

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

May 28, 2019

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, MAY 28, 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 May 14, 2019

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

- A. Elect Planning Commission Chair and Vice Chair (if necessary)
- B. Staff Business
- C. Comments from Planning Commission Members

III. CITIZEN COMMENT

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

IV. SUMMARY ACTION

None

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

**A.1 Issue: DAYBREAK VILLAGE 8 PLAT 7
PRELIMINARY SUBDIVISION**

Location: 6340 WEST 11100 SOUTH

File No: PLPP201900278

Applicant: DAYBREAK COMMUNITIES

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

**B.1 Issue: MCMULLIN ACRES
PRELIMINARY SUBDIVISION**

Location: 10566 SOUTH 2700 WEST

File No: PLPP201900239

Applicant: ROBERT POIRIER WITH MCNEIL ENGINEERING

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

**C.1 Issue: SPRATLING SUBDIVISION (2ND AMENDED)
SUBDIVISION AMENDMENT**

Location: 9660 SOUTH SPRATLING ELM COURT

File No: PLPLA201900251

Applicant: TINA FRANCO WITH HOWLAND PARTNERS INC.

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: ORDINANCE 2019-09 AMENDING CITY CODE §§ 17.18.030.070.B.2.d,
17.18.020 AND 17.18
LIMITING THE AMOUNT OF STORAGE IN BUILDINGS IN THE P-O ZONE AND
ADDING THE “OFFICE/WAREHOUSE FLEXIBLE SPACE” USE TO THE USES
CHAPTER 17.18**

File No: PLZTA201900446

Applicant: CITY OF SOUTH JORDAN

D.2 Potential Action Item – (See VI.D.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 23rd day of May 2019.



Anna M. West, CMC
South Jordan City Recorder

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
MAY 14, 2019

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

Absent:

Others: See Attachment A

6:30 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Vice-Chair Earl Jolley welcomed everyone present. He noted that all Commissioners are present.

B. Motion to Approve Agenda

Commissioner Holbrook motioned to approve the May 14, 2019 Planning Commission Agenda. Commissioner Ellis seconded the motion. Vote was unanimous in favor.

C. Approval of the Minutes from the Meeting held on April 23, 2019

Commissioner Morrissey made a motion to approve the April 23, 2019 Planning Commission Meeting minutes as printed. Commissioner Holbrook seconded the motion. Vote was unanimous in favor.

Vice-Chair Jolley noted that Commissioner Mark Woolley has resigned from the Planning Commission for some health issues and thanked him for his years of service on the Planning Commission. He will be missed,

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

City Planner Greg Schindler said we will need to appoint another Chairman to replace Mark Woolley. He asked if the Commissioners would like to do that now or wait until his replacement is named. All Commissioners agreed they would continue on as they are until his replacement is appointed. He said if

Vice-Chair Jolley is not able to make a meeting the remaining Commissioners can choose to appoint someone to act as Vice-Chair in his place.

B. Comments from Planning Commission Members

None

Vice-Chair Jolley recognized some Bingham High School students in attendance. They wanted to have selfie pictures taken of themselves with the Planning Commissioners.

III. CITIZEN COMMENT

Vice-Chair Jolley 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 SOUTH STATION MULTI FAMILY #4
PRELIMINARY SUBDIVISION**
Location: 5085 West Putney Hill Road and 11545 South Grandville Avenue
File No: PLPP201900295
Applicant: Daybreak Communities

City Planner Greg Schindler reviewed the background information on this item from the packet staff report. The proposed subdivision will divide the property into 20 townhome residential lots, one park lot (p-lot) and associated rights-of-way. He said the proposed subdivision is consistent with the Community Structure Plan and is designated as Town. Section 17.72.020 describes the Town Land Use Designation as high density mixed use development that emphasizes office, commercial, and recreational uses, but also includes residential. This category may accommodate gross residential density of up to fifty (50) units per acre. This meets the standards of review for subdivisions and staff is recommending approval.

Commissioner Holbrook asked if they will be 2 or 3 story buildings. City Planner Schindler said he thinks they will be three story.

Matt Dean (Daybreak Communities); there will be a combination of 2 and 3 story units.

Vice-Chair Jolley opened the Public Hearing. No speakers. He closed the Public Hearing.

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

Commissioner Ellis made a motion to approve File No. PLPP201900295 Daybreak South Station Multi Family #4 Subdivision Preliminary Plat as proposed. Commissioner Holbrook seconded the motion. Roll Call Vote was 5-0 in favor.

**B.1 Issue: PEHRINGER ALU
ACCESSORY LIVING UNIT**
Location: 10323 South 2700 West
File No: PLALU201900419
Applicant: Suzanne Pehringer

City Planner reviewed the background information on this item from the packet staff report. The property is located in the R-2.5 zone and ALU's are allowed in single-family residential zones. The proposed ALU will have 812 square ft. of space, or 28.2% of the total home area. This will be a one bedroom, with kitchen and living room. This is coming to the Planning Commission because it has a walkout entry on the side of the home. It will have no effect on the area and parking requirements are met. Staff is recommending approval.

Suzanne Pehringer (applicant); she was present but had nothing to add at this time.

Vice-Chair Jolley opened the Public Hearing.

Rex McDonald (SJC), said he I am one of the affected owners that received a letter on this project. He said he is an ALU owner and he thinks it will fit in very well with the neighborhood.

Vice-Chair Jolley closed the Public Hearing.

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

Commissioner Ellis made a motion to approve the application for an accessory living unit, File No. PLALU201900419, which seeks approval for an outside access to the basement apartment. Commissioner Haynes seconded the motion. Roll Call Vote was 5-0 in favor.

**C.1 Issue: RIDGEPOINT MASTER PLAT
PRELIMINARY SUBDIVISION**
Location: 1549 West 11400 South
File No: PLPP201900261
Applicant: Spencer Moffat, The Boyer Company

City Planner Greg Schindler reviewed the background information on this item from the packet staff report. He said earlier this year the City Council approved the rezoning with a PD overlay zone and also a Development Agreement on the property. At that time it was called Ridgeview and they changed the name to Ridgepoint. There are 34.9 acres property. There is one section to the south that will be primarily commercial development in the future and the rest will be residential. He said there are a couple of things I need to point out regarding the staff recommendation on the first page of the staff report. The applicant is here tonight and has discussed this with staff regarding Requirement number 4; item a. states that an 8' tall decorative masonry precast fence be installed along the property line of parcels C & D between the proposed development and existing commercial properties. Those commercial properties would be those that front onto Redwood Road. In the development agreement it was stated that it could be a 6-8 foot wall.

The option to go to 8' is not available through the standard code but it was authorized in the development agreement in the PD zone. One of the commercial developers on Redwood Road may want to see an 8' wall go there against their property and both staff and the water company didn't want that precluded by our code so they added 6-8' in case they were willing to pay for the extra 2 feet in wall height. Staff is proposing to change that working in staff recommendation 4.a. to: "a decorative masonry precast fence that would be 6-8' tall be installed along the property line of Parcels C & D between the proposed development and existing properties." Also, on 4.b. it says "A 6' tall decorative masonry precast fence shall be installed along the south side of Parcels B & C and east side of Parcel B." There is nothing in the development agreement that says it should be a masonry wall. It says fencing along the South Jordan Canal should be a 6' tall privacy or vinyl or other acceptable type of material as determined by the city's Planning Commission at subdivision review. This is the first subdivision review and staff's recommendation is based on what the canal company would prefer. The canal company likes to keep the weeds out of the canal and they choose to burn the weeds and that would not work well with a vinyl fence. Also on number 4. It says "Prior to residential building construction the following shall occur," the applicant would like that to say the wall should be installed prior to certificate of occupancy for any residential. Staff is recommending approval of the preliminary plat for Master Subdivision Plat with those changes to the requirements.

Commissioner Haynes asked what type of fencing is there on the south and will there be a transitioning of two different material types. City Planner Schindler said currently there is no fencing on the west side.

Commissioner Holbrook said it would really be helpful to us as Commissioners if you reference a document like the development agreement that you give us a copy of that document. We have no idea what it says. If these are parceled off, do the next owners have to abide by that development agreement?

Staff Attorney Todd Sheeran said the development agreement is going to be binding on anyone buying the property. It is recorded against the property. City Planner Schindler said the development agreement on this was approved by the City Council back in January and was recorded at SL County.

Spencer Moffat, The Boyer Company (applicant); Greg has done a very good job covering the details on this and highlighted the majority of the concerns with fencing. The development agreement does give flexibility to go up to 8 feet and we wanted to have that option should our neighbors want to participate in taking the fence up to 8 feet. We have committed to masonry fencing on the south side and masonry between the commercial and residential. Along the canal we will work with the canal company on what is acceptable for them. We want to make sure the community looks nice. We are subdividing the master plat so we have commercial parcels as well as residential parcels. We are also dedicating the roads at this time. We will be back here with the plats for the residential subdivision. Right now it is just to subdivide the commercial from the residential so that the commercial can have different owners than the residential.

Vice-Chair Jolley said we talked about the signal pole on the intersection of 114th and the South Jordan Canal. He asked Deputy City Engineer Jeremy Nielson if they have discussed what the future need would be and how soon. Deputy Engineer Jeremy Nielson said the agreement with UDOT was to get it as close to the mid-point between Redwood Road and 1300 West as possible. That happens to be right at the canal. That is why it is adjacent to the canal. As far as distance, it would be about one-quarter mile spacing about 1500 West. UDOT is in agreement with it there. There is a traffic study to support the need there.

Vice-Chair Jolley opened the Public Hearing.

Jed Allsop, SJC, we have a little piece of property across the canal and they were talking about a potential 8' masonry wall on the south end of the property but they were also talking about a 6' chain link or vinyl. We have been there 25 years and after they put the school in, they knocked down all the big trees and they put 114th through. It has got to be quite noisy in our yard. It looks like they will be taking out more big trees on the west side of the canal and that will increase the noise even more. I would prefer to see an 8' masonry fence along that west side of the canal to block the noise.

Norma Allsop, SJC, asked if they will be covering the canal on the east side boundary.

Alan Stallings, SJC, we are the main property owner. The east side of the canal south of the Allsop's property will not be covered. We have deeds drafted to deed those properties over to the subdivision that the Allsop's are part of. (Parcel K)

Jed Allsop asked if the fence is going to be on the east side of the canal or the west side of the canal. City Planner Schindler said it will be on the west side of the canal. Mr. Allsop said we don't have access to that little piece of property. We like the trees and the privacy that that piece of property has given us so that no one can build close behind us.

City Planner Schindler asked Mr. Allsop to show on the screen where the property is he is talking about. City Planner Schindler I don't think they will cover it. It is going to be commercial property up there and there is no fence required so it will probably be left the way it is. Parcel J is going to be for water retention.

Vice-Chair Jolley closed the Public Hearing.

Spencer Moffat said I think Alan addressed the disposal of that property that is in parcel K on the plat. We are just waiting for the approval. As far as fencing goes, there is a canal easement over that property that we can't encroach into and we can't cover the canal. The canal company is very specific on what we can and can't do. We do intend to fence along the canal along the west side of the canal and the development agreement specifies a 6' privacy fence. It will not be chain link. Our preference would for it to be vinyl. If the canal company is going to be burning weeds back there then vinyl would not be a good idea and masonry would be better for safety. We do not intend to do an 8' fence there. There will be plenty of homes along there that will serve the same purpose as a wall and will block sound better than any fence would do.

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

Commissioner Ellis made a motion to approve the Ridgepoint Master Plat Preliminary Subdivision, with the following requirements:

- 1. Prior to plat recordation, the following shall occur:**
 - a. Removal of existing accessory structures.**
 - b. Record a storm water maintenance agreement with Salt Lake County Recorder's Office between the City and Developer.**
 - c. Parcel K be either (1) conveyed to adjacent land owners or (2) improved with landscape material as required by City Staff and perpetually maintained by the home owners association to be established by the developer.**

- d. Developer shall escrow to South Jordan City \$250,000 for the purpose of a traffic signal to be installed on 11400 South near South Jordan Canal.
2. The final subdivision master plat shall include the right-of-way dedication to South Jordan City, enabling public access between Redwood Road and the development.
3. Prior to any construction, final construction plans shall be signed by the City Engineer assuring that the development meets city ordinances and has sufficient sanitary sewer, water and other infrastructure improvement necessary for the development, through subsequent preliminary plat application review and approval.
4. Prior to obtaining a certificate of occupancy for any residential unit, the following shall occur with each applicable parcel:
 - a. A decorative masonry precast fence 6-8' tall be installed along the property line of Parcels C & D between this proposed development and existing commercial properties.
 - b. A six foot (6') tall decorative masonry precast fence shall be installed along the south side of Parcels B & C. Fencing material along the east side of Parcel B will be determined with future preliminary subdivision review and based on Canal company recommendations. Preference would be masonry.
5. The development shall be in accordance with all other requirements set forth within the Master Development Plan and Development Agreement.

Commissioner Haynes seconded the motion. Roll Call Vote was 5-0 in favor.

Commissioner Ellis said I just want to put it out there that the City can't require fencing higher than 6'.

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

None

VIII. OTHER BUSINESS

None

ADJOURNMENT

Commissioner Holbrook motioned to adjourn the May 14, 2019 Planning Commission meeting. Commissioner Ellis seconded the motion. Vote was unanimous in favor.

The May 14, 2019 Planning Commission Meeting adjourned at 7:25 p.m.

Meeting minutes were prepared by City Recorder Anna West.

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 05-28-2019

Issue **DAYBREAK VILLAGE 8 PLAT 7
PRELIMINARY PLAT**

Location: 6340 West 11100 South

File No: PLPP201900278

Applicant: Daybreak Communities

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

Staff Recommendation (Motion Ready): Approve File No. PLPP201900278 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	19.681 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 (A-1)/Vacant South- Large Scale Master Planned Community (P-C)/Vacant East - Large Scale Master Planned Community (P-C)/Vacant West - Large Scale Master Planned Community (P-C)/Vacant

Daybreak Communities has filed an application for preliminary subdivision plat approval for the Village 8 Plat 7 subdivision. The proposed subdivision will divide the property into 68 residential lots, 1 civic lot (C-lot), 9 park lots (P-lots) and associated public and private rights-of-way.

ANALYSIS

The residential density of this proposal is 3.4 units per acre (gross density) and 7.5 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 3,440 sq. ft. to 9,969 sq. ft. with an average lot size of 5,768 sq. ft.

The PC zone provides for the approval of Design Guidelines developed for a specific subdivision or site plan. The Design Guidelines for this plat will be the same as those approved for Village 8 Plats 2 through 4, 5A, 5B and 6.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

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

Conclusions:

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

Recommendation:

- Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Subdivision, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by staff.

FISCAL IMPACT:

- Minimal.

ALTERNATIVES:

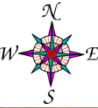
- Approve the preliminary plat.
- Deny the preliminary plat.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Preliminary Plat

Design Guidelines/Development Standards - DAYBREAK VILLAGE 8 PLATS 2, 3, 4, 5a, 5b, 6 and 7					
I. SINGLE FAMILY					
Single-family, duplex, town house and row house residential units that do not stack dwellings on a single parcel. Typically each unit has a private parcel that has street frontage and contains its own parking with a one to three story height. Single family homes are composed using the following building types. Main Building; defined by the conditioned space of the primary residence with or without a garage engaged under a singular roof form. Out Building: a detached conditioned ancillary structure not used as a garage. Semi-Detached Garage: A garage with or without a ancillary residence above the garage that is connected to the "Main Building" with a conditioned single story wing that separates the roof forms. Detached Garage: A garage with or without an ancillary residence above the garage that is not connected to the "Main Body" with a conditioned wing.					
1 LOT DIMENSIONS	A. TOWNHOUSE	B. GREEN COURT/FLAG LOT	C. SMALL LOT	D. STANDARD LOT	E. LARGE LOT
	Min. 15' lot frontage/unit	Min. 30' lot frontage; 15' min. for attached dwellings	Min. 30', Max.70" lot frontage	Min. 55', Max. 100' lot frontage	Min. 75', Max. 120' lot frontage
2 LOT COVERAGE	Min. 50' lot depth	Min. 50' lot depth	Min. 50' lot depth	Min. 90' lot depth	Min. 90' lot depth
	Max. 90% lot coverage	Max. 75% lot coverage	Max. 70% lot coverage	Max. 55% lot coverage	Max. 45% lot coverage
3 BUILDING SETBACKS AND HEIGHT RESTRICTIONS	Min. setbacks for main building: 5' front, 0' each side, 0' rear	Min. setbacks for main building: 5' front, 4' rear. Side setbacks must be 3' min. or 5' from adjacent building. Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations	Min. setbacks for main building: 10' front, 5' rear. Side setbacks must be 3' min. or 6' from adjacent building. Attached, Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations	Min. setbacks for main building: 10' front, 5' each side, 10' rear. Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations	Min. setbacks for main building: 11' front, 5' each side, 10' rear. Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations
	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot
	For corner lots, side setback min. 5'	Min. 5' setback for lots with side street frontage	Min. 6' setback for lots with side street frontage	Min. 10' setback for lots with side street frontage	Min. 10' setback for lots with side street frontage
		For attached dwellings, minimum side setback is 0'			
	Porches, terraces, balconies, stairs and landings, and bays may encroach beyond front, side and side street setback lines. Structures, bays and balconies above the ground floor may encroach beyond the rear property line provided they do not extend beyond the edge of the lane surface.	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line.	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line.	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line.	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line.
	80% of lot frontage must have building w/in 30' of min. setback	40% of lot frontage must have building w/in 25' of min. setback	40% of lot frontage must have building within 15' of min. setback	40% of lot frontage must have building within 15' of min. setback, unless the garage loads from a forward driveway court.	40% of lot frontage must have building within 15' of min. setback,unless the garage loads from a forward driveway court.
4 BUILDING MATERIALS	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.
	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.
	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.
	Glazing: No reflective glass	Glazing: No reflective glass	Glazing: No reflective glass	Glazing: No reflective glass	Glazing: No reflective glass
	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.
5 GARAGE, PARKING LOT AND ACCESS PLACEMENT STANDARDS	Each unit requires 1 parking space which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed
		Parking spaces may be accessed by Lane or common drive.	Parking spaces may be accessed by lane, side, or front drive.	Parking spaces may be accessed by lane, side, or front drive.	Parking spaces may be accessed by lane, side, or front drive.
	Parking spaces must be lane-accessed		Alley-accessed ancillary units require 1 parking space. Side drive-accessed ancillary units may park on-street.	Alley-accessed ancillary units require 1 parking space. Side drive-accessed ancillary units may park on-street.	Alley-accessed ancillary units require 1 parking space. Side drive-accessed ancillary units may park on-street.
				Front-loaded garages may be max. 45% of primary façade, and must be recessed 5' behind the primary façade.	Front-loaded garages may be max. 40% of primary façade, and must be recessed 5' behind the primary façade.
	Min. 4' garage setback from lane if garage door opens directly or perpendicular to alley. Min. 0' setback is permissible when garage door opens parallel to alley. Min. setback may be reduced to 0' if 26' of backout space provided in the site plan or wider garage doors with 20' of backout space provided.	Min. 4' garage setback from lane if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.	Min.4' garage setback from lane if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.	Min. 4' garage setback from lane if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.	Min. 4' garage setback from lane if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.

Location Map



**Proposed
Village 8 Plat 7
Subdivision**

Daybreak
School Site
C-101

Preliminary
Daybreak Village
8 Plat 6

Preliminary
Daybreak Village
8 Plat 5A

Daybreak Operations
Investments Plat 1

Kitty Hawk Rd.

Willow Walk Dr.

Daybreak
Village 8 Plat 2

Daybreak Lake Ave
From Hwy 6 to Highway 101

Daybreak South
Mixed-Use
Multi-Family 1

Daybreak South
Mixed-Use
Multi-Family 2

Daybreak
Village 8 Plat 5B

Daybreak
Village 8 Plat 3

Daybreak
Village 8 Plat 4

Daybreak Village
8 Plat 3 Amended
Village 7

Daybreak
Village 7 Plat 1

Lake Avenue

Daybreak
Village

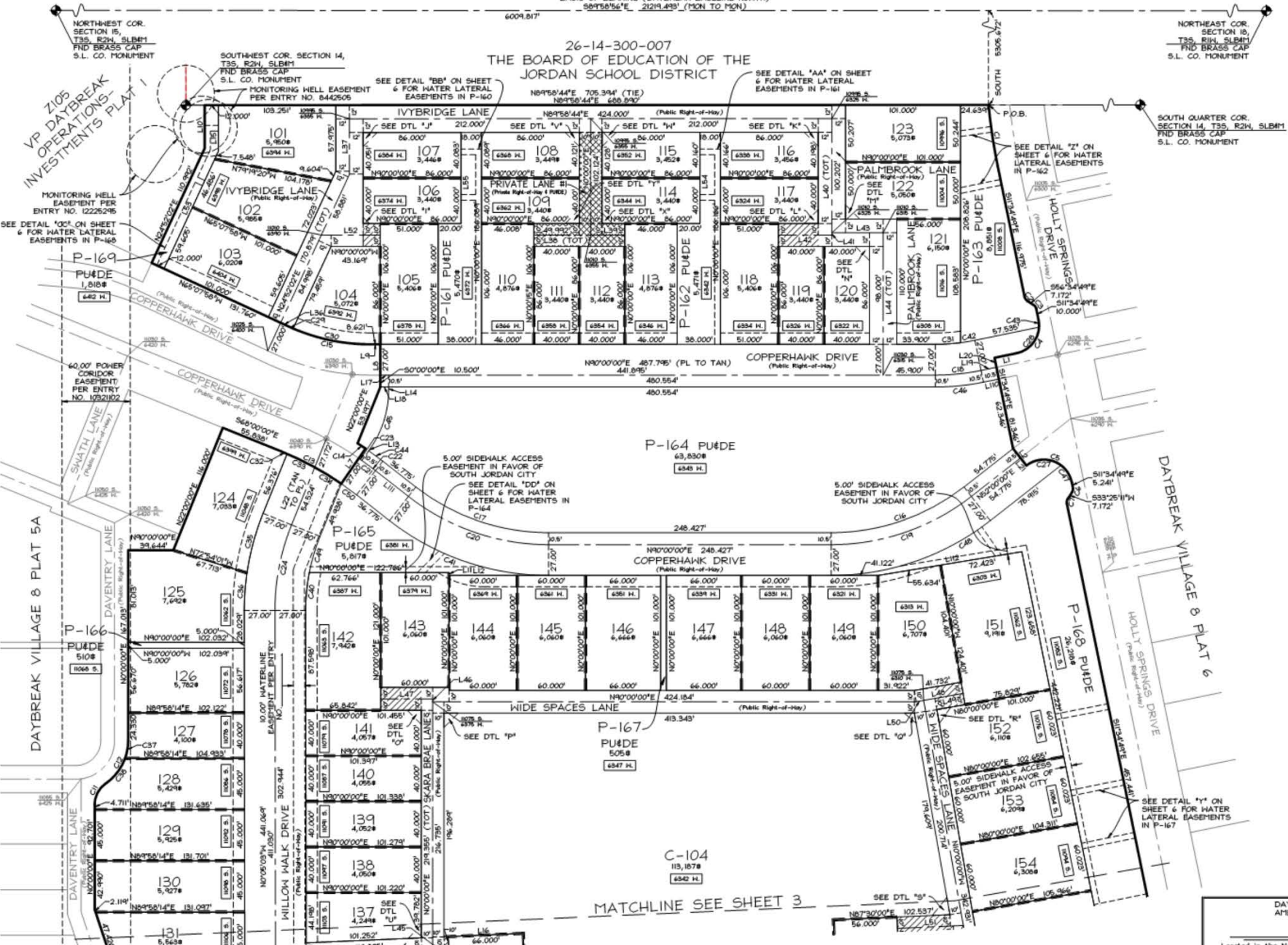
Daybreak
Village 7 Plat 2

Daybreak
Village 7 Plat 3

26-14-300-007
 THE BOARD OF EDUCATION OF THE
 JORDAN SCHOOL DISTRICT

LEGEND

- FOUND SECTION
- PROPOSED
- EXISTING
- ADDRESS OF ST
- 1' DIA LOT L
- PUBLIC SOUTH SHOWN GARDEN ARE 1' ADJAC CANE THRO LANE
- PRIVATE



PERIGEE CONSULTING
 CIVIL • STRUCTURAL • SURVEY

3009 SOUTH 1300 WEST, SUITE 100
 801.628.6004 TEL. 801.360.8811 FAX
 WEST JORDAN, UT 84086
 WWW.PERIGEECONSULTING.COM

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

MATCHLINE SEE SHEET 3

DAYBREAK VILLAGE 8 PLAT 5A
 APPENDING LOT 2105 OF THE
 OPERATIONS-INVESTMENT

Located in the Northeast Quarter of Section 29, T35, R24, Salt Lake County, Utah.

STATE OF UTAH, COUNTY OF SALT LAKE, RECORD REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____

FEE \$ _____

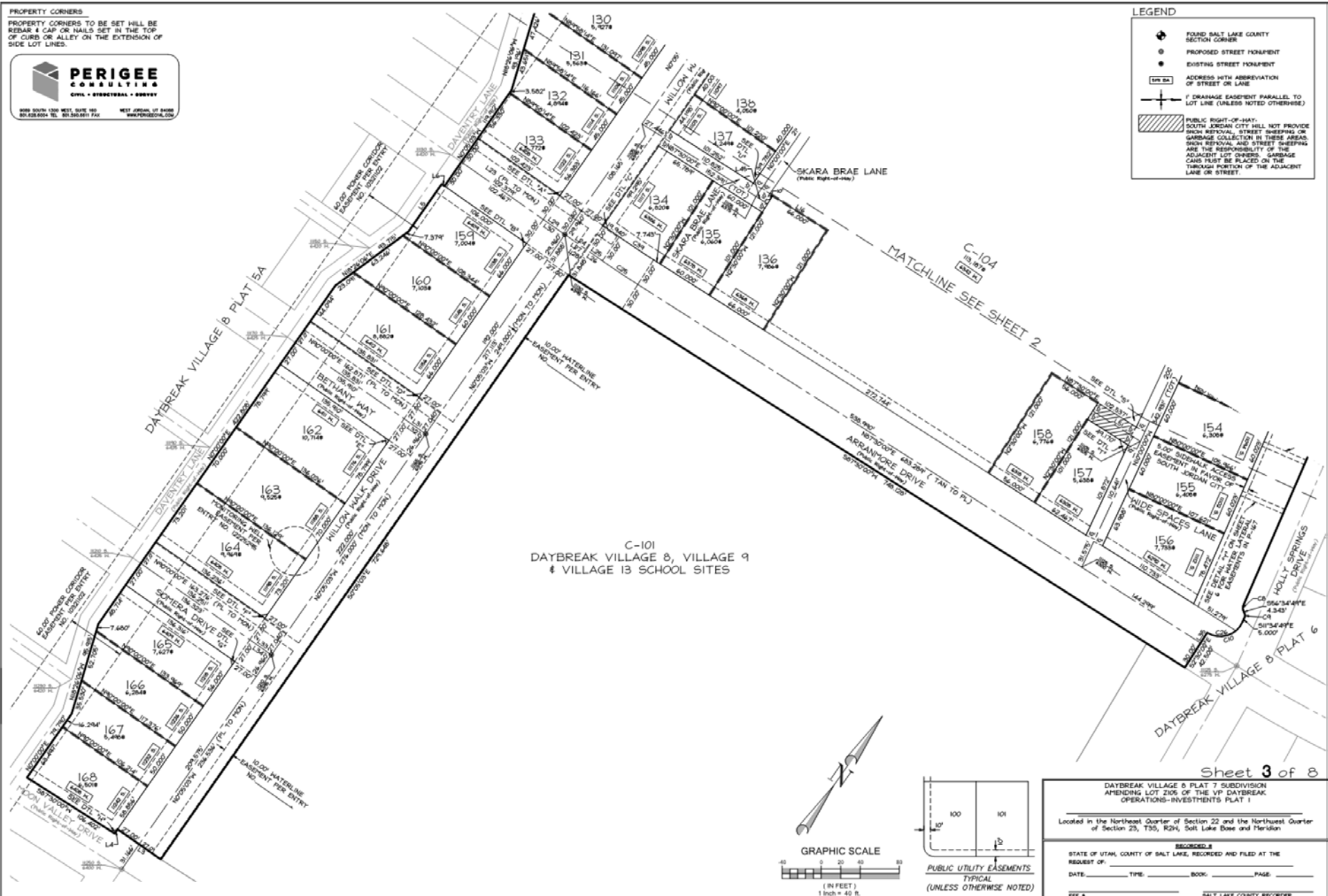
PROPERTY CORNERS
 PROPERTY CORNERS TO BE SET WILL BE
 REBAR & CAP OR NAILS SET IN THE TOP
 OF CURB OR ALLEY ON THE EXTENSION OF
 SIDE LOT LINES.

PERIGEE CONSULTING
 CIVIL • STRUCTURAL • SURVEY

1000 SOUTH 1300 WEST, SUITE 100 WEST JORDAN, UT 84088
 801.428.8004 TEL 801.560.8011 FAX WWW.PERIGEEUT.COM

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 7' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PUBLIC RIGHT-OF-WAY. SOUTH JORDAN CITY WILL NOT PROVIDE GRADE REMOVAL, STREET IMPROVEMENT OR GARBAGE COLLECTION IN THESE AREAS. GRADE REMOVAL AND STREET IMPROVEMENT ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.



GRAPHIC SCALE

1 inch = 40 ft.

100 101

PUBLIC UTILITY EASEMENTS
 TYPICAL
 (UNLESS OTHERWISE NOTED)

Sheet 3 of 8

DAYBREAK VILLAGE 8 PLAT 7 SUBDIVISION
 AMENDING LOT 2106 OF THE VP DAYBREAK
 OPERATIONS-INVESTMENTS PLAT 1

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

RECORDED 8

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

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

FEE \$ _____ SALT LAKE COUNTY RECORDER

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 05/28/2019

Issue: MCMULLIN ACRES SUBDIVISION
PRELIMINARY SUBDIVISION PLAT
Address: 10528 S. 2700 W.
File No: PLPP201900239
Applicant: Robert Poirier, McNeil Engineering

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

Staff Recommendation (Motion Ready):

- I move the Planning Commission **approve** preliminary subdivision plat, File No. PLPP201900239.

ACREAGE:	Approximately 6.8 acres
CURRENT ZONE:	R-2.5 (Single-Family Residential, 2.5 lots per acre)
CURRENT USE:	Vacant Land
FUTURE LAND USE PLAN:	LD (Low Density Residential, up to 3 lots per acre)
NEIGHBORING ZONES/USES:	North – R-1.8 / Single-family residence South – R-2.5 / Urban Ridge Road West – R-1.8 / Utah Lake Distribution Canal East – R-1.8, R-2.5 and R-3 / 2700 West

STANDARD OF APPROVAL:

Once all application requirements have been met, redline corrections made, revised plans and plat submitted and city staff approval given, the preliminary subdivision plat application will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with chapter 16.04 of this title. The Planning Commission shall receive public comment at the public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the project does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application.

City Code § 16.10.060

BACKGROUND:

The proposed subdivision is located at approximately 10530 S. 2700 W. immediately north of the Urban Crossing subdivision. It is between 2700 West street on the east and the Utah Distributing Canal on the

west. There will be no direct access from 2700 West from the subdivision. The access to the subdivision will be from Urban Ridge Road, on the south side of the subdivision. This road comes off 2700 West and provides access to lots in the Urban Crossing subdivision to the south. It also provides access to homes across the canal via a bridge at approximately 10755 S. 2850 W.. The road currently is missing parkstrip and sidewalk along the north end, which the developer will finish and dedicate to the City with this development.

The developer is required to construct fences along the canal on the subdivision's west boundary, along the north boundary, and also along the 2700 West street frontage. Existing chain link fencing along the north boundary will be replaced with a decorative masonry wall. The same type of wall will be installed along 2700 West with the exception of lot 16, which faces the road. Vinyl fencing will be installed along the canal and the existing decorative masonry wall at the south end will be protected and remain in place.

Most of the public improvements along 2700 West are completed and the developer will only be required to make landscape improvements on 2700 West, including planting street trees.. The new cul-de-sac street that provides access to the lots in the subdivision will be built to City standards.

An existing above ground irrigation pipe that provides water to property owners to the north of the development will be replaced by a new system. The new system is a below-grade pipe that will be buried on the canal side of the property line. The property owner to the north and the canal company have both agreed to this layout and system. The letter stating their approval is attached to this report.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The proposed development meets or exceeds all of the City Code requirements.
- A public notice per State Code requirements was mailed to the canal owner/operator informing it of the proposed development and giving it time to respond and provide input on the proposed development.
- All of the public infrastructure will be installed per City standards and requirements.

Conclusion:

- The proposed preliminary subdivision plat application meets the City Code requirements should be approved.

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, the cost of providing services to residential uses exceed the revenues generated by such use. 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:

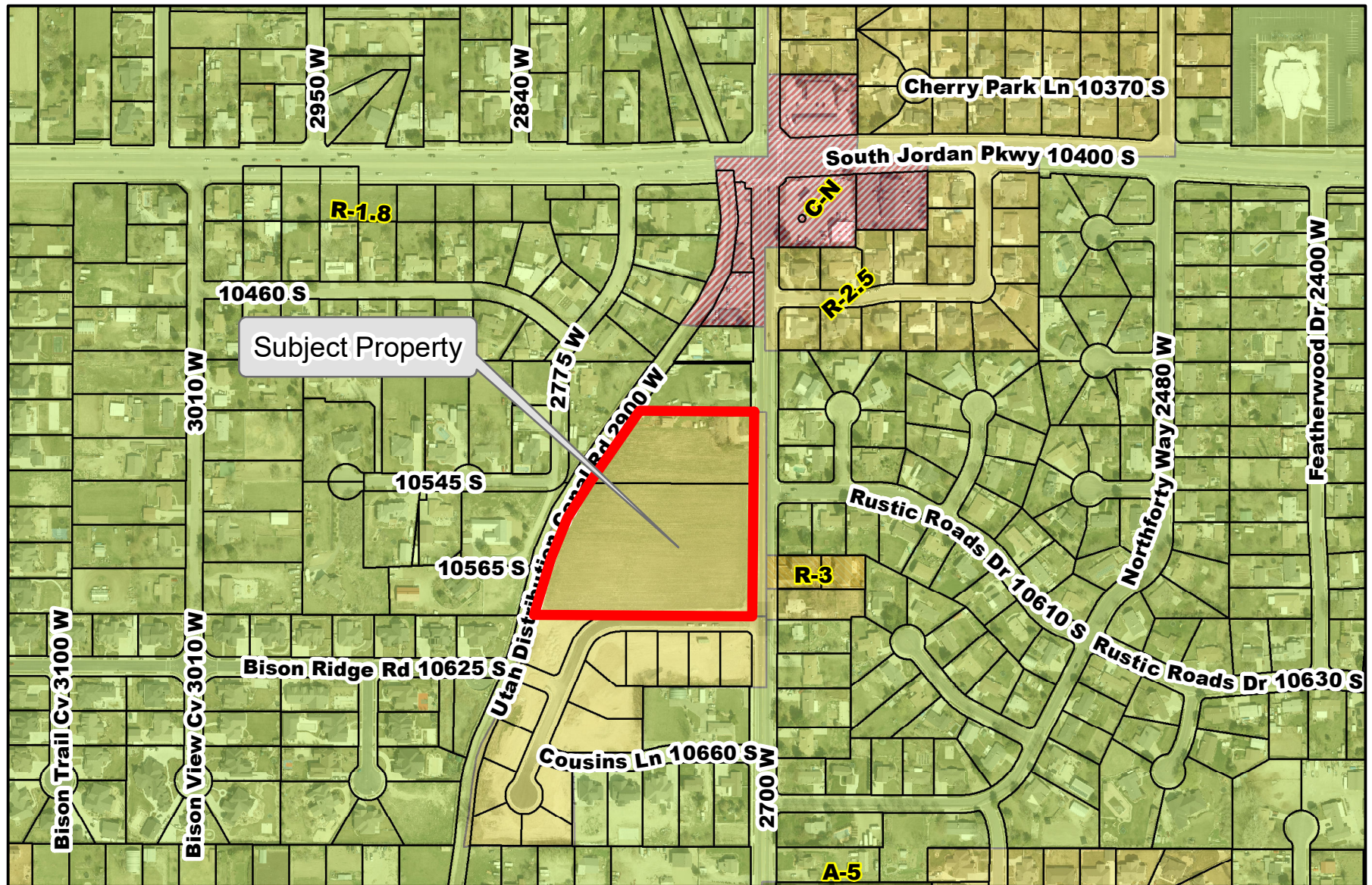
- Aerial Map
- Zoning Map
- Preliminary Subdivision Plat
- Site Plan C1.01
- Grading and Drainage Plan C2.01
- Site Utility Plan C4.01
- Landscape Plan L1.01
- Written Consent to New Irrigation Line

A handwritten signature in black ink, appearing to read 'D. Drozdek', is written over a horizontal line.

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 
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Legend STREETS PARCELS	Zoning Map City of South Jordan	0 130 260 520 780 1,040 Feet Aerial Imagery 2018 
--	---	--

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

13 A PERPETUAL SLOPE EASEMENT TO SOUTH JORDAN CITY DATED APRIL 10, 2015 AND RECORDED AUGUST 24, 2015 AS ENTRY NO. 12118581 IN BOOK 10365 AT PAGE 2065.

[illegible]

The diagram illustrates the components and dimensions of a collector border area. The top section shows a cross-section with a 3.0' width, a 1.0' FAWN STEP, a 1.0' BORDER AREA, and a 1.0' CONNECTION EDGE. The bottom section shows a plan view with a 10' PLANTING area, a 10' BORDER AREA, a 10' TRASH LINE, a 10' TRASH LINE, a 10' BORDER AREA, and a 10' PLANTING area. The total width is 50'.

55-FOOT R.O.W. RESIDENTIAL
28' OF ROAD SURFACE

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____

ATTEST: CITY CLERK _____ MAYOR _____

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE: SOUTH JORDAN CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20____

APPROVED THIS _____ DAY OF _____, 20____

APPROVED THIS _____ DAY OF _____, 20____.

APPROVED THIS _____ DAY OF _____, 20____.

APPROVED THIS _____ DAY OF _____ A.D., 20____
BY THE BOARD OF HEALTH.

SALT LAKE VALLEY HEALTH DEPARTMENT

CURVE #	RADIUS	LENGTH	DELTA
C1	625.23'	122.97'	010°26'03"

CURVE #	RADIUS	LENGTH	DELTA
C23	125.00'	20.04'	009°11'16"

	ADJOINING PROPERTY LINE
	LOT LINE
	RIGHT OF WAY LINE
	PROPERTY LINE
	SECTION LINE
	CANAL CENTER LINE
	EASEMENT LINE
	SUBDIVISION CORNER, SET REBAR & CAP OR NAIL & W/STAMPED "MCINEL ENCL" OR OTHERWISE NOTED HEREON
	MONUMENT TO BE SET
	SNOW EASEMENT
	P.U.E.
	PUBLIC UTILITY EASEMENT

I CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6861599, AS THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS:

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

[illegible]

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON

STATE OF UTAH
COUNTY OF SALT LAKE CITY

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME STEVEN H. USDAN, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE/THEY/IS/ARE THE MANAGER OF CCA ACQUISITION, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

RESIDING SALT LAKE CITY COUNTY, SALT LAKE _____

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

RECORD NO. _____

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

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

FEE \$ _____ SALT LAKE COUNTY RECORDER

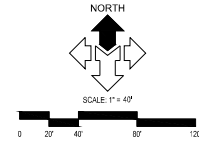
\\12019Files\19034\Survey\Prod Dtg\19034.spd.tg Apr 15, 2019 - 12:31pm

[illegible]

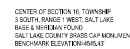
SITE PLAN

C1.01

C:\Users\Rob\OneDrive - CROUPE\appdata\local\temp\AcPublish_7792\19094-eln.dtd Rob Apr 15, 2019 - 12:12pm



C2.01



BENCHMARK
CENTER OF SECTION 16, Township
3 SOUTH, RANGE 1 WEST, SALT LAKE
BASE & MERIDIAN FOUND
SALT LAKE COUNTY BRASS CAP MONUMENT
BENCHMARK ELEVATION=4545.43'



Blue Stakes of
UTAH811
Bluestakes.org

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.355.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS



McMULLIN SUBDIVISION

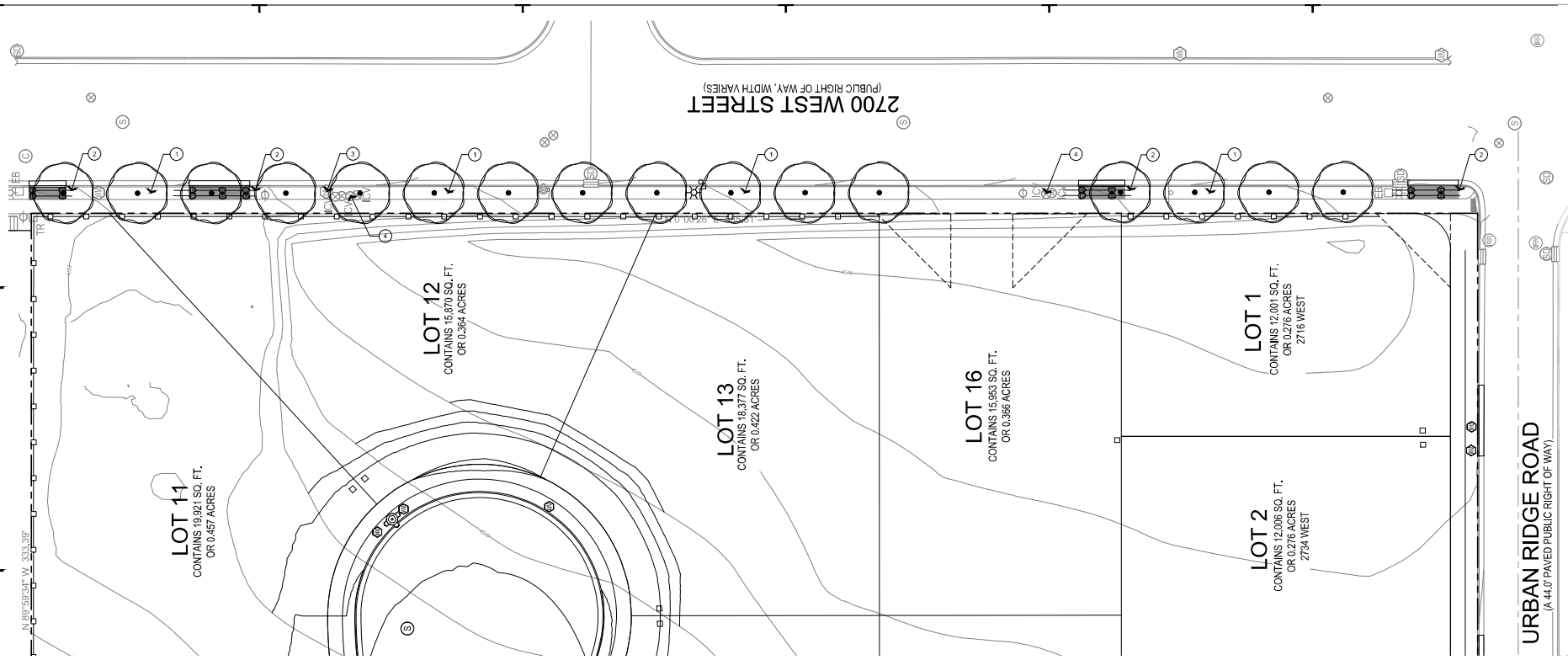
10566 S 2700 W
SOUTH JORDAN, UTAH

[illegible]

SITE UTILITY PLAN

C4.01

S:\2019\New 1000\Landscaping\Print Dwg\1000 - L1.01.dwg, South, Apr 11, 2019 - 2:29pm



PLANT SCHEDULE

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SIZE	DETAIL
16	1	QUEEN ELIZABETH HEDGE MAPLE	ACER CAMPESTRE 'EVELYN'	2" CAL	AL2.21

LAWN

AS NEEDED CHANDLER'S FARM ROLL SOLELY OR APPROVED EQUAL

REFERENCE NOTES

- EXISTING LAWN AND IRRIGATION SYSTEM TO REMAIN. REPAIR AS NEEDED DUE TO DAMAGE CAUSED BY WORK COMPLETED UNDER THIS CONTRACT.
- CONNECT NEW PVC LATERAL LINE TO EXISTING AS NEEDED - FIELD VERIFY SIZE AND LOCATION, VERIFY HEAD PLACEMENT AND NOZZLE AS NEEDED TO ACHIEVE PROPER COVERAGE AND MINIMIZE SPRAY ONTO PAVING.
- EXISTING POINT OF CONNECTION TO REMAIN - WATER METER AND BACKFLOW PREVENTION ASSEMBLY, STOP & WASTE VALVE, ETC.
- EXISTING CONTROL VALVES TO REMAIN - FIELD VERIFY SIZE AND LOCATION.

PLANTING NOTES

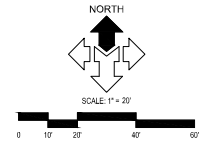
- PLANT TOTALS ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. VERIFY AMOUNTS SHOWN ON CONTRACT DOCUMENTS. ALL PLANTING INDICATED ON CONTRACT DOCUMENTS IS REQUIRED, UNLESS INDICATED OTHERWISE.
- PLANT COMMON NAMES ARE SHOWN AS A REFERENCE ONLY. USE COMPLETE BOTANICAL NAMES WHEN PURCHASING ALL PLANT MATERIAL.
- IMPORT AND INSTALL TOPSOIL AS NEEDED TO FILL ALL PLANTING AREAS. SUBMIT TEST BY LICENSED LABORATORY TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. TOPSOIL USED IN LANDSCAPED AREAS SHALL BE WEED FREE, FERTILE, LOOSE, FRIABLE SOIL, MEETING THE FOLLOWING CRITERIA:
 - CHEMICAL CHARACTERISTICS:
 - SOIL pH: 6.5 TO 8.5
 - PH: 6.5 TO 8.5
 - SOIL AMBROSIA (NATURAL) - LESS THAN 10%
 - ORGANIC MATTER - GREATER THAN ONE PERCENT
 - PHYSICAL CHARACTERISTICS:
 - IRRIGATION AS TESTED BY USDA TRIANGLE OF PHYSICAL CHARACTERISTICS AS MEASURED BY HYDROMETER:
 - SAND: 10 TO 40 PERCENT
 - SILT: 10 TO 40 PERCENT
 - CLAY: 5 TO 30 PERCENT
 - CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOODUS WEEDS, ROCKS LARGER THAN OR EQUAL TO 4 INCHES (100 MM) IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS.
 - SOIL:
 - SOIL SHALL NOT CONTAIN MORE THAN FIVE (5) PERCENT BY VOLUME OF ROCKS MEASURING OVER 1/4 INCH (6 MM) IN LARGEST SIZE
 - SOIL SHALL BE TOPSOIL, IN NATURE
 - SOIL RESEMBLING ROAD BASE OR OTHER LIKE MATERIALS ARE NOT ACCEPTABLE
- FINISH TOPSOIL GRADE OF PLANTING AREAS BEFORE PLANTING AND AFTER ADDITION OF SOIL. ADDITIONAL SHALL BE SPECIFIED DISTANCES BELOW TOP OF ADJACENT PAVEMENT OF ANY KIND:
 - GROUND COVER AREAS - 2 INCHES BELOW
 - SEEDING AREAS - ONE INCH BELOW
 - SODDED AREAS - 2 INCHES BELOW
 - TREE AND SHRUB AREAS (NOT INDIVIDUAL TREES) - 4 INCHES BELOW
- RAVE THE FINISH GRADE OF THE TOPSOIL WITH IN THE PLANTING AREAS TO REMOVE CLOS, ROCKS, WEEDS, NOODUS, SEEDS OR OTHER MATERIAL 1-1/2" OR MORE IN ANY DIMENSION, GRADE AND SHAPE LANDSCAPE AREA TO BRING SURFACE TO TRUE UNIFORM PLANES FREE FROM IRREGULARITIES AND TO PROVIDE PROPER SLOPE FOR DRAINAGE.
- PLANTS SHALL CONFORM TO REQUIREMENTS OF THE PLANT SCHEDULE AND TO THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION / AMERICAN NATIONAL STANDARDS INSTITUTE ANLA / ANSI 2001-2004 / AMERICAN STANDARD FOR NURSERY STOCK.
- PLANT NAMES USED IN PLANT LIST CONFORM TO STANDARDIZED PLANT NAMES BY AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE EXCEPT IN CASES NOT COVERED. IN THESE INSTANCES, FOLLOW CUSTOM OF NURSERY TRADE. PLANTS SHALL BEAT TAG SHOWING GENUS, SPECIES, AND VARIETY OF AT LEAST 10 PERCENT OF EACH SPECIES DELIVERED TO SITE.
- PLANT MATERIAL QUALITY:
 - PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT PESTS OR OTHER DISEASES, NOODUS WEEDS, AND HAVE HEALTHY, NORMAL ROOT SYSTEMS.
 - CONTAINER STOCK SHALL BE WELL ESTABLISHED AND FREE OF EXCESSIVE ROOT-BOUND CONDITIONS.
 - DO NOT PRUNE PLANTS OR TOP TREES PRIOR TO DELIVERY.
 - PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AS TO SIZE, HEALTH, QUALITY, AND CHARACTER.
 - BARE ROOT TREES ARE NOT ACCEPTABLE.
 - PROVIDE PLANT MATERIALS FROM LICENSED NURSERY OR GROWER.
- BEFORE PROCEEDING WITH WORK, CHECK AND VERIFY DIMENSIONS AND QUANTITIES. REPORT VARIATIONS BETWEEN DRAWINGS AND SITE TO LANDSCAPE ARCHITECT BEFORE PROCEEDING.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
16	RAIN BIRD RD-184-SAMFERS 15 STRIP SERIES POP-UP SPRAY HEAD WITH WPS-SERIES PLASTIC NOZZLE @ 30 PSI	CL2.21
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
16	IRRIGATION LATERAL LINE SCHEDULE 40 PVC SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS, FIELD VERIFY SIZE NEEDED TO CONNECT ONTO THE EXISTING PVC LATERAL LINES - 3/4" MIN. DIA.	EL2.21

IRRIGATION NOTES

- SCOPE OF THE IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN LANDSCAPE AREAS FOR GRAPHIC CLARITY. ONLY INSTALL ALL IRRIGATION EQUIPMENT WITHIN THE LANDSCAPED AREA.
- THE INFORMATION CONTAINED ON THE IRRIGATION PLANS IS BASED ON A SURVEY AND NOT SITE OBSERVATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY AND TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR ISSUES THAT MAY AFFECT THIS DESIGN.
- THE IRRIGATION SYSTEM IS DESIGNED TO BE BLOWN OUT WITH COMPRESSED AIR. DO NOT INSTALL DRAINS ON THE LATERAL LINES OR MAIN LINES UNLESS SPECIFIED ON THE PLANS. THE CONTRACTOR IS TO ENSURE THAT THE ENTIRE SYSTEM CAN BE DRAINED / WINTERED.
- WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH LATEST RULES AND REGULATIONS, AND OTHER APPLICABLE STATE OR LOCAL LAWS, NOTING IN CONTRACT DOCUMENTS IS TO BE CONTINUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
- REPAIR OR REPLACE WORK DAMAGED DURING COURSE OF WORK AT NO ADDITIONAL COST TO OWNER. IF DAMAGED WORK IS NEW, INSTALLER OF ORIGINAL WORK SHALL PERFORM REPAIR OR REPLACE AS NEEDED.
- LOCATION OF HEADS AND PIPING SHOWN ON CONTRACT DRAWINGS IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS IS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE WITHOUT SPRAYING ONTO BUILDINGS, SEWERLINES, FENCES, ETC. DURING LAYOUT, CONSULT WITH LANDSCAPE ARCHITECT TO VERIFY PROPER PLACEMENT AND MAKE RECOMMENDATIONS, WHERE NECESSARY ARE ADJUSTABLE. MINOR ADJUSTMENTS IN SYSTEM LAYOUT WILL BE PERMITTED TO AVOID EXISTING FIELD OBSTRUCTIONS, HAVE CERTAIN CHANGES FROM CONTRACT DOCUMENTS ARE SHOWN ON RECORD DRAWINGS.

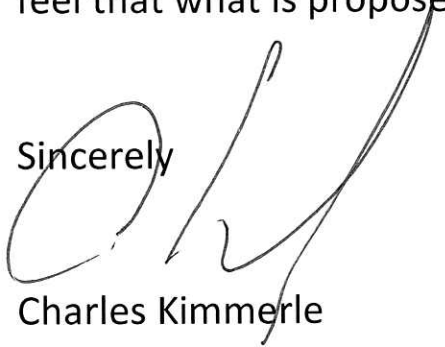


May 15, 2019

To whom it may concern.

I met with James Horsley, who is developing the property next to mine, and with Jeff McMullin, ULDC president. We discussed the pipeline that will be installed to provide the irrigation water to my residence. I feel that what is proposed will adequately meet my irrigation needs.

Sincerely

A handwritten signature in black ink, appearing to read 'Charles Kimmerle', written over the word 'Sincerely'.

Charles Kimmerle

May 15, 2019

To whom it may concern.

I met with James Horsley and Charles Kimmerle to discuss the location of the irrigation pipeline from ULDC weir 34 to Kimmerle's property. It has been determined that the best location for the pipeline is along the canal easement west of the subdivision property line. ULDC is authorizing this pipeline to be in the canal easement because any it can be maintained better in this location.

Sincerely

A handwritten signature in black ink, appearing to read 'Jeff McMullin', with a large, stylized initial 'J'.

President

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 05/28/2019

Issue: SPRATLING SUBDIVISION (2ND AMENDED)
SUBDIVISION AMENDMENT

Address: 9660 S. Spratling Elm Ct.

File No: PLPLA201900251

Applicant: Tina Franco, Howland Partners Inc.

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

Staff Recommendation (Motion Ready):

- I move the Planning Commission **approve** a subdivision amendment plat, File No. PLPLA201900251, realigning property lines between lots 205 to 208 of the Spratling Subdivision (Amended).
-

ACREAGE:	Approximately 1.4 acres
CURRENT ZONE:	R-2.5 (Residential, 2.5 lots or units per acre)
CURRENT USE:	Vacant Lots
FUTURE LAND USE PLAN:	LD (Low Density Residential, up to 3 lots per acre)
NEIGHBORING ZONES/USES:	North – R-2.5 / Single-family residences South – A-5 and R-1.8 / Single-family residence West – R-1.8 / Single-family residences East – A-5 / 2200 West

STANDARDS FOR SUBDIVISION AMENDMENT REVIEW

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

BACKGROUND:

The proposed subdivision amendment will realign property lines between lots 205 to 208 of the Spratling Subdivision (Amended). Lot 205's frontage will shrink, shifting the property line between lots 205 and 206 further to the west. As a result, lot 206's frontage will increase. The property line between lots 206 and 207 will also shift and create a perpendicular intersection with the south subdivision boundary. The property line between lots 207 and 208 will straighten out to create more typical rectangular lots between the two properties.

All of the public improvements are already installed and no further improvements are required. However, due to shifting property lines, some improvements may need to be modified or moved to accommodate the new lot lines and home placements. If these modifications are required, the home builder will pay those costs.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The proposed lots will meet all of the City Code zoning requirements (i.e. lot size, density, lot frontage).
- The new layout will allow for better development by straightening out property lines and providing better access.
- The proposed subdivision meets the City Code requirements for subdivision amendment approval.

Conclusion:

- There is good cause to approve the proposed subdivision plat amendment application, which meets all of the City Code requirements.

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:

- No significant impact.

ALTERNATIVES:

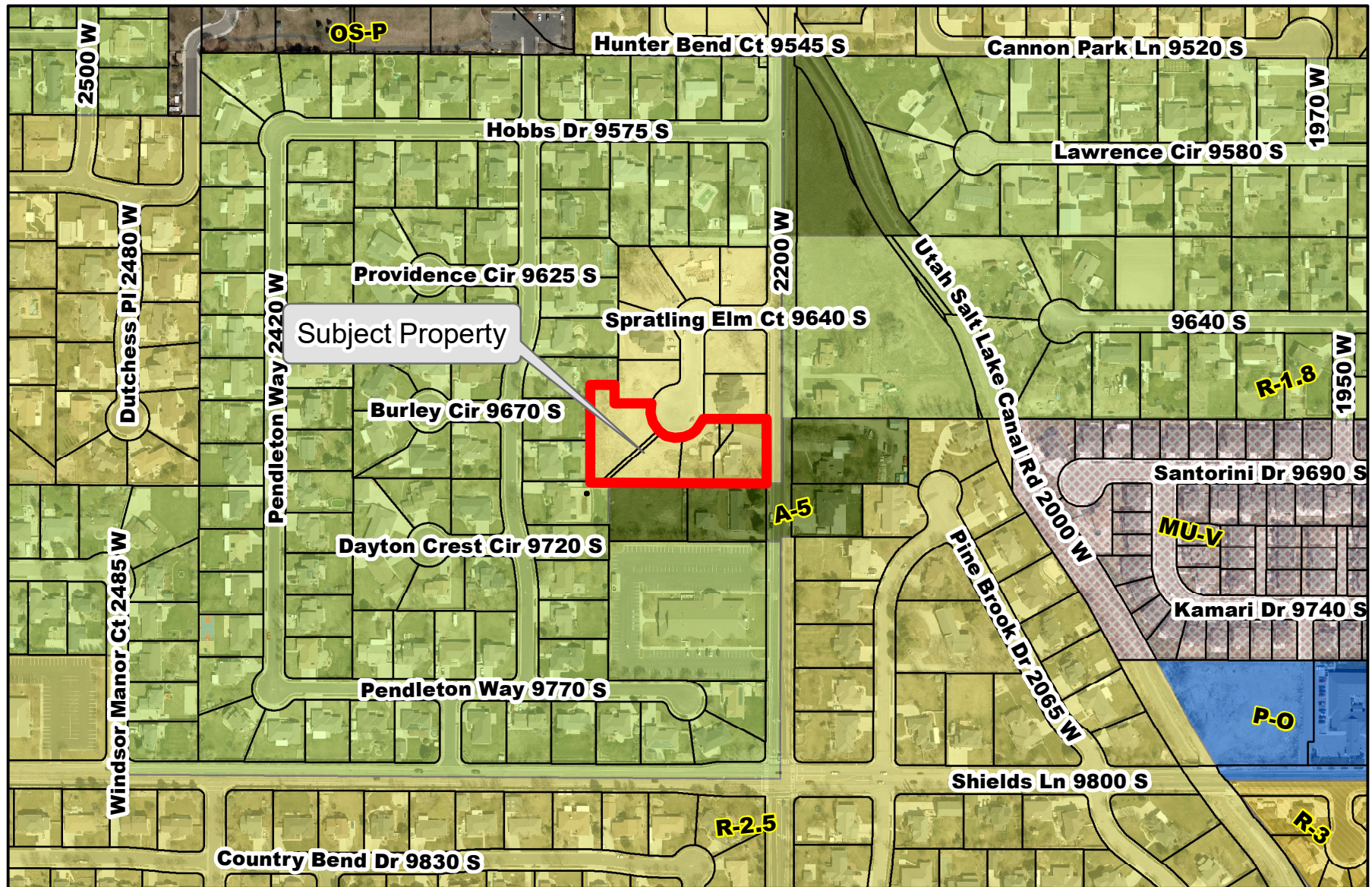
- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Spratling Subdivision (Amended)
- Spratling Subdivision (2nd Amended)

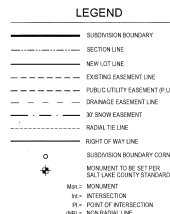
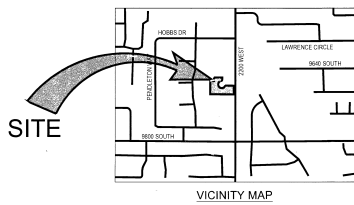


Damir Drozdek, AICP
Planner III, Planning Department



Legend STREETS PARCELS	Zoning Map City of South Jordan	0 105 210 420 630 840 Feet Aerial Imagery 2018 
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AMENDING LOTS 104, 105, 106, 107, & 108 OF SPRATLING SUBDIVISION,
RECORDED IN BOOK 2016P, AT PAGE 251, OF OFFICIAL RECORDS
LOCATED IN THE NORTHWEST QUARTER OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



PREPARED BY:

 **McNEIL ENGINEERING**[®]
Economic and Sustainable Designs, Professionals You Know and Trust

8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS 26 DAY OF January A.D. 2017


SALT LAKE COUNTY HEALTH DEPARTMENT

SOUTH VALLEY SEWER DISTRICT
APPROVED AS TO FORM THIS 1 DAY OF Feb A.D. 2012
Wayne Ballou
DADO / UNCL

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

B. J. Klavner 2/13/17
SOUTH BEND CITY ENGINEER DATE

SALT LAKE COUNTY RECORDER		SHEET
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: <u>Sprouting Woods Development</u>		1
DATE <u>2-16-17</u> TIME <u>6:11 AM</u> BOOK <u>2017</u> PAGE <u>30</u> RECORDED NO. <u>12472576</u>		OF
FEES <u>\$35.00</u>  DEPUTY COUNTY RECORDER		1

DENNIS K. WITHERS, who hereby certifies that I am a Professional Land Surveyor, and that said Certificate No. 6713190, as prescribed under the laws of the State of Louisiana, was duly issued by the Council of the Surveyors of the State of Louisiana, and that the same has been examined and described below, and have authorized said plat and first two lots and portions thereof to be located and recorded.

SPLITTING SUBDIVISION (AMENDED)

AMENDMENT TO THE FIRST TWO LOTS OF A CERTAIN SUBDIVISION
RECORDED IN BOOK 20 MAP AT PAGE 25 OF OFFICIAL RECORDS
A RESUBDIVISION

and that the same has been correctly surveyed and calculated on the ground as shown on the plat. I further certify that all said new bearings and area measurements of the applicable parcels are correct.

[Signature]
DENNIS K. WITHERS,
S.L.S. LICENSE NO. 6713190

[illegible][illegible]

STATE OF UTAH JLS
COUNTY OF SALT LAKE

On 24 DAY OF February 2017, PERSONALLY APPEARED BEFORE ME, Christine M. Hildner, County Clerk of said County, Matthew J. Hildner, who acknowledged that he executed the foregoing document as the General Partner of Matthew J. Hildner, LLC, a limited liability company, by authority of the same.

Matthew J. Hildner
NOTARY PUBLIC

MY COMMISSION EXPIRES: August 31, 2019

PERSING Jesse ORRICK COUNTY.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH JLS
COUNTY OF UTAH

On the 24 DAY OF February, 2017, PERSONALLY APPEARED BEFORE ME, the undersigned notary public and for said county, Matthew J. Hildner, who acknowledged that he executed the foregoing document as the General Partner of Matthew J. Hildner, LLC, a limited liability company, by authority of the same.

Matthew J. Hildner
NOTARY PUBLIC

MY COMMISSION EXPIRES: August 31, 2019

Matthew J. Hildner
NOTARY PUBLIC

RESIDING IN SALT LAKE COUNTY

STATE OF UTAH)
COUNTY OF UTAH) S.S. John D Spradling
My Commission Exp. 7/20/19
ON THIS 10th DAY OF January, A.D. 2017, PERSONALLY APPEARED John D Spradling,
COUNTY CLERK OF SAID COUNTY, IN AND TO THE EYES OF THE SIGNER, My Commission Exp. 7/20/19
OF THE ABOVE REFERENCED DECLARATION. IN WITNESS WHEREOF, I HAVE SIGNED AND AFFIRMED
TO ME THAT John D Spradling SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: August 31 2019
Monte Zellgren
NOTARY PUBLIC
RESIDING IN SAID STATE AND COUNTY

[illegible]

AMENDING LOTTS 104, 105, 106 & 107 OF SPRITLING SUBDIVISION RECORDED IN BOOK 206P, AT PAGE 251, OF OFFICIAL RECORDS LOCATED IN THE NORTHWEST QUARTER OF SECTION 34 TOWNSHIP 13 SOUTH RANGE 1 WEST, SALT LAKE BASIN AND MERIDIAN SOUTH 20000001, SALT LAKE COUNTY, UTAH		
SALT LAKE COUNTY RECORDER		SHEET
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: <u>Sprattling Woods Development</u>		1
DATE <u>2-26-17</u> FILED <u>11:41am</u> <u>2017</u> PAGE <u>30</u> RECORD NO. <u>12472576</u>	_____ Deputy County Recorder	OF
FEE: <u>\$35.00</u>		1

**SOUTH JORDAN CITY
PLANNING COMMISSION REPORT**

Meeting Date: May 28, 2019

Issue: **ZONE TEXT AMENDMENT - AMENDING CHAPTER 17.18 (USES) OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO LIMIT STORAGE IN BUILDINGS IN THE P-O ZONE AND ADDING THE USE “OFFICE/WAREHOUSE FLEXIBLE SPACE.”**

File No: PLZTA201900446
Applicant: City of South Jordan

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

Staff Recommendation (motion ready): I move that the Planning Commission recommend to the City Council that it approve Ordinance 2019-09 as presented by City staff.

BACKGROUND:

This text amendment is following up on the pending ordinance that the City Council passed on February 19, 2019. The City Council passed that pending ordinance intending that the City would later adopt an ordinance to limit the amount of storage allowed in office buildings in the Professional Office (P-O) Zone.

Throughout the City, the P-O Zone is used as a buffer or transition zone to less intense residential zones. Therefore, the City is cautious about what uses should be allowed in the zone. The City never intended that the P-O Zone would allow office/warehouse type buildings and associated uses, which have the potential to have more impact on surrounding properties than a typical office building. This text amendment proposes language to clarify what is allowed in the P-O Zone and distinguish a typical office building from an office-warehouse use.

FINDINGS AND SUMMARY OF PROPOSED CHANGES:

A. Limiting storage area in buildings in the P-O Zone:

The current proposal includes the same language proposed in the pending ordinance (see Attachment 2):

d. P-O Zone: The floor area used for storage shall not exceed twenty percent (20%) of the floor area of any building.

Storage is a logical extension of and accessory use to a primary office use. When storage space in an office building exceeds roughly 20% of the total square footage of the office building, however, the building’s character is more likely to change from a typical office building to an office-warehouse type building. When “office buildings” are proposed with a larger portion of storage space, the buildings are more likely to be designed with fewer windows, garage doors

and bays, and overall less innovative design and materials. Although there is a need for these types of structures in the City, and there are many desirable businesses that occupy them, staff believes that overall these structures are inappropriate in the P-O Zone.

B. Addition of the “office/warehouse flexible space” use:

In addition to limiting storage square footage in buildings in the P-O Zone, this proposal recommends adding the “office/warehouse flexible space” use as a permitted use in the Industrial-freeway (I-F) and Commercial-industrial (C-I) Zone. These two zones already have these types of facilities located in the zone, and have been permitted under the more broadly defined “fabrication,” “manufacturing,” “research and development,” and “wholesale and warehouse” uses. Staff believes, however, that adding the use “office/warehouse flexible space” to Chapter 17.18 (Uses) will better clarify and distinguish typical office buildings and uses from the hybrid office/warehouse buildings and uses. Adding the use to the Uses Chapter will also emphasize that the office/warehouse flexible space is an appropriate and desirable facility in the City but only within certain zones.

“Office/warehouse flexible space” is proposed to be defined as:

A facility of single or multiple buildings or units where a portion of each building or unit is built as office space or showroom with the remainder of the building or unit built as storage or warehouse space. The facility typically is one or two stories tall, has higher ceilings than a typical office building, includes garage bays, and the ratio between office or showroom and storage or warehouse space is easily customized based on changing tenant needs.

CONCLUSIONS:

- The proposed text amendment eliminates ambiguity and preserves the P-O Zone for traditional office buildings and uses.
- Adding and defining the “office/warehouse flexible space” will allow staff to better guide applicants toward appropriate uses in the affected zones, including the P-O Zone.
- The proposed text amendment complies with the Requirements of the Municipal Land Use, Development, and Management Act (Utah Code § 10-9a-101, *et seq.*)

RECOMMENDATION:

Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and continue discussion of the proposed text amendment to a future Planning Commission meeting OR recommend that the City Council approve the proposed Ordinance 2019-09.

ALTERNATIVES:

- Recommend changes to the proposal.
- Recommend denial.

ATTACHMENTS:

1. Ordinance 2019-09
2. R2019-17 (Notice of Pending Ordinance)

ATTACHMENT 1

Ordinance 2019-09

ORDINANCE 2019-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SUBSECTION 17.18.030.070.B.2 OF THE SOUTH JORDAN CITY MUNICIPAL CODE REGARDING THE ALLOWABLE STORAGE AREA FOR A BUILDING THAT IS LOCATED IN THE PROFESSIONAL OFFICE ZONE, AND ADDING “OFFICE-WAREHOUSE FLEXIBLE SPACE” AS A PERMITTED USE IN CERTAIN ZONES.

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

WHEREAS, the City Council has adopted Title 17 of the South Jordan City Municipal Code (“City Code”); and

WHEREAS, the City Council desires to amend some of the requirements in City Code § 17.18.030.070.B.2 regarding allowable storage area for a building located in the professional office zone; and

WHEREAS, the City Council desires to add and define the use “office-warehouse flexible space” to City Code Chapter 17.18 (Uses) to distinguish it from other office facilities; and

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

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

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

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

SECTION 1. Amendment. City Code §§ 17.18.020.C, 17.18.030.070.B.2 and 17.18.060..E.2 are hereby amended as shown in Exhibit A.

SECTION 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions, and words of this Ordinance shall be severable.

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

[SIGNATURE PAGE FOLLOWS]

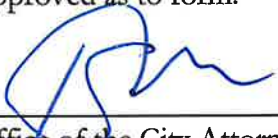
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS ____ DAY OF _____, 2019 BY THE FOLLOWING VOTE:

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Office of the City Attorney

EXHIBIT A

(Deletions in ~~strikethrough~~, new language in **bolded underline**)

17.18.020: ALLOWED USES:

C. Allowed Uses Table:

P	=	Permitted	C	=	Conditional
---	---	-----------	---	---	-------------

Category	Uses	Zones											
		A-5 A-1	BH-MU	C-C	C-F	C-I	C-N	I-F	MU-TC MU-TOD	P-O	R-1.8	R-2.5 R-3 R-4 R-5	R-M
Industrial:													
Sales and service	Commercial service and repair					C		C					
	Food and drink preparation					C		C					
	Heavy equipment sales and rental					C		C					
	<u>Office/warehouse flexible space</u>					<u>P</u>		<u>P</u>					
	Research and development					P		P		C			
	Storage yards					C							
	Wholesale and warehouse					P		P					

17.18.030.070: ACCESSORY USE REGULATIONS:

B. Specific Regulations By Use Type:

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

2. Commercial, industrial and public accessory uses and buildings may include, but are not limited to, parking lots, terraces and properly screened utility and loading areas. The

following activities, commonly associated with allowed commercial uses, may be conducted as accessory uses only in conformance with an approved conditional use permit: drive-through facility, car wash and outdoor speaker or public address system.

a. BH-MU Zone: Drive-through facilities on lots or parcels adjacent to a right-of-way shall be screened with landscaping and/or fencing to a height of not less than two feet (2') and not more than four feet (4') above the right-of-way sidewalk or driving surface of the drive-through, whichever is higher.

b. C-C and C-F Zones: One electronic vending machine (e.g., food, beverage, kiosks, etc.) may be located outside of the building of an established business if the building has a minimum main level footprint or floor area of five thousand (5,000) square feet and a minimum facade width of fifty (50) linear feet. One additional outdoor electronic vending machine may be allowed for every additional ten thousand (10,000) square feet of main level floor area. All outdoor vending machines shall be located adjacent to the building and within fifty feet (50') of the building's main entrance. Electronic vending machines shall not exceed fifteen (15) square feet in area and no more than seven feet (7') high. Electronic vending machines shall not impede or obstruct vehicular and/or designated pedestrian pathways or access.

c. MU Zone: Drive-through facilities shall be located at the rear of the structure.

d. P-O Zone: The floor area used for storage shall not exceed twenty percent (20%) of the floor area of any building.

e. Outdoor storage shall only be allowed in association with plant nursery, vehicle repair, retail, or industrial uses and when located within sale/storage yards shown on an approved site plan and screened from view by a six foot (6') fence or wall. Sales/storage yards shall comply with yard area requirements of the applicable zone. Sales/storage yards require a conditional use permit when associated with vehicle repair or retail uses.

3. The sale and distribution of fuel, not otherwise classified as a gas station, from aboveground tanks may be allowed as an accessory use in commercial and industrial zones and shall require the following: a conditional use permit, be located one thousand feet (1,000') from the property line of a residential zone, and be set back from any adjacent public right-of-way the same distance as the primary building on the site.

4. Agricultural accessory uses may include, but are not limited to, barns, garages, silos, sheds, stables, paddocks, greenhouses, windmills, wells and water storage facilities.

a. Agricultural Zones: Produce stands not exceeding one per legal lot or parcel and shall be no more than three hundred (300) square feet are allowed as an accessory use for selling produce grown on the premises.

b. R-1.8 Zone: Animal husbandry and horticulture is allowed as an accessory use to an approved single-family, detached primary use in the R-1.8 Zone and as regulated in section 17.130.040, "Farm Animal Floating Zone", of this title.

17.18.060: USE DEFINITIONS:

E. Industrial:

1. Manufacturing and production:

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

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

Manufacturing. Establishments not defined elsewhere primarily engaged in the mechanical or chemical transformation of materials or substances, typically in large quantities, into new products or parts using power driven machines and materials handling equipment. Activities may include the storage and use of large volumes of flammable, toxic or explosive materials needed in the manufacturing process. Significant noise, odor, dust, vibration, or visual impacts and potential health problems are often inherent with the use. Activities and terms commonly associated with this use include raw materials, asphalt, sawmills, cement, feed, fertilizer, paint, petroleum products, soap, and extruding metals.

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

2. Sales and service:

Commercial service and repair. Establishments primarily engaged in providing services to commercial and business establishments, service and repair items that generally exceed one hundred (100) pounds, or operations that may include minimal noise, vibration, odors, or light impacts. Activities are generally conducted indoors. Activities commonly

associated with this use include commercial laundry, equipment rental and leasing, welding, machine shop, and printing/publishing.

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

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

Office/warehouse flexible space. A facility of single or multiple buildings or units where a portion of each building or unit is built as office space or showroom with the remainder of the building or unit built as storage or warehouse space. The facility typically is one or two stories tall, has higher ceilings than a typical office building, includes garage bays, and the ratio between office or showroom and storage or warehouse space is easily customized based on changing tenant needs.

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

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

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

3. Transportation:

Aircraft transportation. Facilities that provide infrastructure and services for air travel, including all associated activities such as landing pads/strips, aircraft maintenance, aircraft storage, aircraft fueling, vehicle parking, air traffic control, public transportation, safety facilities, cargo operations, retail, and restaurants/concessions.

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

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

Railroad facility. Nonpassenger facilities directly related to rail transportation, such as storage, fueling, maintenance and rail yards, but not including signage and signals.

4. Waste:

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

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

ATTACHMENT 2

R2019-17 (Notice of Pending Ordinance)

RESOLUTION R2019-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, PROVIDING NOTICE OF A PENDING LAND USE ORDINANCE TO AMEND THE ALLOWABLE STORAGE AREA FOR A BUILDING THAT IS LOCATED IN THE PROFESSIONAL OFFICE ZONE.

WHEREAS, pursuant to Utah Code § 10-9a-509(1)(a)(ii), the City Council of the City of South Jordan (the “City Council”) desires to provide notice of a pending land use ordinance regarding proposed changes to Section 17.18.030.070.B.2. of the South Jordan City Municipal Code (“City Code”) that clarifies the allowable storage area in a building located in the professional office zone (the “Draft Land Use Ordinance”); and

WHEREAS, the City has prepared the Draft Land Use Ordinance, which is attached hereto as Exhibit A; and

WHEREAS, the City Council finds that studying the issues presented in the Draft Land Use Ordinance and potentially adopting the Draft Land Use Ordinance is in the best interest of the public health, safety, and welfare.

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

SECTION 1. Notice of Draft Land Use Ordinance. Notice is hereby given that the City Council intends to consider and potentially adopt an ordinance that will change the requirements for double frontage lots. The Draft Land Use Ordinance is attached hereto as Exhibit A. A copy of current version of the Draft Land Use Ordinance will be posted on the Planning and Zoning page of the City’s website under “NOTICES” (<http://www.sjc.utah.gov/planning-zoning/>) and may be obtained from the staff at City Hall.

SECTION 2. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS 19 DAY OF February, 2019 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	<u>X</u>	_____	_____	_____
Bradley Marlor	<u>X</u>	_____	_____	_____
Donald Shelton	<u>X</u>	_____	_____	_____
Tamara Zander	<u>X</u>	_____	_____	_____
Jason McGuire	<u>X</u>	_____	_____	_____

Mayor: 
Dawn R. Ramsey

Attest: 
City Recorder

Approved as to form:

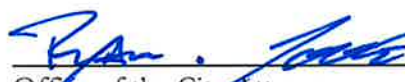

Office of the City Attorney



EXHIBIT A

(Draft Land Use Ordinance)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SUBSECTION 17.18.030.070.B.2 OF THE SOUTH JORDAN CITY MUNICIPAL CODE REGARDING THE ALLOWABLE STORAGE AREA FOR A BUILDING THAT IS LOCATED IN THE PROFESSIONAL OFFICE ZONE.

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

WHEREAS, the City Council has adopted Title 17 of the South Jordan City Municipal Code (“City Code”); and

WHEREAS, the City Council desires to amend some of the requirements in City Code § 17.18.030.070.B.2 regarding allowable storage area for a building located in the professional office zone; and

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

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

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

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

SECTION 1. Amendment. City Code § 17.18.030.070.B.2 is hereby amended as shown in Exhibit A.

SECTION 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions, and words of this Ordinance shall be severable.

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

[SIGNATURE PAGE FOLLOWS]

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

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

EXHIBIT A

(Deletions in ~~strike~~through, new language in **bolded underline**)

17.18.030.070: ACCESSORY USE REGULATIONS:

A. General Accessory Use Regulations:

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

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

B. Specific Regulations By Use Type:

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

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

a. BH-MU Zone: Drive-through facilities on lots or parcels adjacent to a right-of-way shall be screened with landscaping and/or fencing to a height of not less than two feet (2') and not more than four feet (4') above the right-of-way sidewalk or driving surface of the drive-through, whichever is higher.

b. C-C and C-F Zones: One electronic vending machine (e.g., food, beverage, kiosks, etc.) may be located outside of the building of an established business if the building has a minimum main level footprint or floor area of five thousand (5,000) square feet and a minimum facade width of fifty (50) linear feet. One additional outdoor electronic vending machine may be allowed for every additional ten thousand (10,000) square feet of main level floor area. All outdoor vending machines shall be located adjacent to the building and within fifty feet (50') of the building's main entrance. Electronic vending machines shall not exceed fifteen (15) square feet in area and no more than seven feet (7') high. Electronic vending machines shall not impede or obstruct vehicular and/or designated pedestrian pathways or access.

c. MU Zone: Drive-through facilities shall be located at the rear of the structure.

d. P-O Zone: The floor area used for storage shall not exceed twenty percent (20%) of the floor area of any building.

e. Outdoor storage shall only be allowed in association with plant nursery, vehicle repair, retail, or industrial uses and when located within sale/storage yards shown on an approved site plan and screened from view by a six foot (6') fence or wall. Sales/storage yards shall comply with yard area requirements of the applicable zone. Sales/storage yards require a conditional use permit when associated with vehicle repair or retail uses.

3. The sale and distribution of fuel, not otherwise classified as a gas station, from aboveground tanks may be allowed as an accessory use in commercial and industrial zones and shall require the following: a conditional use permit, be located one thousand feet (1,000') from the property line of a residential zone, and be set back from any adjacent public right-of-way the same distance as the primary building on the site.

4. Agricultural accessory uses may include, but are not limited to, barns, garages, silos, sheds, stables, paddocks, greenhouses, windmills, wells and water storage facilities.

a. Agricultural Zones: Produce stands not exceeding one per legal lot or parcel and shall be no more than three hundred (300) square feet are allowed as an accessory use for selling produce grown on the premises.

b. R-1.8 Zone: Animal husbandry and horticulture is allowed as an accessory use to an approved single-family, detached primary use in the R-1.8 Zone and as regulated in section 17.130.040, "Farm Animal Floating Zone", of this title.