**AGENDA**

**CITY OF SOUTH JORDAN**
**PLANNING COMMISSION MEETING**

**February 26, 2019**

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, FEBRUARY 26, 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 PM AND THE AGENDA WILL BE AS FOLLOWS:

6:30 PM

**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 February 12, 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:** **GARDEN PARK PHASE 3 AMENDMENT**
**CONDOMINIUM PLAT AMENDMENT**

**Location:** 11199 South Oakmond Road
**File No:** PLPLA201800093
**Applicant:** Darin Haskell

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

**B.1 Issue:** **DAYBREAK SOUTH JORDAN CITY PUBLIC SAFETY CENTER**
**PRELIMINARY SUBDIVISION**

**Location:** 5443 West Lake Avenue
**File No:** PLPP201801003
**Applicant:** Daybreak Communities/Gary Langston

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

**C.1 Issue:** **RIVER HEIGHTS MEDICAL OFFICE BUILDING**
**SITE PLAN**

**Location:** 10654 South River Heights Drive
**File No:** PLSPR201900053
**Applicant:** Greg Goffin/Thrive Development

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

## VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

**D.1 Issue:** **REZONE AND LAND USE AMENDMENT**
**REZONING LEISURE VILLAS SENIOR COMMUNITY FROM THE EXISTING ZONE OF RESIDENTIAL, 1.8 LOTS OR UNITS PER ACRE TO THE PROPOSED ZONE OF RESIDENTIAL- MULTIPLE.**

**Location:** 3401 West 9000 South

**File No:** PLZBA201801157
**Applicant:** Dave Erickson

**D.2** **Potential Action Item – (See VII.D.1)**

**E.1** **Issue:** **TEXT AMENDMENT**
**PROPOSAL TO REDUCE ROOF PITCH FOR ACCESSORY BUILDINGS.**

**File No:** PLZTA201900054
**Applicant:** City of South Jordan

**E.2** **Potential Action Item – (See VII.E.1)**

## VIII. 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 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 www.pmn.utah.gov.

Dated this 21st day of February 2019.

Anna M. West

Anna M. West, CMC
South Jordan City Recorder

CITY OF SOUTH JORDAN
PLANNING COMISSION MEETING
COUNCIL CHAMBERS
February 12, 2019

Present: Commissioner Mark Woolley, Commissioner Julie Holbrook, Commissioner Earl Jolley, Commissioner Sean Morrissey, Commissioner Michael Haynes, Commissioner John Ellis, City Planner Greg Schindler, Deputy City Engineer Shane Greenwood, Staff Attorney Todd Sheeran, City Recorder Anna West

Others: Chris Nelson

6:30 P.M.

**REGULAR MEETING**

## I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Mark Woolley welcomed everyone present. He noted that all Commissioners are present except Commissioner Morrissey and he is most likely due anytime.

B. Motion to Approve Agenda

**Commissioner Ellis made a motion to approve the February 12, 2019 Planning Commission Agenda. Commissioner Jolley seconded the motion. Vote was unanimous in favor.**

C. Approval of the Minutes from the Meeting held on January 22, 2019

**Commissioner Holbrook made a motion to approve the January 22, 2019 Planning Commission Meeting minutes with changes she submitted to the Recorder's office. Commissioner Ellis seconded the motion. Vote was unanimous in favor.**

Commissioner Morrissey arrived at this time.

## II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

Staff Attorney Todd Sheeran said he has an update on the Rocky Mountain Power Conditional Use Permit. Last week during City Council, a group of residents that will be affected by Rocky Mountain Power came and voiced their concerns to City Council. Because we made that change to the Code where Conditional Use appeals don't go to City Council any more, it is now appropriate for them to hear complaints and not be conflicted. One thing that Rocky Mountain Power will likely do is pull the rip cord; rip cord is a phrase they refer to as, once they send the letter saying we want an administrative decision, then we have 45 days from that date to make a decision. If they did it soon, I think that the latest we can have it on the Planning

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Commission meeting is March 26, 2019. If we have the meeting at the latest time possible, they will not be able to table that because we will have to make a decision within 45 days. Staff has gone through all of the concerns and we are just waiting for Rocky Mountain Power to pull the rip cord.

City Planner Greg Schindler said, as of today 45 days would be March 29th so it could be on the March 12th or 26th Planning Commission Agenda. There are new documents uploaded to the file on our web page under Planning and you should read through the entire file.

Staff Attorney Sheeran said we will include everything in the Planning packet. We will send you the packet in advance so you will have time to get through all of the information. We have been trying to be very open and transparent about our process and that is why all of the documents have been posted to our web for everyone to review.

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:** **DAYBREAK VILLAGE 8 PLAT 5A PRELIMINARY SUBDIVISION**
**Location:** 11170 South 6490 West
**File No:** PLPP201801060
**Applicant:** Daybreak Communities/Gary Langston

City Planner Greg Schindler reviewed the background information on this item from the staff report. Daybreak Communities has filed an application for preliminary subdivision plat approval for the Village 8 Plat 5A subdivision. The proposed subdivision will divide the 31.2 acres into 111 residential lots, 2 multi-family future development lots called M-Lots, 11 park lots and associated public and private rights-of-way. The density of this proposal is 3.7 units per acre 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 design guidelines for this plat, if approved, will be the same as those approved for Village 8 Plats 2 through 4 and 5B.

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Commissioner Holbrook said I am having trouble locating the park lots. City Planner Schindler pointed them out to her on the overhead.

Commissioner Jolley asked about the property between Holly Springs Road and Willow Walk Drive; the gap between the plotted lots and the yellow line. City Planner Schindler said that would be a question for Mr. Langston.

Chairman Woolley opened the Public Hearing. No speakers. He closed the Public Hearing.

**Gary Langston**, Daybreak Communities; I think the first question I heard is what is going on along South Jordan Parkway and the gap there. The width is plat, we are actually only building the west bound lanes on South Jordan Parkway, and for a period of time we are making it a two-way road. The P Lots that you are seeing to the south of that alignment are for future storm water and will likely have something similar to what is going on at Lake Avenue. Along both sides of South Jordan Parkway will be future towne home lots.

City Planner Schindler said I want to make it clear that South Jordan Parkway will not connect to the existing South Jordan Parkway with this plat or anytime in the near future. Mr. Langston said the current time frame for connecting South Jordan Parkway back to Mountain View is several years.

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

**Commissioner Holbrook made a motion to approve File No. PLPP201801060 as proposed. Commissioner Jolley seconded the motion. Roll Call Vote was unanimous 5-0.**

**B.1 Issue: PLAZA ON 11400 2ND AMENDMENT**
**Location:** 11322 South Beckstead Lane
**File No:** PLPLA201900049
**Applicant:** Troy Ferran

City Planner Greg Schindler reviewed the background information on this item from the packet staff report. This application is 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. The building will be owned by two brothers.

Commissioners expressed confusion about the building and how it will sit on the property.

Planning Director Steven Schaefermeyer showed a rendering of the approved site plan on the overhead and explained how it will be split and shared by the two brothers.

Commissioner Jolley asked if they will have separate utilities for sewer and water. Director Schindler said they originally wanted everything separate but the sewer company said no.

Engineering Supervisor Shane Greenwood said we tried to make some accommodations so that we could get some additional water service without having to cut Beckstead Lane, but since the sewer district

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required a separate sewer service, we cut the road anyway to meet our standard and put in another meter for the other half of the building and a meter for landscaping.

Chairman Woolley opened the Public Hearing. No Speakers. He closed the Public Hearing.

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

**Commissioner Jolley made a motion to 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. Commissioner Ellis seconded the motion. Roll Call Vote was unanimous 5-0.**

## 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**

**Note:** ***This Item tabled from January 8, 2019 Planning Commission Meeting***

Chairman Woolley said at the previous meeting we approved and sent forward to the City Council our recommendation for approval of Item A and Item C. Our discussion tonight will be on Item B.

Planning Director Steven Schaefermeyer said I hope you were all able to read my email after the first discussion in January. After talking to Greg I felt like I needed to address timing and the relationship with the General Plan. This is a bit different. Usually staff comes with one recommendation. Tonight we have come with three options. This is an opportunity for you to tell us which of the three options you believe to be best. Currently this is noticed for the City Council meeting next week.

Commissioner Morrissey asked what some of the reasons the PUD was extinguished are.

Director Schaefermeyer said some of it was about predictability. One of the biggest problems was public streets. That was removed from PUD's before the PUD's were removed from the code. There was not a lot of discussion on specifically why PUD's were to be removed. There were some issues about how The Cliffs on Jordan Gateway was approved through performance development. That and PUD's were all caught up in the same issues of how much control do we actually have.

Commissioner Woolley said a few years ago there were also problems with projects that had gone belly-up during the economy downfall. As they were coming back into the system, developers wanted the city to take back the roads and amenities from PUD's and maintain them. The City had a task force

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to look into that issue and made recommendations to the Council. That is when they started asking why we are even doing PUD's.

Director Schaefermeyer said thank you for bringing that up. We do have a process now where failing HOA's can come to the City and say we would like the City to take over the roads. In order to do that, the HOA's have to bring everything up to City Standards.

Commissioner Morrissey said what is your recommendation?

Director Schaefermeyer said I think it is good to have some flexibility in the code or an option for flexibility. I understand your concerns about doing it administratively, it is hard to anticipate everything. These infill developments are very difficult. I think there is an expectation from land owners when they say I have R-3 zoning and they think they can get 3 lots on their property. Because of all of our requirements, they can't get their full three units per acre. It is a difficult process for our staff to work through those and I don't think that our fees cover the time and effort it takes to work through some of those with developers on these smaller pieces of property. From that standpoint, staff would support some level of flexibility. Ultimately, if the recommendation to Council is we don't want to mess with that that will at least give staff a clear directive when people come in and want to do something different or creative, in this case, absolutely not.

Commissioner Holbrook said then we would be accepting things that would be non-standard. Is it possible for them to have a development agreement if they want something specific.

Director Schaefermeyer said it depends on the option that you choose. The PD Floating Zone allows deviations from the underlying code. Through that process we have avoided some of the downfalls of the PUD zone like we have been requiring public size streets. Those are not things that are on the table when someone says I can't do what I want under your zone. The PD Floating Zone also front loads the discussion with the City Council so that staff understands up front, these are the types of things that the City Council supports so we don't waste time and the developer doesn't waste time trying to negotiate. Yes, you can always have a development agreement with a rezone. The City has taken a more conservative stance on development agreements where it takes the zone and constricts it. It limits what you can do in that zone. The PD Floating Zone was adopted about the same time that the flexibility was taken out of the code.

Commissioner Ellis said it sounds like the intent is to allow land owners to get the true density out of their land and meet the city's requirements for streets, easements and that kind of thing?

Director Schaefermeyer said it depends on how it is written. Option 1 and Option 3, allow that flexibility. Option 3 is the administrative option and that limits what that flexibility is. Option 1 which is the legislative action, would allow the Council to decide. The PD floating zone inherently allows the Council to modify anything.

Chairman Wooley said for instance on 1b, if that was the choice to remove it from an administrative action into a legislative action so that it does go before the Council and there is that discussion, if we recommended the requirement and the Council adopted that, stating there was a maximum acreage that this could be applied in, are you saying that the Council then could waive that?

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Director Schaefermeyer said no. If you added in there that the PD floating can only be used in single family zones or subdivision that are a certain size.

Commissioner Morrissey asked what size lots would this affect the most.

Director Schaefermeyer said I think probably the R-3 zone and R-4. The problem with R-1.85 and R-2.5 is those lots are already so big that if you limited it to 5-acres, there is not much flexibility left. That is why I went with the 10 acres.

Commissioner Morrissey asked if hypothetically any developer could come in and request this PD to be applied to any land that fit the criteria as far as the density goes.

Director Schaefermeyer said yes. As long as they met all of the requirements for the PD Zone. Right now the PD Zone is limited to certain zones. If you have a C-C zone and you want to develop it as a C-C zone then you would submit a rezone request with a PD overlay. Our City Council is still in the driver's seat and decides on all of these. One of the issues people had with the PUD zone was that it's adopted and if you meet the requirements than you have entitlement. You do not have entitlement to a rezone. No one has entitlement to the PD Floating Zone. The City Council would have to adopt the rezone ordinance. Developers can request it but with the administrative option, once it is adopted as code then as long as they meet the code they are entitled to approval. The reason the PD Floating Zone is made a legislative option is so that the City Council can say no if they choose to.

Chairman Woolley said I just heard something that is not what you and I talked about nor what is in the writing regarding density.

Director Schaefermeyer said the density is the same under the zone regardless of whether you have the PD. I understood your question to be, if, based on the constraints of the property they are only limited to five lots, but under the zone they are asking for they could have up to 8 lots or whatever, the density will still apply. They are not getting any additional lots than they would be entitled to under the existing zone.

Commissioner Holbrook said are you saying they would have to apply for a rezone; like if they are an R-2.5 and they wanted a 3 or 4.

Director Schaefermeyer said it depends on which option. If you are talking about the PD Floating zone, then yes, they would have to apply for a rezone. If you go with the administrative option, which is #3, then no, it would not be a rezone it would be a straight up subdivision. All subdivisions are based on gross acreage.

Commissioners continued discussing potential scenarios of property sizes and how that would work with the PD overlay. They talked about projects in the past that kept asking for more and more density.

Commissioner Ellis said I do not want to create something that can be gamed by the developers. I understand the desire to make infill development feasible, but I don't want to create something that can be gamed.

Director Schaefermeyer said if anybody is being gamed it's the City Council. I just want to be clear. We have three options, and the purpose of this was to have a discussion. Under one scenario the City

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Council always holds the cards. In another scenario, once you meet the requirements of the zone you become entitled.

Chairman Woolley said we have a very diverse Commission and yet there is a great deal of respect for each other and we can debate the issues and have disagreements and still be respectful. On this very item, I am on one side and some of you are on the other side. I do recognize that whatever we do has got to work. We need to do what is best for the community as a whole. I still think that 10 acres is not infill. To me that is a big piece of property. I think the legislative option with a maximum acreage of 5 or something close to that, then begins to make sense. You are not changing the density unless someone goes before the Council and us with a rezone.

Commissioner Ellis said I think that option 3 is too prescriptive and 1a is way too broad. I think either 1b or 2 are the answer. I agree that we need a size restriction on 1b. I think 10 acres is a subdivision.

Commissioner Jolley said I agree that by restricting it to 5 acres makes more sense and gives the City a great tool to take care of some of those small parcels.

Commissioner Haynes asked if any of our surrounding cities have anything like this already in place.

Director Schaefermeyer said the PD Floating Zone is unique. We are more restrictive than other communities.

Commissioner Haynes asked what the long term effects of attached housing is on a community.

Director Schaefermeyer said the City did a study about the fiscal analysis of it and the property values of this type of housing is lower. I do know that South Jordan has one of the highest rents in terms of our multi-family housing.

Commissioner Haynes said I have a police officer friend and he said the more density there is the more crime goes up.

Director Schaefermeyer said one of the issues with multi-family housing is if the property is not managed properly that becomes an issue.

Commissioner Holbrook said I am still trying to get over more homes on smaller lots, which is exactly what the people of this city has said over and over that they do not want. Basically you are going to have a neighborhood with smaller lots than the surrounding area. I don't think that we have sufficiently defined infill. I wonder if this isn't a bit premature. It would be something to think about, but I think because we already have a tool where it could be decided on a case by case basis, personally I don't see this as beneficial at this time.

Commissioner Morrissey asked Commissioner Holbrook to explain what that tool is that we have.

Commissioner Holbrook said because you can ask the City, can I have this if I give that.

Chairman Woolley said we have restricted the density to a lower zone and still it didn't approve. The last two times I have seen it be used it has not worked in accomplishing getting the net density of an infill project.

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Commissioner Haynes asked to get clarification on something. He said in our code under Overlay and Floating Zones 17.130.010, it says definition and purpose. I feel like that is already defined and what we are talking about here it states "*an overlay zone represents a geographical area or district where additional standards, conditions, and/or uses are superimposed upon the underlying zones within that area or district. A floating zone may allow for additional uses and modifications to use regulations and the zoning provisions of the existing base zone; a floating zone is not automatically applicable to the predetermined location as with an overlay zone, but may be applied to a specific location after specific standards and conditions are met and after legislative approval by the City Council. A floating zone may provide greater flexibility for land owners that own unique properties or who agree to build projects that include eye quality and unique elements not otherwise required by the underlying zone. The purpose of overlaying zones and floating zones is to provide a zoning tool for the accomplishment of community goals and policies in the pursuit of the public health, safety, and welfare in ways not available in typical zoning*." Doesn't that already cover what we are talking about?

Commissioner Ellis said yes, but it won't allow for single-family residential zones to be used in the PD floating zone.

Chairman Woolley said currently it is only for commercial. The intent is good and what we're trying to accomplish is good, but we can't use it in residential.

Commissioner Morrissey asked how many properties we have in South Jordan that would qualify if we did limit this to 5 acres or less.

Director Schaefermeyer said I have a map that I had GIS prepare. I did not show it in the beginning because it might be misleading because I have not gone through it thoroughly yet. I asked GIS to give me any vacant piece of property that is either master planned or zoned for residential that is 5 acres or less, or 10 acres or less. He showed the map to the commission with the understanding that it could be misleading. This map shows both 5 acre and 10 acre parcels which are highlighted in different colors.

Commissioner Holbrook said I just can't see people who want to buy the property, go to the property owners and say "hey, charge me more money because if I use this floating zone here I can get more lots on here and you could get more money;" I don't see that happening. I see that this benefits developers more than it benefits the people and because we have been so adamant as a city to adhere to standards, I am just not good with this.

Commissioner Ellis said I am surprised to see how few lots there are in that under 5 acre size. I think if we put the restriction of 5-acres on 1b then it works.

Chairman Woolley said I think based on our discussion I think it is a fair recommendation to the Council because they are going to debate this as well.

Director Schaefermeyer said, so we are clear about the PD floating zone, it's not like a traditional rezone where you get the zone and then you come back with your application and we don't know what you are going to develop. Our zoning code requires a concept plan, but unless we have a development agreement, that concept can change. If I am up here talking to the Council and they say they like this development, I try and emphasize you are giving them a zone not requiring that specific development.

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The PD Overlay however, requires the development agreement which requires everything from lot layout to landscaping.

Commissioner Morrissey asked Chairman Woolley if in his position as a quasi-developer and using this tool, would you tell us your experience in this.

Chairman Woolley said in my experience, you have several things going on. Number 1, the majority that I am aware of, these parcels are owned by individuals who either have been farming them or their parents farmed them. In many cases this land is their retirement or their 401K. Its value is based on what the zoning can be. Occasionally you will have that owner that wants to get as much as possible for it and that is by higher density than is currently planned or master planned. For the most part it is individuals who say I want to sell my property, I am no longer farming it and I'm getting older and want to move into a smaller place so they put it up for sale. The realtors contact the development community and try to find what will work. Without having a tool, there is uncertainty across the board. The homeowners don't know what they can legitimately sell their property for and in many cases they try to go for a higher density and ask for more money. That is what we are seeing with the current ability of just simply asking for higher zoning. You are talking about a much higher price and more homes. With a tool like this, it puts everyone on an even playing field. This is a win, win, in my opinion because it gives some clarity to the owners of property of what they can reasonably expect but it doesn't allow them to get a higher density.

Commissioner Morrissey asked if it gives more benefit to the current land owners or to the developer. Chairman Woolley said initially to the land owner. They but benefit but initially it starts with the sale. If we don't approve something like this, what we are going to continue to see in my opinion is people who want to sell their property or may need to sell their property that are going to apply for rezones and we are going to have a higher density issue continuing; where this puts that to bed. The owners benefit, the developers benefit, and the people who buy those homes will benefit.

Commissioner Ellis said I see the value in having this flexibility.

Commissioner Jolley said if we did recommend to the City Council that we go with 1b and we restrict it to properties 5-acres or less, can the City Council say we like option 1b but we are going to strike the limitation on the acreage. Director Schaefermeyer said yes.

Commissioner Holbrook said I think that you are underestimating how much this will be used because as was brought out by Commissioner Jolley, we have a lot of agricultural that will be turning residential so it is going to be used more than what we saw on the map.

Commissioner Jolley said those agricultural properties will be developed into larger normal sized subdivisions. We will then end up with some odd shaped pieces that this can apply to. I agree we should restrict the size.

### C.2 Potential Action Item – (See Vlll.C.1)

**Commissioner Ellis made a motion that the Planning Commission recommend to the City Council that it approve Ordinance 2019-01 as presented by City Staff, with option 1b and only applied to parcels of 5-acres or smaller, for lot flexibility. Commissioner Jolley seconded the motion. Roll Call Vote was 4-1. Commissioner Holbrook voted No.**

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**ADJOURNMENT**

**Commissioner Holbrook motioned to adjourn the February 12, 2019 Planning Commission meeting. Commissioner Jolley seconded the motion. Vote was unanimous in favor.**

The February 12, 2019 Planning Commission Meeting adjourned at 8:10 p.m.

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# SOUTH JORDAN CITY
# PLANNING COMMISSION REPORT Meeting Date: 02-26-2019

**Issue** GARDEN PARK CONDOMINIUMS PHASE 3 1ST AMENDMENT CONDOMINIUM AMENDMENT
**Location:** 11199 S. Oakmond Road
**File No:** PLPLA201800093
**Applicant:** Ivory Homes

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

Staff Recommendation (Motion Ready): Approve File No. PLPLA201800093 as proposed.

## STANDARDS FOR SUBDIVISION/CONDOMINIUM AMENDMENT REVIEW

The Planning Commission shall receive comment at a public hearing regarding the proposed condominium amendment. The Planning Commission may approve the amendment if it finds good cause to amend the condominium, 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 condominium plat 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

| | |
|---|---|
| ACREAGE | 0.5677 acre |
| 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)/Condominiums and Garden Park Clubhouse<br>South- Large Scale Master Planned Community (P-C)/Single Family Residential<br>East - Large Scale Master Planned Community (P-C)/Open Space<br>West - Large Scale Master Planned Community (P-C)/Vacant |

Ivory Homes has filed an application to amend the Garden Park Phase 3 Condominiums. The proposed amendment will change the number of condominium units from 10 to 13.

## ANALYSIS

| | Proposed Amended | Originally Recorded |
|---|---|---|
| Residential Net Density | 22.8 units/acre | 17.6 |
| Smallest Unit Area | 691 sq. ft. | 930 sq. ft. |
| Largest Unit Area | 1,791 sq. ft. | 1,412 sq. ft. |
| Average Unit Area | 1,118 sq. ft. | 1,144 sq. ft. |

## 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 condominium amendment.
- All State and Local condominium review requirements have been followed.
- The proposal meets all City ordinances
- All condominium units will have culinary water (South Jordan City) and sanitary sewer available (South Valley Sewer District).

Conclusions:

- The proposed condominium amendment is consistent with the Community Structure Plan and meets the standards of review for condominiums 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 Condominium Amendment, 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:

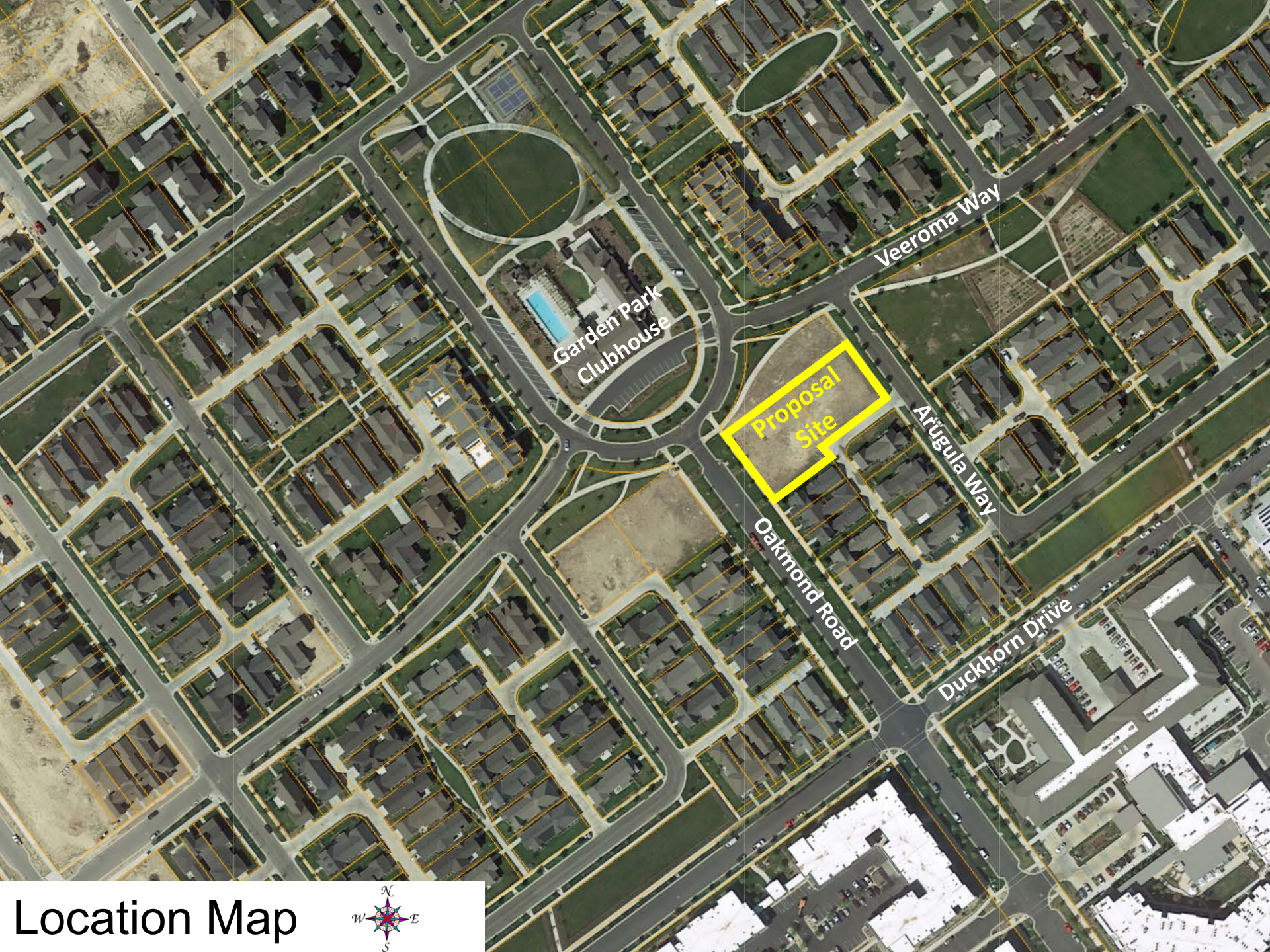
- Minimal.

## ALTERNATIVES:

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

## SUPPORT MATERIALS:

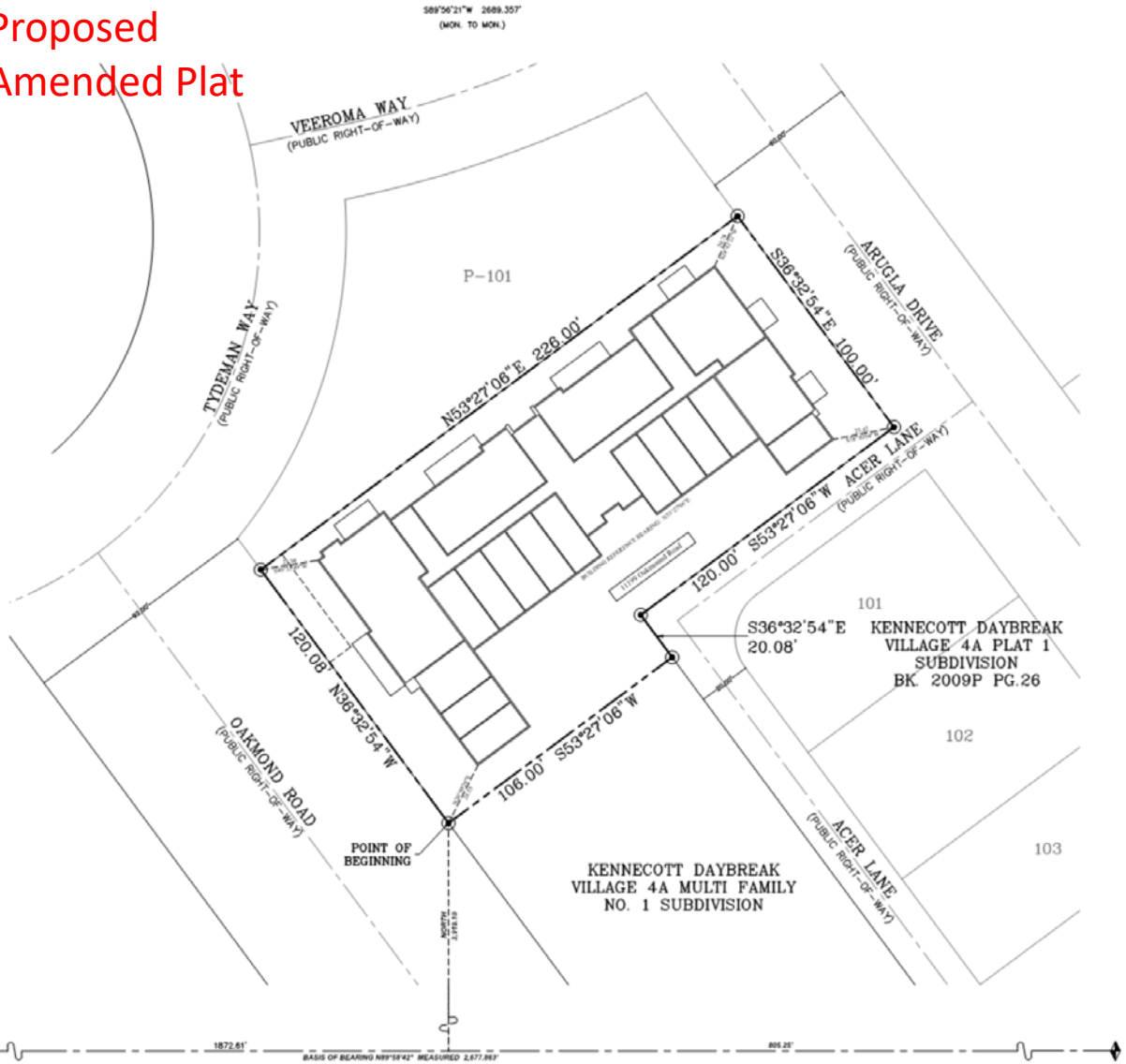
- Aerial Map
- Proposed Condominium Plat
- Originally Recorded Condominium Plat
- Exterior Building Elevation Drawings




# Location Map

N
W
E
S

Proposed
Amended Plat




GRAPHIC SCALE

LEGEND

- BOUNDARY LINE
- CENTERLINE
- ROW LINE
- PROPERTY LINE
- SECTION LINE
- PROPERTY CORNER
- SECTION CORNER (FOUND)
- SECTION CORNER (NOT FOUND)

P.U.& D.E. — PUBLIC UTILITY AND DRAINAGE EASEMENT

* MONUMENT AND SECTION INFORMATION PER THE KENNECOTT DAYBREAK VILLAGE 4A PLAT 3 SUBDIVISION RECORDED IN BOOK 2009P AT PAGE 166.

| PLAT | ADDRESS |
|---|---|
| 1 | 11117 S OAKMOND ROAD |
| 2 | 11109 S OAKMOND ROAD |
| 3 | 11129 S OAKMOND ROAD |
| 4 | 11143 S OAKMOND ROAD |
| 5 | 11167 S OAKMOND ROAD |
| 6 | 11113 S OAKMOND ROAD |
| 7 | 11131 S OAKMOND ROAD |
| 8 | 11159 S OAKMOND ROAD |
| 9 | 11173 S OAKMOND ROAD |
| 10 | 11177 S OAKMOND ROAD |
| 11 | 11161 S OAKMOND ROAD |
| 12 | 11137 S OAKMOND ROAD |
| 13 | 11123 S OAKMOND ROAD |

PLAT PREPARED BY
FOCUS
ENGINEERING AND SURVEYING

Sheet 2 of 4

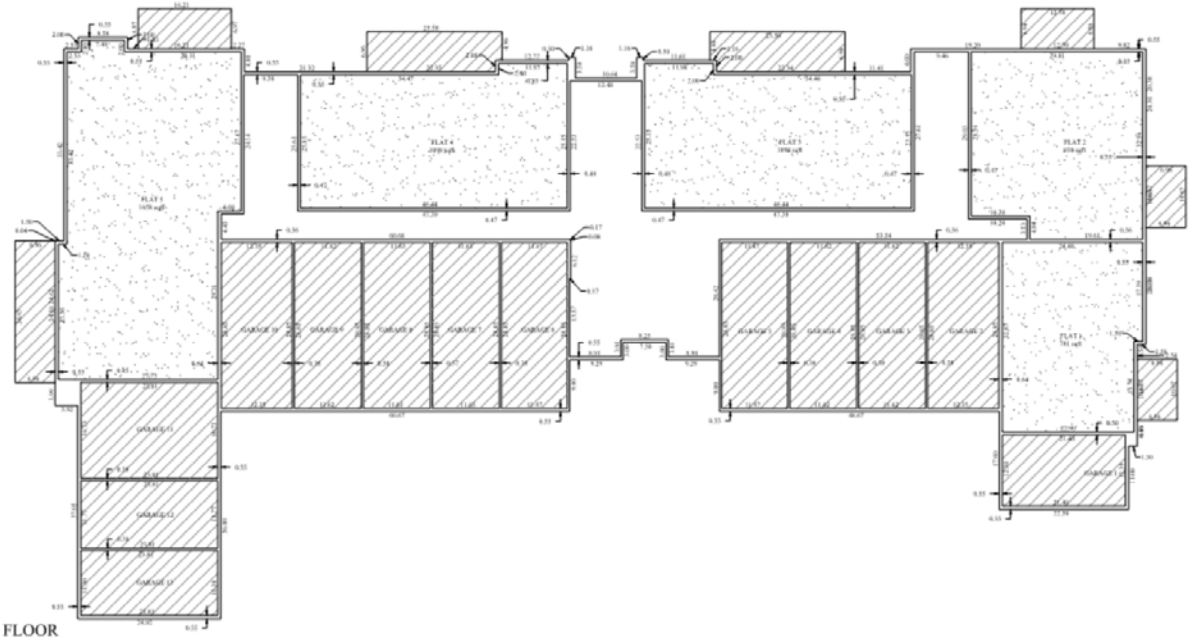
GARDEN PARK CONDOMINIUMS, PHASE 3,
1st AMENDMENT
AMENDING PARCELS K AND L
KENNECOTT DAYBREAK VILLAGE 4A MULTI FAMILY NO. 1 SUBDIVISION

Located in the Northeast Quarter of Section 24, T.3S, R.2W,
Salt Lake Base and Meridian

RECORDED #

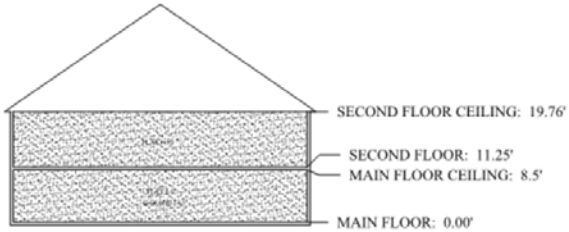
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE $ _____ SALT LAKE COUNTY RECORDER

DAYBREAK



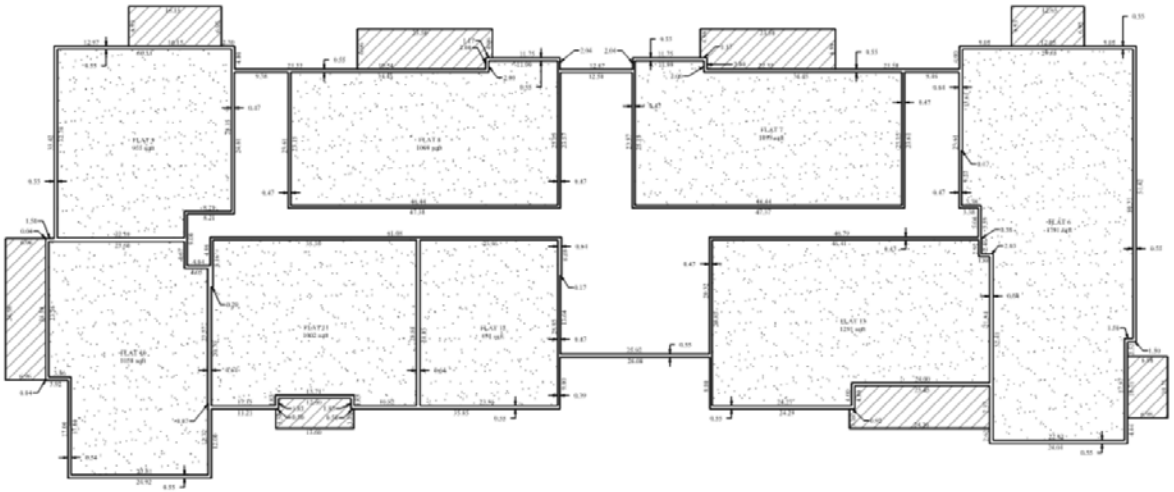
FIRST FLOOR
PLAN
1"=10'

# Proposed
# Amended Plat




LEGEND





SECOND FLOOR
PLAN

PLAT PREPARED BY
FOCUS
ENGINEERING AND SURVEYING

Sheet 3 of 4

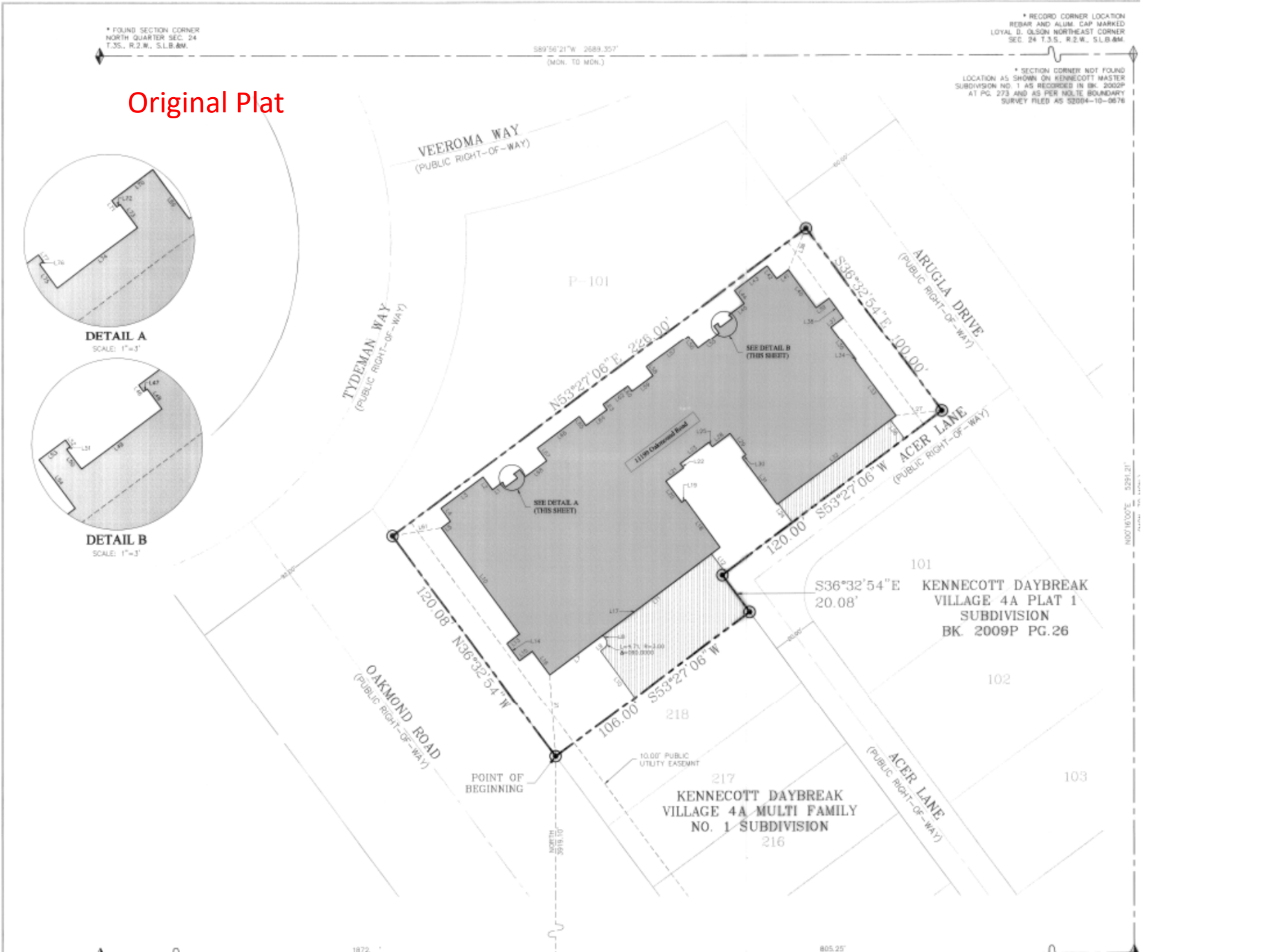
GARDEN PARK CONDOMINIUMS, PHASE 3,
1st AMENDMENT
AMENDING PARCELS K AND L
KENNECOTT DAYBREAK VILLAGE 4A MULTI FAMILY NO. 1 SUBDIVISION

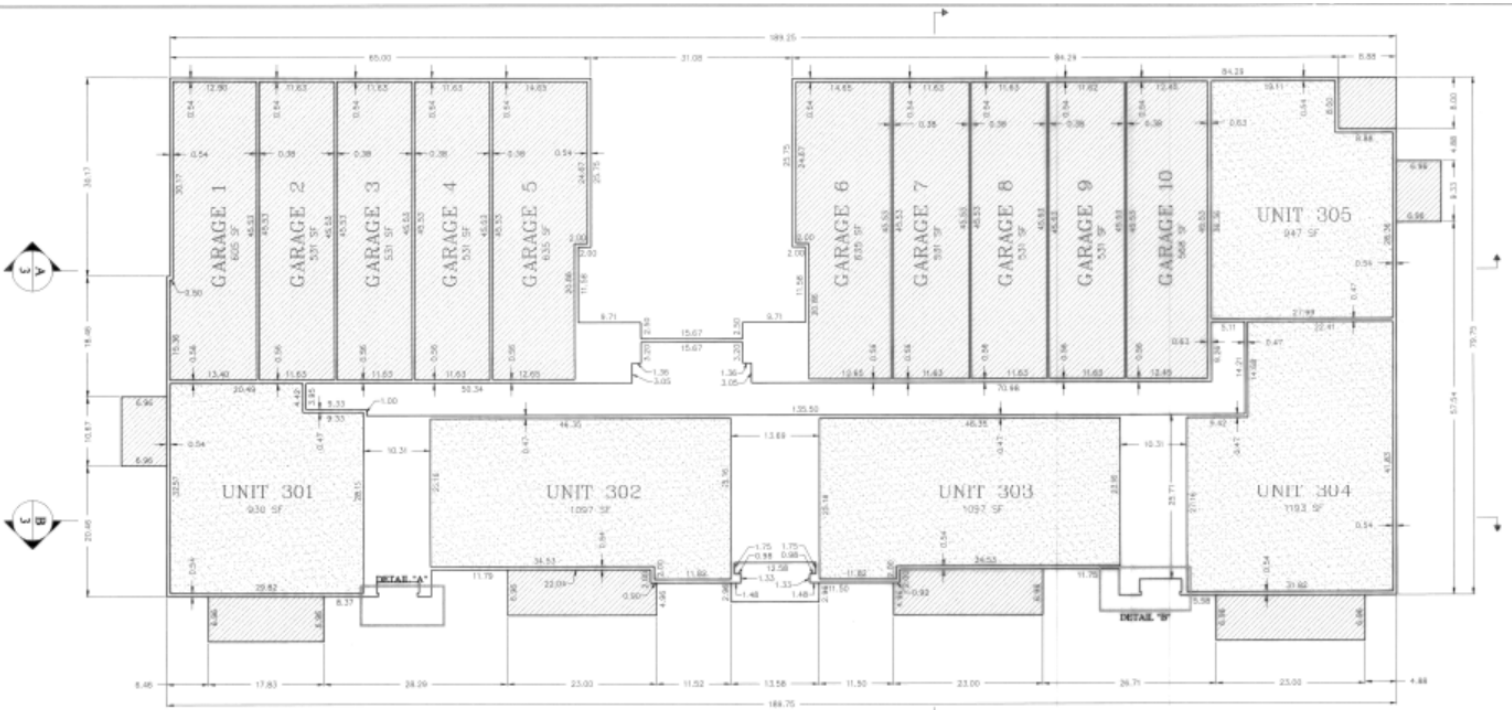
Located in the Northeast Quarter of Section 24, T.3S, R.2W,
Salt Lake Base and Meridian

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF:
DATE: TIME: BOOK: PAGE:
FEE $
SALT LAKE COUNTY RECORDER

DAYBREAK

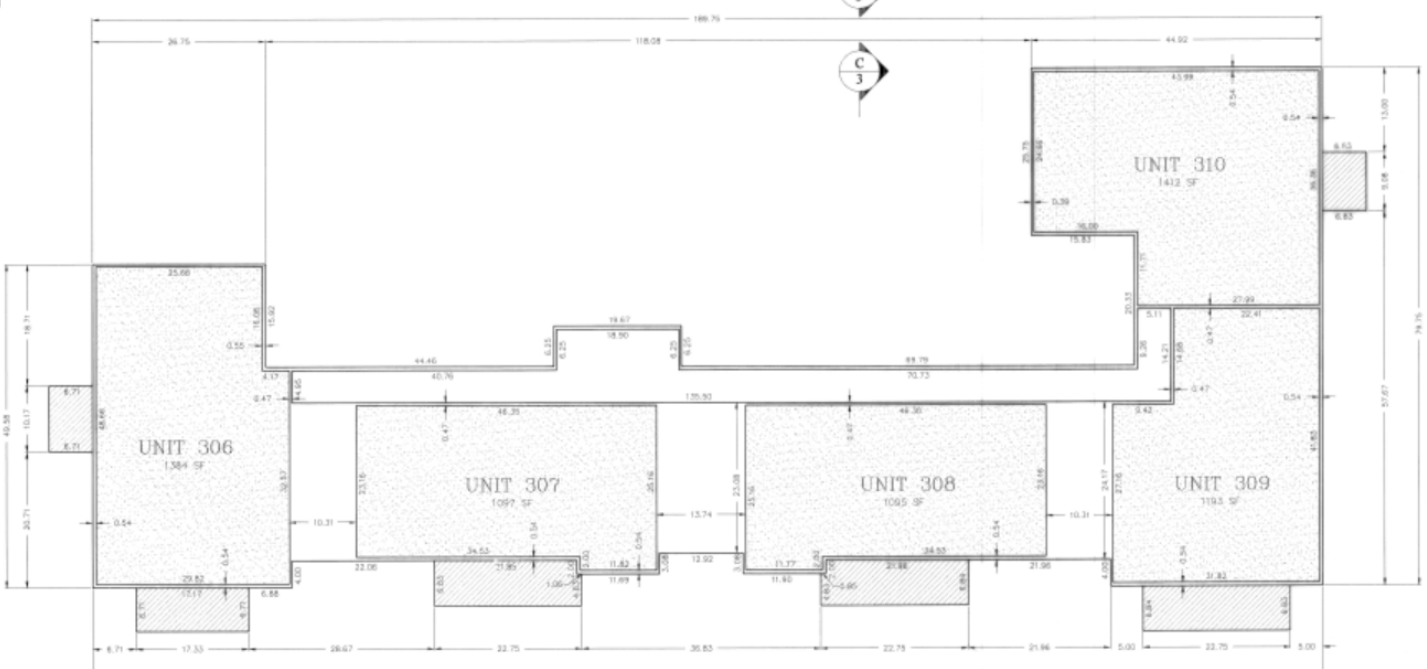
Original Plat





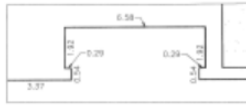

MAIN LEVEL PLAN
1"=10'

Original Plat










FINISHED FLOOR ELEVATION = 48

LEGEND

PRIVATE OWNERSHIP
LIMITED COMMON OWNERSHIP
COMMON OWNERSHIP

GARAGE ASSIGNMENTS

| UNIT NO. | GARAGE NO. |
|---|---|
| 301 | 1 |
| 302 | 4 |
| 303 | 5 |
| 304 | 7 |
| 305 | 10 |
| 306 | 2 |
| 307 | 3 |
| 308 | 6 |
| 309 | 8 |
| 310 | 9 |

Sheet 03

GARDEN PA

KENNECOTT DAYBR

Located in the

STATE OF UTAH, COUNTY OF S



# SOUTH JORDAN CITY
# PLANNING COMMISSION REPORT

**Meeting Date: 02-26-2019**

| | |
|---|---|
| **Issue** | **DAYBREAK PUBLIC SAFETY CENTER PRELIMINARY PLAT** |
| **Location:** | 5443 West Lake Avenue |
| **File No:** | PLPP201801003 |
| **Applicant:** | Daybreak Communities |

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

Staff Recommendation (Motion Ready): Approve File No. PLPP201801003 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** | 3.413 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<br>South- Large Scale Master Planned Community (P-C)/Vacant<br>East - Large Scale Master Planned Community (P-C)/Vacant<br>West - Large Scale Master Planned Community (P-C)/Vacant |

Daybreak Communities has filed an application for preliminary subdivision plat approval for the Daybreak Public Safety Center subdivision. The proposed subdivision will subdivide 3.413 acres into 1 Civic/Commercial lot (C-lot) and associated public right-of-way.

## ANALYSIS

The resulting 2.965 acre lot will be the future home of a public safety center which will include South Jordan City Fire Station No. 64, a police substation and limited administrative offices with a community meeting room.

## STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

- The Daybreak Community Structure Plan designates this area as Town.
- Section 17.72.020 describes the Town Land Use Designation as follows: "This category is designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single- and multi-family), public/semipublic, industrial and open space uses. This category may accommodate gross residential density of fifty (50) 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:

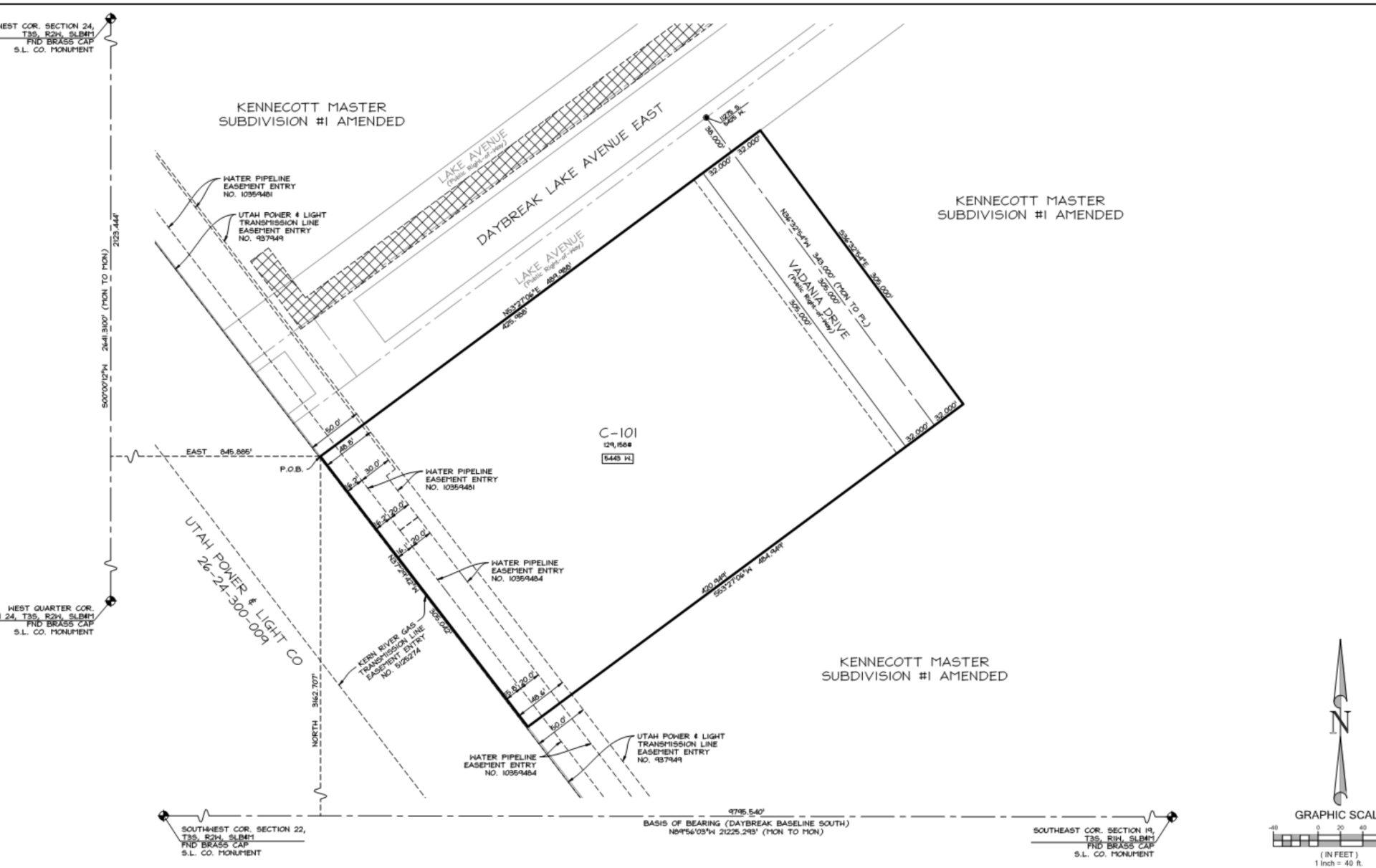
- Approve the preliminary plat.
- Deny the preliminary plat.
- Schedule the application for a decision at some future date.

## SUPPORT MATERIALS:

- Aerial Map
- Preliminary Plat

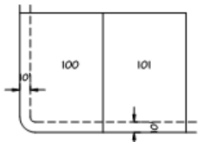



# Location Map




LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- 5448 BA — ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10498 PAGE 3926




PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)

Sheet 2 of

DAYBREAK SOUTH JORDAN CITY PUBLIC SAFETY CENTER
AMENDING LOTS T3 AND T4 OF THE KENNECOTT MASTER SUBDIVISON #1 AMENDED

Located in the Northwest Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ _____ SALT LAKE COUNTY RECORDER

BE SET WILL BE SET IN THE TOP THE EXTENSION OF

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STRUCTURAL • SURVEY
WEST JORDAN, UT 84088
WWW.PERIGEEONLINE.COM

# SOUTH JORDAN CITY
# PLANNING COMMISSION REPORT

**Meeting Date: 02/26/2019**

**Issue:** **RIVER HEIGHTS MEDICAL OFFICE BUILDING SITE PLAN**
**Address:** 10654 S. River Heights Dr.
**File No:** PLSPR201900053
**Applicant:** Greg Goffin, Thrive Development

**Submitted by: Damir Drozdek, Planner III**
**Shane Greenwood, Supervising Senior Engineer**

**Staff Recommendation (Motion Ready):** **Approve application** PLSPR201900053 to allow for construction of a medical office building to be located at 10654 S. River Heights Dr.

| | |
|---|---|
| **ACREAGE:** | Approximately 2.6 acres |
| **CURRENT ZONE:** | P-O (Professional - Office) Zone |
| **CURRENT USE:** | Vacant Lot |
| **FUTURE LAND USE PLAN:** | O (Office Use) |
| **NEIGHBORING ZONES/USES:** | North – P-O / Think Storage<br>South – R-M-6 / Raw land<br>West – R-M-6 / Raw land<br>East – R-2.5 / River Heights Dr. |

## STANDARD OF REVIEW:

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements outlined in chapter 16.24 and the requirements of the individual zone in which a development is proposed. All provisions of titles 16 & 17 of the City Code, and other city requirements, shall be met in preparing site plan applications and in designing and constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions or deny the site plan.

## BACKGROUND:

The proposed medical office building is located at 10654 S. River Heights Dr. The site is accessed off River Heights Dr. There will be one vehicular access to the property. The River Heights Dr. street is fully complete and improved along this section and thus no major road improvements will be made with this project. The road will have to be repaired once water and sewer laterals are run to the site from the main out in the road. Other public improvements will include a couple of fire hydrants and water meters.

The building will be three-stories high. It will have approximately 50,000 sq. ft. of office space. The building will cater to medical professions. The building exterior will consist of brick, eifs, stucco and metal (panels and canopy). The tallest part of the building will cap off at roughly 58' above finished grade. A 6' ADA-compliant walkway stretches from the building entrance and across the parking lot out to River Heights Dr. and thus providing an ADA compliant path from the building to public sidewalk on the street.

Landscaping on site will consist of various shrubs, ground covers and trees. Both deciduous and evergreen trees are provided. Parking lot is shaded by trees as per City Code requirements. The required landscape area along the street, at the south and at the west end will have turf for ground cover. Other landscaped areas will have rock mulch. Street trees will be planted at regular intervals in the parkstrip area along River Heights Dr.

Property to the west and the south is currently vacant and unimproved but will be developed as a mix of single-family detached and attached homes. Due to this development, and the fact that the property is zoned for residential use, a decorative masonry wall is required to be installed between the two projects. The wall will be required and installed by either development, whichever comes first.

## STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

**Findings:**

- The project meets the Planning and Zoning (Title 17) and the Subdivision and Development (Title 16) Code requirements.
- The Architectural Review Committee reviewed the proposed building on January 23, 2019. The committee unanimously recommended approval of the project.
- The project conforms with the following Goals and Policies of the General Plan:
  - Policy LU-3.1 Require commercial uses to meet development standards that promote attractive and compatible commercial development while providing needed services and economic benefits to the City.
  - Policy LU-3.9 Office uses should be encouraged in areas that provide buffers between residential uses and heavily used traffic arteries and other intense uses, and in locations that promote economic development and expansion of the employment base.
  - Policy ED1.12 Seek 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 and also meet the requirements of the Subdivision and Development (Title 16) and the Planning and Zoning (Title 17) 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:**

- Generally, commercial developments have a net positive fiscal impact, meaning that they generate more money in revenue than they require in services. This project should follow the trend.

**ALTERNATIVES:**

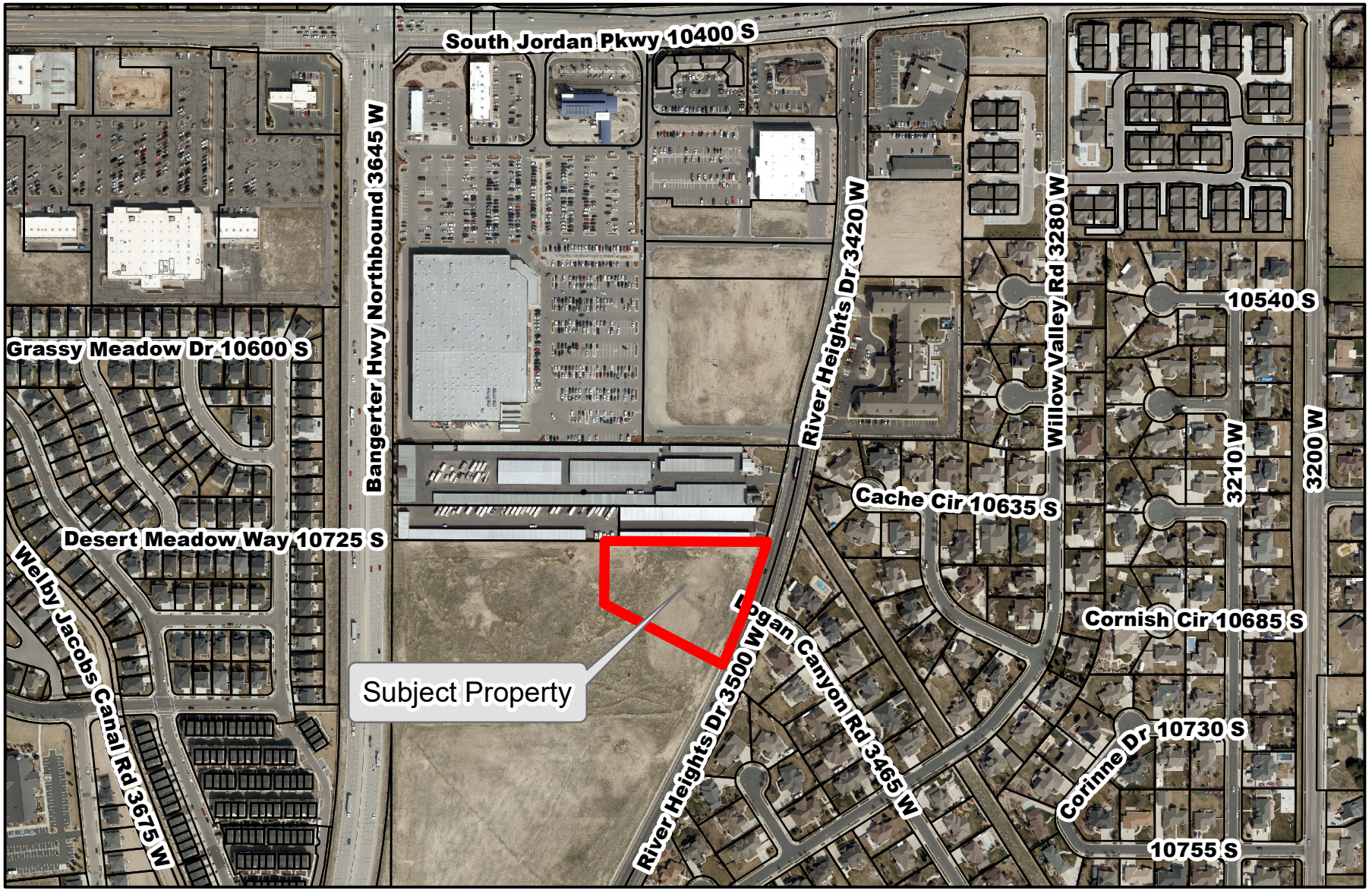
- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

**SUPPORT MATERIALS:**

- Aerial Map
- Zoning Map
- Site Plan C1.1
- Landscape Plan L1.1
- Exterior Elevations A201
- Exterior Elevations A202
- Building Rendering



Damir Drozdek, AICP
Planner III
Planning Department




**Legend**

STREETS

PARCELS

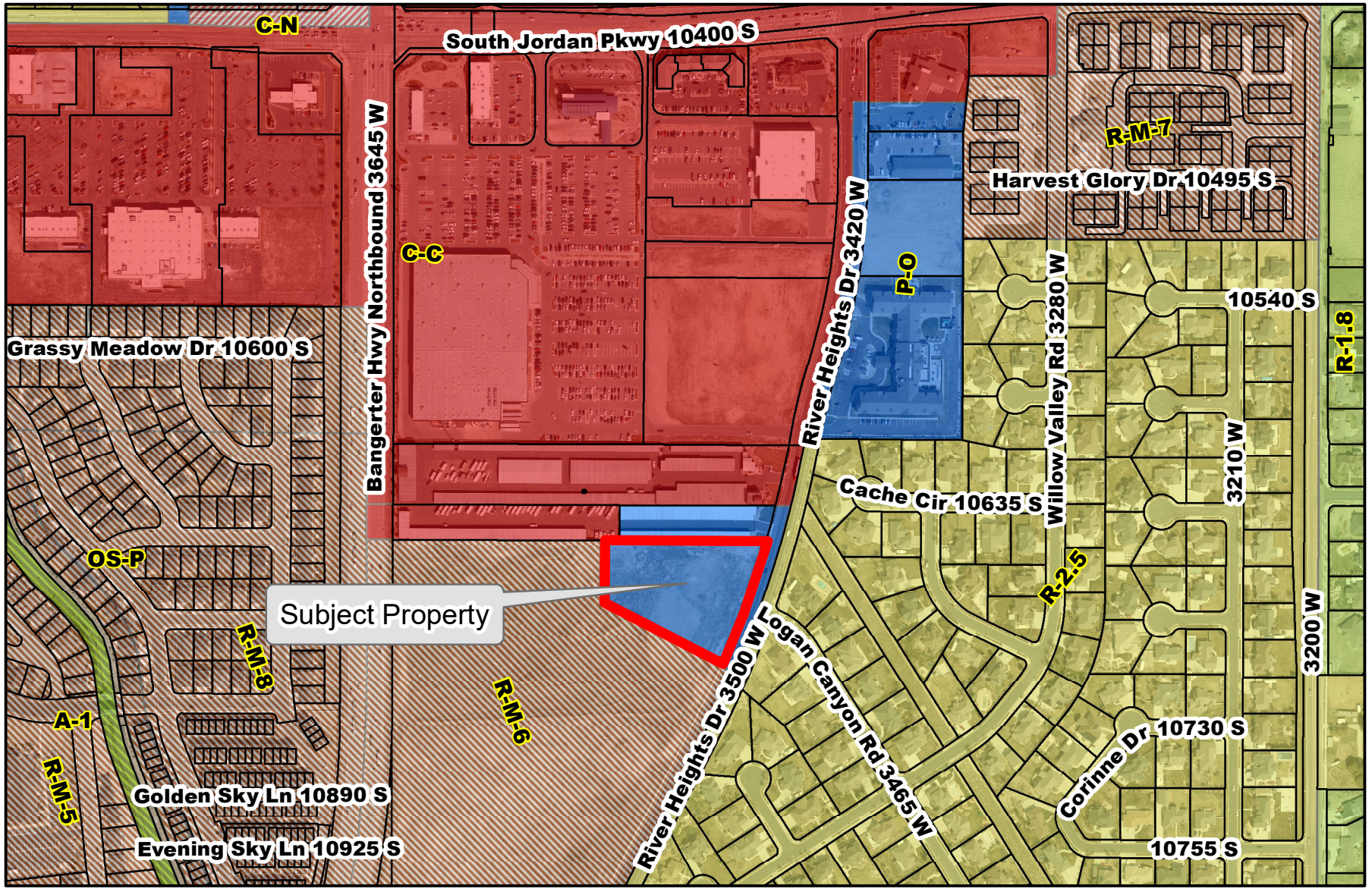
# Aerial Map

## *City of South Jordan*

0 130 260 520 780 1,040 Feet

Aerial Imagery
2018

ESRI




**Legend**

STREETS

PARCELS

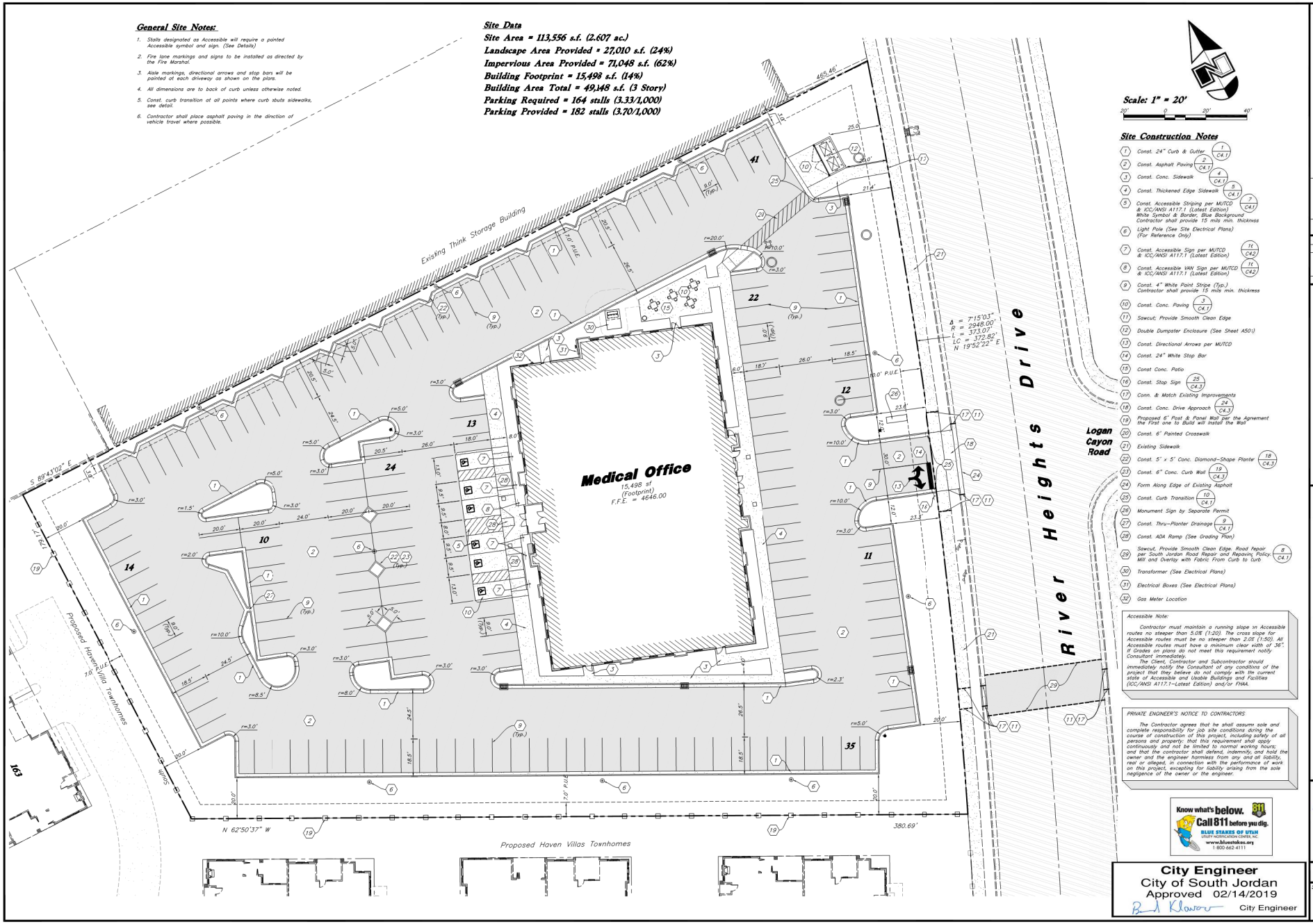
# Zoning Map

## *City of South Jordan*

0 130 260 520 780 1,040 Feet

Aerial Imagery
2018

ESRI




***General Site Notes:***

1. Stalls designated as Accessible will require a painted Accessible symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. All dimensions are to back of curb unless otherwise noted.
5. Const. curb transition at all points where curb abuts sidewalks, see detail.
6. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

***Site Data***

***Site Area = 113,556 s.f. (2.607 ac.)***
***Landscape Area Provided = 27,010 s.f. (24%)***
***Impervious Area Provided = 71,048 s.f. (62%)***
***Building Footprint = 15,498 s.f. (14%)***
***Building Area Total = 49,148 s.f. (3 Story)***
***Parking Required = 164 stalls (3.33/1,000)***
***Parking Provided = 182 stalls (3.70/1,000)***

***Site Construction Notes***

1. Const. 24" Curb & Gutter (1 C4.1)
2. Const. Asphalt Paving (2 C4.1)
3. Const. Conc. Sidewalk (4 C4.1)
4. Const. Thickened Edge Sidewalk (5 C4.1)
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) White Symbol & Border, Blue Background Contractor shall provide 15 mils min. thickness (7 C4.1)
6. Light Pole (See Site Electrical Plans) (For Reference Only)
7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (11 C4.2)
8. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (11 C4.2)
9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
10. Const. Conc. Paving (3 C4.1)
11. Sawcut; Provide Smooth Clean Edge
12. Double Dumpster Enclosure (See Sheet A501)
13. Const. Directional Arrows per MUTCD
14. Const. 24" White Stop Bar
15. Const Conc. Patio
16. Const. Stop Sign (25 C4.3)
17. Conn. & Match Existing Improvements
18. Const. Conc. Drive Approach (24 C4.3)
19. Proposed 6' Post & Panel Wall per the Agreement the First one to Build will Install the Wall
20. Const. 6' Painted Crosswalk
21. Existing Sidewalk
22. Const. 5' x 5' Conc. Diamond-Shape Planter (18 C4.3)
23. Const. 6" Conc. Curb Wall (19 C4.3)
24. Form Along Edge of Existing Asphalt
25. Const. Curb Transition (10 C4.1)
26. Monument Sign by Separate Permit
27. Const. Thru-Planter Drainage (9 C4.1)
28. Const. ADA Ramp (See Grading Plan)
29. Sawcut, Provide Smooth Clean Edge, Road Repair per South Jordan Road Repair and Repaving Policy. Mill and Overlay with Fabric From Curb to Curb (8 C4.1)
30. Transformer (See Electrical Plans)
31. Electrical Boxes (See Electrical Plans)
32. Gas Meter Location

*Accessible Note:*

*Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.05 (1:50). All Accessible routes must have a minimum clear width of 36". If Grades on plans do not meet this requirement notify Consultant immediately.*

*The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHAA.*

*PRIVATE ENGINEER'S NOTICE TO CONTRACTORS:*

*The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.*

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
Utility Notification Center, Inc.
www.bluestakes.org
1-800-662-4111

**City Engineer**
City of South Jordan
Approved 02/14/2019
City Engineer

| REV. | DATE | DESCRIPTION |
|---|---|---|
| | | |

Designed by: DA
Drafted by: KK
Client Name:
Copper Ridge A LLC
18-147 SP


ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWengineering.net

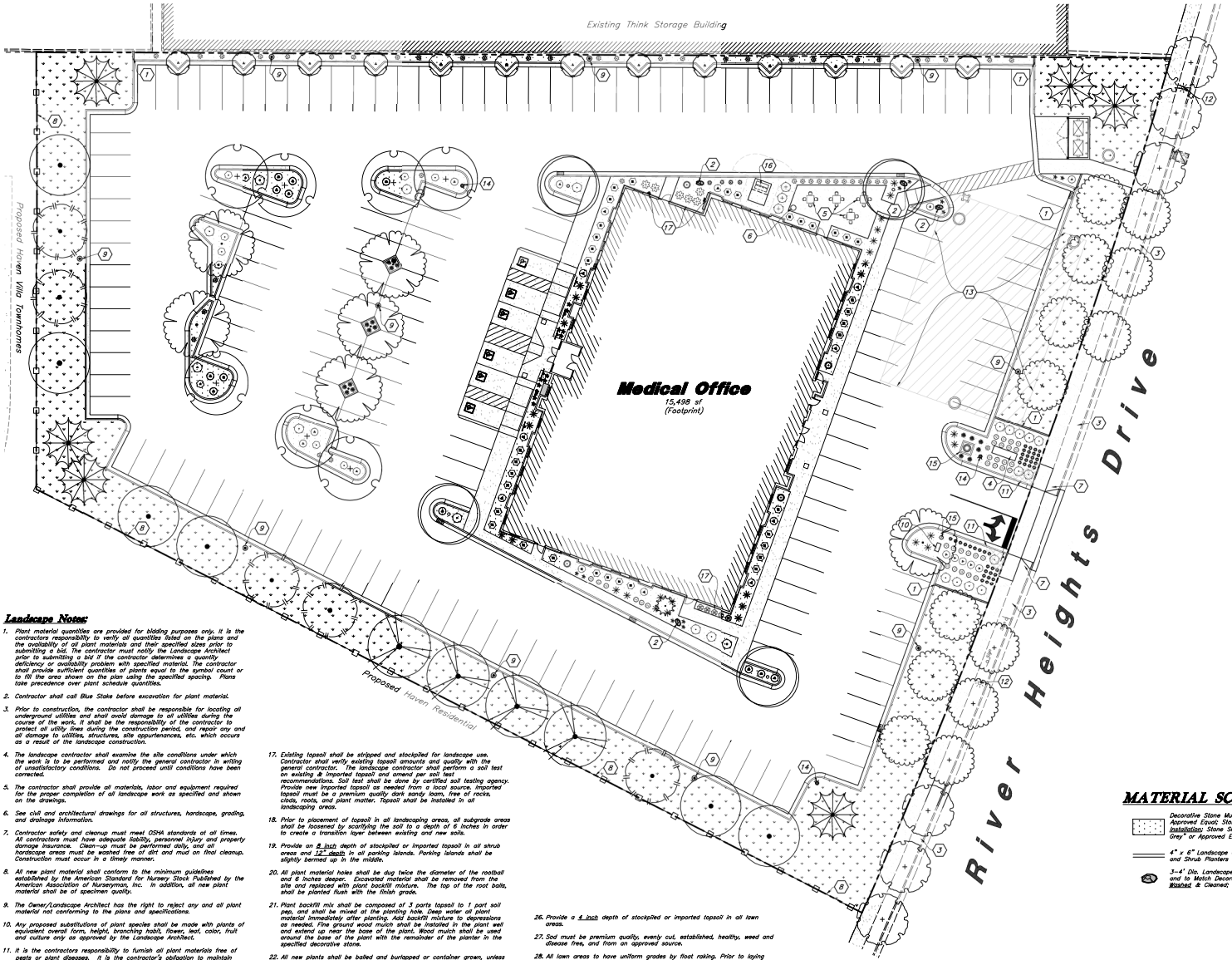

**Site Plan**

***River Heights Medical Office***
***Lot 1, Haven @ Harvest Village***
*10654 River Heights Drive*
*South Jordan, Utah*

NO. 285772
2-7-2019
DAVID G. ANDERSON
STATE OF UTAH

*6 Feb, 2019*

SHEET NO.
**C1.1**




Scale: 1" = 20'

20' 0 20' 40'

**Landscape Data**

**P-O Zone**

**Site Area = 113,556 s.f. (2.607 ac.)**

**Landscape Area Required = 17,033 s.f. (15%)**

**Landscape Area Provided = 27,010 s.f. (24%)**

**Landscape Yard Area = 18,640 s.f.**

**Site Trees Required = 37 Trees (37 Provided) +**
**Evergreen Required Trees = 12 Trees (12 Provided)**

**River Heights Drive Park Strip Trees Req. (30') = 12 Trees**

**River Heights Drive Park Strip Trees Provided = 12 Trees**

***Quantity Doesn't Include Street or Parking Lot Trees; All Street Trees Have Been Selected From the Street Tree List**

## General Landscape Notes:

1. See Sheet L1.2 for Plant Schedule & Landscape Details.
2. All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Drip for Shrub Planters and Spray/Rotors for Lawn Areas. See Irrigation Sheets L2.1 for Layout and Sheet L2.2 for Schedule and Details.
3. Adjust Landscape Material as Needed to Allow Access to all New & Existing Utilities. Irrigation Components Shall be Spaced Between Plant Material to Allow Easy Access for Maintenance.
4. Landscape & Irrigation in the Park Strip Shall be Maintained by the Owner.

## Landscape Keynotes

1. Install Landscape Concrete Curbing – See Material Schedule
2. Install Landscape Accent Boulder – See Material Sch.
3. Existing Lawn w/ New Trees; Install Trees per Plan w/ a 2" Diameter Tree Ring & Layer of Wood Mulch
4. Monument Sign by Separate Permit
5. Moveable Table w/ Chairs; Amenity Shall be Selected & Provided by Owner
6. Trash Receptacle; Amenity Shall be Selected & Provided by Owner
7. Existing Lawn Shall be Patched up Against New Vehicular Entrance & Sidewalk; Blend New Into Existing
8. Screen Wall Shall be Constructed With Whichever Development is Built First
9. New Light Pole
10. Irrigation Backflow Preventer in an Enclosure; Install in Shrub Planter & Center Between Plant Material
11. Clear Vision Triangle – Clear Vision Areas Shall Not Have Landscape Material Over 3' Tall and Trees Shall be Limbed up to 7'
12. Existing Street Light
13. Underground Stormdrain Chambers; Deep Rooted Shrubs and Trees Shall Not be Planted Above Stormdrain Chambers – See Utility Plan for Exact Location & Detail
14. New Fire Hydrant
15. New Water Meter for Bldg. & Irrigation
16. New Electrical Transformer – See Elect. Plan
17. Gas & Electrical Meters/Boxes – Plant Screen

## MATERIAL SCHEDULE

| | | |
|---|---|---|
| | Decorative Stone Mulch – Install a Four (4) Inch Depth Over Dewitt Pro5 Weed Barrier or Approved Equal; Stone Shall be Used in all Specified Planting Areas and Washed After Installation; Stone Shall be 2" Diameter, Crushed & Fractured From Staker Parson "Wasatch Grey" or Approved Equal; Submit Sample for Approval | Detail: 4/L1.2 |
| | 4" x 6" Landscape Concrete Curbing – Install Flush to all Concrete Edges between Lawn and Shrub Planters | Detail: 4/L1.2 |
| | 3-4' Dia. Landscape Accent Boulder – Boulders Shall be Fractured, Earth Tone/Tan Color and to Match Decorative Stone; All Boulders Shall be Recessed in the Ground Three Inches, Washed & Cleaned; Supply Photo for Approval | Detail: 5/L1.2 |

## Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
13. The contractor shall install all landscape material per plan, notes and details.
14. All existing and relocated trees shall be properly protected. Trees damaged during construction shall be replaced at no cost to the owner.
15. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
16. No grading or soil placement shall be undertaken when soils are wet or frozen.
17. Existing topsoil shall be stripped and stockpiled for landscape use. Contractor shall verify existing topsoil amounts and quality with the general contractor. The landscape contractor shall perform a soil test on existing & imported topsoil and amend per soil test recommendations. Soil test shall be done by certified soil testing agency. Provide new imported topsoil as needed from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. Topsoil shall be installed in all landscaping areas.
18. Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
19. Provide an 8 inch depth of stockpiled or imported topsoil in all shrub areas and 12" depth in all parking islands. Parking islands shall be slightly bermed up in the middle.
20. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
21. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed. Fine ground wood mulch shall be installed in the plant well and extend up near the base of the plant. Wood mulch shall be used around the base of the plant with the remainder of the planter in the specified decorative stone.
22. All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule.
23. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive a specified stone over Dewitt Pro5 weed barrier or approved equal. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas. All stone shall be washed after installation.
24. All deciduous trees shall be double staked per tree staking details. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Tree ties shall be V.I.T. Cinche Ties #CT32.
25. Install landscape concrete curbing between lawn and planting areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
26. Provide a 4 inch depth of stockpiled or imported topsoil in all lawn areas.
27. Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
28. All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
29. All trees located in lawn areas shall have a 24 inch diameter tree ring w/ a layer of wood mulch.
30. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

811 Know what's below. Call before you dig.

**City Engineer**
City of South Jordan
Approved 02/14/2019
City Engineer

| REV | DATE | DESCRIPTION |
|---|---|---|

Designed by: DA
Drafted by: KK
Client Name:
Copper Ridge A LLC
18-147 LS

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.3600 – awa.engineers@gmail

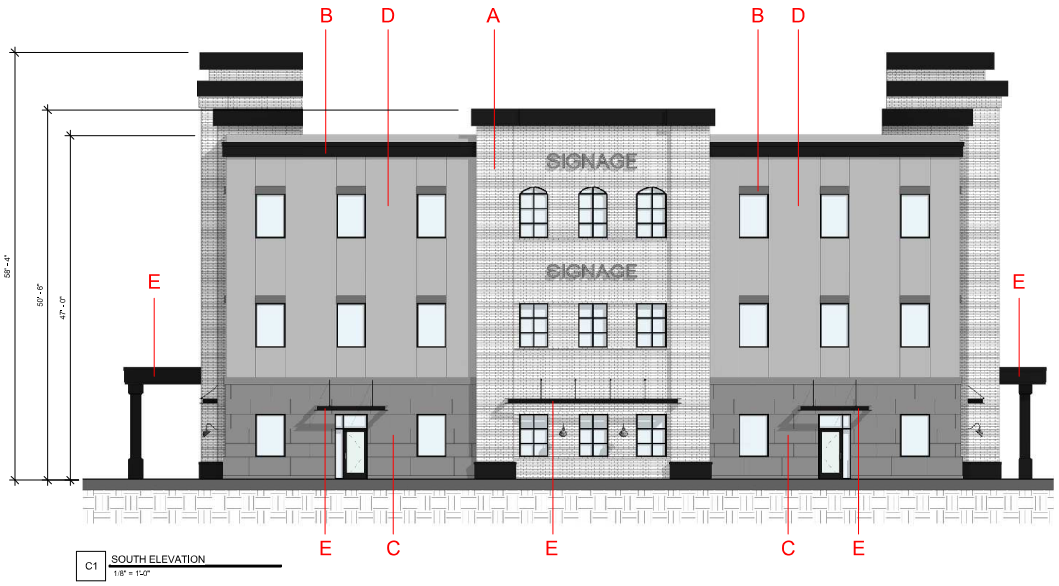
**Landscape Plan**

# River Heights Medical Office
## Lot 1, Haven @ Harvest Village
10654 River Heights Drive
South Jordan, Utah

State of Utah – Licensed Landscape Architect
Jared R. Mascaro
No. 7740425-5301
02/06/2019

6 Feb, 2019

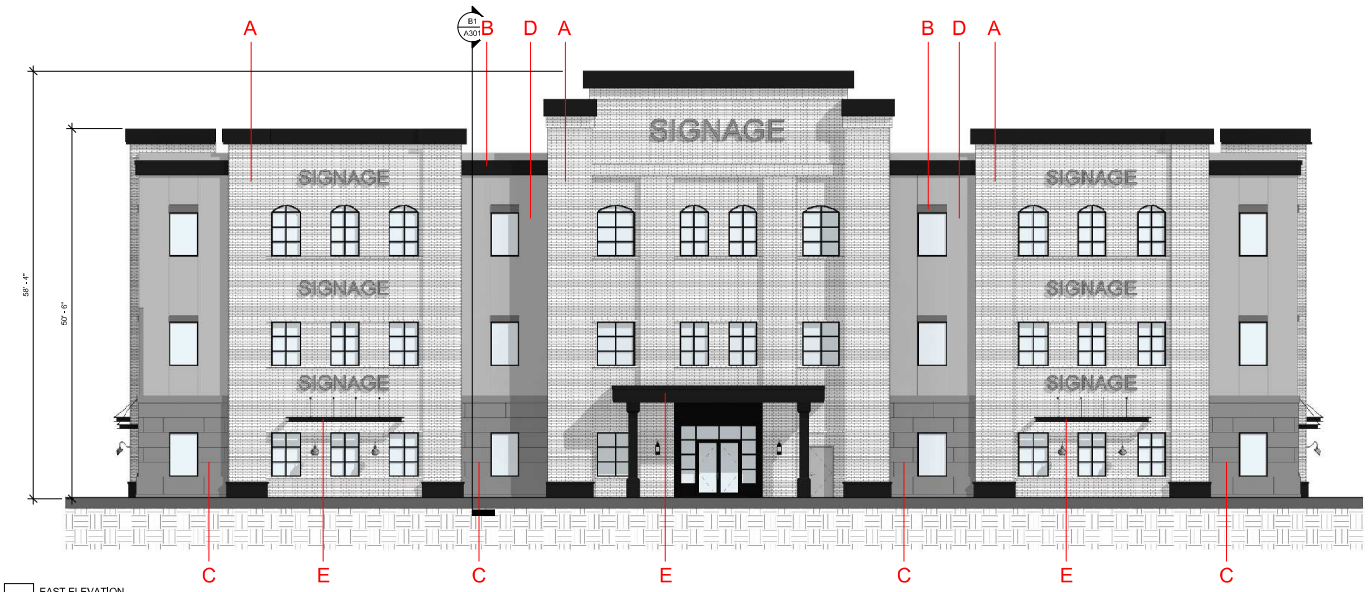
SHEET NO.
**L1.1**




C1 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

A: BRICK, PAITNED WHITE
B: EIFS, BLACK
C: EIFS, FAUX STONE
D: HARD COAT STUCCO, BLACK
E: METAL CANOPY, BLACK
F: METAL PANEL, BLACK




A1 EAST ELEVATION
1/8" = 1'-0"

2/5/2019 4:10:50 PM


DESIGN RAW STUDIO

RAW DESIGN STUDIO
517 SOUTH 200 WEST
SALT LAKE CITY, UT 84101

(801) 215-9729
info@rawdesignstudio.com
www.rawdesignstudio.com


THRIVE DEVELOPMENT

DAUN M. JEANO
9502006-0301
1/11/2019
RENEWAL

# RIVER HEIGHTS MEDICAL OFFICES

10654 SOUTH RIVER HEIGHTS DRIVE
SOUTH JORDAN, UT 84095
SCHEMATIC DESIGN

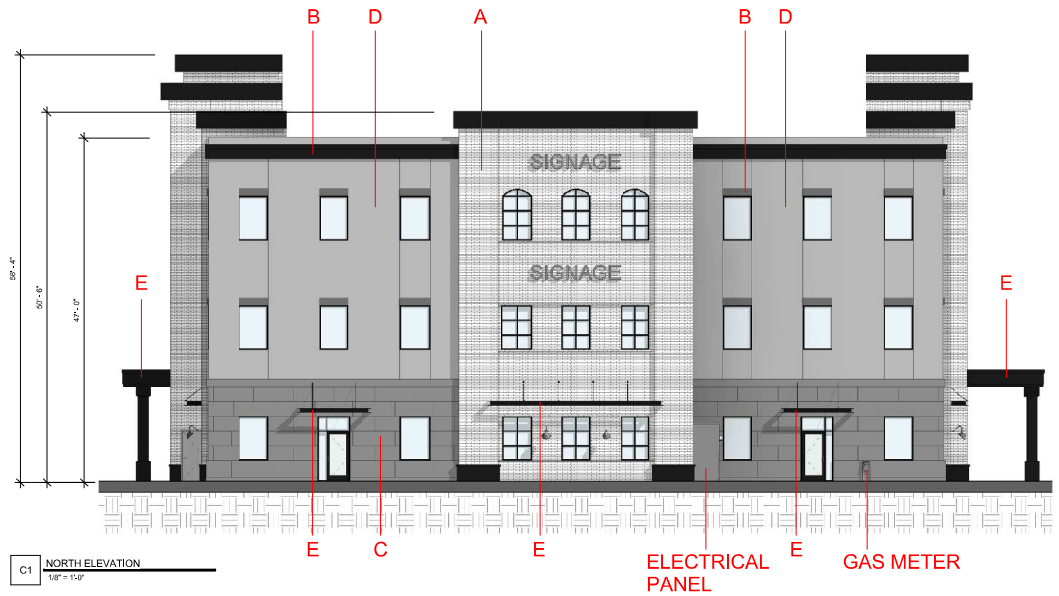
| Rev# | Date | Description |
|---|---|---|

NOTE: THIS DRAWING IS INTENDED FOR A 24"X36" SHEET. IF PRINTED ON ANYTHING ELSE, THIS IS A REDUCED COPY. PLEASE SCALE ACCORDINGLY.

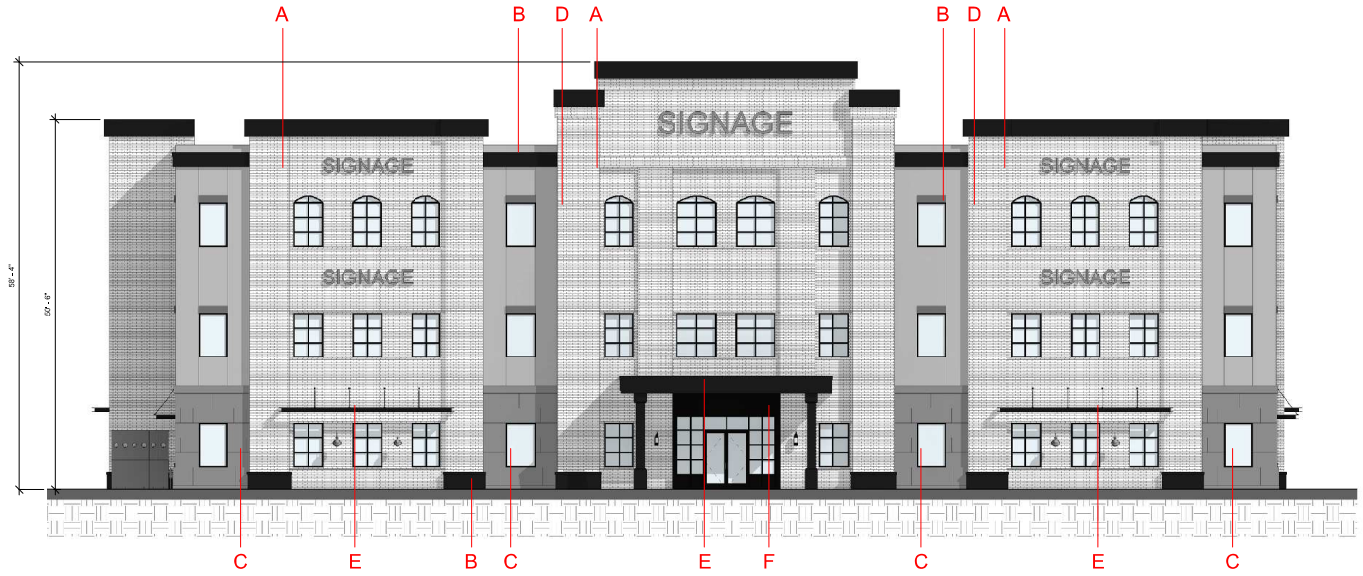
| | |
|---|---|
| Job # | 17235 |
| Owner | THRIVE |
| Date | 07/10/2018 |
| Drawn | TC |
| Checked | DT |

## EXTERIOR ELEVATIONS

A201




C1 NORTH ELEVATION
1/8" = 1'-0"




A1 WEST EELVATION
1/8" = 1'-0"

## EXTERIOR MATERIAL LEGEND

A: BRICK, PAITNED WHITE
B: EIFS, BLACK
C: EIFS, FAUX STONE
D: HARD COAT STUCCO, BLACK
E: METAL CANOPY, BLACK
F: METAL PANEL, BLACK

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www.rawdesignstudio.com

THRIVE DEVELOPMENT

DARIN M. HANO
9502006-0301
1/11/2019
RENEWED

# RIVER HEIGHTS MEDICAL OFFICES

10654 SOUTH RIVER HEIGHTS DRIVE
SOUTH JORDAN, UT 84095
SCHEMATIC DESIGN

| Rev# | Date | Description |
|---|---|---|

NOTE: THIS DRAWING IS INTENDED FOR A 24"X36" SHEET. IF PRINTED ON ANYTHING ELSE, THIS IS A REDUCED COPY. PLEASE SCALE ACCORDINGLY.

| | |
|---|---|
| Job # | 17235 |
| Owner | THRIVE |
| Date | 07/10/2018 |
| Drawn | TC |
| Checked | DT |

## EXTERIOR ELEVATIONS

A202

2/5/2019 4:11:00 PM




DESIGN RAW STUDIO

**RAW DESIGN STUDIO**
517 SOUTH 200 WEST
SALT LAKE CITY, UT 84101

(801) 215-9729
info@rawdesignstudio.com
www.rawdesignstudio.com


THRIVE DEVELOPMENT

# RIVER HEIGHTS MEDICAL OFFICES

10654 SOUTH RIVER HEIGHTS DRIVE
SOUTH JORDAN, UT 84095
SCHEMATIC DESIGN

| Rev# | Date | Description |
|---|---|---|
| | | |

NOTE: THIS DRAWING IS INTENDED FOR A 24"X36" SHEET. IF PRINTED ON ANYTHING ELSE, THIS IS A REDUCED COPY; PLEASE SCALE ACCORDINGLY.

| | |
|---|---|
| Job # | 17235 |
| Owner | THRIVE |
| Date | 07/10/2018 |
| Drawn | Author |
| Checked | Checker |

## 3D VIEW

## A900

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# SOUTH JORDAN CITY
# PLANNING COMMISSION REPORT

**Meeting Date: 02/26/2019**

**Issue:** **LEISURE VILLAS SENIOR RESTRICTED COMMUNITY LAND USE AMENDMENT AND REZONE**
**Land use amendment from Public (Public Use) to MD (Medium Density Residential), and a rezone from A-5 (Agricultural, minimum 5 acre lot) and R-1.8 (Single-Family Residential, 1.8 lots per acre) Zone to R-M-5-PD (Residential-Multiple-up to 5 lots per acre-Planned Development Floating Zone) Zone**

**Address:** 9301 S. Wights Fort Rd.
**File No:** PLZBA201801157
**Applicant:** **Dave Erickson, Leisure Villas**

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

**Staff Recommendation (Motion Ready):**

- Recommend that the City Council adopt:
  - Resolution R2019-15 authorizing the Mayor to sign the development agreement,
  - Resolution R2019-16 approving the land use amendment, and
  - Ordinance No. 2019-02-Z approving the zone change.

| | |
|---|---|
| **ACREAGE:** | Approximately 40 acres |
| **CURRENT ZONE:** | A-5 (Agricultural, minimum 5 acre lot) and R-1.8 (Single-family residential, up to 1.8 lots/acre) Zone |
| **CURRENT USE:** | Raw Land |
| **FUTURE LAND USE PLAN:** | PUBLIC (Public Use) |
| **NEIGHBORING ZONES/USES:** | North – N/A / West Jordan City<br>South – R-2.5 / Single-Family Residential<br>West – R-3 / Bangerter Highway<br>East – R-1.8 and R-2.5 / 3400 West |

## STANDARD OF APPROVAL

1. LAND USE AMENDMENT:

The general plan may be amended by resolution of the city council as follows:

A. The process to amend the general plan and future land use map may be initiated by members of the city council, by the city manager or community development director, or by the owner of a subject property or his or her agent. A general plan land use or text amendment which is not initiated by the city may not be reinitiated for an amendment which was considered within the previous year without a majority vote of the city council. A land use amendment should not impair the development potential of the subject parcel or neighboring properties.

B. The planning commission shall hold a public hearing, as required by state law, after which the commission may modify the proposed general plan amendment. The planning commission shall then forward the proposed general plan amendment to the city council.

C. After receiving the recommendation of the planning commission, the city council shall hold a public hearing, and may accept, accept with modifications, or reject the proposed general plan amendment. (Ord. 2007-02, 1-16-2007)

(City Code § 17.12.030)

2. REZONE:

The rezoning of property may not be considered if the proposed zoning does not conform to the general plan. The following guidelines shall be considered in the rezoning of parcels:

A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.

B. The parcel to be rezoned can accommodate the requirements of the proposed zone.

C. The rezoning will not impair the development potential of the parcel or neighboring properties. (Ord. 2007-02, 1-16-2007)

(City Code § 17.22.020)

**BACKGROUND:**

The applicant is looking to amend the Future Land Use map and the Zoning map on property generally located between Bangerter Highway and 3400 West at approximately 9500 South. The land use is proposed to be amended from Public (Public Use) to MD (Medium Density Residential, up to 8 lots/acre) category while the zoning is proposed to be changed from A-5 (Agricultural, minimum 5 acre lot) and R-1.8 (single-family residential, up to 1.8 lots/acre) to R-M-5-PD (Residential-Multiple-up to 5 lots/acre-Planned Development Floating) Zone. The property to be developed is approximately 40 acres.

The applicant intends to develop the property as a senior restricted community. It will consist of roughly 42 buildings with each building containing 4 attached rambler style homes. The project is accessed off the 3400 West street. It will have two access points. The roads within the community are proposed to be public with some alleys and driveways scattered around the community that will be privately owned and maintained.

There is an existing storm drain basin on the property. It is owned and maintained by UDOT. The applicant intends to use the basin for the storm water coming off their project. They will have to reach an agreement with UDOT to use the basin for the storm water storage. Other improvements include work on 3400 West to bring it up to City standards, fencing around the project including sound walls along Bangerter Highway and landscaping along 3400 West and other open areas located within the project.

As mentioned previously the buildings contain four (4) rambler style homes. And while the applicant does not have the exact building elevations dialed in for this project, there are numerous communities along Wasatch Front that they have done. The architecture is very similar to each other and the applicant intends to keep it this way. The exterior materials include stucco, fiber-cement board and stone. The project was reviewed at a City Council study session and the City Council expressed some concern with the amount of stucco being used on the buildings. The applicant was asked to look into options to decrease the amount of stucco and increase either masonry or the fiber-cement materials. The applicant has been working on this issue to remedy this concern.

Development agreement is still being worked on and the final version of the document is expected to be presented before the City Council on the March 19th hearing. The agreement will provide a general direction for the development addressing things such as landscaping, architecture and circulation. The one item that stood out from the study session meeting, as mentioned previously, was the amount of stucco and eifs used on the buildings. The same concern was brought up again when the applicant met with the Architectural Review Committee (ARC). The resulting recommendation was to reduce the amount of stucco / eifs on the buildings.

## STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

**Findings:**

- The application meets all three guidelines as listed in the City Code for standards of approval when considering a rezone application.
- Even though the concept plan consists of housing types (attached housing) that are slightly different, in terms of densities and housing type, from the adjoining neighborhoods (single-family), the impacts from this project are anticipated to be lower than if compared to a standard single-family residential project.
- The seniors are not anticipated to own or drive as many cars as the remainder of the general population, and will not have as much of an impact on schools and other city services excepting the emergency services.
- The applicant participated at a City Council Study Session on February 5th, 2019. The Council recommended that the applicant reduce stucco/eifs and increase either masonry or use fiber-cement product in place of stucco on their buildings.
- Architectural Review Committee (ARC) meeting was held on February 13th of 2019. ARC basically echoed the City Council recommendations and advised the applicant to reduce the amount of stucco/eifs on the buildings.
- The proposal is consistent with the following goals and policies of the General Plan:
  - Goal LU-2 Develop and maintain a pattern of residential land uses that provides for a variety of densities and types yet maintains the high standards of existing development.
  - Policy LU-2.2 Implement subdivision regulations that encourage housing variation, including setbacks, lot size, house size, exterior materials and architectural enhancements such as front porches and garages set behind the front of house.
  - Goal H-1 Provide opportunities for the development of a mix of housing types within the City.
  - Policy H1.1 Encourage various types of housing within the City that meets the ICC and NEC building codes, with an emphasis of owner-occupied housing.
  - Policy H1.7 Take advantage of the City's attractiveness to retirees by providing areas for 'Senior' Housing or 'empty nester' housing by locating such in close proximity to retail, social, religious, and transportation amenities.

**Conclusion:**

- Based on the findings, the Application, if approved, will have a low impact on the adjacent properties and will be consistent with the goals and policies of the General Plan.

**Recommendation:**

- Based on the findings and conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and **recommend approval** of 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:**

- The proposed development will raise additional money for the City. At the same time the costs will also increase as demand for services goes up. Overall the revenues will outweigh the expenditures. A fiscal impact analysis table and graphics are attached to the report.

**ALTERNATIVES:**

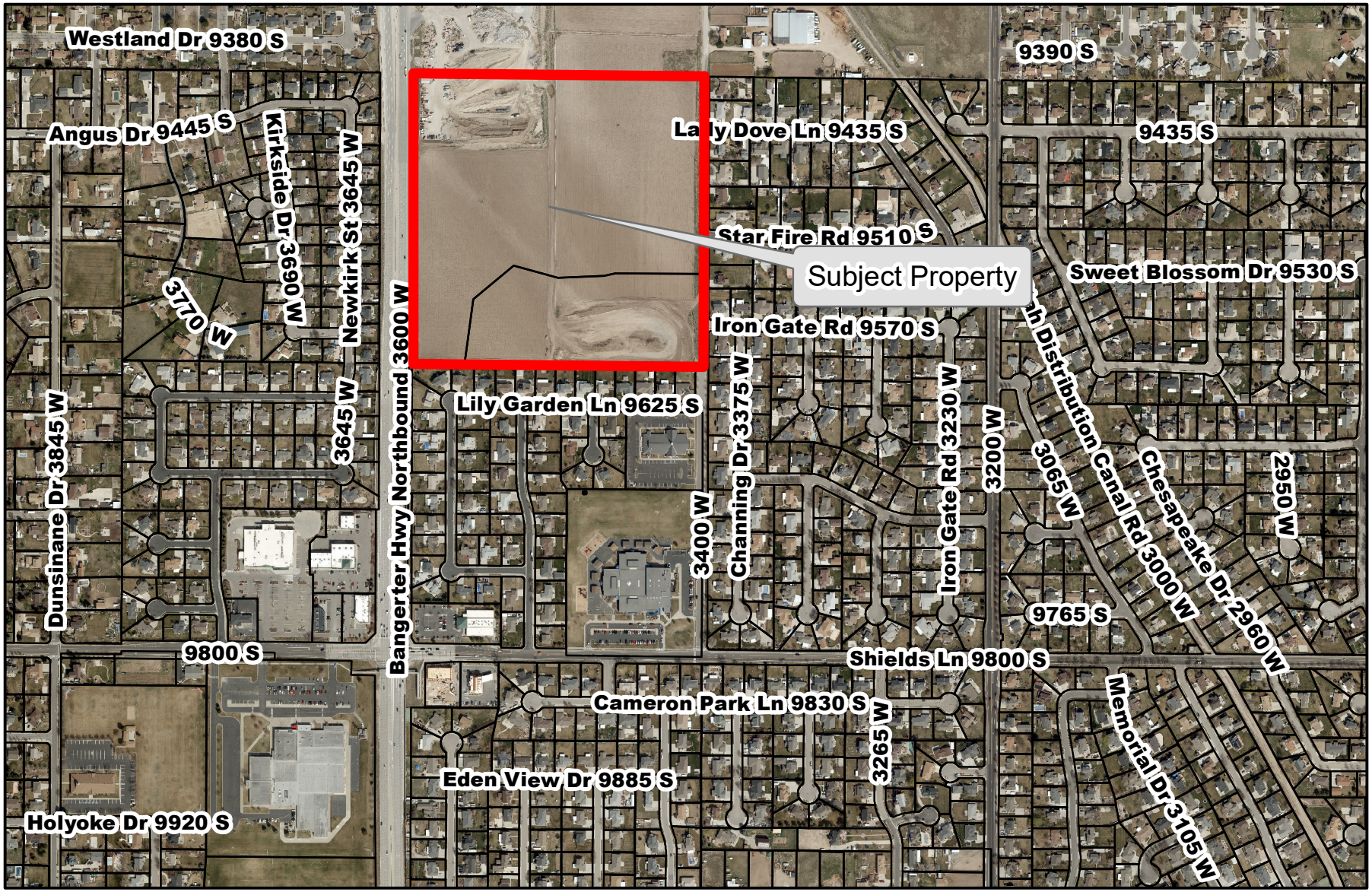
- Recommend approval of an amended application.
- Recommend denial of the application.
- Schedule the application for a decision at some future date.

**SUPPORT MATERIALS:**

- Aerial Map
- Future Land Use Map
- Zoning Map
- Concept Plan
- Fiscal Analysis
- Infrastructure Analysis
- Leisure Villas Property Overview
- Resolution R2019-16
  - Exhibit 'A'- Future Land Use
- Ordinance 2019-02-Z
  - Exhibit 'A' – Zoning Map



Damir Drozdek, AICP
Planner III
Planning Department




**Legend**

STREETS

PARCELS

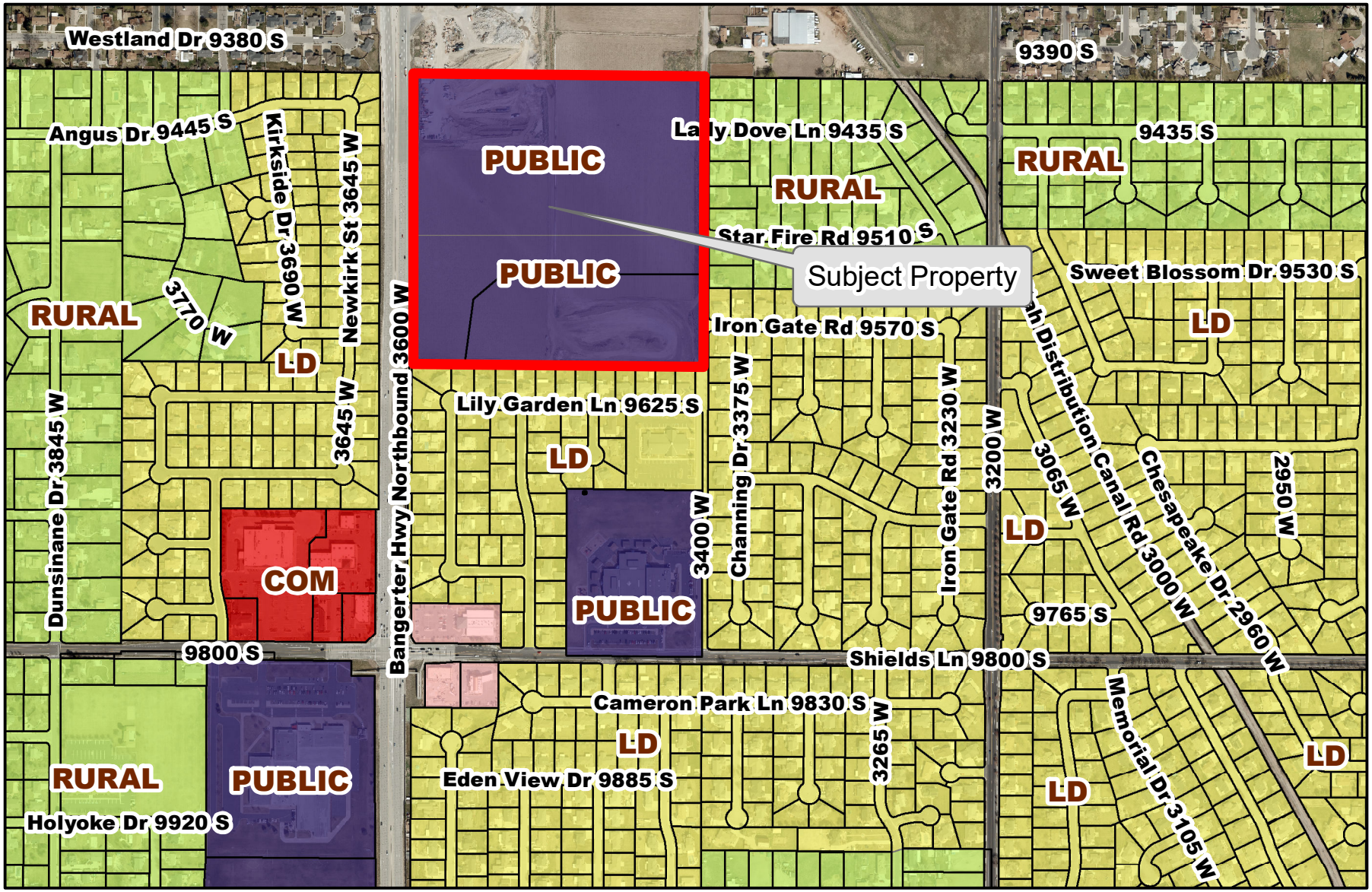
# Aerial Map

## *City of South Jordan*

0 215 430 860 1,290 1,720 Feet

Aerial Imagery
2018

ESRI




Legend

STREETS

PARCELS

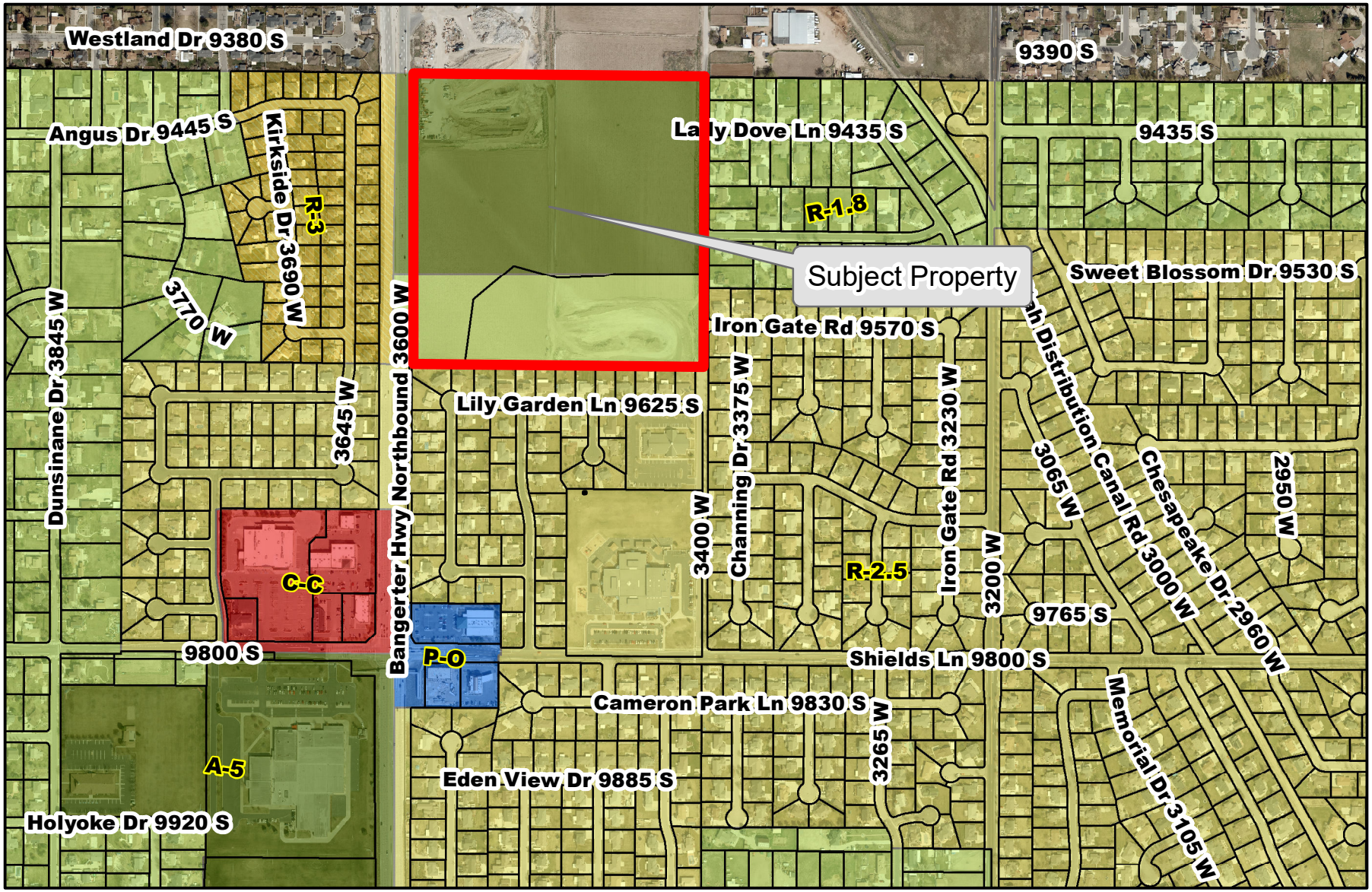
# Future Land Use Map

## *City of South Jordan*

0 215 430 860 1,290 1,720 Feet

Aerial Imagery
2018

ESRI




**Legend**

STREETS

PARCELS

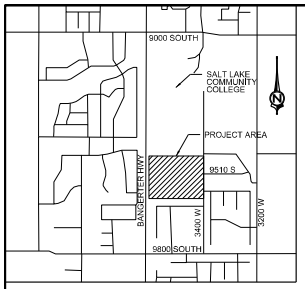
# Zoning Map

## *City of South Jordan*

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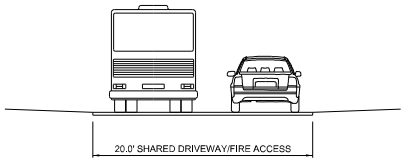
Aerial Imagery
2018

ESRI

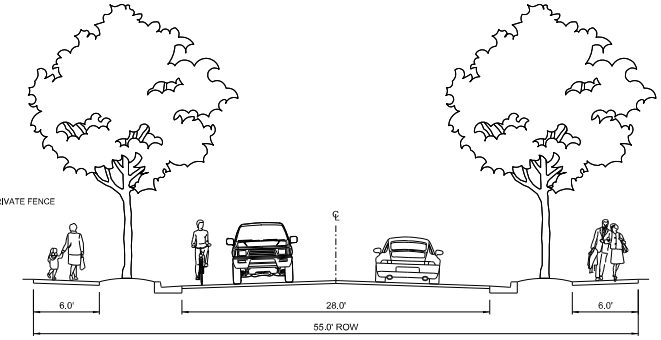









SHARED DRIVEWAY/EMERGENCY ACCESS




SOUTH JORDAN CITY STANDARD
RESIDENTIAL ROW

MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043

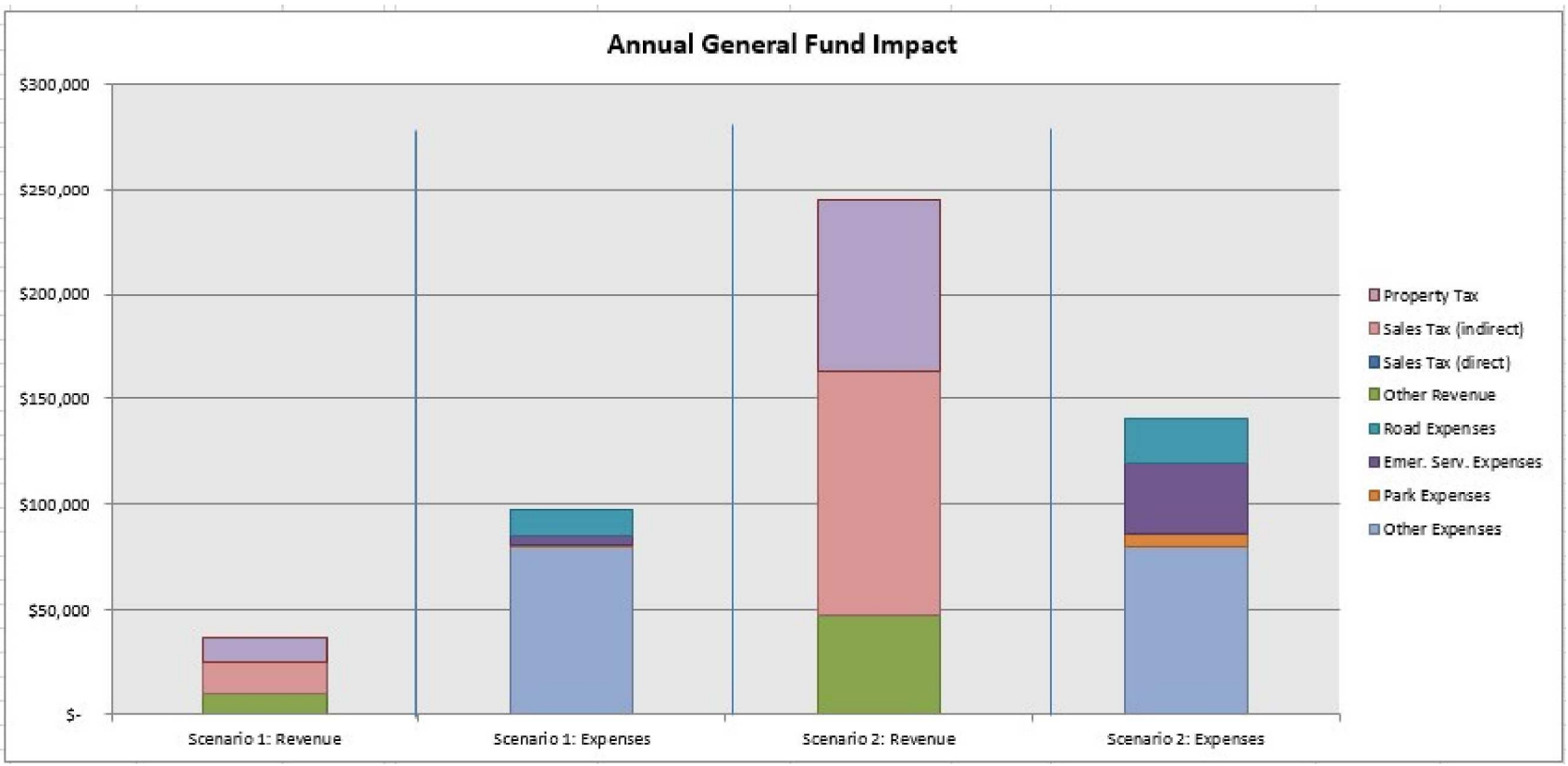
DRAWING SEQUE STATEMENT
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF MUSTANG DESIGN AND IS NOT TO BE REPRODUCED, MODIFIED OR USED IN PART OR IN WHOLE FOR ANY OTHER PROJECT OR EXTENSION OF THE PROJECT, EXCEPT BY AGREEMENT IN WRITING BY MUSTANG DESIGN, L.L.C.

| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | REVISION | | |

# SOUTH JORDAN VILLAS CONCEPT
## CONCEPT PLAN

A SENIOR RESTRICTED COMMUNITY
A PLANNED UNIT DEVELOPMENT
SOUTH JORDAN, UTAH

| | |
|---|---|
| PROJ. #: | 2018001 |
| CAD FILE: | 2018009CP01.dgn |
| DRAWN BY: | PEJ |
| DESIGN BY: | MJ |
| CHECKED BY: | MJC |
| SCALE OF SHEET | |
| HOR SCALE: | 1"=80' |
| VER SCALE: | 1"=80' |
| SHEET | CP01 |
| OF | 1 |


Annual General Fund Impact
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$-
Scenario 1: Revenue
Scenario 1: Expenses
Scenario 2: Revenue
Scenario 2: Expenses
Property Tax
Sales Tax (indirect)
Sales Tax (direct)
Other Revenue
Road Expenses
Emer. Serv. Expenses
Park Expenses
Other Expenses

# Project Analysis

## Project: Leisure Villas LUA

February 14, 2019

### Scenario Descriptions

**Scenario 1: No Change (R-1.8 & A-5)**

Currently Zoned Density - 10.0 acres at 1.8 units/acre and 30.0 acres at Agriculture

**Scenario 2: R-M-5-PD**

Density - 5 units/acre

**Scenario 3: 0**

0

**Scenario 3: 0**

0

### Financial Summary by Scenario

| Direct Impact (General Fund) | No Change (R-1.8 & A-5) | R-M-5-PD |
|---|---|---|
| **Revenue** | **$ 21,311** | **$ 128,818** |
| Property Tax | $ 11,167 | $ 81,471 |
| Sales Tax (direct) | $ - | $ - |
| Other | $ 10,144 | $ 47,347 |
| **Expenses** | **$ 97,461** | **$ 140,191** |
| Roads | $ 12,593 | $ 20,477 |
| Emergency Serv. | $ 4,145 | $ 33,977 |
| Parks | $ 740 | $ 5,758 |
| Other | $ 79,984 | $ 79,978 |
| **Total** | **$ (76,150)** | **$ (11,373)** |
| Per Acre | $ (1,922.91) | $ (287.21) |
| Per Unit | $ (4,230.57) | $ (67.70) |
| Per Person | $ (1,198.90) | $ (23.01) |
| **Indirect Impact** | | |
| **Potential Retail Sal** | **$ 1,464,888** | **$ 11,718,693** |
| Sales Tax (indirect) | $ 14,881 | $ 115,811 |

# LAND USE AMMENDMENTS & REZONE DEVELOPMENT PROJECTS

## *INFRASTRUCTURE ANALYSIS*

| | |
|---|---|
| **Project Name/Number** | Leisure Villas Senior Community |

| | |
|---|---|
| **Planner Assigned** | Damir Drozdek |
| **Engineer Assigned** | Jared Francis |

The Engineering Department has reviewed this application and has the following comments:

**Transportation:** ***(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)***

The subject property is bordered on the west by Bangerter Highway and on the east by 3400 West. The concept plan shows public streets running through the property with two connections out to 3400 West. The existing width of right of way improvements on 3400 West vary along the frontage of the property and will be addressed during the development review per the direction of the City Engineer. Right of way is required to be dedicated and improved on 3400 West as part of development. A traffic impact study has been completed for the proposed project.

**Culinary Water:** ***(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)***

There is an existing 8" PVC water main running along the east side of 3400 West. A water model analysis will be required when the property develops. Fire hydrants will be required as per City standard.

**Secondary Water:** ***(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)***

There is not an existing, functioning, public secondary water system adjacent to the subject property. An engineer's cost estimate will be done as part of the proposed development review to determine whether or not the cost to install a functioning system is feasible.

**Sanitary Sewer:** ***(Attach letter from South Valley Sewer stating that this zone/land use change does not affect service and that any future project can be services by the District)***

Sewer service will need to be coordinated through the South Valley Sewer District.

**Storm Drainage:** ***(How will this area be services for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)***

There is an existing storm drain basin in the southeast corner of the property, which currently takes storm water from Bangerter Highway for UDOT. The concept plan for the property shows adding additional water to this basin as well as creating a second storm drain basin in the northeast corner of the property. When the property develops, a study will be required to show that the development's contributing storm drain flows will be met by the capacity of these two basins, as well as any proposed discharge flows into the existing City storm drain system in 3400 West.. If the existing system in 3400 West isn't sufficient to accept additional storm drain flows the property will need to retain their storm water on site. All required easements must also be provided.

**Other Items:** ***(Any other items that might be of concern)***

**Report Approved:**

Jared Francis
Development Engineer

2/19/19
Date

Brad Klavano
Brad Klavano, PE, PLS
Director of Development Services/City Engineer

2/19/19
Date



# Leisure Villas

## 55+ Senior Community

# South Jordan SLCC
# Property Overview

# LEISURE VILLAS
# 55+ COMMUNITY

## Project Overview



Leisure Villas, the largest developer of 55+ communities along the Wasatch front, is excited to bring one of our quality communities to the South Jordan area. We are proposing a rezone to allow the development of approximately 40 acres located between Bangerter Highway and 3400 West at about 9500 South. The project will consist of approximately 168 homes, at a density of just over 4 units per acre, and will be a senior restricted community.

The success of our previous communities designed for empty-nesters has demonstrated the demand in our area for quality housing alternatives for active retirees.

Within a few years the number of senior citizens in Utah will surpass the number of teens in the state. Responsible City leaders recognize that over the next twenty years the number of people over the age of 55 will double, creating an ever-increasing need for quality housing alternatives for seniors.

One of the primary goals of the General Plan is to anticipate the housing needs of the City into the future. This proposed zone change will provide an area for the construction of a development of this type.



The impact on City infrastructure will be less in many respects than a Very Low Density development, and can succeed along 3400 West, where special attention must be given to traffic considerations.

The roads throughout the community will be public, the senior development will feature many superb private amenities, including a large clubhouse with meeting area, exercise facility, a big-screen theater, and a spacious

swimming pool. It will also showcase abundant landscaping and open space. Sales prices should range from the high $300's to high $400's.

As with previous Leisure Villas developments, the common areas and amenities will be overseen by a Homeowners' Association, and the community will be managed and maintained by a professional property management company.




The zero-lot-line, owner-occupied single-family 55 + community will consist of 42 buildings containing 4 rambler style attached homes clustered in a unique pinwheel design and one duplex building. The buildings will feature a mix of cultured stone or brick and stucco. The homes are designed to meet the particular needs of aging residents and comply with both Fair Housing Accessibility regulations and Americans with Disabilities Act guidelines.

The homeowners in our developments are almost all retired and are quiet neighbors. Many have considerable wealth, but are looking to downsize. They want to avoid stairs and eliminate yard care and home maintenance. They are looking for the security and peace of mind that living in an active adult development with people of similar age and interests provides.

The traffic generated by the senior development will be much less than a typical subdivision, because the average number of persons per home is less than half of that of a typical Utah household and seniors do not drive as frequently as others.

To date Leisure Villas has built or is in the process of developing nearly 1600 homes in sixteen active adult communities. Currently, we have four communities under construction or in development. We have a proven track record of delivering unique, high quality, reasonably priced, carefree living options to active seniors.



# Site Plan



TABULATIONS

PROJECT AREA = 40 ACRES
NUMBER OF LOTS = 168
DENSITY= 4.2 DU PER ACRE

# Overall View



# Why a Senior restricted community makes the most sense on this property

**MINIMAL INCREASE IN TRAFFIC !**

**NO NEGATIVE IMPACT ON OVERBURDENED SCHOOLS !**




Because 3400 West does not connect directly to 90th South it is imperative that additional traffic to the 9800 South connector be kept to a minimum, regardless of what is developed here. Our proposed 55+ community will do just that.

When considering density, its important to remember that houses don't drive cars, people do. Our typical residence averages less than 1.8 people per home vs. the typical South Jordan family size, which 3.8 people per home. Additionally our homes average 1.3 cars per residence. All of the traffic to this community will be internal, and not connect to any surrounding subdivisions.

There is simply no other type of residential development which will generate less additional traffic to the existing road system than a senior-restricted community. Further, the traffic that does come out of our senior communities tends to come at off-peak hours, because retirees tend to avoid driving at peak times.

Clearly, an additional benefit of a 55+ community built here will be that there will be negligible increased student enrollment impact on the nearby Elk Meadows elementary school since there will be very few, if any, new students generated by the development.

A traffic study was conducted for this site, comparing our 168 unit senior community vs a very low density 1/2 acre lot size, 80 lot development. The study projects that if a low density, 1/2 acre lot size subdivision were constructed here it would generate **30% MORE traffic** than our proposed senior restricted community.

# Traffic Study

# Proposed Senior Community Traffic

**Table 3**
**South Jordan - Leisure Villas TIS**
**Trip Generation**

| Weekday Daily Land Use[1] | # of Units | Unit Type | Trip Generation | % Entering | % Exiting | Trips Entering | Trips Exiting | Total Daily Trips |
|---|---|---|---|---|---|---|---|---|
| Senior Adult Housing-Attached (252) | 168 | Dwelling Units | 650 | 50% | 50% | 325 | 325 | **650** |
| Project Total Daily Trips | | | | | | **325** | **325** | **650** |
| **Morning Peak Hour** Land Use[1] | # of Units | Unit Type | Trip Generation | % Entering | % Exiting | Trips Entering | Trips Exiting | **Total a.m. Trips** |
| Senior Adult Housing-Attached (252) | 168 | Dwelling Units | 34 | 35% | 65% | 12 | 22 | **34** |
| Project Total a.m. Peak Hour Trips | | | | | | **12** | **22** | **34** |
| **Evening Peak Hour** Land Use[1] | # of Units | Unit Type | Trip Generation | % Entering | % Exiting | Trips Entering | Trips Exiting | **Total p.m. Trips** |
| Senior Adult Housing-Attached (252) | 168 | Dwelling Units | 44 | 55% | 45% | 24 | 20 | **44** |
| Project Total p.m. Peak Hour Trips | | | | | | **24** | **20** | **44** |

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation* ,10th Edition,2017.

SOURCE: Hales Engineering, January 2019

# 1/2 Acre lot Traffic Comparison

**Table 4**
**South Jordan - Leisure Villas TIS**
**Alternative Land Use Trip Generation**

| Weekday Daily Land Use[1] | # of Units | Unit Type | Trip Generation | % Entering | % Exiting | Trips Entering | Trips Exiting | Total Daily Trips |
|---|---|---|---|---|---|---|---|---|
| Single-Family Detached Housing (210) | 80 | Dwelling Units | 848 | 50% | 50% | 424 | 424 | **848** |
| Project Total Daily Trips | | | | | | **424** | **424** | **848** |
| **Morning Peak Hour** Land Use[1] | # of Units | Unit Type | Trip Generation | % Entering | % Exiting | Trips Entering | Trips Exiting | **Total a.m. Trips** |
| Single-Family Detached Housing (210) | 80 | Dwelling Units | 62 | 25% | 75% | 16 | 47 | **63** |
| Project Total a.m. Peak Hour Trips | | | | | | **16** | **47** | **63** |
| **Evening Peak Hour** Land Use[1] | # of Units | Unit Type | Trip Generation | % Entering | % Exiting | Trips Entering | Trips Exiting | **Total p.m. Trips** |
| Single-Family Detached Housing (210) | 80 | Dwelling Units | 84 | 63% | 37% | 53 | 31 | **84** |
| Project Total p.m. Peak Hour Trips | | | | | | **53** | **31** | **84** |

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation* ,10th Edition,2017.

SOURCE: Hales Engineering, January 2019

# Architectural Theme

The Leisure Villas 55+ Community will be a quality, low maintenance, attractive community, which will enhance and add to the housing types in the City.



From the earliest days of our company we have continually fine-tuned and improved our floor plans, design, and product features as we have constructed each new development.

The architectural theme will be traditional American early 21st century, showcasing elements such as muted earth tones, classic roof pitches, "bump-outs", distinctive gables with different textures, and subtle differences in roof colors.

The homes will feature covered porches and large fenced courtyards. Windows will be classic rectangular shape and will lend a slight arts and crafts fill to the overall design. Exteriors will feature a mix of stucco and cultured stone or brick.

As we have demonstrated with our previous communities, abundant and well-designed landscaping is important in creating a sense of cohesiveness and tranquility in a community. We will continue that tradition in this project. Allowing for weather, landscaping is completed prior to occupancy.





# Home Descriptions

Leisure Villas' success has been due in part to our focus on developing home designs which are in line with current design and market trends and which fit the needs of today's active seniors.



Our homeowners are looking for comfortable, open floor plans, with private courtyards and flexible options. They are seeking impressive designs which fit their carefree lifestyles and changing physical needs.

Our homes will feature the following:

- All designs will be single story and provide 2-car garages, except for homes which feature a bonus room option
- All designs will have spacious, open designs with vaulted ceilings.
- All homes will feature creative "bump-outs" and consistent roof pitches.
- All homes will have a private enclosed courtyard or porch.
- All exteriors will feature a mix of stucco and cultured stone or brick.
- All homes will be wheelchair accessible.
- Home sizes will range from approximately 1650 to 2700 square feet.

Individual residences are constructed using proven and copyrighted architectural designs. The layouts and features have been extremely well received in the local market.



The architecture combines four homes, each with attached double-car garages in a unique pinwheel design. Each front door faces a different direction, which gives the structure the appearance of a large single-family home from all four sides. Having the units attached with the garages between them virtually eliminates sound transmission from other homes.

Leisure Villas warrants the quality and workmanship of all homes for one year after the sale.

# Updated Designs

With this new community we will be incorporating several designs which will provide a broad range of square footage, from 1650 to 2700 sq. ft.

We will also offer a bonus room option over the garage which fits within the existing roof structure and will not face out over the neighboring subdivision.



The homes will be spacious, open and bright, and feature lots of storage space, and will be directed towards a slightly higher-end market than some of our previous communities.

These new designs were developed through the input of hundreds of prospective buyers and current homeowners.



Through our extensive experience dealing with this specific market niche, we are confident that no other local builder has a better understanding of those housing design elements, features, and amenities that are important to the majority of today's active seniors.

# Description of Amenities

Our Leisure Villas communities feature a substantial amenity package designed for Seniors.



The clubhouse will include a large lounge area, pool table, and kitchenette for group activities.  It will also have a fully equipped fitness center, large movie theater with stadium seating, business office and library area.

Behind the Clubhouse will be a large swimming pool with a barbecue and patio area.

The architecture and design of the clubhouse will blend with and complement the neighborhood style and materials used on the residences.









# About the Developer

Leisure Villas specializes in developing 55+ Communities along the Wasatch Front, with two communities located just north of the South Jordan City boundary in West Jordan between 2200 West and Redwood Road. These are the 124 home Jordan Villas and the 156 home Bridlewood Villas.

We have developed communities in West Valley, Springville, West Jordan, Lehi, Syracuse, Pleasant Grove, Herriman, Vineyard, North Logan, and North Ogden. Our newest developments are under construction in Herriman, Vineyard, and North Ogden, with Tooele slated to begin in spring of 2019. Our communities are quiet, upscale, well kept, and they promote housing diversity in their neighborhoods. They also offer good value and creative features designed to meet the needs of active Seniors seeking a more carefree lifestyle.

Since our founding in the year 2000 Leisure Villas has focused exclusively on meeting the housing needs of empty-nesters. We are now working on our sixteenth project totaling over 1600 homes, all designed specifically for active Seniors.























The Villas at Pioneer Crossing
55+ PRIVATE COMMUNITY
The Villas at Water's Edge
55+ COMMUNITY
Midas Creek Villas
55+ COMMUNITY
The Villas at Legacy Farms
55+ COMMUNITY
Cherry Springs Villas
55+ COMMUNITY

# Our Typical Homeowner

## Our buyers typically fall into one of three categories:

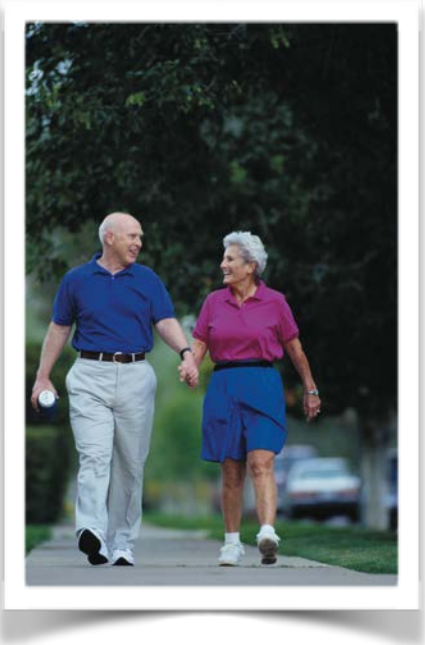


- Active retirees whose kids have finally moved out of the house, and who are looking for a more carefree living option which will allow them more freedom to downsize, travel, perhaps get a place in Saint George all while still keeping a home near their kids, grandkids, and friends,

- Those retirees who are starting to face some physical challenges such as walking up and down stairs, or who are tired of mowing the lawn and maintaining the outside of their home.

- Widows and other single active adults who find in our communities a terrific opportunity to develop new friendships in an environment with others of similar age and interests. They are looking for the security and peace of mind that living in a private development provides.

## Common Characteristics of our Homeowners:



**Active Seniors:** Our developments are designed with active seniors in mind, showcasing amenities that fit their lifestyle and home designs anticipating future needs.

**Wealthy and Stable:** 50% of our residents purchase their home with cash. 80% of our homeowners expect this to be their last home purchase.

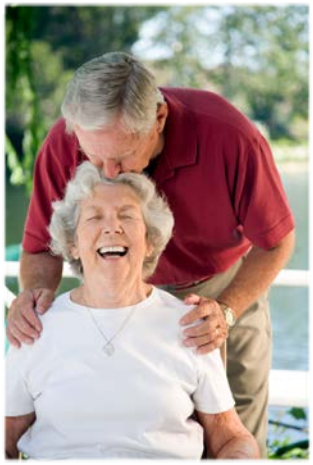
**Empty Nesters:** 97% of our residents are occupied by one (38%) or two (59%) people. Only 3% of residents have others (children, nursing aides, etc.) living with them. They are active retirees who are looking for a comfortable residence in a community with others who share similar interests.

**Mobility and Access:** Five to ten percent of our residents use wheelchairs, with many more purchasing in our communities anticipating future mobility issues.



## Facts regarding Seniors

- Every single day in America 10,000 people turn 65.
- 75 Million Baby Boomers were born between 1946 and 1964 – They are now the core of our communities.
- Most Seniors want to stay in their current community. Our developments provide an opportunity for these folks to continue to reside in the community they have given so much to.
- Seniors remain our primary market because their numbers are skyrocketing. In the year 2000 there were 34.7 million seniors in the United States. By 2025 there will be 62 million.
- Seniors give a great deal to the community but require very little in return.
- Our homes have only half the number of occupants single-family homes have. Meaning equal tax revenue for the city with half the impact.
- Our communities are low impact with regards to traffic volume. Residents in our communities typically avoid driving during peak hours and with less than half the cars of a typical subdivision, generate about 48% as much traffic as residents of traditional neighborhoods.
- The community's HOA contracts out landscape services and exterior maintenance.
- Our 55+ communities generate lower than typical strain on municipal facilities and services and they don't typically have children in the school system.
- The senior demographic has the lowest crime rates of any demographic segment, and seniors are not typically demanding users of the City parks and recreation services.
- As a demographic segment, they are the largest donators of time and money to charitable causes and organizations.
- 70 percent of Seniors are mortgage free.



# SOUTH JORDAN CITY
# PLANNING COMMISSION REPORT

**Meeting Date: 2/26/2019**

**Application:** **TEXT AMENDMENT - AMENDING SUBSECTIONS 17.30.020 (AGRICULTURAL) AND 17.40.020 (RESIDENTIAL) OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO ELIMINATE THE ROOF PITCH REQUIREMENTS FOR ACCESSORY BUILDINGS IN THE AGRICULTURAL AND RESIDENTIAL ZONES**

**File No.:** **PLZTA201900054**
**Applicant:** **South Jordan City**

**Submitted By:** **David Mann, Planner II**

**Proposed Motion:**

Recommend to the City Council that it approve Ordinance No. 2019-06.

## BACKGROUND:

South Jordan City has filed an application to remove the requirements for minimum roof pitch on accessory structures in the Agricultural and Residential Zones. The current minimum requirement for accessory building roof pitch is 4:12 in agricultural zones and 3:12 in residential zones. The city council recently approved a text amendment that reduced minimum roof pitches for main and accessory buildings from 5:12 and 4:12 respectively to 3:12.

This ordinance has a tentatively scheduled for the March 19, 2019 City Council meeting.

## ANALYSIS:

The catalyst for the subject proposal was a building permit application for a steel building that showed a 1:12 roof pitch on a 0.78 acre property. Every other requirement for accessory buildings had been met. If the property owner were to instead put a 3:12 roof pitch (the current minimum requirement) on the proposed building, the overall height of the building would increase 3 feet. This would require the building to be set back 3 additional feet from the property line.

The minimum roof pitch requirement for accessory buildings was added to the City's municipal code in 2014 along with other new regulations (see attached document that summarizes the current requirements). This change was prompted by the construction of an accessory apartment built over a detached garage on a property that backed up to a different subdivision. The new regulations were intended to prevent this type of development from happening again. Since that time, these regulations have made building accessory buildings more challenging for residents and reviewing these permit more time-consuming. The addition of a roof pitch requirement for accessory buildings was Staff's idea at the time, but has done little to address the original issue.

Last year, during the roof pitch discussion that occurred for the text amendment that was approved, there were no concerns expressed for accessory buildings. Staff finds that, with the existing maximum wall height requirement, allowing a lower pitched roof will not impact

neighboring property owners and will allow more flexibility for property owners seeking to build an accessory structure.

## STAFF FINDINGS & CONCLUSIONS:

**Facts & Findings:**

- The Utah Code § 10-9a-102 grants the City Council a general land use authority to enact regulations that it considers necessary or appropriate for the use and development of land in the City, including maintaining the aesthetics of the City and protecting the tax base, and the City Council has the power to amend its land use regulations. (*See* Utah Code § 10-9a-501 *et seq*.)
- The City Council approved changes to architecture requirements for accessory buildings in the Agricultural Zones (A-1 and A-5) and Residential Zones (R-1.8, R-2.5, R-3, R-4, R-5, R-M-5, and R-M-6) on November 18, 2014.

**Conclusions:**

- The proposed text amendment will provide more flexibility in the design of accessory buildings for residents in residential and agricultural zones.

## FISCAL IMPACT:

None.

## ALTERNATIVES:

- Recommend approval Ordinance No. 2019-06 with changes.
- Recommend denial of Ordinance No. 2019-06.

## SUPPORT MATERIALS:

- Ordinance No. 2019-06
- Summary of accessory building requirements

**ORDINANCE NO. 2019 - 06**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SUBSECTIONS 17.30.020 (AGRICULTURAL) AND 17.40.020 (RESIDENTIAL) OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO ELIMINATE THE ROOF PITCH REQUIREMENTS FOR ACCESSORY BUILDINGS IN THE AGRICULTURAL AND RESIDENTIAL ZONES.**

**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 of the City of South Jordan Municipal Code ("City Code"); and

**WHEREAS,** the City Council desires to amend City Code § 17.30.020 and § 17.40.020 of Title 17 to clarify the land use appeals procedure and the Hearing Officer's duties; and

**WHEREAS,** the South Jordan Planning Commission held a public hearing, and reviewed and made a recommendation concerning the subject text amendment; and

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

**WHEREAS,** the City Council finds that the subject text amendment 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. Amendment**. City Code § 17.30.020 and § 17.40.020 is amended as shown in Exhibit A to this Ordinance..

**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 or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

DRAFT

**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: _____ Attest: _____
Dawn R. Ramsey City Recorder

Approved as to form:

_____
Office of the City Attorney

DRAFT

# EXHIBIT A

(Text Amendment – deletions in ~~strikethrough~~, additions in **bolded underline**)

17.30.020.I

3. Architectural Standards For Accessory Buildings:

a. Accessory buildings may not be higher than the main building, except as approved by the planning commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.

b. The footprint of an accessory building in agricultural zones shall not exceed the footprint of the main building, including the footprint of an attached garage, except as approved by the planning commission as a conditional use permit.

c. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the planning commission as a conditional use permit:

(1) Openings (e.g., windows and doors) that are visible from the subject property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.

(2) The average wall height shall not exceed sixteen feet (16') above grade.

d. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum ~~four~~**one** to twelve (**4**1:12) roof pitch over a majority of the structure.

e. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled planning commission meeting.

17.40.020.I

3. Architectural Standards For Accessory Buildings:

a. Accessory buildings may not be higher than the main building, except as approved by the planning commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.

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DRAFT

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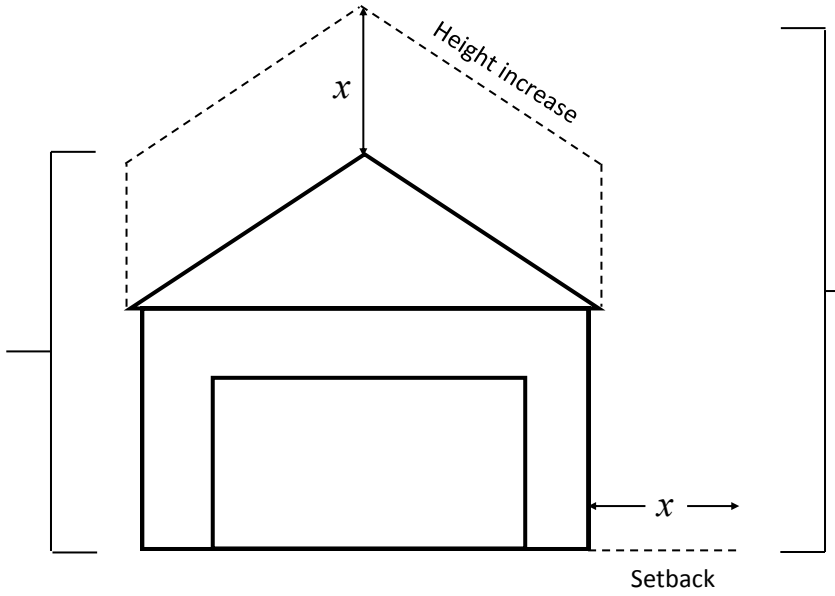
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DRAFT

# Summary of Accessory Building Requirements




Standard Setback
Buildings up to 16' tall = 3' rear/side setback when located in rear yard (5' setback when adjacent to street)*.

Increased Setback
Buildings 16' to 25' tall = Add 1' of setback for every foot of height above 16' (height cannot exceed 25').

Additional Requirements:

- Buildings > 200 sq. ft. shall have minimum 3:12 roof pitch over a majority of the structure and require a building permit.
- Area of building < 60% of main house footprint.†
- Minimum 5' separation between buildings.
- When located within 20' of property line…
  - ⇒ No openings allowed on floors > 4' above grade.
  - ⇒ Average wall height < 16' above grade.
- Buildings in side yard shall meet main structure setbacks.
  - ⇒ Buildings with height < 10' located in side yard = 5' setback.

*When is a Conditional Use Permit (CUP) required?*

- For buildings that don't meet maximum footprint requirement (cannot exceed footprint of house†).
- For buildings that exceed the height of the house.
- For exceptions to requirements for buildings located within 20' of property line.

*Applicants must demonstrate that structure is consistent with character of the neighborhood and not prohibited by CC&R's.*

*Applicant must obtain easement release letters from utility companies when encroaching into a Public Utility Easement (PUE).
†In the R-1.8 zone, the footprint of an accessory building shall not exceed the footprint of the main building, except with a CUP.

*Disclaimer: This information sheet is only a summary of applicable requirements. It is up to each resident to follow the requirements for accessory buildings primarily found in South Jordan City Municipal Code § 17.40.200. The City Code can be found by visiting http://www.sjc.utah.gov/city-code/.*