

AGENDA

CITY OF SOUTH JORDAN PLANNING COMMISSION MEETING

February 12, 2019

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, FEBRUARY 12, 2019, IN THE CITY COUNCIL CHAMBERS, 1600 WEST TOWNE CENTER DRIVE, SOUTH JORDAN, UTAH. PERSONS WITH DISABILITIES WHO MAY NEED ASSISTANCE SHOULD CONTACT THE PLANNING STAFF AT (801) 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 January 22, 2019

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

None

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

**A.1 Issue: DAYBREAK VILLAGE 8 PLAT 5A
PRELIMINARY SUBDIVISION**

Location: 11170 South 6490 West

File No: PLPP201801060

Applicant: Daybreak Communities/Gary Langston

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

B.1 Issue: PLAZA ON 11400 2ND AMENDMENT

Location: 11322 South Beckstead Lane

File No: PLPLA201900049

Applicant: Troy Ferran

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

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

None

VIII. OTHER BUSINESS

**C.1 Issue: TEXT AMENDMENT
AMENDING TITLE 17 OF THE CITY CODE TO CHANGE REFERENCE TO CITY
DEPARTMENTS AND DISCUSS OPTIONS FOR ADDING FLEXIBILITY FOR LOT
SIZES**

(Item tabled from January 8, 2019 Planning Commission Meeting-public hearing closed)

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

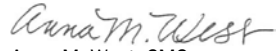
ADJOURNMENT

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 Deseret 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 7th day of February 2019.



Anna M. West, CMC
South Jordan City Recorder

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
January 22, 2019

Present: Commissioner Julie Holbrook, Commissioner Earl Jolley, Commissioner Sean Morrissey, Commissioner Michael Haynes, Commissioner John Ellis, City Planner Greg Schindler, Deputy City Engineer Jeremy Nielsen, Staff Attorney Todd Sheeran, Deputy Recorder Cindy Valdez

Absent: Commissioner Mark Woolley

Others: Jacqueline Hatch, Justin Cracroft, David McLeon, Jon Oldham

6:30 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Co-Chairperson Earl Jolley welcomed everyone present. She noted that all Commissioners are present except Commissioner Woolley and he is excused from tonight's meeting.

B. Motion to Approve Agenda

Commissioner Ellis made a motion to approve the January 22, 2019 Planning Commission Agenda with changes to move Item B.1. (Text Amendment) to the next Planning Commission Meeting on Tuesday February 12, 2019 Meeting. Commissioner Holbrook seconded the motion. Vote was unanimous in favor; Commissioner Woolley was absent from the vote.

C. Approval of the Minutes from the Meeting held on January 8, 2019

Commissioner Holbrook made a motion to approve the January 8, 2019 Planning Commission Meeting Minutes with corrections. Commissioner Ellis seconded the motion. Vote was unanimous in favor; Commissioner Woolley was absent from the vote.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

City Planner Greg Schindler said I wanted to make sure the Commissioner Haynes received the email about the ARC Meeting scheduled for tomorrow January 23, 2019 at 8:00 a.m. It will be held here at City Hall in the Sycamore Conference room on the 2nd floor.

B. Comments from Planning Commission Members

None

III. CITIZEN COMMENT

Chairman Woolley opened the Citizen Comment. No speakers, He closed the Citizen Comment.

IV. SUMMARY ACTION

None

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

**A.1 Issue: DEEP WELL 7
PRELIMINARY SUBDIVISION**

Location: 10940 South 2700 West

File No: PLPP201800455

Applicant: Jordan Valley Water Conservancy District- David McLean

City Planner Greg Schindler reviewed background information on this item.

Commissioner Holbrook said you said in the staff report that there is already a masonry wall, but does it need to go more west?

City Planner Greg Schindler said there is already an existing fence on the north and the south.

Co-Chairperson opened the Public Hearing to comments.

Jacqueline Hatch, South Jordan – said the street I live on lines up with the driveway and the house you are talking about, and it is my understanding that the house is going to be torn down, is that correct?

City Planner Schindler said the house is going to remain there, that is why they are aligning the property, so the house will be sold separately.

Ms. Hatch said I didn't realize there was a well there already, but when these houses are being built, what will that do to the water rights? I am not really sure where the water crosses, but there are a lot of people down the street from me that use that water, so will that interfere with the people that live on 10950 S? The irrigation water goes behind my home and they are building four homes behind me. When you drive up 10950 S it aligns with the driveway of the house that is already there, so are they going to connect with any of the roads that go into the subdivision when they build behind that house.

Co-Chairman Jolley closed the Public Hearing.

Justin Cracroft, (Jordan Valley Water District) – said the irrigation system is still in play and it does collect in the northwest corner. It has been piped from that location to 2700 West it then crosses the street and continues behind the homes that are already there. It will continue as it always has. Ms. Hatch had a question about the street crossing into that driveway. It is my understanding that years ago it was in the plan to cross the street once the house was no longer useable, or the house would be lived in, but because of the houses behind us, and the subdivision roads and how they were created, it makes it impossible to connect into that neighborhood. It will remain a driveway as long as we own the property, or someone lives in the property.

Commissioner Ellis said I like this plan.

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

Commissioner Holbrook motioned to approve preliminary subdivision plat, File No. PLPP201800455. Commissioner Ellis seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Woolley was absent from the vote

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

None

VIII. OTHER BUSINESS

**B.1 Issue: TEXT AMENDMENT
AMENDING TITLE 17 OF THE CITY CODE TO CHANGE REFERENCE TO
CITY DEPARTMENTS AND DISCUSS OPTIONS FOR ADDING FLEXIBILITY
FOR LOT SIZES
(Item tabled from January 8, 2019 Planning Commission Meeting-public hearing
Closed)**

File No: PLZTA201900029
Applicant: City of South Jordan

This Item was moved to the Tuesday February 12, 2019 Planning Commission Meeting.

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

ADJOURNMENT

Commissioner Holbrook motioned to adjourn the January 22, 2019 Planning Commission meeting. Commissioner Ellis seconded the motion. Vote was unanimous in favor.

The January 22, 2019 Planning Commission Meeting adjourned at 6:50 p.m.

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 02-12-2019

Issue **DAYBREAK VILLAGE 8 PLAT 5A
PRELIMINARY PLAT**

Location: 6470 West 11130 South

File No: PLPP201801060

Applicant: Daybreak Communities

Submitted By: Greg Schindler, City Planner
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve File No. PLPP201801060 as proposed.

STANDARDS FOR SUBDIVISION REVIEW

The Planning Commission shall receive public comment at a public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the proposed subdivision does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application.

BACKGROUND

ACREAGE	31.241 acres
CURRENT LU DESIGNATION	Large Scale Master Planned Community
CURRENT ZONING	PC
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North - Large Scale Master Planned Community (P-C)/Vacant South- Large Scale Master Planned Community (P-C)/Village 8 Plats 3 and 5B East - Large Scale Master Planned Community (P-C)/Vacant West - Large Scale Master Planned Community (P-C)/Vacant

Daybreak Communities has filed an application for preliminary subdivision plat approval for the Village 8 Plat 5A subdivision. The proposed subdivision will divide the property into 111 residential lots, 2 multi-family future Development lots, 11 park lots and associated public and private rights-of-way.

ANALYSIS

The residential density of this proposal is 3.7 units per acre (gross density) and 8.1 units per acre (net density), which is consistent with the P-C zone and adopted Community Structure

Plan for Daybreak. The proposed lot sizes range from 2,700 sq. ft. to 13,180 sq. ft. with an average lot size of 5,364 sq. ft.

The PC zone provides for the approval of Design Guidelines developed for a specific subdivision or site plan. The Design Guidelines for this plat, if approved will be the same as those approved for Village 8 Plats 2 through 4 and 5B.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

- The Daybreak Community Structure Plan designates this area as Village.
- Section 17.72.020 describes the Village Land Use Designation as follows: "This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, industrial, public/semipublic and recreation/open space uses, without a predetermined emphasis on any single use. This category may accommodate gross residential density of twenty five (25) units per acre."
- All PC zone and Kennecott Master Subdivision requirements will be met regarding the preliminary subdivision plat.
- All State and Local subdivision review requirements have been followed.
- The proposal meets all City ordinances
- All lots in the proposed subdivision will have culinary water (South Jordan City) and sanitary sewer available (South Valley Sewer District).

Conclusions:

- The proposed subdivision is consistent with the Community Structure Plan and meets the standards of review for subdivisions in the P-C zone.

Recommendation:

- Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Subdivision, 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:

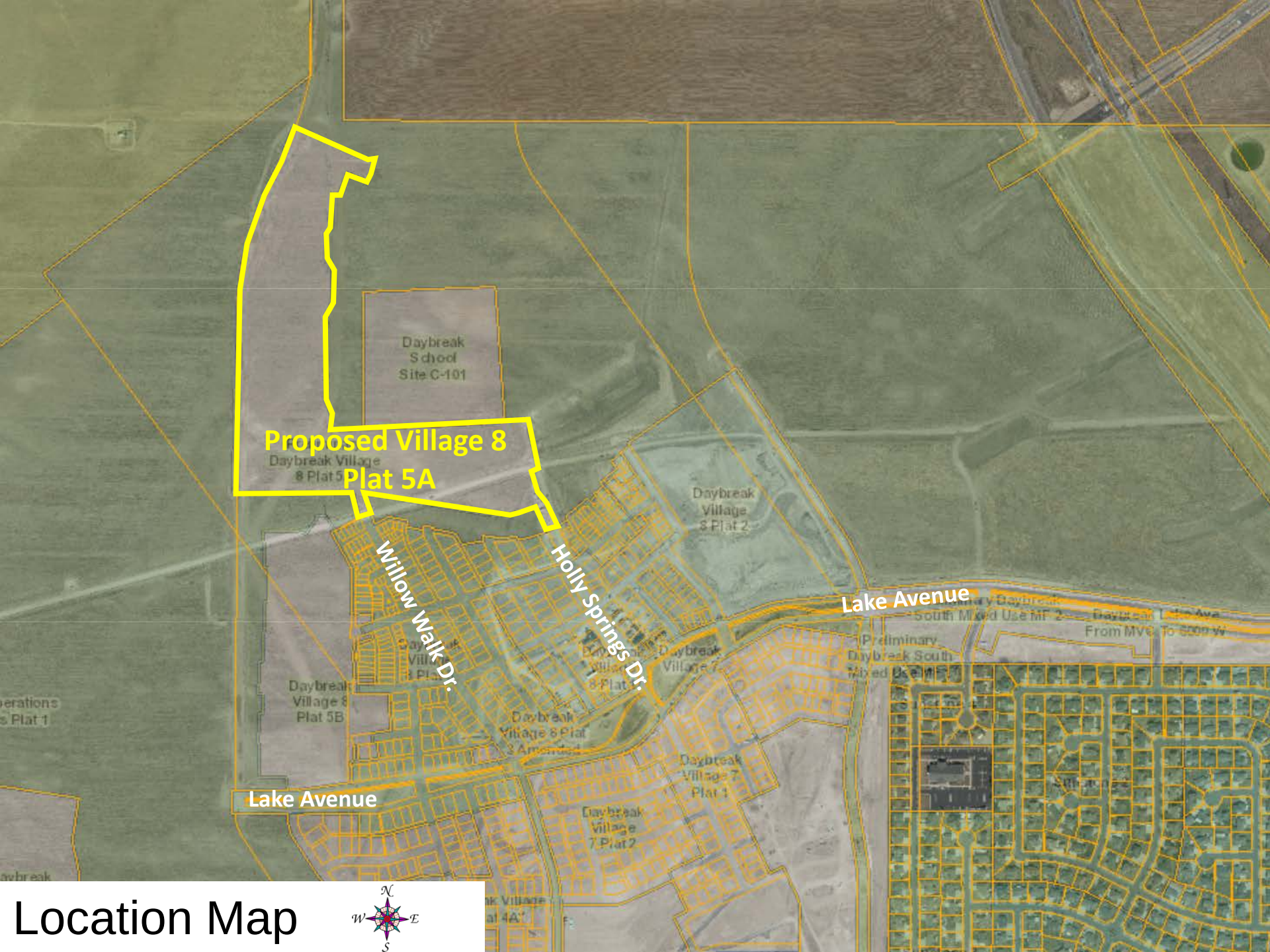
- Minimal.

ALTERNATIVES:

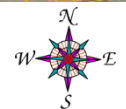
- Approve the preliminary plat.
- Deny the preliminary plat.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Preliminary Plat
- Design Guidelines/Development Standards



Location Map



26-14-300-007

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SET IN THE TOP
THE EXTENSION OF

RIIGEE
SULTING

Z105 VP DAYBREAK OPERATIONS- INVESTMENTS PLAT I

C-101
DAYBREAK VILLAGE &
13 SCHOOL SITES
SUBDIVISION

Z105 VP DAYBREAK OPERATIONS- INVESTMENTS PLAT I

Z105 VP DAYBREAK OPERATIONS- INVESTMENTS PLAT I

Z105 VP DAYBREAK OPERATIONS- INVESTMENTS PLAT I

DAYBREAK VILLAGE & PLAT 3
SUBDIVISION

DAYBREAK VILLAGE &
PLAT 5B SUBDIVISION

SOUTH 1/4 COR. SECTION 23,
T35, R24, S18M
FND BRASS CAP
S.L. CO. MONUMENT

1/4
BASIS OF BEARINGS
26-47-59-4" (MON TO MON)

SOUTHWEST COR. SECTION 23,
T35, R24, S18M
FND BRASS CAP
S.L. CO. MONUMENT

Z101 VP DAYBREAK OPERATIONS-INVESTMENTS PLAT I



GRAPHIC SCALE

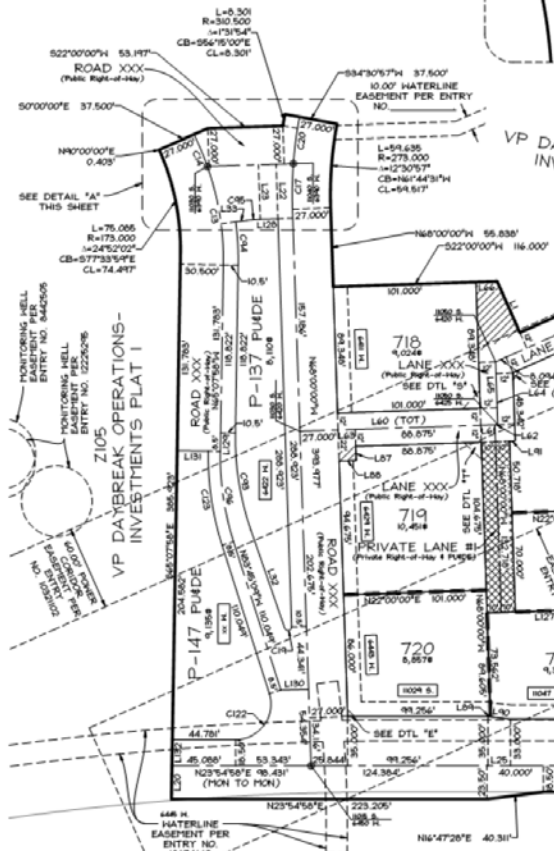
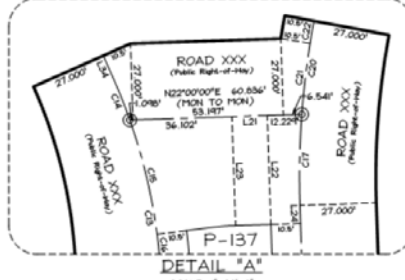


DAYBREAK VILLAGE & PLAT 5A SUBD
AMENDING LOTS Z101 & Z105 OF THE VP I
OPERATIONS-INVESTMENTS PLAT I

Located in the Northeast Quarter of Section 22 and the
of Section 23, T35, R24, Salt Lake Base and

RECORDED IN
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND P
REQUEST OF:

Sheet

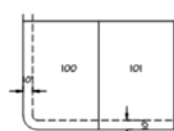


Z101
 VP DAYBREAK OPERATIONS-
 INVESTMENTS PLAT I

LEGEND

	FOUND SALT LAKE COUNTY SECTION CORNER		PRIVATE RIGHT-OF-WAY
	PROPOSED STREET MONUMENT		PRIVATE WATER LATERAL EASEMENT IN FAVOR OF LOTS 722, 723, 724 & 728
	EXISTING STREET MONUMENT		PRIVATE WATER LATERAL EASEMENT IN FAVOR OF LOTS 733, 734, 735, 736, 737, 738, 739, 740, 741 & 742
	ADDRESS WITH ABBREVIATION OF STREET OR LANE		PRIVATE WATER LATERAL EASEMENT IN FAVOR OF LOTS 861 & 862
	DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)		PRIVATE WATER LATERAL EASEMENT IN FAVOR OF LOTS 861 & 862
	PUBLIC RIGHT-OF-WAY		

PROPERTY CORNERS
 PROPERTY CORNERS TO BE SET WILL BE REBAR 4 CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.



Sheet 3 of 9

DAYBREAK VILLAGE 8 PLAT SA SUBDIVISION
 AMENDING LOTS Z101 & Z105 OF THE VP DAYBREAK
 OPERATIONS-INVESTMENTS PLAT I

Located in the Northeast Quarter of Section 22 and the Northwest Quarter of Section 23, T35S, R24W, Salt Lake Base and Meridian

RECORDED IN
 DAYBREAK OF _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____ SALT LAKE COUNTY RECORDER

PERIGEE CONSULTING
 CIVIL • GEOLOGICAL • SURVEY

2000 SOUTH 1000 WEST, SUITE 100, SALT LAKE CITY, UT 84143
 801-588-8000 FAX 801-588-8011 FAX
 WWW.PERIGEECONSULTING.COM

Design Guidelines/Development Standards - DAYBREAK VILLAGE 8 PLATS 2, 3, 4, 5 and 6					
I. SINGLE FAMILY					
Single-family, duplex, town house and row house residential units that do not stack dwellings on a single parcel. Typically each unit has a private parcel that has street frontage and contains its own parking with a one to three story height. Single family homes are composed using the following building types. Main Building; defined by the conditioned space of the primary residence with or without a garage engaged under a singular roof form. Out Building: a detached conditioned ancillary structure not used as a garage. Semi-Detached Garage: A garage with or without a ancillary residence above the garage that is connected to the "Main Building" with a conditioned single story wing that separates the roof forms. Detached Garage: A garage with or without an ancillary residence above the garage that is not connected to the "Main Body" with a conditioned wing.					
1 LOT DIMENSIONS	A. TOWNHOUSE	B. GREEN COURT/FLAG LOT	C. SMALL LOT	D. STANDARD LOT	E. LARGE LOT
	Min. 15' lot frontage/unit	Min. 30' lot frontage; 15' min. for attached dwellings	Min. 30', Max.70" lot frontage	Min. 55', Max. 100' lot frontage	Min. 75', Max. 120' lot frontage
2 LOT COVERAGE	Min. 50' lot depth	Min. 50' lot depth	Min. 50' lot depth	Min. 90' lot depth	Min. 90' lot depth
	Max. 90% lot coverage	Max. 75% lot coverage	Max. 70% lot coverage	Max. 55% lot coverage	Max. 45% lot coverage
3 BUILDING SETBACKS AND HEIGHT RESTRICTIONS	Min. setbacks for main building: 5' front, 0' each side, 0' rear	Min. setbacks for main building: 5' front, 4' rear. Side setbacks must be 3' min. or 5' from adjacent building. Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations	Min. setbacks for main building: 10' front, 5' rear. Side setbacks must be 3' min. or 6' from adjacent building. Attached, Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations	Min. setbacks for main building: 10' front, 5' each side, 10' rear. Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations	Min. setbacks for main building: 11' front, 5' each side, 10' rear. Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations
	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot
	For corner lots, side setback min. 5'	Min. 5' setback for lots with side street frontage	Min. 6' setback for lots with side street frontage	Min. 10' setback for lots with side street frontage	Min. 10' setback for lots with side street frontage
		For attached dwellings, minimum side setback is 0'			
	Porches, terraces, balconies, stairs and landings, and bays may encroach beyond front, side and side street setback lines. Structures, bays and balconies above the ground floor may encroach beyond the rear property line provided they do not extend beyond the edge of the lane surface.	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line.	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line.	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line.	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line.
	80% of lot frontage must have building w/in 30' of min. setback	40% of lot frontage must have building w/in 25' of min. setback	40% of lot frontage must have building within 15' of min. setback	40% of lot frontage must have building within 15' of min. setback, unless the garage loads from a forward driveway court.	40% of lot frontage must have building within 15' of min. setback,unless the garage loads from a forward driveway court.
4 BUILDING MATERIALS	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.
	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.
	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.
	Glazing: No reflective glass	Glazing: No reflective glass	Glazing: No reflective glass	Glazing: No reflective glass	Glazing: No reflective glass
	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.
5 GARAGE, PARKING LOT AND ACCESS PLACEMENT STANDARDS	Each unit requires 1 parking space which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed
		Parking spaces may be accessed by Lane or common drive.	Parking spaces may be accessed by lane, side, or front drive.	Parking spaces may be accessed by lane, side, or front drive.	Parking spaces may be accessed by lane, side, or front drive.
	Parking spaces must be lane-accessed		Alley-accessed ancillary units require 1 parking space. Side drive-accessed ancillary units may park on-street.	Alley-accessed ancillary units require 1 parking space. Side drive-accessed ancillary units may park on-street.	Alley-accessed ancillary units require 1 parking space. Side drive-accessed ancillary units may park on-street.
				Front-loaded garages may be max. 45% of primary façade, and must be recessed 5' behind the primary façade.	Front-loaded garages may be max. 40% of primary façade, and must be recessed 5' behind the primary façade.
	Min. 4' garage setback from lane if garage door opens directly or perpendicular to alley. Min. 0' setback is permissible when garage door opens parallel to alley. Min. setback may be reduced to 0' if 26' of backout space provided in the site plan or wider garage doors with 20' of backout space provided.	Min. 4' garage setback from lane if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.	Min.4' garage setback from lane if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.	Min. 4' garage setback from lane if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.	Min. 4' garage setback from lane if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 2/12/2019

Application: PLAZA ON 114TH SUBDIVISION 2ND AMENDMENT

Address: 11322 South Beckstead Lane

File No: PLPLA2018900049

Applicant: Troy Ferran

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

Staff Recommendation (Motion Ready):

Approve file no. LPLA2018900049 to amend lot 102 of the amended subdivision and create two commercial lots, located at 11322 South Beckstead Lane as presented to the Planning Commission.

ACREAGE: 0.98 acres

CURRENT ZONE: MU-SOUTH

CURRENT USE: Vacant

FUTURE LAND USE PLAN: Corridor

NEIGHBORING

LU DESIGNATIONS,

(ZONING)/USES

North - Corridor, (MU-SOUTH) / Towne Storage
South - Corridor, (MU-SOUTH) / Rocket Carwash
East - Corridor, (A-5) / Single Family Residential
West - Corridor, (MU-SOUTH) / Gas Station

STANDARDS FOR SUBDIVISION AMENDMENT REVIEW

The Planning Commission shall receive comment at a public hearing regarding the proposed subdivision amendment. The Planning Commission may approve the amendment if it finds good cause to amend the subdivision, and the amendment complies with City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements. The Planning Commission may only deny the amendment if there is no good cause for amending the subdivision and the proposed amendment does not meet all provisions of City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements.

BACKGROUND & ANALYSIS:

Troy Ferran has filed an application for a two lot commercial subdivision that would amend lot 102 of the Plaza on 114th Amended Subdivision that was recorded last month. The new property line will run through the middle of the planned structure and split the building into two units. Approval and

recordation of this amended plat will not affect the approval of the site application for the proposed building.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The proposed plat meets the required lot size and frontage requirements for the MU-SOUTH Zone.

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 requirements of the City's Planning and Land Use Code (specifically Chapter 17.54).

ALTERNATIVES:

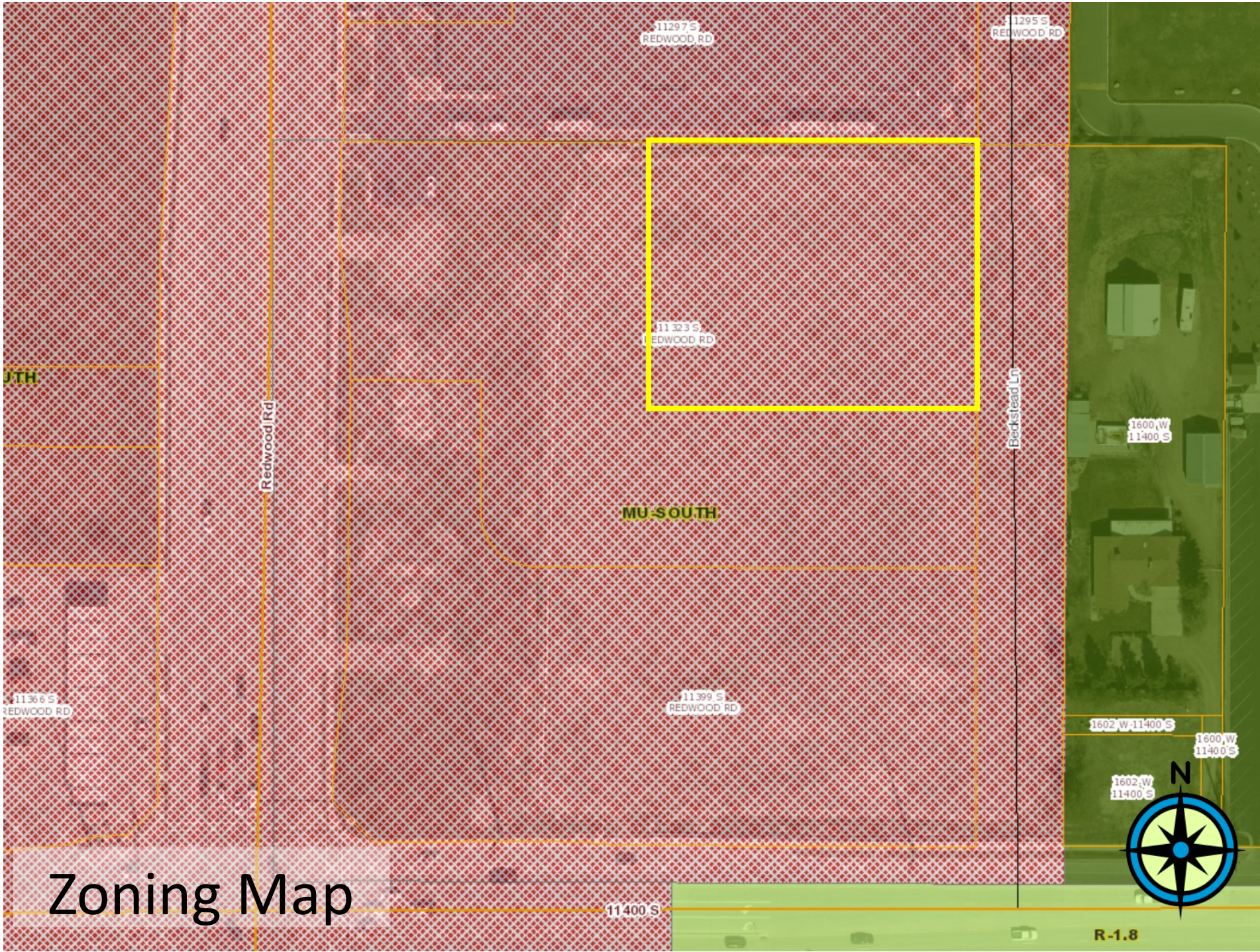
- Deny the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

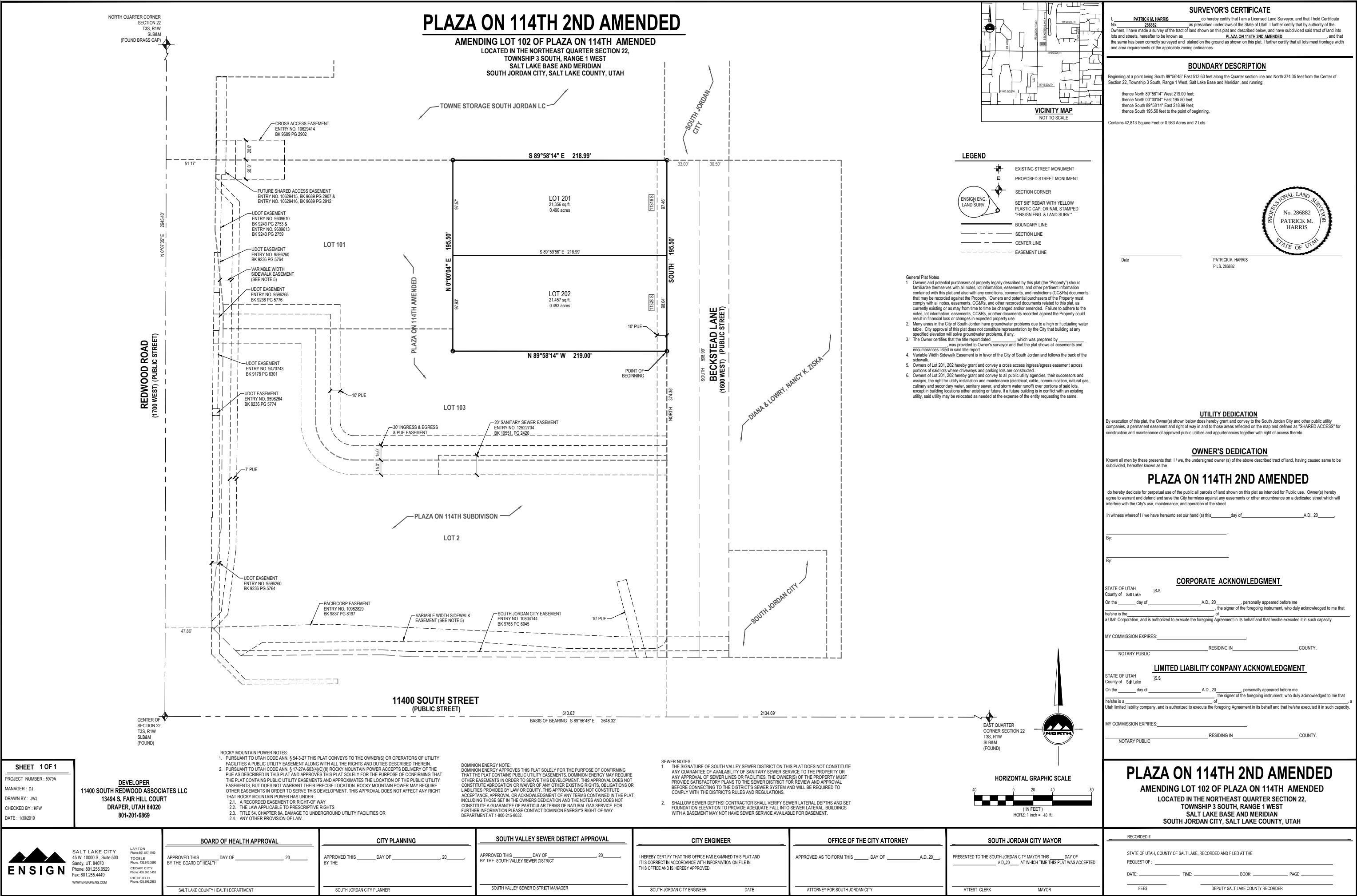
- Location Map
- Zoning Map
- Subdivision Plat



Location Map



Zoning Map



**SOUTH JORDAN CITY
PLANNING COMMISSION REPORT**

Meeting Date: January 8, 2019

Issue: **ZONE TEXT AMENDMENT - AMENDING REFERENCES TO DEPARTMENTS AND LOT SIZE REQUIREMENTS, AND DELETING CONTRADICTORY BUILDING REQUIREMENTS IN TITLE 17 OF THE SOUTH JORDAN CITY MUNICIPAL CODE**

File No: PLZTA201900029
Applicant: City of South Jordan

Submitted By: Steven Schaefermeyer, Director of Planning
Presented By: Greg Schindler, City Planner

Staff Recommendation (motion ready): I move that the Planning Commission recommend to the City Council that it approve Ordinance 2019-01 as presented by City staff, with option number [1a, 1b, 2 or 3] for lot flexibility.

BACKGROUND:

This text amendment is the second of two planned text amendments that are City staff's attempt to clean up references in City Code Titles 16 and 17 to departments in charge of the City's planning and engineering functions. Reorganization of City departments is inevitable as the City grows and as its needs change. The latest reorganization in October 2017 created the Planning Department. This change, among other advantages, allows the City Engineer to focus on pressing matters in the City's busy Engineering, Building and Code Enforcement Divisions.

FINDINGS AND SUMMARY OF PROPOSED CHANGES:

A. **City Departments:** The proposal defines terms for "City Engineer," "Planning Department" and "Planning Director" (see Exhibit A of Ordinance 2019-01). These new definitions are at the beginning of Title 17, and this ordinance replaces existing terms with these new terms throughout the title. These changes remove references to the Community Development Department, which no longer exists. They also make it easier for the City to reorganize departments without having to amend references to specific departments throughout the code every time there is a reorganization.

B. **Lot Size Flexibility:** The below options for creating some lot flexibility in Title 17 are based on comments made during public meetings with the City Council and Planning Commission, staff's experience working with applicants on infill residential developments, and staff's perception that there may be a general desire to provide some limited lot requirement flexibility in Title 17. Rather than propose one solution, staff has outlined several solutions (options 1a, 1b, 2 and 3) and seeks the Planning Commission's input on which option to present to the City Council. Although there are advantages and disadvantages to each solution, staff is comfortable recommending that the City Council adopt any of the solutions.

1. **Legislative Options:**

a. Amend the Planned Development (“PD”) Floating Zone by deleting the prohibition on single family residential zones (City Code § 17.130.050.020.C.2):

A PD district shall not be approved in the P-C zone ~~or single family residential zones (R-1.8, R-2.5, R-3, R-4, R-5).~~

b. Amend the PD Floating Zone by deleting the prohibition on single family residential zones (option 1a) **and** add a limitation that restricts what City Code requirements may be modified by the PD district in single family residential zones:

A PD district shall only be approved in single-family residential zones (R-1.8, R-2.5, R-3, R-4) to modify minimum lot area, lot width and frontage, or yard area requirements of the underlying residential zone. Except those requirements specifically listed in this subsection, no other requirements of Titles 16 and 17 shall be modified by a PD district, including but not limited to maximum gross lot density and public right-of-way requirements and standards.

One of the advantages of adopting a legislative solution through the PD Floating Zone is that the City Council ultimately makes a decision of what requirements, if any, it permits to be modified to accommodate infill development. This decision would be made after a series of public meetings where, like a standard rezone, the public can express its concerns and the City Council has the greatest degree of flexibility to respond to those concerns, including denying the proposal if necessary.

The PD Floating Zone also requires a detailed development agreement, which creates predictability for the City and the development’s neighbors that they generally do not get with a standard rezone.

A couple disadvantages of a legislative solution is that it takes more time for the applicant to get through the approval process without having vested a subdivision application and, in this case, removes some level of predictability from residential zones even though overall gross lot densities would remain the same.¹

2. **No Action:** Taking no action to add flexibility to residential lot requirements will maintain the status quo, which means that owners of smaller properties may not be able to get the maximum gross density they expected and that is hypothetically allowed in the zone. Generally, smaller properties are unable to fit the maximum number of lots that may be allowed in a residential zones once standard city streets and other infrastructure is removed from the land remaining to create lots. Taking no action would

¹ However, zoning regulations are not static because City Council can always change the regulations and a current City Council cannot restrict a future City Council’s legislative authority to change the regulations. Additionally, because text changes to the City Code may affect all property in the City, residents are not sent a notification of the potential change like the notice they receive for nearby zone change requests and PD Floating Zone requests.

give City staff a clearer directive to tell to land owners and developers that the City is comfortable with the reality that infill projects are unlikely to reach the maximum gross density allowed in residential zones.

3. **Administrative Option:** Add a section to the residential zone chapter that allows modified lot area, lot width and frontage, and yard area (setback) requirements for subdivisions that are ten acres or less:

The minimum lot area, lot width and frontage, and yard area requirements in subsections B, D and F of this section may be modified as shown in the below tables for no more than fifty percent (50%) of the lots in the subdivision. A table shall be included on the subdivision plat that lists the minimum requirements for any lots with modified lot area, lot width and frontage, or yard area requirements. This subsection does not modify any other requirement of this chapter or other applicable requirement of Titles 16 and 17, including but not limited to maximum gross lot density and public right-of-way requirements.

<u>Zone</u>	<u>Minimum Lot Area (Square Feet)</u>
<u>R-1.8</u>	<u>12,000</u> (14,520) ²
<u>R-2.5</u>	<u>10,000</u> (12,000)
<u>R-3</u>	<u>8,000</u> (10,000)
<u>R-4</u>	<u>6,000</u> (8,000)

<u>Zone</u>	<u>Minimum Lot Width</u>	<u>Minimum Lot Frontage (Standard)</u>
<u>R-1.8</u>	<u>85'</u> (90')	<u>85'</u> (90')
<u>R-2.5</u>	<u>85'</u> (90')	<u>85'</u> (90')
<u>R-3</u>	<u>80'</u> (85')	<u>80'</u> (85')
<u>R-4</u>	<u>75'</u> (80')	<u>75'</u> (80')

² Current minimum lot area, lot width and frontage, and yard area requirements are show in (grey) for reference only and would not be included in the final ordinance.

<u>Minimum Yard Area (setback)</u>						
<u>Zone</u>	<u>Front Yard (Interior And Corner Lots)</u>	<u>Garage Opening (Front Or Street Side)</u>	<u>Front Yard (Cul-De-Sac Lots)</u>	<u>Side Yard (Standard)</u>	<u>Side Yard (Corner Lot Street Side)</u>	<u>Rear Yard (Interior Lot)</u>
<u>R-1.8</u>	<u>25'</u> (30')	<u>25'</u> (30')	<u>20'</u> (25')	<u>8'</u> (10')	<u>25'</u> (30')	<u>20'</u> (25')
<u>R-2.5</u>	<u>20'</u> (25')	<u>25'</u> (30')	<u>20'</u>	<u>8'</u> (10')	<u>20'</u> (25')	<u>20'</u> (25')
<u>R-3</u>	<u>20'</u> (25')	<u>25'</u> (30')	<u>20'</u>	<u>8'</u> (10')	<u>20'</u> (25')	<u>20'</u> (25')

Not all the residential zones are included in this option because (1) the challenges City staff has observed with infill developments are generally in the larger-lot residential zones (i.e. R-1.8, R-2.5 and R-3), and (2) lowering the minimum requirements for the smaller-lot residential zones would create more problems than it would solve.

This option also does not include tradeoffs for flexibility that could be included in this option like increased architectural standards. City staff could draft some additional design requirements if the Planning Commission requests.

C. **Building Separation Requirement:** Both the agricultural and residential zones include the requirement that “[a]ll buildings shall be separated by a minimum distance of five feet (5’).” See City Code §§ 17.30.030.d, 17.40.030.d. This requirement mirrored an old requirement of the building code that was amended and now conflicts with Title 17. Rather than update this requirement in Title 17, staff recommends deleting the requirement. The best practice is to avoid conflict altogether by not mirroring other laws in the City Code, including the building code, because those laws may be updated frequently and independently of City Code. Therefore, City staff recommends deleting this requirement and relying on the building code to regulate the separation of buildings.

CONCLUSIONS:

- The proposed text amendment eliminates ambiguity and contradictions that are caused every time the City necessarily reorganizes its operations. It also eliminates other contradictions with other requirements and law.
- Regardless of the lot flexibility option that the Planning Commission recommends to the City Council, addressing the issue before the Planning Commission and City Council will provide a stronger directive for City staff, land owners and applicants.
- The proposed text amendment complies with the Requirements of the Municipal Land Use, Development, and Management Act (Utah Code § 10-9a-101, *et seq.*)

RECOMMENDATION:

Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and continue discussion of the proposed text

amendment to a future Planning Commission meeting OR recommend that the City Council approve the proposed text amendment with one of the lot flexibility options added to ordinance 2019-01.

ALTERNATIVES:

- Recommend approval with changes to the proposal.
- Recommend denial.

ATTACHMENTS:

1. Draft version of Ordinance 2019-01

ORDINANCE NO. 2019-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING REFERENCES TO DEPARTMENTS AND LOT SIZE REQUIREMENTS, AND DELETING CONTRADICTIONARY BUILDING REQUIREMENTS IN TITLE 17 OF THE SOUTH JORDAN CITY MUNICIPAL CODE.

WHEREAS, Utah Code § 10-9a-102 grants the City Council of the City of South Jordan (the "City Council") authority to enact ordinances that it considers necessary or appropriate for the use and development of land in the City of South Jordan (the "City"), including the City's aesthetics; and

WHEREAS, the City Council has adopted Title 17 (Planning and Zoning Code) of the South Jordan City Municipal Code ("City Code"), which regulates zoning and use of land in the City; and

WHEREAS, from time to time the City's departments are reorganized with the most recent change being the creation of the Planning Department, which previously performed its function as the Planning Division of the Development Services Department; and

WHEREAS, the Development Services Department and the Planning Department recommended that the City Council amend Title 17 to reflect the reorganization and to allow future reorganizations to occur without creating ambiguity in Title 17 or the need for future text amendments; and

WHEREAS, on May 15, 2018 the City Council passed Ordinance 2018-07 that, among other things, amended Title 16 of the City Code to reflect the reorganization; and

WHEREAS, Planning Commission recommended that the City Council also amend Title 17 to provide some flexibility for residential lot sizes without increasing the allowed density in the underlying residential zone or changing other development and public improvements requirements, including right-of-way widths; and

WHEREAS, City staff recommended that the City Council delete a building separation requirement in the agricultural and residential zones that contradicts the requirements of the building code adopted by the City; and

WHEREAS, the South Jordan Planning Commission held a public hearing, and reviewed and made a recommendation to the City Council regarding the text amendment; and

WHEREAS, the City Council held a public hearing and reviewed the text amendment; and

WHEREAS, the City Council finds that this Ordinance 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 THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Adoption. The City Council hereby adopts the amendments to Title 17 of the City Code as shown in Exhibit A, Exhibit B and as listed below:

- A. Any instances of the words “community development” in the following chapters and sections of Title 17 are changed to “planning”:
- 17.04.050: INTERPRETATION AND CLARIFICATION
 - 17.08.010: DEFINITIONS
 - 17.12: GENERAL PLAN
 - 17.16.010: PLANNING COMMISSION
 - 17.20.030: LOCATIONS OF ZONE BOUNDARIES
 - 17.22: ZONING AMENDMENTS
 - 17.54: REDWOOD ROAD MIXED USE (MU) ZONES
 - 17.70.090: PARKING AND ACCESS
 - 17.72: PLANNED COMMUNITY (P-C) ZONE
 - 17.74: MIXED USE (MU) ZONE
 - 17.108: WIND ENERGY CONVERSION SYSTEMS
 - 17.130: OVERLAY AND FLOATING ZONES
- B. Any instances of the words “or his or her designee” and “or his or her designees” in the following subsections of Title 17 are deleted:
- 17.04.050: INTERPRETATION AND CLARIFICATION
 - 17.04.240: PUBLIC UTILITIES
 - 17.16.020.030: VARIANCES
- C. Any instances of the words “development services” in the following sections or subsections of Title 17 are changed to “planning”:
- 17.16.020: APPEAL AUTHORITY
 - 17.18: USES
 - 17.30.020: DEVELOPMENT AND DESIGN STANDARDS
 - 17.40.020: DEVELOPMENT AND DESIGN STANDARDS
 - 17.60.020: DEVELOPMENT AND DESIGN STANDARDS
 - 17.62.020: DEVELOPMENT AND DESIGN STANDARDS
 - 17.84: CONDITIONAL USES
 - 17.90.020: DEVELOPMENT AND DESIGN STANDARDS
 - 17.130: OVERLAY AND FLOATING ZONES
- D. Any instances of the words “development services department” in the following subsections of Title 17 are changed to “city engineer”:
- 17.30.030: OTHER REQUIREMENTS
 - 17.40.030: OTHER REQUIREMENTS
 - 17.62.020.I: Grading and Drainage
 - 17.90.020.I: Grading and Drainage

E. Delete any instances of the word “transportation” in the following subsections of Title 17:

- 17.74.060.D: Signage
- 17.74.060.J: Parking Areas

F. Delete Section 17.16.030 (COMMUNITY DEVELOPMENT DIRECTOR) and renumber Section 17.16.040 (LAND USE ORDINANCE ENFORCEMENT) from 17.16.040 to 17.16.030.

G. Delete Sections 17.30.020.d (Separation) and 17.40.020.d (Separation).

SECTION 2. 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 3. Effective Date. This Ordinance shall become effective immediately upon publication and posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2019 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

EXHIBIT A

The following definitions are added to Section 17.08.010 (DEFINITIONS):

CITY ENGINEER: The City Engineer of the City of South Jordan, or the person(s) engaged by the City and authorized to perform the duties assigned to the City Engineer, regardless of official job title, and shall include any deputies, assistants, representatives and designees.

PLANNING DEPARTMENT: The department, division or group, regardless of name, charged with the responsibility of directing all activities associated with the planning, implementation and review of all land use controls and zoning in the City.

PLANNING DIRECTOR: That person charged with the responsibility of directing all activities and responsibilities of the Planning Department, regardless of official job title, and shall include any deputies, assistants, representatives and designees, including but not limited to the City Planner.

EXHIBIT B

[Staff may add lot flexibility option 1a, 1b or 3 (see staff report) before presenting the ordinance to the City Council based on the Planning Commission's discussion and recommendation.]

DRAFT