AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
6:30 P.M.
August 27, 2019

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, AUGUST 27, 2019, IN THE CITY COUNCIL CHAMBERS, 1600 WEST TOWNE CENTER DRIVE, SOUTH JORDAN, UTAH. PERSONS WITH DISABILITIES WHO MAY NEED ASSISTANCE SHOULD CONTACT THE PLANNING STAFF AT (801) 254-3742 AT LEAST 24 HOURS PRIOR TO THIS MEETING. THE REGULAR MEETING WILL BEGIN AT 6:30 P.M. AND THE AGENDA WILL BE AS FOLLOWS:

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 August 13, 2019

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

B. Comments from Planning Commission Members

III. CITIZEN COMMENT

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

IV. SUMMARY ACTION

None

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

A.1 Issue: DAYBREAK VILLAGE 8 PLAT 4D PRELIMINARY SUBDIVISION

Location: **6450 West 11650 South**
File No: **PLPP201900494**
Applicant: **Daybreak Communities**

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

B.1 **Issue:** **TEXAS ROADHOUSE CONDITIONAL USE PERMIT AND SITE PLAN**
Location: **11593 South 4000 West**
File No: **PLSPR201900496**
Applicant: **Greenberg Farrow**

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

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

C.1 **Issue:** **ELLEFSEN PROPERTY REZONE REZONE**
Location: **10149 South Temple Drive**
File No: **PLZBA201900457**
Applicant: **Symphony Homes on behalf of CWE Family Trust**

C.2 **Potential Action Item – (See VI.C.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 22nd day of August 2019.

Anna M. West

Anna M. West, CMC
South Jordan City Recorder

CITY OF SOUTH JORDAN
PLANNING COMISSION MEETING
COUNCIL CHAMBERS
AUGUST 13, 2019

Present: Commissioner Earl Jolley, Commissioner Sean Morrissey, Commissioner Julie Holbrook, Commissioner John Ellis, Commissioner Michele Hollist, City Planner Greg Schindler, Deputy City Engineer Shane Greenwood, Staff Attorney Todd Sheeran, Planner Brad Sanderson, Planning Intern Drew McDonald, City Recorder Anna West

Absent: Commissioner Michael Haynes

Others: See Attachment A

6:30 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Earl Jolley welcomed everyone present. He noted that all Commissioners are present except Commissioner Haynes; he is out of town and is excused tonight.

B. Motion to Approve Agenda

Commissioner Holbrook motioned to approve the August 13, 2019 Planning Commission Agenda. Commissioner Ellis seconded the motion. Vote was unanimous in favor. Commissioner Haynes was absent.

C. Approval of the Minutes from the Meeting held on July 9, 2019

Commissioner Ellis made a motion to approve the July 9, 2019 Planning Commission Meeting minutes as printed. Commissioner Holbrook seconded the motion. Vote was unanimous in favor. Commissioner Haynes was absent.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

City Planner Greg Schindler noted there is a joint meeting with City Council on October 1st at 4:30 p.m.

Staff Attorney Todd Sheeran said it is time to do the annual Open and Public Meetings training. We would like to do this and hour before the next Planning Commission meeting on August 27th at 5:30 pm. The city will provide a meal for that early meeting.

Chairman Jolley asked that they send out a reminder of the meeting.

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B. Comments from Planning Commission Members

None

III. CITIZEN COMMENT

Chairman 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 VILLAGE 8 PLAT 4C PRELIMINARY SUBDIVISION
Location: 6450 West 11650 South
File No: PLPP201900451
Applicant: Daybreak Communities

City Planner Greg Schindler reviewed the background information on this item from the packet staff report. This application is for preliminary subdivision plat approval for the Village 8 Plat 4C subdivision. The proposed subdivision will divide the property into 30 residential lots, 3 park lots (P-lots), and associated right-of-way. The proposed subdivision is consistent with the Community Structure Plan and meets the standards of review for subdivisions in the P-C Zone. Staff is recommending approval of this item.

Chairman Jolley opened the Public Hearing. There were no speakers. He closed the Public Hearing.

Gary Langston, Daybreak Communities (Applicant), nothing to add but I am open for questions.

Commissioner Hollist asked about the P-lots.

Mr. Langston pointed them out for her. P-Lot 72, P-Lot 170, and P-Lot 171.

Commissioner Holbrook asked what the location is of thin in regards to the location of the water course.

Mr. Langston said this is east of the water course and a bit south. The western boundary of this project is Prosperity, which is about 6400 West.

Chairman Jolley asked if there will be townhomes there.

Mr. Langston said most of them are single family homes and just a couple of townhomes on the south end.

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

Commissioner Holbrook made a motion to approve File No. PLPP201900451 Daybreak Village 8 Plat 4C Preliminary Plat. Commissioner Ellis seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Haynes was absent.

B.1 Issue: DAYBREAK SOUTH STATION MULTI FAMILY #3 2ND AMENDED SUBDIVISION AMENDMENT
Location: NW Corner Daybreak Parkway and Lake Run Road
File No: PLPLA201900436
Applicant: Destination Homes

City Planner Greg Schindler reviewed the background information on this item from the packet staff report. The applicant, Destination Homes, has filed an application for review of the second amendment to the Daybreak South Station Multi-Family #3 subdivision. The proposed amendment is to move the east property line of lot 329 further to the east 2,425 ft. This change results in the adjusting of the west property lines of lots 326 through 328. There will be no change in the number of lots. The proposed amended subdivision remains consistent with both the Community Structure Plan and Daybreak Development Plan.

Chairman Jolley opened the Public Hearing. There were no Speakers. He closed the Public Hearing.

Tyler White, Consulting Engineering Firm for Destination Homes; the lot line adjustment is required because that end unit is wider like Greg said. They had to adjust that over for the fire code to make it 5 feet away from the building.

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

Commissioner Ellis made a motion to approve Project No. PLPLA201900436 subject to the condition that all South Jordan City requirements are met prior to recording the plat. Commissioner Holbrook seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Haynes was absent.

C.1 Issue: ROSEMAN UNIVERSITY PARKING EXPANSION SITE PLAN
Location: 10920 South River Front Parkway
File No: PLSPR201900423
Applicant: Robert Pinon, MHTN Architects

City Planner Greg Schindler reviewed the background information on this item from the packet staff report. The proposed project is located immediately west of Roseman University at the River Park Corporate Center. The property is vacant and is owned by the University. Only a small portion of the property will be developed with this project. The University plans to construct a building and more parking on the remainder of the property in the future. The new parking lot will comply with the City Code by including parking islands and required landscaping. New parking lot lighting will also be installed. The new facility will add 118 parking stalls and four additional ADA compliant stalls at the south end of the south campus building.

Robert Pinon, MHTN Architects (Applicant), this application is just to provide additional park stalls for the university to ensure we are not encroaching on other peoples parking. He pointed out where a future building could be and expanding this with the master plan in mind. The entire park will be up to the same existing standards throughout.

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Chairman Jolley opened the Public Hearing.

Kalmar Robbins, **SJC**, we own property to the north of this and I wanted to know if there was any other possibilities in working with this property owner to be able to get another form of access without affecting 1055 W. in the future.

City Planner Schindler said there will not be any access to 1055 W. now and they won't in the future.

City Planner Schindler said the ditch follows that trail and the parking does not hit the trail. There will not be any access to 1055 W. That road has been designated as an historic road and will not have any other access to it.

Chairman Jolley closed the Public Hearing.

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

Commissioner Holbrook made a motion to approve application PLSPR201900423 to allow for construction of a parking lot facility for Roseman University located at 10853 South River Front Parkway. Commissioner Ellis seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Haynes was absent.

D.1 Issue: DUCK DONUTS
CONDITIONAL USE PERMIT
Location: 10352 South River Heights Drive
File No: PLCUP201900514
Applicant: Sheyanna Day

Planning Intern Andrew McDonald reviewed the background information on this item from the packet staff report. The applicant is proposing to locate a Duck Donuts in a 1,240 sq. ft. tenant space of a recently completed building. The subject property is in the Commercial (C-C) zone and the Harvest Village at South Jordan Subdivision. City Code 17.18.020 B. classifies Duck Donuts as a restaurant and requires a conditional use permit to operate within the C-C zone. Staff does not anticipate any detrimental impacts from the proposed use and therefore is not proposing any conditions of approval.

Chairman Jolley opened the Public Hearing. There were no speakers. He closed the Public Hearing.

Jake Samuelson and John Dunford (Owners); this is unlike any other donut shop in Utah. No donuts are in inventory, all orders are made to order from scratch and prepared fresh at the time of order.

Commissioner Hollist asked why South Jordan.

Mr. Samuelson said we took the data from the top 5 producing stores that Duck Donuts has and we looked at the demographics and what cities in Utah that best resemble the top 5. After a lot of data analysis, South Jordan and up in Sugarhouse were the two locations that came closest to the demographic profile. We decided South Jordan would be the best place to start. We have the franchise rights for the state of Utah.

Chairman Jolley asked what the hours of operation will be.

Mr. Samuelson said we will open for breakfast at 6 am and go to 7 or 8 pm Monday through Saturday.

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

Commissioner Ellis made a motion to approve the conditional use permit File No. PLCUP201900514 based on the findings and conclusions listed by staff. Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Haynes was absent.

E.1 Issue: JORDAN HILLS ESTATES – 1st AMENDED SUBDIVISION AMENDMENT
Location: 11542 South Equestrian Drive
File No: PLPLAPLA201900516
Applicant: Boyer Company

Planner Brad Sanderson reviewed the background information on this item from the packet staff report. The applicant is proposing to amend the Jordan Hills Estates subdivision by removing approximately .54 acres of property (parcel K) from the recently recorded Ridgepoint Master Plat and add this same property to the Jordan Hills Estates subdivision. If approved, Parcel K will be divided and proportionally consolidated into Lots 14, 15 & 25 of the Jordan Hills Estates subdivision.

Chairman Jolley asked if this involves any existing fences.

Planner Sanderson said it varies from property to property. There are some wire and some vinyl fences. There are no requirements to have a fence between these properties. The original plat did require a vinyl fence for properties abutting the canal. There is a city code requirement that states if the Planning Commission identifies a hazardous area then a fence could be required. That would be at your discretion if you wanted to make that a requirement along the canal.

Commissioner Hollist asked about access to the canal trail.

Planner Sanderson said this does not encroach on it. It is just a canal road. It could be future trail at some future time but that would be addressed if that happened.

Commissioner Hollist asked if the land owner to the south would still have access to it from their property. He spoke at the City Council meeting when Ridge Point went in.

Planner Sanderson said this would not affect any access anywhere to the canal road.

Chairman Jolley opened the Public Hearing. There were no speakers. He closed the Public Hearing.

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

Commissioner Ellis made a motion to approve the Jordan Hills Estates First Amendment subdivision, File No. PLPLAPA201900516 as proposed. Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Haynes was absent.

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

F.1 Issue: WESTWOOD HEIGHTS REZONE/LAND USE AMENDMENT LAND USE AMENDMENT AND REZONE
Location: 3667 West 10200 South

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File No: PLZBA201900483
Applicant: Wright Development

City Planner Greg Schindler reviewed the background information on this item from the packet staff report. In 2017 a developer submitted an application to change the zone and land use of the subject property located adjacent to Bangerter Highway and on the south side of 10200 South to single family residential. The concept for the proposed subdivision that accompanied the application included larger lots on the west side and smaller lots adjacent to Bangerter Highway. Neighbors raised concerns during the public meeting regarding the smaller lots and the Planning Commission recommended the City Council deny the application, which it ultimately did. During that review staff became aware that UDOT's plans to construct an underpass at the intersection of South Jordan Parkway and Bangerter Highway would impact the property. After the4 City Council denied the 2017 application, UDOT ended up buying the property. This applicant is in the process of purchasing the property from UDOT, minus the area needed for the future Bangerter Highway construction. On June 18, 2019 the applicant submitted a complete application seeking approval to rezone the property. The applicant is seeking to develop a 10-lot single family residential subdivision. The rezone the property to the R-2.5 Zone, the land use designation must change from Office to Low Density to be consistent with the proposed zone. There is not a minimum area requirement for any residential zone. The concept plan submitted indicates that a 10-lot subdivision meeting the requirements of the R-2.5 Zone could be developed on the property if approved. They did provide a different concept plan than what was in your packet. The applicant was able to acquire part of the cul-de-sac and will not be used for any turnaround in the future.

Commissioner Hollist asked what the impact would be for the buildings in that area adjacent to Bangerter Highway.

City Planner Schindler the two buildings will be torn down. The Credit Union will stay. There is a vacant parcel that has had an application submitted to construct a building that matches the existing building.

Leslie Mascaro, Wright Development Group (Applicant), staff has been absolutely fantastic with their assistance throughout this process. There are just a few things I would like to comment on. When we put this under contract we worked closely with the City looked at potential uses on this parcel. We did consider office as one of the potential options but we knew transportation around it would be difficult for customers and employees in the area especially with no connectivity through the existing parcel to the south. We even reviewed meeting minutes from other applications. It seemed like the best scenario for this parcel would be for low-density residential. That is why we are requesting the R-2.5 zoning. All of our lots are over 12,000 and the majority are around 13-14,000. We are providing a public street that we will name Dial Lane to provide some healing in the area due to a recent loss.

Commissioner Holbrook asked if a frontage road was considered if they were to keep the property as office.

Ms. Mascaro said that would be too difficult because there is no connectivity to 104th. I feel like the residents would rather have rooftops that have the same height as the adjacent land uses.

Chairman Jolley opened the Public Hearing.

Dean Pettit, SJC – I live in the subdivision to the west of this. Years ago we regretted allowing commercial behind us. Wadsworth is almost 2 ½ stories tall and is much taller than any residential home would ever be. I am in favor of staying residential the way it is and matches our existing neighborhoods. The retail price of the homes would all be compatible with our existing neighborhoods. Commercial would bring far too much traffic. Bangerter does not allow a frontage road there; it is not in the Master Plan. We would like to have

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UDOT put up a proper sound wall across the neighborhood area. I would be very much against any frontage or access roads across there.

Greta Betts, **SJC** – I live on Whispering Sands a well. My home is at the T-intersection. Since they put in the light it has made increased traffic through my neighborhood. We have been concerned with what would be developed on there and we are very much in favor of the proposal for residential homes with low density. We are comfortable with the 10 residential lots being proposed. Commercial would bring too much traffic.

Tracy Vandevart, SJC – I live on the corner right next to this. We have been here for 26 years, way before Bangerter. We are in favor of the residential housing and do not commercial office buildings.

Chairman Jolley closed the Public Hearing.

Commissioner Holbrook said it looks like you don't have to go through the neighborhood to get to the existing buildings. This will not connect to this piece of property and they will access it only from 102nd. You are putting in a neighborhood with one way in and one way out.

Commissioner Hollist asked when this was zoned to office.

City Planner Schindler said it is not zoned for office, the land use is for office and it has been that way for at least 15 years.

Commissioner Hollist asked what the buildable height is for commercial buildings. City Planner Schindler said the maximum height for residential is 35 feet. Office allows up to 6-stories but the setbacks go way up and I don't think that would work here. 3-stories would be possible here.

Commissioner Ellis said the R-2.5 density fits nicely here I think they have a great solution to a piece of land that was very hard to use. I like the proposal.

Commissioner Morrissey said I like to see the reduction from the last one. I like the size of the lots and the request to build houses with the R-2.5 that match the surrounding. It is a good fit.

Chairman Jolley said I think this is a much better scenario for the adjacent property owners vs. the last application from last year which was much higher density. This has been a difficult property and has had the opportunity to change to Office but no one has had interest.

Commissioner Morrissey said the changes with Banger has made it more difficult as well. I think this is well thought out and it fits well.

Commissioner Holbrook said I know the residents don't want commercial and I can see why; however, we now have a development with only one way in and one way out. We have always wanted connectivity as part of our goal in the city plan and this doesn't meet it. The noise being next to Bangerter is a real issue.

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

Commissioner Ellis made a motion to approve the proposed Land Use Amendment from Office to Low Density Residential and approve the property rezone from R-1.8 and A-5 Zone to R-2.5 Zone. Commissioner Morrissey seconded the motion. Roll Call Vote was 4-1 in favor. Commissioner Holbrook was opposed and voted no. Commissioner Haynes was absent.

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VIII. OTHER BUSINESS

A. General Plan Update Discussion, Logan Simpson Design Inc. (consultant)

Handout (Attachment B)
Future Land Use Map handout (Attachment C)
Power Point Presentation (Attachment D)

Jennifer Gardner, I am the project manager with Logan Simpson Designs. She also introduced Olivia, who has been assisting on this project. She said I believe Steven has been giving you updates on this along the way. We have been working through the real meat and potatoes of the Plan over the last couple of months. We have been developing the goals and strategies and the future land use map (Attachment C). She said this is by no means the finished product. We have had staff review and the Steering Committee has reviewed this and has given some comments. We thought this was a great time to get your feedback before we go forward.

Review and recap of General Plan Vision Statements (See Attachment D)

How we Move –Vision Statement read
Where we Live –Vision Statement read
Where we Work –Vision Statement read
Where we Gather –Vision Statement read
Where we Play –Vision Statement read
How we Grow – Vision Statement read

- Chapter 1 – Introduction "Primary Objectives reviewed"
- Chapter 2 – How we Move "Primary Objectives reviewed"

Commissioner Holbrook said in Chapter 2 Primary Objectives you are saying that you want multi-modal but you are only talking about bikes and pedestrians. We have scooters, and hover boards and all kinds of other types of vehicles. I don't see anything in here that addresses those things. There is the question of who can use the bike lanes – just for bikes or what are we doing. I sit on the UTA Mobility Committee and those are the things that I have heard discussed as well.

Ms. Gardner said I believe we may have heard that from the Steering Committee or somewhere. That sounds familiar to me. We really want this General Plan to be all inclusive and forward looking. We will look at those and potentially add those to the goals.

Ms. Gardner said we heard a lot about needing the east-west circulation being improved. They talked about bus and rail lines needing to be improved.

- Chapter 3 – Where we Live "Primary Objectives reviewed"

Chairman Jolley asked what the definition of "stable neighborhood," is.

Ms. Gardner said that would be anything that is not sub-dividable.

Olivia said we called out a stable neighborhood as a land use category on the future land use map.

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We are missing an affordable, attainable, or achievable housing modal and we are trying to figure how to work that into the General Plan.

- Chapter 4 – Where we Work "Primary Objectives reviewed"
- Chapter 5 – Where we Gather "Primary Objectives reviewed"

Commissioner Holbrook asked what their meaning of unstructured recreation is.

Olivia said we heard from the public over and over that they would like to see places where they can just hang out and spend time with people without a set purpose or set amount of time. Examples were given such as the old ice rink that was removed.

Commissioner Holbrook said the District was built around the big shopping mall idea that has now gone away. She asked if anyone has talked to the owners of The District about modernizing the area.

Olivia said the only information I have is here say. It is my impression that they have discussed that they are interested in modernizing it.

Commissioner Holbrook said there is no much parking that could be better used for people to do other things.

Commissioner Ellis mentioned the River Woods in Orem where they have outdoor fireplaces and water features and sitting space. Gateway was also mention as a good place to hang out.

Commissioner Holbrook asked for clarification on what the Towne Center is. She said Daybreak is also putting in a Town Center and I wanted to be sure what you are referring to.

Olivia said this is referring to the Towne Center here - #3 on the map.

Commissioner Hollist asked about the new county park that is going in out west (old Welby Park).

Olivia said we have a Where we Gather and Where we Play. The Where we Play focuses on trails and parks. We don't have a goal for that park yet.

- Chapter 6 – Where we Play "Primary Objectives reviewed"

This is structured towards parks and open space. The other key piece is incorporating canal trails.

Commissioner Holbrook commented on the enhanced Jordan River Park & Trail. She said I read all of that and I only seen "Protect the Environment" only once. That needs to be better defined because the more people you bring into these natural habitats of wildlife, the more they are not going to thrive. The Southwest quadrant might be the last place to be developed but it is also the last place left for our fish, wildlife and birds. If we don't leave them enough habitat, they will die. It is nice to have the walking trails but we need to protect those areas. If we don't preserve it now it will go away and won't ever come back.

Ms. Gardner said protection of the Jordan River habitat is regional consideration.

- Chapter 7 – How we Grow "Primary Objectives reviewed"

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The Future Land Use Map was reviewed & discussed.

Ms. Gardner said staff has not seen this Future Land Use Map. They have had input into a previous version of this and we have been fine tuning it and are now bringing it to you for review and feedback.

Next Steps:
1. Public review of document
2. Joint Work Session October 1
3. Adoption Process

Ms. Gardner said we welcome your comments and would like you to send them to us before Friday, August 23, 2019.

Remind you of the Joint Work Session on October 1st with the City Council to flush out any issues. We are working on an Implementation for each Chapter.

We have this document in draft form with all of the pics. If you would like to see it Steven has it and can show it to you.

ADJOURNMENT

Commissioner Holbrook motioned to adjourn the August 13, 2019 Planning Commission meeting. Commissioner Ellis seconded the motion. Vote was unanimous in favor. Commissioner Haynes was absent.

The August 13, 2019 Planning Commission Meeting adjourned at 8:40 p.m.

Meeting minutes were prepared by City Recorder Anna West.

UNAPPROVED

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 08-27-2019

Issue	**DAYBREAK VILLAGE 8 PLAT 4D PRELIMINARY PLAT**
Location:	6490 West Lake Avenue
File No:	PLPP201900494
Applicant:	Daybreak Communities

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

Staff Recommendation (Motion Ready): Approve File No. PLPP201900494 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	6.285 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)/Village 8 Plat 5B 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 4D subdivision. The proposed subdivision will divide the property into 43 residential lots, 2 park lots (P-lots) and associated public right-of-way.

ANALYSIS

The residential density of this proposal is 6.8 units per acre (gross density) and 12.7 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 1,386 sq. ft. to 7,736 sq. ft. with an average lot size of 3,409 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, 3, 4A-C, 5A-B, 6 and 7.

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

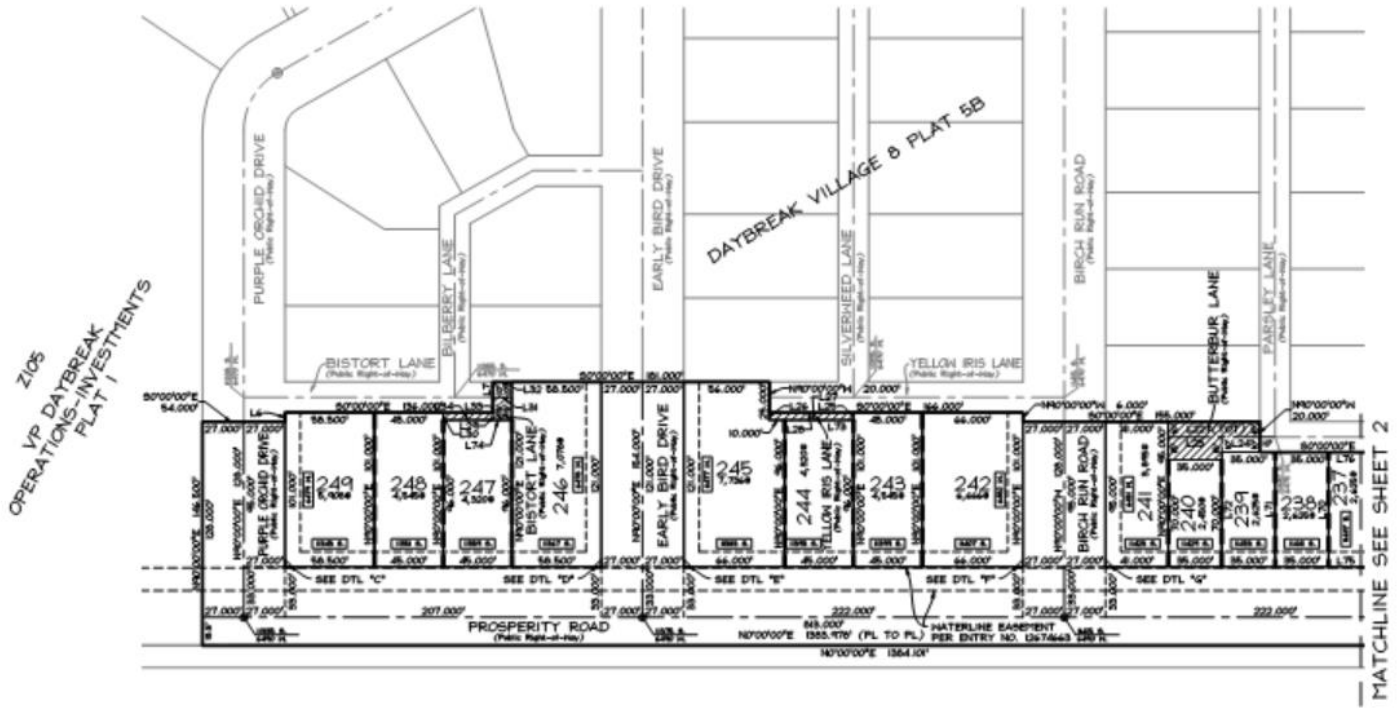


Location Map

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	110.690	190.000	033°22'46"	N16°41'25"W	109.132
C2	98.987	190.000	029°50'49"	N14°27'55"W	97.871
C3	14.764	190.000	004°26'57"	N31°09'18"W	14.760
C4	36.366	57.000	036°34'04"	S22°17'47"E	35.775
C5	42.988	57.000	043°12'49"	N07°49'59"W	41.986
C6	51.175	227.000	012°55'01"	S06°57'47"E	51.067
C7	7.683	55.000	008°00'19"	S04°02'24"E	7.676
C8	7.683	55.000	008°00'19"	S04°02'24"E	7.676

Line Table		
Line #	Length	Direction
L1	12.957	S56°57'14"W
L2	25.000	S33°22'46"E
L3	14.052	N56°37'14"E
L4	26.257	N84°49'44"E
L5	38.000	S56°57'14"W
L6	6.000	N90°00'00"E
L7	20.000	N90°00'00"E
L8	6.000	N90°00'00"W
L9	54.000	S00°00'00"E
L10	26.000	N90°00'00"E
L11	6.000	N90°00'00"W
L12	54.000	S00°00'00"E
L13	19.587	N09°22'57"W
L14	19.770	N00°00'00"E
L15	102.000	N90°00'00"W
L16	102.000	N90°00'00"W
L17	86.718	N90°00'00"E
L18	25.718	N90°00'00"E
L19	70.000	N00°00'00"E
L20	40.000	N00°00'00"E
L21	20.000	N00°00'00"E
L22	70.000	N00°00'00"E
L23	35.006	N00°00'00"E
L24	25.000	N00°00'00"E
L25	5.000	N90°00'00"E
L26	5.000	N90°00'00"E
L27	55.000	N00°00'00"E
L28	55.000	N00°00'00"E
L29	5.000	N90°00'00"W
L30	5.000	N90°00'00"E
L31	12.500	N00°00'00"E
L32	12.500	N00°00'00"E
L33	12.500	N00°00'00"E
L34	82.500	N00°00'00"E
L35	84.000	N56°37'14"E
L36	84.000	N56°37'14"E
L37	84.000	N56°37'14"E
L38	84.000	N56°37'14"E
L39	73.467	N33°22'46"W
L40	62.982	N56°37'14"E
L41	62.982	N56°37'14"E
L42	84.000	N56°37'14"E
L43	84.000	N56°37'14"E
L44	84.000	N56°37'14"E
L45	62.032	N56°37'14"E
L46	22.000	N33°22'46"W
L47	22.000	N33°22'46"W
L48	22.000	N33°22'46"W

Line Table		
Line #	Length	Direction
L49		
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DAYBREAK WEST VILLAGES ROADWAY DEDICATION
PLAT IN LIEU OF CONDEMNATION

LEGEND

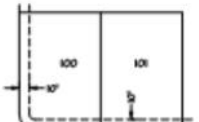
- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PUBLIC RIGHT-OF-WAY- SOUTH JORDAN CITY WILL NOT PROVIDE SNOW REMOVAL, STREET SWEEPING OR GARBAGE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

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

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

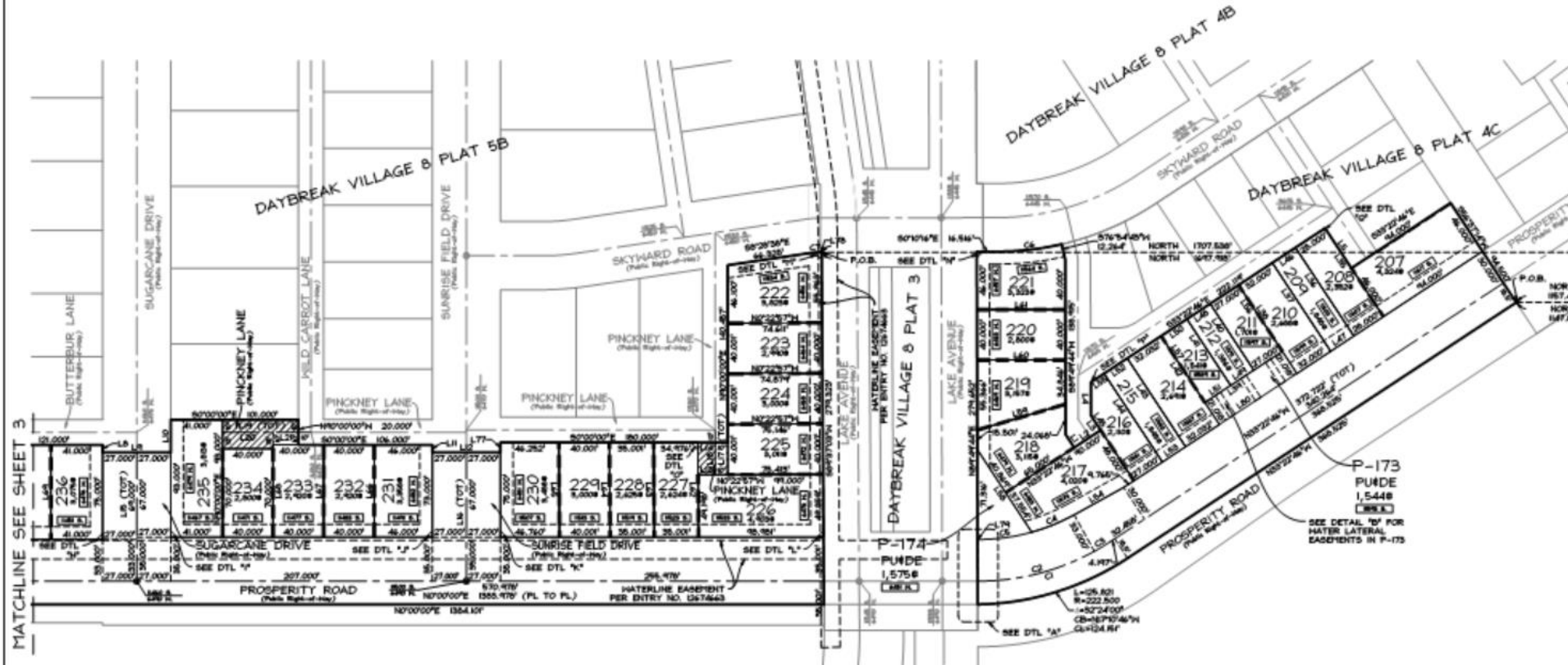


PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)

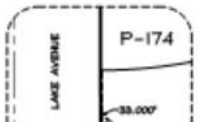
DAYBREAK VILLAGE 8 PLAT
AMENDING LOTS Z102 & Z105 OF
OPERATIONS-INVESTMEN

Located in the East Half of Sect
Salt Lake Base and M

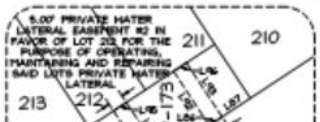
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STATE OF UTAH, COUNTY OF SALT LAKE, RECOR
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DAYBREAK WEST VILLAGES ROADWAY DEDICATION
PLAT IN LIEU OF CONDEMNATION



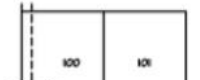
DETAIL "A"
SCALE: 1"=20'-0"



DETAIL "B"
SCALE: 1"=20'-0"

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 SNOW REMOVAL, STREET SWEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SWEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.



PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)

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

DAYBREAK VILLAGE 8 PLAT
AMENDING LOTS 21002 & 21005 OF
OPERATIONS-INVESTMEN

Located in the East Half of Sect
Salt Lake Base and

RECORDED

STATE OF UTAH, COUNTY OF SALT LAKE, RECOR
REQUEST OF:
DATE: TIME: BOOK:
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SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 08/27/2019

Issue: **TEXAS ROADHOUSE**
CONDITIONAL USE PERMIT AND SITE PLAN
Address: 11593 S. 4000 W.
File No: PLSPR201900496
Applicant: Danielle Mount, Greenberg Farrow

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

Staff Recommendation (Motion Ready): I move the Planning Commission **approve** application PLSPR201900496 to allow construction of the Texas Roadhouse restaurant at 11593 S. 4000 W.

ACREAGE:	Approximately 2 acres
CURRENT ZONE:	P-O (Professional - Office) Zone
CURRENT USE:	Two vacant lots
FUTURE LAND USE PLAN:	O (Office Use)
NEIGHBORING ZONES/USES:	North – C-C / Multi-tenant shopping center South – P-O / Building under construction West – R-2.5 / 4000 West East – P-O / Storm water detention area

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.

CONDITIONAL USE REVIEW:

A use is conditional because it may have unique characteristics that detrimentally affect the zone and therefore are not compatible with other uses in the zone, but could be compatible if certain conditions are required that mitigate the detrimental effect.

To impose a condition on a use, the detrimental effect must be identified and be based on upon substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect.

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards. *See* City Code § 17.18.050.F.1.

The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards. *See* City Code § 17.18.050.F.1. Further, City Code § 17.18.050 provides:

I. COMPLIANCE AND REVOCATION:

1. A conditional use may be commenced and operated only upon:

   a. compliance with all conditions of an applicable conditional use permit;

   b. observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and

   c. compliance with all applicable local, state, and federal laws.

2. A conditional use permit may be revoked by the City Council at any time due to the permitee's failure to commence or operate the conditional use in accordance with the requirements of subsection A of this section.

BACKGROUND:

The proposed Texas Roadhouse building will be located south of the Oquirrh Mountain Marketplace shopping center and the Sprouts grocery store on 4000 West at approximately 11600 South. The building will be located away from 4000 West, closer to Bangerter Highway to maximize exposure along the highway.

A parking lot will be located in front of the building, between it and 4000 West. The provided parking far exceeds the City Code requirements to avoid the parking issues that have occurred at older Texas Roadhouse locations. Texas Roadhouse is redesigning the older locations to provide adequate parking. The building is accessed off 4000 West, with no direct access from Bangerter Highway. There is an ADA and pedestrian route from the building to the public sidewalk on 4000 West.

Landscaping will be provided around the perimeter of the project as well as around the building and the parking area. New sod will be installed in the parkstrip area along 4000 West if the existing sod is found to be in bad condition. A landscape berm will also be installed along the sidewalk on 4000 West to provide some screening of the parking area in front of the restaurant. There is an existing fence along the eastern boundary but no new fencing will be installed with the project.

The single-story, 7,700 sq. ft. building will be 28 feet tall and the exterior will resemble other Texas Roadhouse restaurants. The majority of the building exterior will have cedar wood siding and a brick veneer finish. Other materials will include metal for roofing, trim and flashing. The front doors to the building will face north.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- Restaurants are listed as a conditional use in the P-O (Professional Office) zone. With restaurants, a lack of adequate parking is a potential detrimental effect, however that concern has been mitigated by provision of ample parking on site. The projects provides roughly twice the parking that the City Code requires. And hence Staff has not found any detrimental effects associated with such use at this location.
- 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 July 10, 2019 and unanimously recommended approval.
- 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-3.2 Commercial uses should not be permitted to occur in scattered or "strip" form of development, but should be aggrageted in attractively and cohesively designed developments.
  - 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.

ALTERNATIVES:

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

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- ARC Minutes
- Site Plan
- Landscape Plan
- Elevations
- Color Rendering



Damir Drozdek, AICP
Planner III
Planning Department



Legend

STREETS

PARCELS

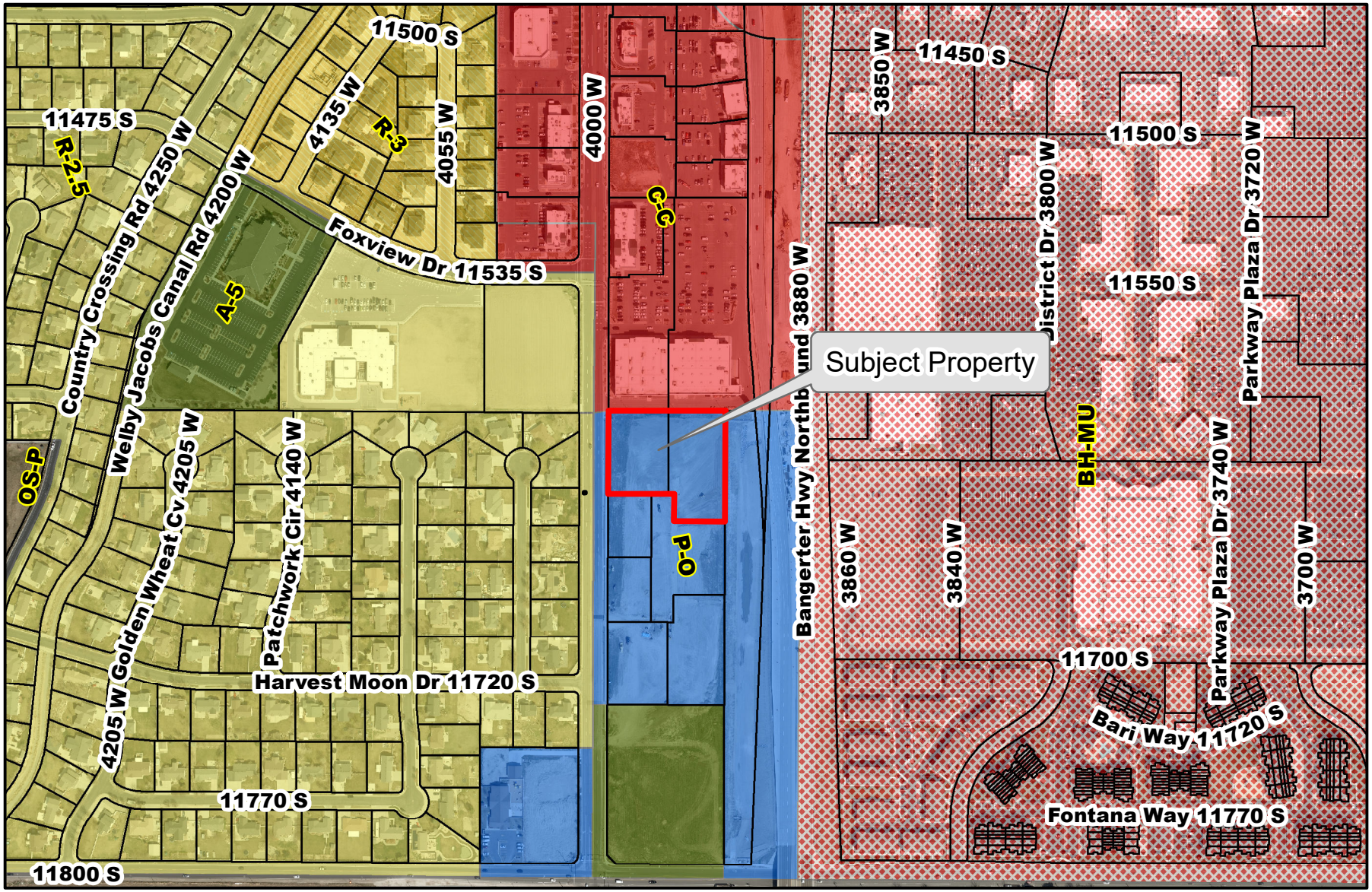
Aerial Map

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

ARCHITECTURAL REVIEW COMMITTEE MEETING MINUTES

Wednesday, July 10, 2019
www.sjc.utah.gov

City Attendance:
Claron Perry, Brad Marlor, Damir Drozdek

Applicants:
Lori Gafner

THE REGULAR MEETING AGENDA WAS AS FOLLOWS:

8:06 AM

I. GENERAL BUSINESS ITEMS

A. File #PLSPR201900496, Texas Roadhouse, 11593 South 4000 West, Danielle Mount (applicant), Damir Drozdek (planner)

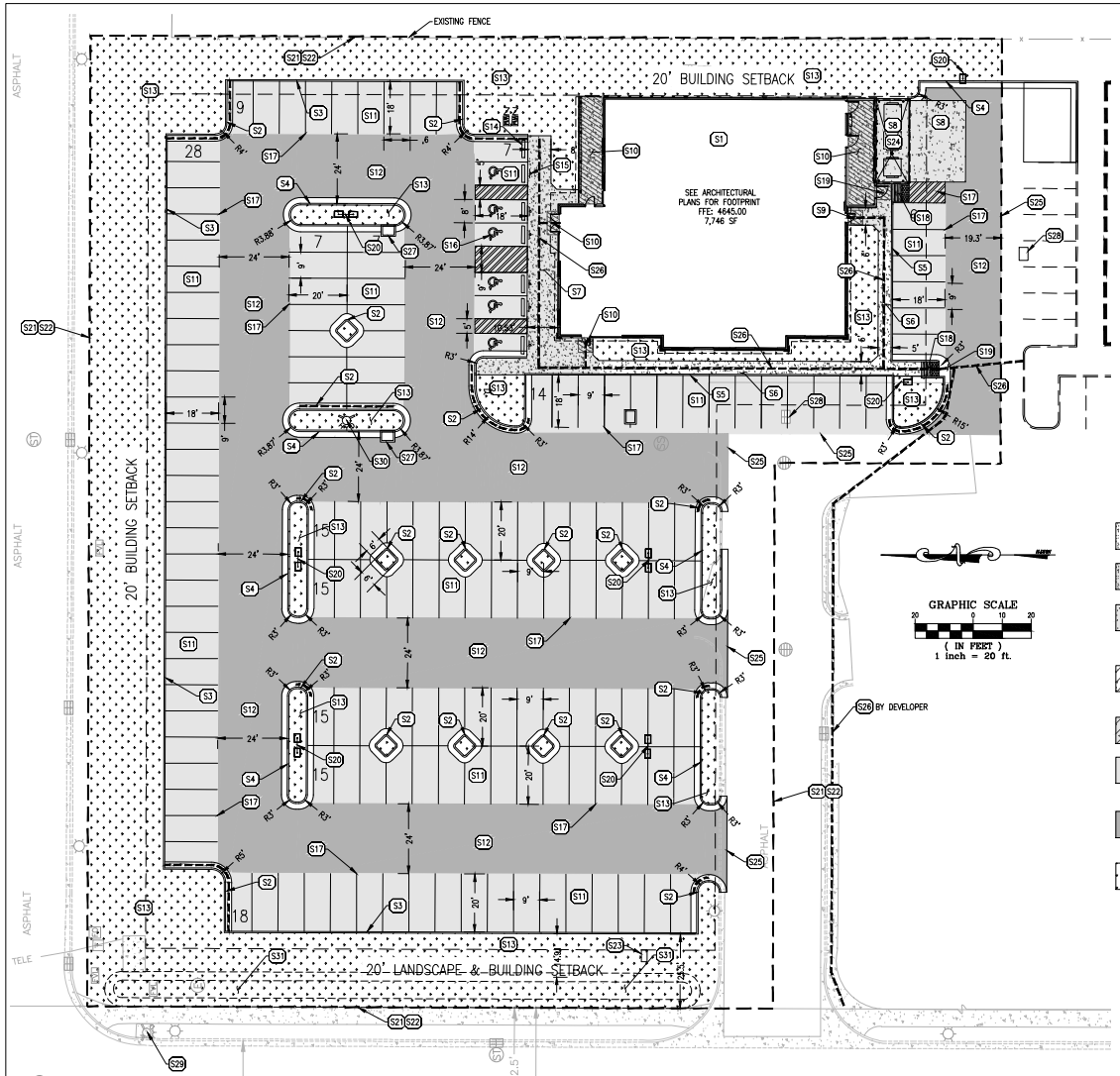
Discussion: Committee members discussed the new Texas Roadhouse building. The Committee made the following comments:

- Applicants provided pictures of site.
- No concerns about exterior materials.
- Durable wood siding.
- Roofing materials looked good.
    - Top of roof is 15 feet.
    - 22-foot parapet.
        - HVAC equipment shielded by the seven-foot difference.
- Trash enclosure.
    - Gates covering trash area.
- Addressing parking issues that other locations have.
    - This store has more spots than previous locations.
- Suggested that the other ARC members should be sent an email asking for their opinions.

Outcome: All Committee members agreed that the Texas Roadhouse building looked acceptable and gave a positive ARC recommendation.

ADJOURNMENT

With no further items on the agenda, the meeting was adjourned at 8:26 am.



SITE PLAN KEY NOTES

S1	PROPOSED TEXAS ROADHOUSE BUILDING (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
S2	PROPOSED 6" P.C. CONCRETE REVERSE PITCH CURB AND GUTTER, SEE DETAIL SHEET C8.0
S3	PROPOSED 6" P.C. CONCRETE BARRIER CURB, SEE DETAIL SHEET 8.1
S4	PROPOSED 6" P.C. CONCRETE CURB AND GUTTER, SEE DETAIL SHEET C8.0, GUTTER PAN CROSS SLOPE TO BE ADA ACCESSIBLE
S5	PROPOSED MONOLITHIC CONCRETE CURB AND SIDEWALK, SEE DETAIL SHEET 8.0
S6	PROPOSED 5" P.C. CONCRETE SIDEWALK, SEE DETAIL SHEET C8.0
S7	PROPOSED 5" INTEGRAL BLACK COLORED P.C. CONCRETE SIDEWALK, SEE DETAIL SHEET C8.0
S8	PROPOSED 7" HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE PAVEMENT (SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAIL)
S9	PROPOSED 6" INTEGRAL CONCRETE LANDING (SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAIL)
S10	PROPOSED 6" INTEGRAL BLACK COLORED CONCRETE LANDING (SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAIL)
S11	PROPOSED A.C. PAVEMENT FOR PARKING, SEE DETAIL SHEET C8.0
S12	PROPOSED A.C. PAVEMENT FOR DRIVEWAYS, SEE DETAIL SHEET C8.0
S13	PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
S14	PROPOSED PRECAST CONCRETE WHEEL STOP (TYP. OF 7), SEE DETAIL SHEET C8.0
S15	PROPOSED ACCESSIBLE PARKING SIGN (TYP. OF 6), SEE DETAIL SHEET C8.0
S16	PROPOSED ACCESSIBLE PARKING STALL STRIPING AND SYMBOL, SEE DETAIL SHEET C8.0
S17	PROPOSED 4" PAVEMENT STRIPING PER LOCAL CODE
S18	PROPOSED ACCESSIBLE CURB RAMP AT 12:1 MAXIMUM SLOPE PER LOCAL CODES, SEE DETAIL SHEET 8.1
S19	PROPOSED 5'X5' ADA LANDING, 2% MAX SLOPE IN ALL DIRECTIONS, SEE STRUCTURAL
S20	PROPOSED TEXAS ROADHOUSE LIGHT POLE
S21	PROPERTY LINE
S22	GENERAL SCOPE OF WORK LIMITS. SCOPE MAY INCLUDE ITEMS OUTSIDE GENERAL LIMITS OR EXCLUDE ITEMS WITHIN. SEE KEYNOTES ON PLAN FOR ADDITIONAL INFORMATION
S23	PROPOSED TEXAS ROADHOUSE MONUMENT SIGN
S24	PROPOSED TRASH ENCLOSURE (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
S25	MATCH NEW ASPHALT PAVEMENT TO EXISTING CONCRETE PAVEMENT
S26	PROPOSED ACCESSIBLE ROUTE
S27	PROPOSED DROP INLET
S28	EXISTING DROP INLET
S29	EXISTING FIRE HYDRANT
S30	PROPOSED FIRE HYDRANT
S31	PROPOSED LANDSCAPE BERM

PAVEMENT HATCH LEGEND:

- S6 — PROPOSED CONCRETE SIDEWALK: 5" PORTLAND CEMENT CONCRETE, 4" AGGREGATE BASE
- S7 — PROPOSED INTEGRAL BLACK COLORED CONCRETE SIDEWALK: 5" PORTLAND CEMENT CONCRETE, 4" AGGREGATE BASE
- S8 — PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE PAVEMENT: 7" PORTLAND CEMENT CONCRETE, 6" AGGREGATE BASE (GEOTECH REPORT FOR ADDITIONAL INFORMATION AND DETAILS)
- S9 — PROPOSED CONCRETE LANDING: 6" PORTLAND CEMENT CONCRETE WITH 6X6 W2.9XW2.9 WWF, 6" TREATED SUBGRADE (SEE STRUCTURAL PLANS AND GEOTECH REPORT FOR ADDITIONAL INFORMATION AND DETAILS)
- S10 — PROPOSED INTEGRAL BLACK COLORED CONCRETE LANDING: 6" PORTLAND CEMENT CONCRETE WITH 6X6 W2.9XW2.9 WWF (SEE STRUCTURAL PLANS AND GEOTECH REPORT FOR ADDITIONAL INFORMATION AND DETAILS)
- S11 — PROPOSED ASPHALT CEMENT PAVEMENT FOR PARKING: 3" ASPHALT CEMENT, 6" AGGREGATE BASE (GEOTECH REPORT FOR ADDITIONAL INFORMATION AND DETAILS)
- S12 — PROPOSED ASPHALT CEMENT PAVEMENT FOR DRIVEWAYS: 4" ASPHALT CEMENT, 8" AGGREGATE BASE (GEOTECH REPORT FOR ADDITIONAL INFORMATION AND DETAILS)
- S13 — PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)

EXISTING LEGEND:

- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- EXISTING CONCRETE CURB
- EXISTING OVERHEAD POWER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING LIGHT POLE
- EXISTING WATER METER
- EXISTING GAS RISER
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL

PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED SANITARY SEWER GREASE INTERCEPTOR
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED WATER METER AND BACKFLOW ASSEMBLY WITH HOT BOX
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER
- PROPOSED GAS METER

PARKING REQUIREMENTS
77 REQUIRED BY CODE - 1 PER 100 SQUARE FEET OF BUILDING
156 PROPOSED PARKING SPACES PROVIDED
6 PROPOSED ADA PARKING SPACES PROVIDED

GENERAL SITE NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE SETBACKS, EASEMENTS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
5. ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
6. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
7. CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING STAKEOUT.
8. CONTRACTOR SHALL COORDINATE ALL LANDSCAPE IMPROVEMENTS, INCLUDING NEW PLANTINGS AND TURF AREA RESTORATION REQUIREMENTS, WITH LANDSCAPE PLANS.
9. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB OR EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
11. ALL CURB RADII ARE MEASURED AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
12. ALL NEW ASPHALT AND/OR CONCRETE PAVING SHALL MATCH EXISTING PAVEMENTS FLUSH.
13. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
14. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
15. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
16. ALL DETECTIBLE WARNING PLATES SHALL BE PREFORMED PLASTIC INSERTS UNLESS OTHERWISE NOTED.
17. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED.
18. SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
19. TENANT GENERAL CONTRACTOR SHALL CONTACT LOCAL UTILITY COMPANIES PRIOR TO ANY SITE EXCAVATION.

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

City Engineer
City of South Jordan
Approved 08/15/2019
City Engineer

GreenbergFarrow
1430 West Peachtree St. NW
Suite 200
Atlanta, GA 30309
t: 404 601 4000 f: 404 601 3970

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
6-26-2019	SITE PLAN REVIEW
7-2-2019	BUILDING PERMIT REVIEW
7-31-2019	PERMIT RESPONSE
7-31-2019	SITE PLAN/CUP RESPONSE
8-12-2019	BID SET
8-12-2019	SITE PLAN/CUP RESPONSE

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
JOHN NOURZAD
PROJECT MANAGER
MIKE HOLMES
QUALITY CONTROL
MIKE HOLMES
DRAWN BY
CODY SEXTON

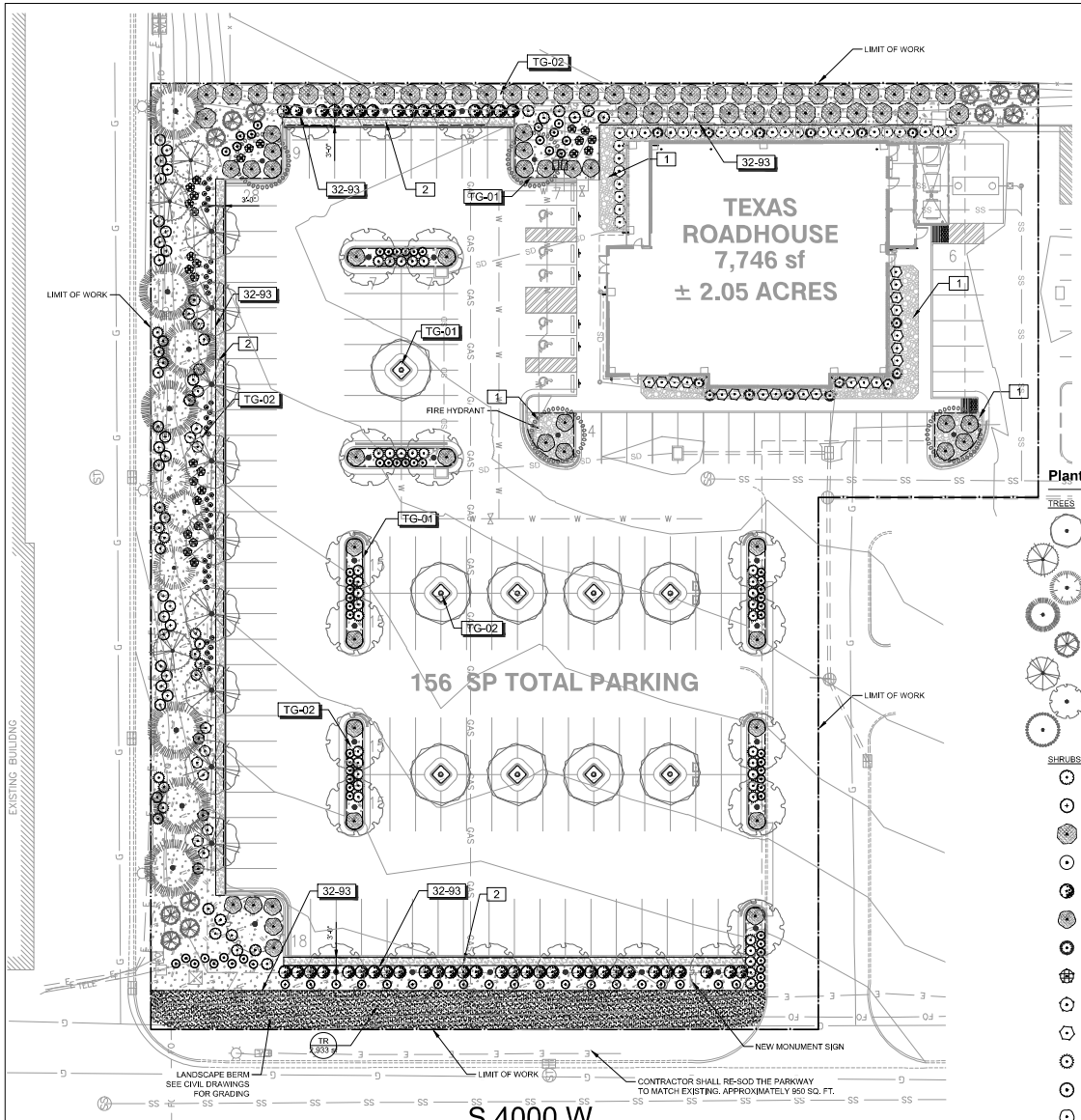
PROJECT NAME
TEXAS ROADHOUSE

SOUTH JORDAN UTAH
11593 SOUTH 4000 WEST SOUTH JORDAN, UTAH 84009

PROJECT NUMBER
201904730

SHEET TITLE
SITE PLAN

SHEET NUMBER
C4.0



Groundcover Legend

SYMBOL	DESCRIPTION	QTY
1	Install river rock 5"-7" length on weed barrier in plant bed adjacent to building foundation and where indicated on plan. River rock to be "hand-placed" around all shrubs so as to not damage material. Install near flush to top of sidewalk. Sample to be provided to and approved by Landscape Architect prior to delivery to site. Weed barrier shall be Mirafi MSCAPE.	1,713 sf
2	Install multi-color river rock, 3" - 6" length over weed barrier. Weed barrier shall be Mirafi MSCAPE.	1,494 sf
	PLANTING	
SYMBOL	DESCRIPTION	QTY
32-93	Permaloc aluminum landscape edging. 1/8" x 4" ProSlide; color- black. Install per manufacturer's specifications and recommendations. See planting detail.	874 lf
	BARK MULCH	
SYMBOL	DESCRIPTION	QTY
TG-01	18" linear root barriers shall be installed within eight feet (8') of any pavement. Linear root barriers shall be by Deep Root model number 18-2. Install per manufactuer's specifications and recommendations. See detail.	1,075 lf
TG-02	5" thick layer or RECYCLED LANDSCAPE MULCH. See specifications for mulch.	16,490 sf

Notes:
1 - Graphic quantities take precedence over written quantities.
2 - All trees shall be of quality as prescribed in the details and specifications.
Any tree not meeting such requirements shall be removed from the site and replaced at no cost to the owner.
3 - All quantities and amounts shown on the plans are best estimates for the benefit of the contractor. In field conditions may vary compared to what is shown on the plans. Therefore, it is the Contractor's responsibility to verify all lengths, square footages, and amounts prior to bidding the project.

Plant Legend

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT.	CALIPER	HEIGHT	QTY
	KP	Koelreuteria paniculata	Golden Rain Tree	B & B	2" Cal	7-8'	9
	PD	Picea glauca 'Densata'	Black Hills Spruce	B & B		7'	3
	PB	Picea pungens glauca 'Baby Blue Eyes' TM	Baby Blue Eyes Colorado Blue Spruce	B & B		7'	3
	PP	Pinus edulis	Pinon Pine	B & B		7'	7
	PA	Pinus nigra 'Arnold Sentinel'	Arnold Sentinel Austrian Black Pine	B & B		4'	12
	QG	Quercus gambelii	Gambel Oak	B & B	2" Cal		9
	TH	Tilia cordata x mongolica 'Harvest Gold'	Harvest Gold Linden	B & B	2" Cal		23
	ZA	Zelkova serrata 'Autumn Glow'	Autumn Glow Japanese Zelkova	B & B	2" Cal		4
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE		HEIGHT	QTY
	AP	Arctostaphylos patula	Green-Leaf Manzanita	5 gal			21
	CC	Cotoneaster apiculatus	Coral Beauty Cotoneaster	5 gal			25
	CP	Cotoneaster horizontalis 'Perpusillus'	Perpusillus Rock Spray Cotoneaster	5 gal			44
	EC	Eriogonum umbellatum Proliferum	Prolific Sulfur Buckwheat	5 gal			42
	JC	Juniperus chinensis 'Armstrongii'	Armstrong Juniper	5 gal			46
	JB	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal			36
	JW	Juniperus scopulorum 'Woodward'	Woodward columnar juniper			7' min. ht.	15
	PS	Penstemon strictus	Rocky Mountain Beardtongue	5 gal			28
	PS2	Perovskia atriplicifolia 'Blue Spires'	Russian Sage	5 gal			13
	PM2	Pinus mugo mugo	Dwarf Mugo Pine			36" min. ht.	20
	PM	Pinus mugo mugo	Dwarf Mugo Pine	5 gal			55
	SM	Salvia nemorosa 'May Night'	May Night Sage	5 gal			83
	TD	Taxus x media 'Densiformis'	Dense Yew			36" min. ht.	28
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT				QTY
	Turf Sod Thermal Blue Hybrid Blend	Thermal Blue Kentucky Bluegrass	sod				2,933 sf

Planting Requirments:
Site Area = 90,114 square feet
15% of site area required to be landscaped = 13,517 square feet
26% of site is landscaped = 23,431 square feet
Landscape Yard Area = 17,766
1 tree per every 500 square feet of Landscape yard area; of the required trees, deciduous trees shall be a minimum two inch (2") caliper and a minimum 30% are required to be evergreen and 7' tall.
Required trees: 17,766 / 500 = 36 trees total and 36 x .30 = 11 evergreen and 7' tall
Provided: 52 trees; 27 deciduous trees and 25 evergreen trees, 13 which are 7' tall.
Parking areas:
Required - curbed planters with two inch (2") or larger caliper shade trees and grass, shrubs or groundcover shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.
-requirement met
-shade trees shall be planted in double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum thirty foot (30') intervals and no farther than six feet (6') from the parking area.
-requirement met

City Engineer
City of South Jordan
Approved 08/15/2019
City Engineer

0 20 40 60 feet
1" = 20'

NOT FOR CONSTRUCTION

NORTH

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

WOOD ARCHITECTURE
1512 W. Mineral King Ave.
Visalia, CA 93291
t:805.468.5300 f:559.636.3277

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
07.02.19	BUILDING PERMIT REVIEW
07.31.19	SITE PLAN/CUP RESPONSE

PROFESSIONAL SEAL
State of Utah
KURT AUSTIN KOETHER
No. 6262974-5301
Licensed Landscape Architect
07.31.2019

PROFESSIONAL IN CHARGE
KURT KOETHER
PROJECT MANAGER
MIKE HOLMES
QUALITY CONTROL
MIKE HOLMES
DRAWN BY
KURT KOETHER

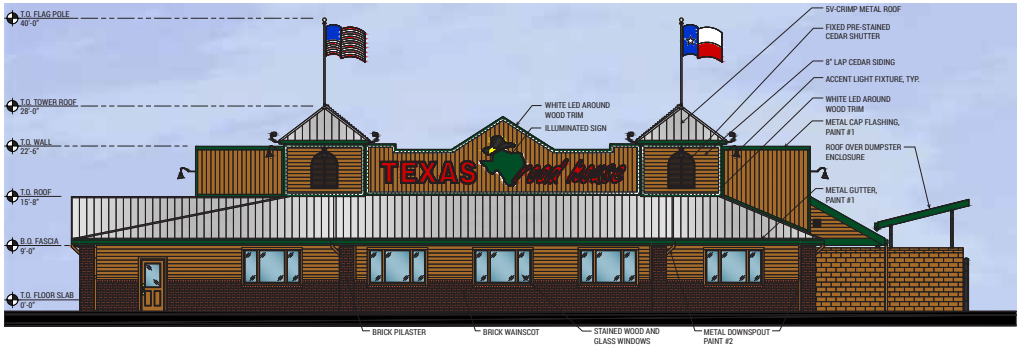
PROJECT NAME
TEXAS ROADHOUSE

SOUTH JORDAN UTAH
11593 SOUTH 4000 WEST SOUTH JORDAN, UTAH

PROJECT NUMBER
19031_WA

SHEET TITLE
Planting Plan

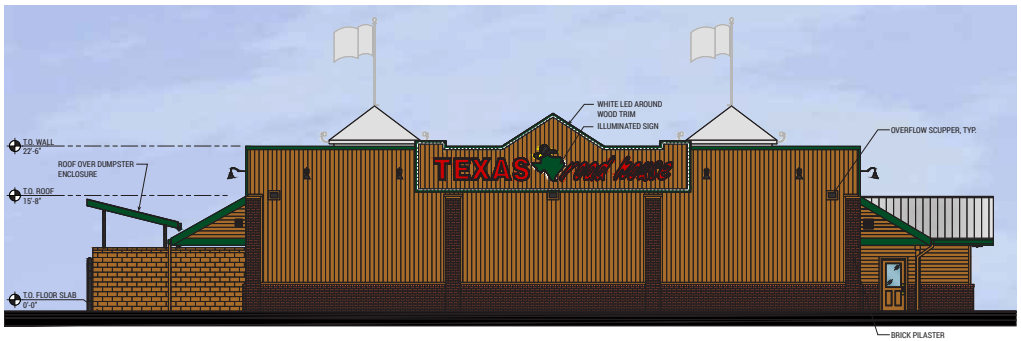
SHEET NUMBER
2



FRONT ELEVATION (WEST)



RIGHT ELEVATION (SOUTH)



REAR ELEVATION (EAST)



LEFT ELEVATION (NORTH)

EXTERIOR FINISH SCHEDULE	
WOOD SIDING, TRIM, & WOOD SHUTTERS	PRE-STAINED CEDAR, HENRY POOR LUMBER CEDARTONE TWP #1501 STAIN FORMULA
FRONT ENTRANCE DOORS	METAL DOORS (FAUX WOOD) STEELCRAFT "GRAIN-TECH" (MAPLE FINISH)
TRIM, METAL FLASHING & GUTTERS	PAINT #1: SHERWIN WILLIAMS PAINTS, GREEN
DOWNSPOUTS & SPLIT-FACE CMU	PAINT #2: SHERWIN WILLIAMS PAINTS, #2195 "ROADSIDE" FINISH COLOR TO MATCH PRE-STAINED CEDAR
METAL DOORS & FRAMES, DUMPSTER GATES & BOLLARDS	PAINT #3: SHERWIN WILLIAMS PAINTS, GLOSS BLACK
BRICK VENEER	CLAYMEX OLD DENVER
BRICK VENEER (ALTERNATE)	GENERAL SHALE PHOENIX C652
METAL ROOF	METAL SALES 5V-CRIMP, GALVALUME

DISCLAIMER NOTE:
THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY.
PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES

GreenbergFarrow
21 South Evergreen Avenue, Suite 200
Arlington Heights, Illinois 60005
t: 847.788.9200 f: 847.788.9536

TEXAS ROADHOUSE
SOUTH JORDAN, UT
7,746 SF
20190473.0

EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"
A2.0

06/24/2019


TEXAS
road house

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 8/27/2019

Application: **Ellefsen Property**
Rezone from (A-5) to (R-2.5)

Address: 10149 S Temple Drive
File No: PLZBA201900457
Applicant: Russell Wilson, Symphony Homes

Submitted By: Brad Sanderson, Planner III
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready): Based on the staff report and other information presented to the Planning Commission during the public hearing, and the Planning Commission's discussion, I move that the Planning Commission recommend that the City Council **approve**:

1. Resolution R2019-40 authorizing the Mayor to sign a development agreement that includes the terms outlined by staff and discussed by the Planning Commission; and
2. Ordinance 2019-05-Z rezoning the subject property from Agriculture (A-5) to the Residential (R-2.5) Zone.

STANDARD OF APPROVAL

17.22.020: REZONING:
The rezoning of property may not be considered if the proposed zoning does not conform to the [G]eneral [P]lan. 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.

BACKGROUND

The Applicant is proposing to rezone 4.45 acres of property from the A-5 to the R-2.5 Zone. If approved, the density would allow up to 11 total single family residential lots. The R-2.5 Zone also requires each lot to have a minimum 90 feet of lot frontage abutting a public right of way and be a minimum 12,000 square feet in size.

The Applicant's proposal shows nine (9) residential lots, all of which meet or exceed the minimum lot size, lot frontage and density requirements.

Staff is proposing that the City and the Applicant enter into a development agreement to ensure certain improvements, primarily pertaining with portions of Mabey Lane, are made. The following are some of the key terms of the development agreement that that City has discussed with the Applicant:

- The Applicant will realign Mabey Lane, as shown in the concept plan, to create a more functional and desirable alignment with 1300 West and the driveway access opposite (west) of 1300 West.
- The City will compensate the Applicant for the additional right of way and improvements as a result of the acquired alignment through impact fees credits and other approved funding, the amount of which shall not exceed $30,000.
- The Applicant and City will coordinate certain improvements along the south side of Mabey Lane as previously agreed upon with adjacent land owners.
- Lot layout will be as shown in the concept plan, creating optimal driveway and utility access and orients lots and homes towards Mabey Lane.
- The south property line of Lot 1 will be placed at the back of curb with a public easement over any public right of way improvements which extend beyond the property line, (e.g. sidewalk and park strip).
- Lot 1 will have a minimum driveway depth of 20 feet as measured from back of sidewalk. The location of the driveway will be located near the east property line as directed by the City Engineer.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The proposed zone change is consistent with the property's land use designation of Low Density Residential.
- Shifting and aligning Mabey Lane to the north will help accommodate current and future traffic patterns within the general area.
- The City acquired Mabey Lane as a public right of way several years ago, but deferred making or requiring full improvements until other adjacent properties were ready to develop. As such, the City committed to install certain remaining right of way improvements along the south side of Mabey Lane.

Conclusion:

Based on the findings listed above, Staff has made the following conclusions:

- Per the concept plan, the proposed layout will meet the minimum density, lot size and frontage requirements of the R-2.5 Zone. Furthermore, in conjunction with a development agreement, Maybe Lane improvements will be further completed, which will enhance vehicle and pedestrian connectivity, circulation, and utility infrastructure, per the general plan goals and policies.

Recommendation:

Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and forward a recommendation to the City Council to approve **Ordinance 2019-05-Z**, rezoning the subject property from the A-1 Zone to R-2.5 Zone in conjunction with a development agreement (**Resolution R2019-40**) 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.

ALTERNATIVES:

- Recommend denial of the application.
- Propose modification(s) to the application and/or development agreement.
- Schedule the application for a recommendation at some future date.

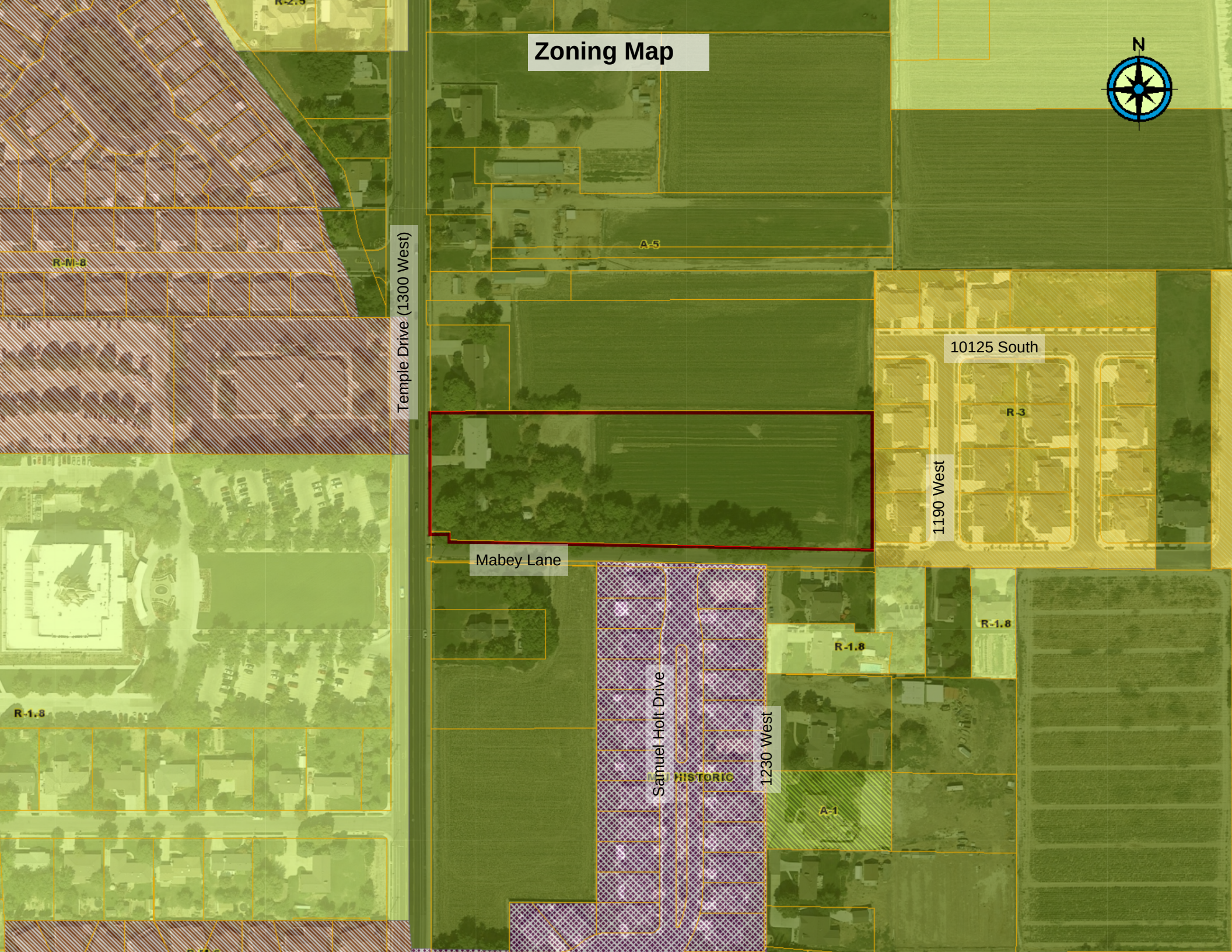
SUPPORT MATERIALS:

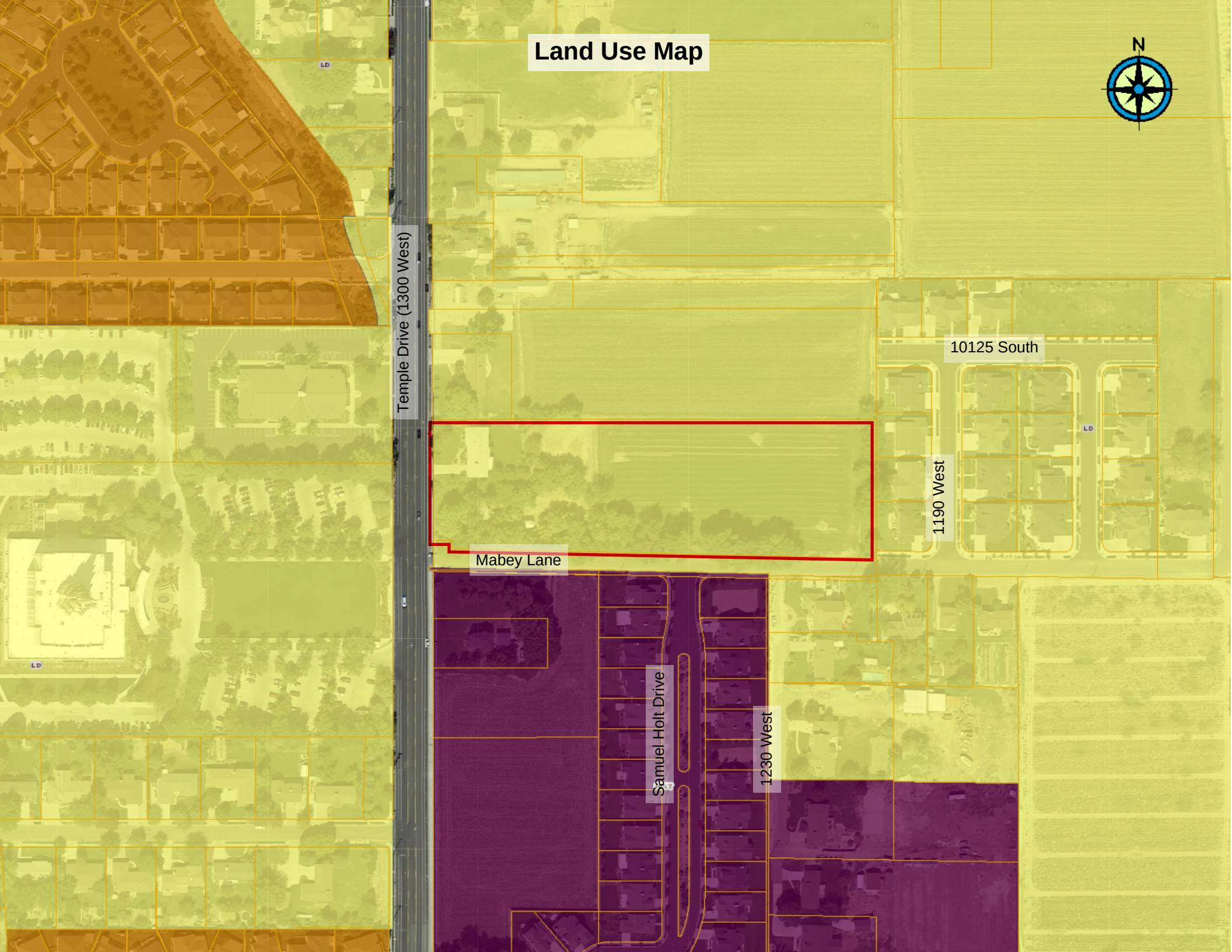
- Location Map
- Zoning Map
- Future Land Use Map
- Concept Plan
- Ordinance 2019-05-Z

_____

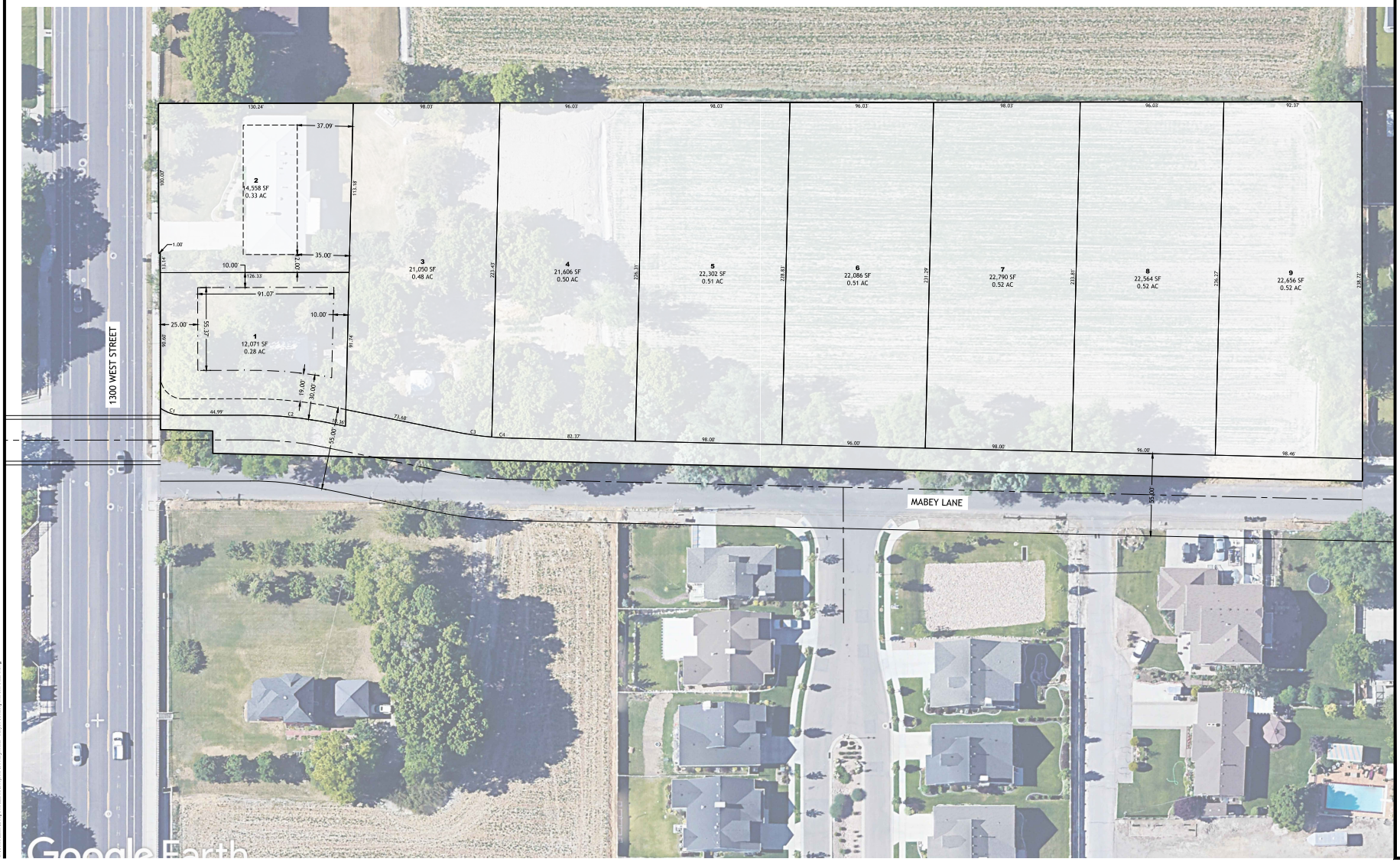
Brad Sanderson, AICP
Planner III


Location Map
N
Temple Drive (1300 West)
10125 South
1190 West
Mabey Lane
Samuel Holt Drive
1230 West


Zoning Map
N
Temple Drive (1300 West)
10125 South
1190 West
Mabey Lane
Samuel Holt Drive
1230 West
A-5
R-M-8
R-2.5
R-3
R-1.8
R-1.8
R-1.8
A-1
HISTORIC


Land Use Map
N
Temple Drive (1300 West)
10125 South
1190 West
Mabey Lane
Samuel Holt Drive
1230 West
LD
LD
LD

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	15.99	26.00	N72°28'03"W	15.74
C2	53.92	266.50	N84°17'19"W	53.83
C3	25.67	222.50	N81°47'49"W	25.65
C4	13.64	222.50	N86°51'29"W	13.64



EDM Partners
3980 S. 700 E., # 22, Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com

SCALE: 1" = 30'
0 15 30 60 90

DEVELOPER:
Symphony Homes
526 North 400 West
North Salt Lake, UT 84054
801-682-1436

Symphony Homes

NOTES:

PROJECT STATISTICS:

TOTAL PROJECT AREA =	4.48 ACRES
RESIDENTIAL LOTS =	9
DENSITY =	2.01 UNITS/ACRE

DISCLAIMER:
ARTIST RENDERING ONLY. PLAN MAY BE ALTERED OR CHANGED AT ANY TIME. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCES TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON.

South Jordan Parcel

Conceptual Site Plan

PROJECT:
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS:

No.	DATE:	REMARKS

DATE: August 14, 2019

SHEET NUMBER:
O-1

C:\Users\nick\Dropbox\EDM\Projects\South Jordan - Mabey\Conceptual Site Plan 4.dwg

ORDINANCE NO. 2019-05-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY APPROXIMATELY LOCATED AT 10149 SOUTH TEMPLE DRIVE FROM THE A-5 ZONE TO THE R-2.5 ZONE.

WHEREAS, the City Council of the City of South Jordan ("City Council") has adopted the Zoning Ordinance of the City of South Jordan (Title 17 of the City Code) with the accompanying Zoning Map; and

WHEREAS, the Applicant, Russell Wilson of Symphony Homes, proposed that the City Council amend the Zoning Map by rezoning the below-described property; and

WHEREAS, the South Jordan Planning Commission reviewed the proposed rezoning and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed rezoning; and

WHEREAS, the City Council finds that the rezoning will enhance the public health, safety and welfare and 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. Rezone. The property described in Application PLZBA201900457 located in the City of South Jordan, Utah is hereby reclassified from the A-5 Zone to the R-2.5 Zone on property described in the attached **Exhibit A**.

SECTION 2. Filing of Zoning Map. The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

SECTION 3. 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 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by 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: _____ Attest: _____
Dawn R. Ramsey City Recorder

Approved as to form:

_____
Office of the City Attorney

EXHIBIT A

OVERALL AS-SURVEYED DESCRIPTION

BEGINNING AT A POINT N00°05'05”W 292.07 FEET AND N89°54'55”E 41.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N00°05'05”W 15.73 FEET; THENCE S89°54'55”W 1.00 FEET; THENCE N00°05'05”W 100.00 FEET; THENCE N89°54'55”E 804.79 FEET; THENCE S00°05'05”E 253.72 FEET; THENCE N88°36'53”W 769.07 FEET; THENCE N00°04'15”W 15.00 FEET; THENCE N88°36'53”W 35.01 FEET; N00°05'05”W 102.36 FEET TO THE POINT OF BEGINNING.

CONTAINS 195,224 SQUARE FEET OR 4.482 ACRES IN AREA