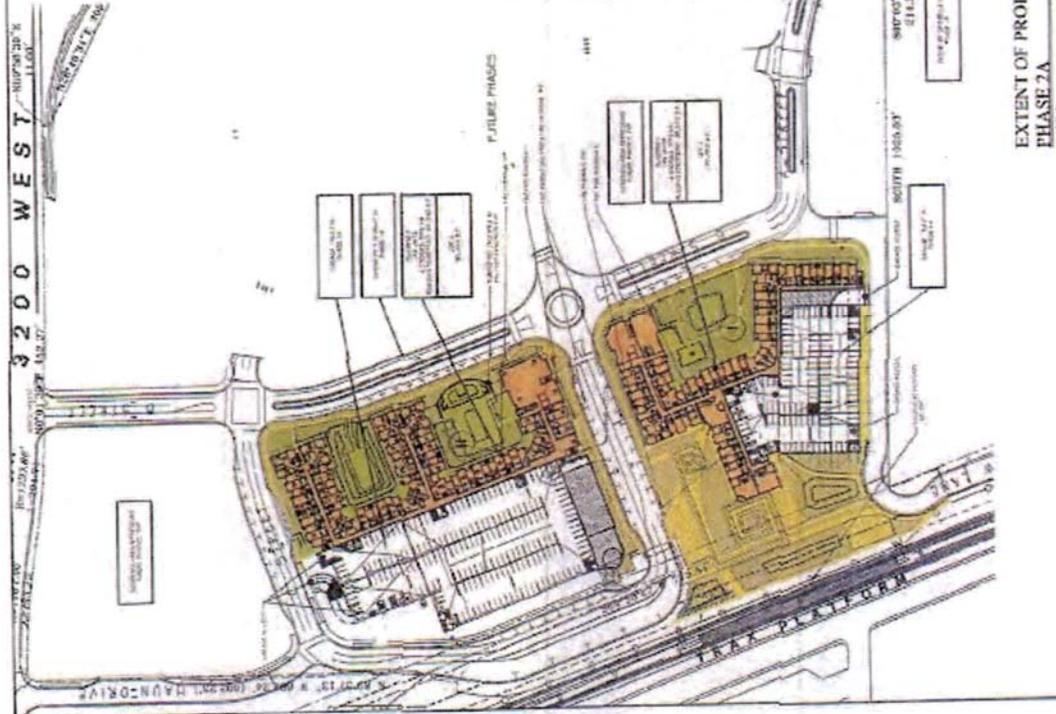
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MEASUREMENT DATA									
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NOTE: ALL PROPOSED IMPROVEMENTS ARE TO BE PROVIDED BY THE LANDOWNER UNLESS OTHERWISE NOTED. ALL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WEST JORDAN, UTAH, STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC WORKS.

- LEGEND:
- PUBLIC SIDEWALK/BIKEWAYING FOR LANDSCAPE PLANS TO BE PROVIDED BY PHASE 2A TO BE PRIVATELY MAINTAINED BY LAND OWNER
 - PRIVATE OPEN SPACE WITH ACTIVE AND PASSIVE LANDSCAPING COURTS AND POOL DECKS FOR LANDSCAPE PLANS TO BE PROVIDED BY PHASE 2A
 - BUILDINGS 1 AND 2 TO BE PROVIDED BY PHASE 2A
 - FIRE HYDRANT TO BE PROVIDED BY PHASE 2A
 - FDC TO BE PROVIDED BY PHASE 2A



EXTENT OF PROPOSED IMPROVEMENTS - PHASE 2A

01

JORDAN VALLEY TOD - PHASE 2A FINAL DEVELOPMENT PLAN

WEST JORDAN, UTAH

Prepared By: JAC CONSULTING, INC.
 Address: 1000 S. 1000 E. SUITE 100, WEST JORDAN, UT 84081
 Phone #: 801.438.3333
 Project Address: 1000 S. 1000 E. SUITE 100, WEST JORDAN, UT 84081
 Project Name: JORDAN VALLEY TOD - PHASE 2A
 Logo: JAC CONSULTING, INC.
 Map Scale: AS SHOWN
 Date: 01/10/22

Revision 11: 01/10/22
 Revision 10: 11/10/21
 Revision 9: 10/10/21
 Revision 8: 09/10/21
 Revision 7: 08/10/21
 Revision 6: 07/10/21
 Revision 5: 06/10/21
 Revision 4: 05/10/21
 Revision 3: 04/10/21
 Revision 2: 03/10/21
 Revision 1: 02/10/21

Original Date: 01/10/22
 Sheet: 01 of 31



A R K
 ARCHITECTS, INC.
 100 EAST 1000 SOUTH, SUITE 100
 SALT LAKE CITY, UTAH 84143
 (801) 462-1000

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UTAH TRANSIT
 AUTHORITY
 JORDAN VALLEY
 IMPROVEMENTS
 WEST JORDAN, UTAH

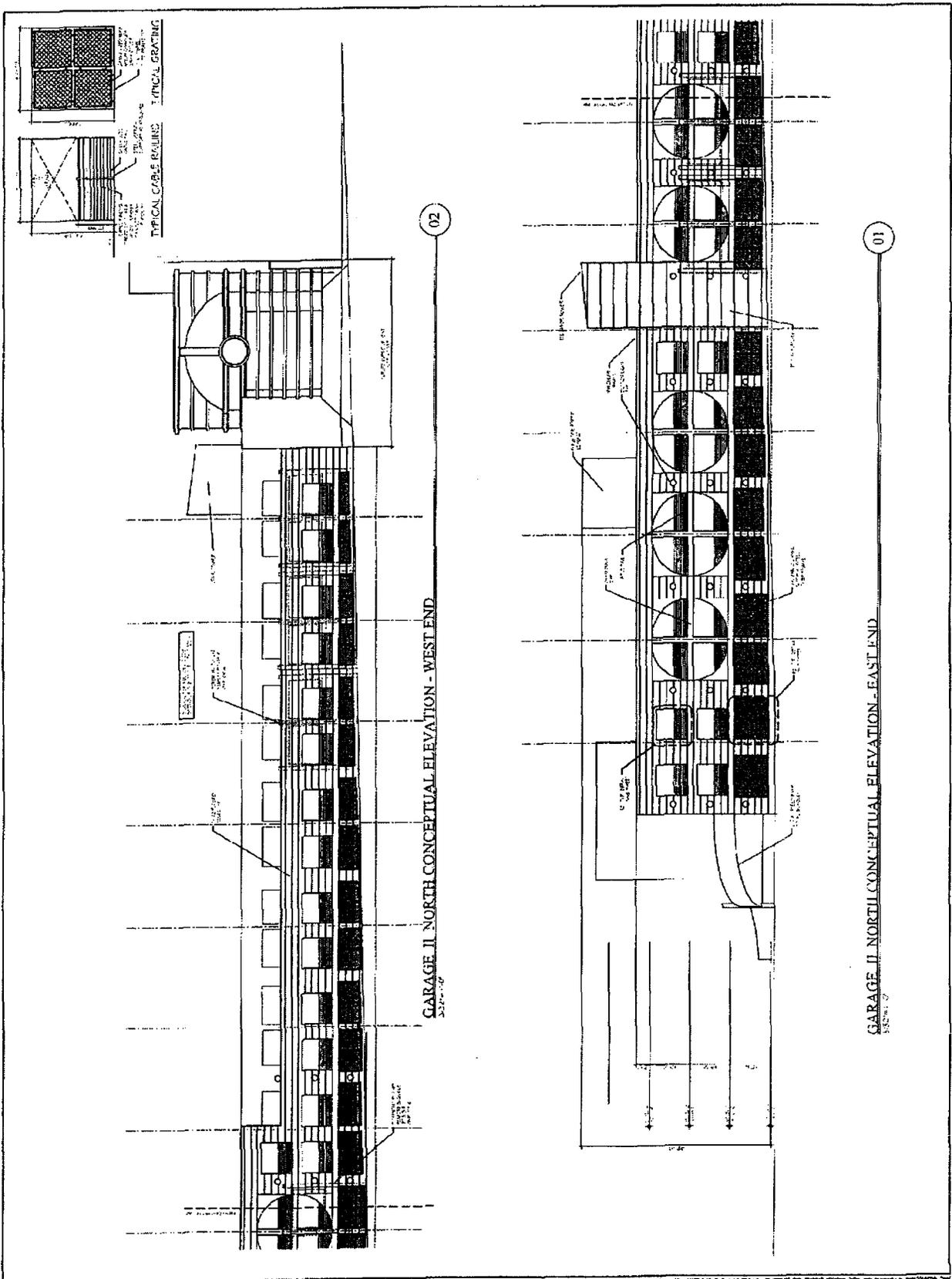
PROJECT NO. 1000000000
 SHEET NO. A4-3
 DATE 10/15/00



SCALE: AS SHOWN
 DRAWN BY: [Name]
 CHECKED BY: [Name]

GARAGE II
 ELEVATIONS

A4-3



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CITY OF WEST JORDAN
COMMUNITY DEVELOPMENT APPLICATION
 8000 South Redwood Road
 (801) 569-5180

Sidwell # 27-05-227-010 / 008 Acreage: 42.16 Lots: _____ Zoning: P-CW/TSOD OVERLAY

Project Location: 3295 West 8600 South – West Jordan, Utah 84088 (Parcel 1 & 2)

Project Name: Jordan Valley TOD

Type of Application: Subdivision Conditional Use Permit
 Site Plan General Land Use Amendment
 Rezone Agreement
 Condominium Other DEVELOPMENT PLAN AMENDMENT

Applicant: JEFFREY VITEK **Company:** BANGERTER STATION, LLC

Address: 2121 South McClelland Street, Suite 303

City: Salt Lake City **State:** Utah **Zip:** 84106

Telephone: Office: 801-483-1000 **Cell:** _____

Email JEFF.VITEK@BVDINCORP.COM

Property Owner: BANGERTER STATION, LLC

Address: 2121 South McClelland Street, Suite 303

City: Salt Lake City **State:** Utah **Zip:** 84106

Telephone: Office: 801-483-1000 **Cell:** _____

Email JEFF.VITEK@BVDINCORP.COM

Engineer: LESLIE MORTON **Company:** PSOMAS ENGINEERING

Address: 4179 South Riverboat Road, Suite 200

City: Salt Lake City **State:** Utah **Zip:** 84123

Telephone: Office: 801-270-5777 **Cell:** _____

Email lmorton@psomas.com

Architect: James McConnell **Company:** ARK Architects, Inc.

Address: 2240 Faraday Avenue

City: Carlsbad **State:** California **Zip:** 92008

Telephone: Office: 858-792-5997 **Cell:** 619-249-9019

Email jmccconnell@arkarchitects.pet

SIGNATURE: _____ **DATE:** 4.27.16

Project #: _____ Date: _____

Received By: ODA PLANNING ENGINEERING

See Attached

Proposed Amended Garage Facades

Exhibit B

JORDAN VALLEY TOD

Final Development Plan Phase 2A - Amendment

April 27, 2016

Owner: Bangerter Station, LLC



CONCEPTUAL VIEW OF B-V & B-VI LOOKING SOUTH EAST

Jordan Valley TOD Parking Garage Screening Update:

- The original entitlement plans approved over 5 years ago were the basis for the apartment buildings and parking garage design for the development. Since that time, TOD developments have evolved and we look to other successful TOD designs from other cities to gain insight for our project to keep it current and relevant for today and the future.
- We traveled to various locations around the country (Denver, Portland, Seattle, San Francisco, Dallas) to take various examples of design elements that worked well for those cities and developments and bring them to West Jordan to use at Jordan Valley Station.
- Parking Garages require 50% open air space for proper ventilation and to construct the screening as provided in the entitlement plans would require the addition of mechanical equipment to provide supplemental ventilation to meet code.
- Providing the necessary security to not only the soon-to-be-residents and station patrons is a prime goal for the development and installing any type of solid screen would create visual obstructions to the exterior that could reduce the security inside the garage.
- With the construction of the apartment buildings, the garages are screened from all major roadways and are now only visible from rail line and secondary roads inside the development.
- The proposed screening will provide the necessary security to the residential occupants without obstructing the view from the exterior for safety and security.
- The metal screening will be similar to the examples shown below:

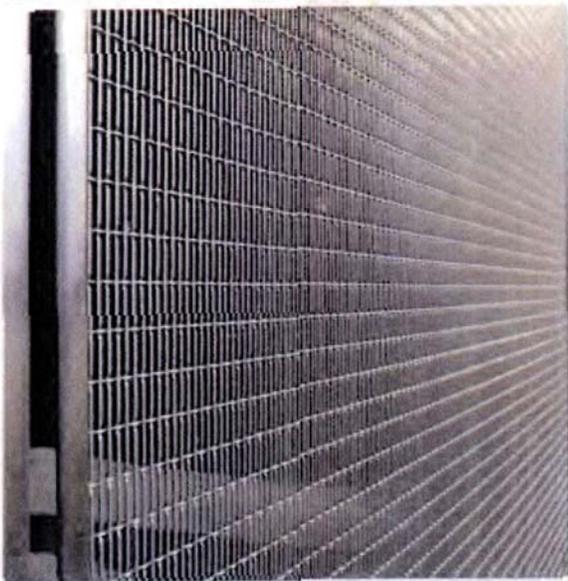
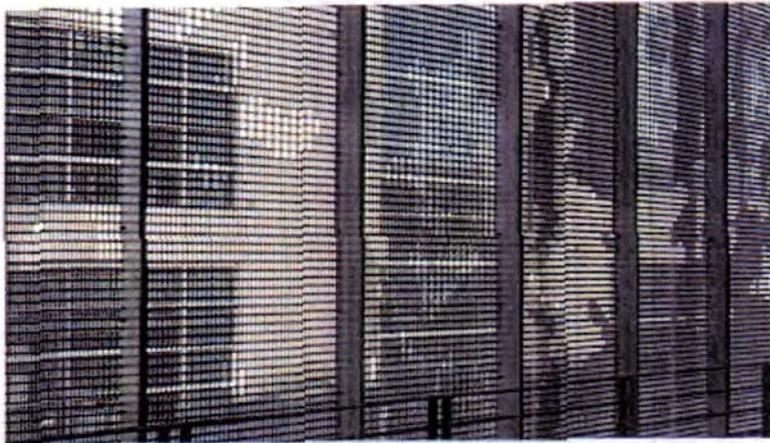
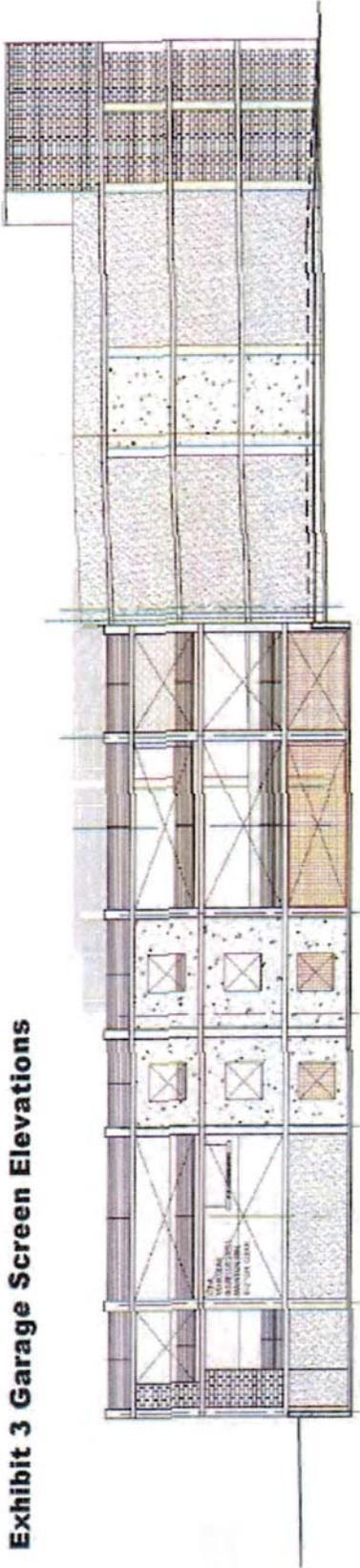


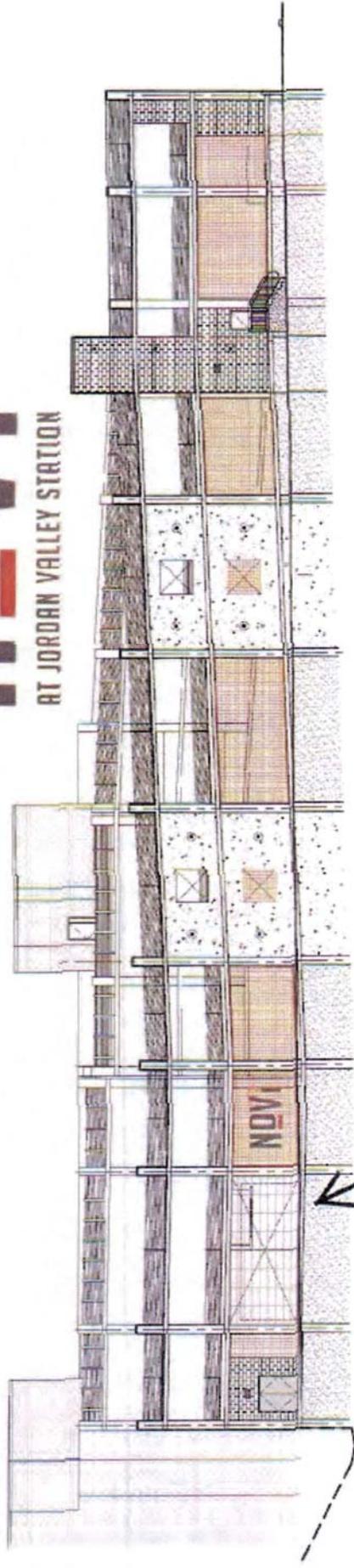
Exhibit 3 Garage Screen Elevations



GARAGE I - SOUTH ELEVATION

02

NOVI
AT JORDAN VALLEY STATION

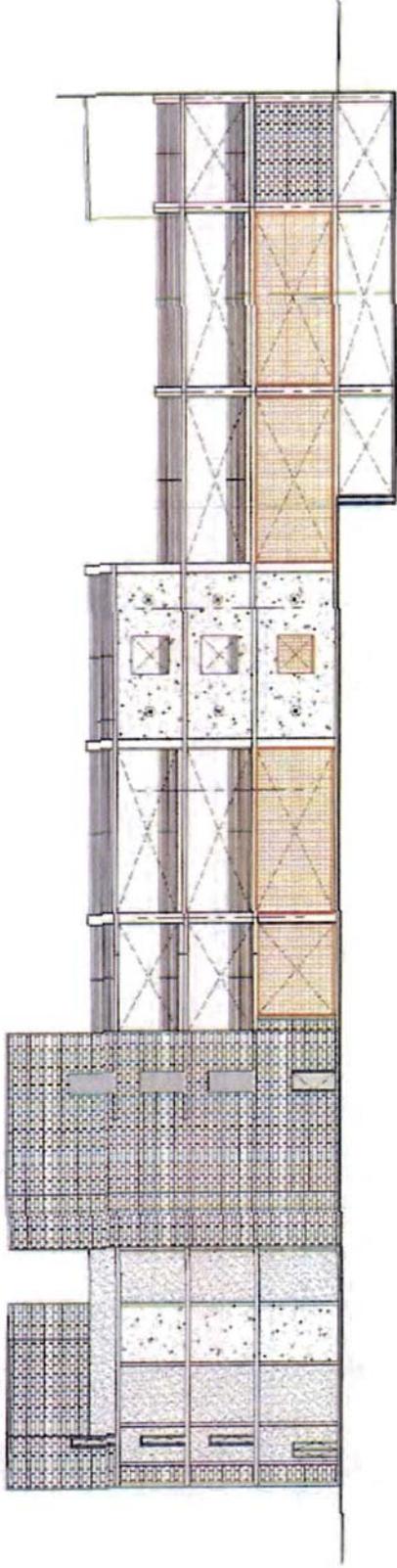


Residential Vehicle Ingress/Egress

GARAGE I - WEST ELEVATION

01

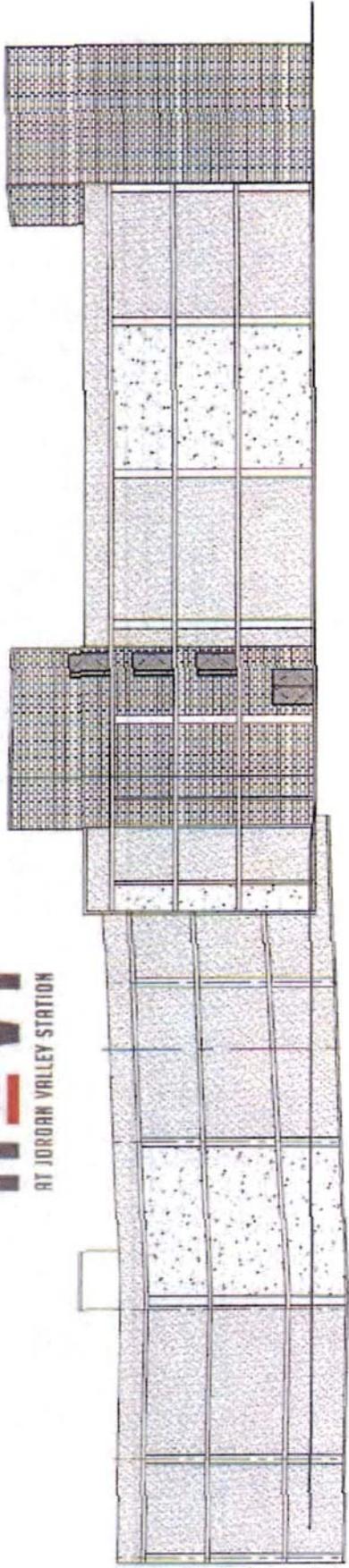
Exhibit 4 Garage Screen Elevations



02

GARAGE I - NORTH ELEVATION

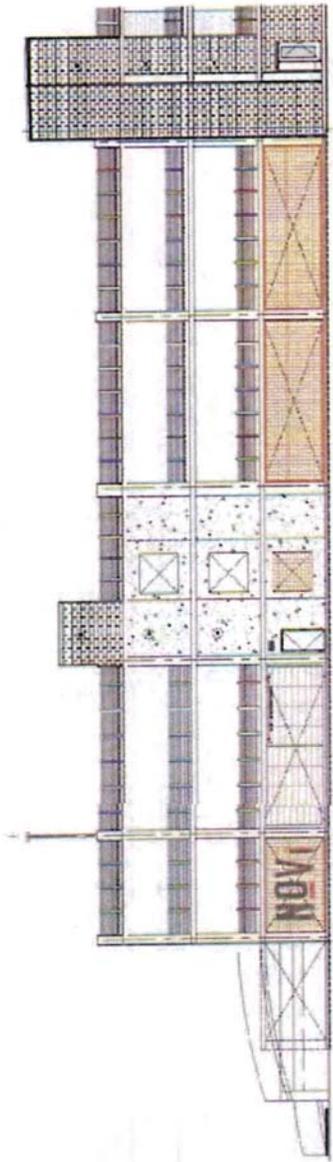
NOVI
AT JORDAN VALLEY STATION



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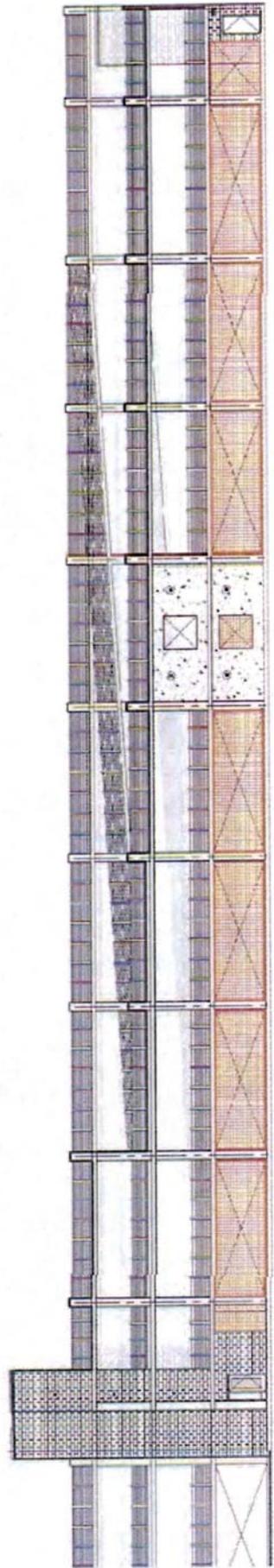
GARAGE I - EAST ELEVATION

Exhibit 5 Garage Screen Elevations



NOVI
AT JORDAN VALLEY STATION

GARAGE II - NORTH ELEVATION
3/8" = 1'-0"
Residential Vehicle Ingress & Egress 02



GARAGE II - NORTH ELEVATION
3/8" = 1'-0" 01

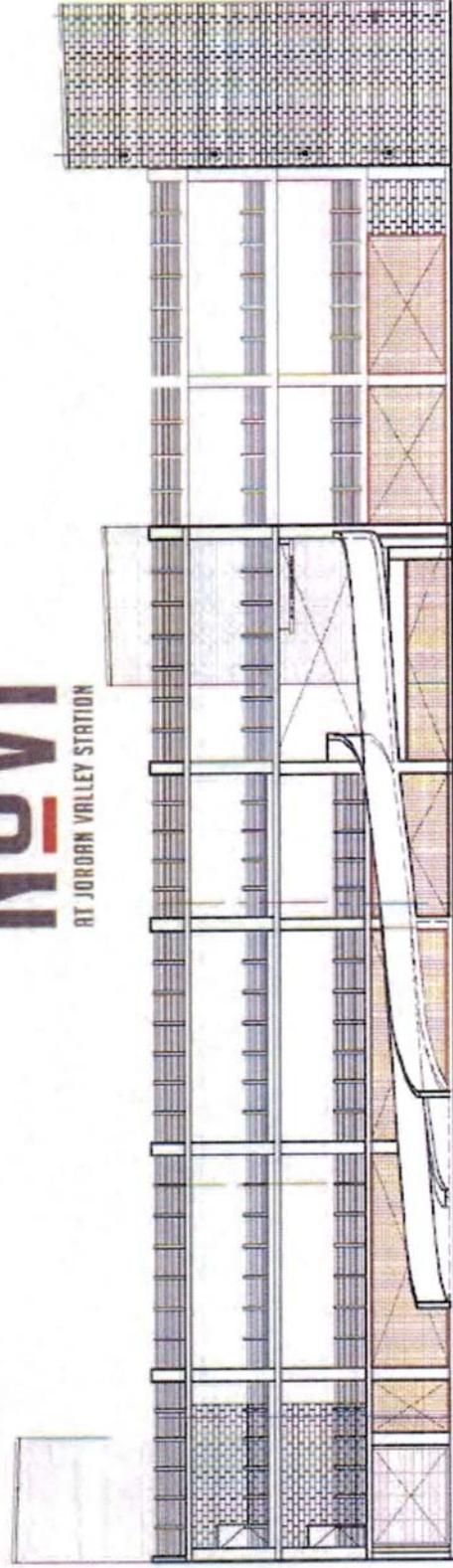
Exhibit 6 Garage Screen Elevations



02

GARAGE II - WEST ELEVATION

NOVI
AT JORDAN VALLEY STATION



01

GARAGE II - EAST ELEVATION

Residential Vehicle Egress



See Attached

DRC Draft Minutes

Exhibit C

DRAFT

MINUTES OF THE DESIGN REVIEW COMMITTEE HELD MAY 6, 2016, IN THE DEVELOPMENT SERVICES CONFERENCE ROOM - WEST JORDAN CITY HALL

PRESENT: Bill Heiner, Judy Hansen, Kim Ratcliffe, and Brad Welch. Steve Fifield was excused.

STAFF: Scott Langford

OTHERS: Jeffrey Vitek, Kobi Lucas

The meeting was called to order at 2:30 by Bill Heiner.

Approve Minutes from April 26, 2016

MOTION: Judy Hansen moved to approve the minutes. The motion was seconded by Brad Welch and passed 3-0 in favor. Kim Ratcliffe and Steve Fifield were absent.

Jordan Valley TOD Garage Elevations; 3295 West 8600 South; P-C (TSOD) Zone

Kobi Lucas said the application is to amend the parking garage screening. The original application was submitted more than five years ago and was presented as the concept plan. In an effort to stay current and modern in their design they propose a material that has been used in other TODs around the country. They proposed an exposed mesh screen that provides security for the parking system as well as screening to the exterior finish. The elevation was reviewed and location of the screening. This will be consistent with the apartment's exterior awnings and railings. They will also screen the concrete area of the temporary dog park so it ties in with screening throughout the other buildings.

Judy Hansen said she received calls, almost daily, during her four years on the City Council from people to the north of this who were sick and tired of looking at the building when it was promised year after year to be wrapped with brick. Those people attended the public hearing and were promised that they wouldn't be looking at open screening. The proposed plan doesn't show screening on the north side at all. She felt that this should go back to the Planning Commission and City Council.

Kobi Lucas said it was never intended to be screened with a brick material but rather an open structure with an open, semi-permeable screening material applied to the exterior.

Scott Langford explained that the development plan was approved in 2010. At that time the Design Review Committee recommended some circular openings to break up the squares and rectangles in the design and the changes were made. The Planning Commission recommended approval and then it was approved by the City Council. When they were considering these new changes he spoke with the city attorney, city manager, and the mayor and they all felt that it needed to go through the process ending with the City Council.

Jeff Vitek explained that UTA obtained building permits and built the parking structures that had a different design from what was approved. The conditions of approval do not state what type of material is required for screening. The vast majority of the structure is being screened by the apartments, which is very nice looking. They want to keep this look current. The multi-family product has significant changes from what was originally shown. They would like them to consider this as a

screening alternative. What was proposed as a concept could be done, just not exactly as it was shown. He is happy to let the public have their say, but if it is turned down there will be a real problem, because they designed it and fabricated it and they rely upon commitments.

They discussed whether or not the original drawing was a concept or a requirement. It was pointed out that there had been many changes from the original plan that were done administratively based on allowed discretion at the determination from the previous Director and City Planner. However, sometimes that necessitates adapting to those changes downstream. Because of the very vocal public hearing regarding screening, the current management staff felt it needed to be reviewed by the Council.

Kobi Lucas said the idea is for a framed steel material that will weather; however, Scott said they should pay attention in case it runs down the building and causes an orange patina. Most TOD projects have this type of exterior screening. Materials and alternative finishes were discussed. Powder coating can crack and allow for rust. The aesthetic of a patina is nice as long as it is protected against dripping. The applicant indicated they will provide maintenance of the facility. Mesh is used in a TOD for safety, light, and permeability of the air for mechanical systems. This material isn't appropriate in every application, but it is for TOD's.

Judy Hansen preferred the original plan, but said the committee can forward the proposal as shown to the Council for their decision.

The committee asked to have some examples at the Planning Commission meeting of the weathered material on structures in Portland or Seattle in order to get a better idea of the effect. This could possibly work, but the north side is still a little bare.

MOTION: Judy Hansen moved that they come back with what was originally approved. That they show the legislative body the original along with examples of the proposal and explaining they want to make the change. The motion was seconded Kim Ratcliffe and passed 4-0 in favor. Steve Fifield was absent.

Scott Langford wanted to clarify that the wall in the area of the dog park it will be a color that will blend with the rest of the project.

The meeting adjourned at 3:05 p.m.

Steve Fifield
CHAIR

ATTEST:

Julie Davis
SECRETARY

DATE APPROVED