AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
6:30 P.M.
September 10, 2019

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, SEPTEMBER 10, 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 27, 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 11A PLAT 1 PRELIMINARY SUBDIVISION**
Location: **6770 West 11440 South**
File No: **PLPP201900454**
Applicant: **Daybreak Communities**

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

B.1 **Issue:** **NIMA SPA OFFICE & SCHOOL BUILDING CONDITIONAL USE PERMIT AND SITE PLAN**
Location: **11701 South 4000 West**
File No: **PLSPR201900471**
Applicant: **Rick Frerichs, FFKR Architects**

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

C.1 **Issue:** **T-MOBILE COLLOCATION CONDITIONAL USE PERMIT**
Location: **11121 South 2700 West**
File No: **PLCUP201900469**
Applicant: **Craig Chagnon**

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

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

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 6th day of September 2019.

Anna M. West

Anna M. West, CMC
South Jordan City Recorder

CITY OF SOUTH JORDAN
PLANNING COMISSION MEETING
COUNCIL CHAMBERS
AUGUST 27, 2019

Present: Commissioner Earl Jolley, Commissioner Sean Morrissey, Commissioner Julie Holbrook, Commissioner John Ellis, Commissioner Michele Hollist, Commissioner Michael Haynes, City Planner Greg Schindler, Deputy City Engineer Shane Greenwood, Assistant City Attorney Ed Montgomery Deputy Recorder Cindy Valdez

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 excused from tonight's meeting.

B. Motion to Approve Agenda

Commissioner Holbrook motioned to approve the August 27, 2019 Planning Commission Agenda. Commissioner Ellis seconded the motion. Vote was unanimous in favor; Commissioner Haynes was absent from the vote.

C. Approval of the Minutes from the Meeting held on August 13, 2019

Commissioner Ellis made a motion to approve the August 13, 2019 Planning Commission Meeting minutes as printed. Commissioner Hollist seconded the motion; Commissioner Haynes was absent from the vote.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

City Planner Greg Schindler said the training that was scheduled for tonight's Planning Commission Meeting was cancelled. I spoke with Staff Attorney Todd Sheeran and he is planning to reschedule it for the next Planning Commission Meeting on Tuesday September 10, 2019 at 5:30. Todd is out of town, so when he gets back I will make sure that is the date and I will send you a reminder email letting you know.

City Planner Schindler said Commissioner Haynes was appointed to the State School Board, so that is probably why he is not here tonight. The Mayor will be appointing a new Planning Commissioner soon.

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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 4D PRELIMINARY SUBDIVISION
Location: 6490 West Lake Avenue
File No: PLPP201900494
Applicant: Daybreak Communities

City Planner Greg Schindler reviewed background information on this item from the staff report.

Commissioner Holbrook said do we know if these are single family, town homes, or a mix of both.

City Planner Schindler said there are 6-8 townhomes, and the rest are single-family homes.

Gary Langston (Applicant) – South Jordan – said I don't have anything additional to add, but I am here to answer any questions you may have. I would like to say that this is consistent with the other home types we have built in Village 8, so it is just more of the same thing.

Commissioner Holbrook said this is on the outer rim, right?

Mr. Langston said this is along Prosperity, which is the current west edge of our development activities.

Commissioner Hollist said where are you in development of your Master Plan?

Mr. Langston said we are approaching about a third of the way, which is about 6,000 units out of 21,000.

Chairman Jolley opened the Public Hearing to comments. There was none. He closed the Public Hearing,

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

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Commissioner Holbrook motioned to approve File No. PLPP201900494 as proposed. Commissioner Ellis seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Haynes was absent from the vote.

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

City Planner Greg Schindler reviewed background information on this item from the staff report.

Commissioner Hollis said what would be going in to the south of this restaurant.

City Planner Schindler said it would be an office building for Davis Vision Center, and on the third floor, there would be a reception center.

Paula Hubert, Development Manager – said I don't have anything to add, but I would be happy to address any questions that you may have.

Commissioner Holbrook said I know that you have a location in Sandy, Herriman, and this one, are you going to keep all three locations open.

Ms. Hubert said I am not familiar with the other locations, but we know that Texas Roadhouse will have a number of locations in a particular market. I do believe that the Riverton location will be closing, and this would replace that one.

Chairman Jolley said I am glad to see that you have doubled up on the parking, because the Riverton location is under-parked.

Ms. Hubert said Texas Roadhouse knows how to run a restaurant. They make great food, and of course, they want to make sure there is sufficient parking for the customer.

Chairman Jolley have any discussions been made with the property owner to the south about a joint parking agreement for the overflow parking.

Ms. Hubert said it is my understanding that the development has a reciprocal parking agreement throughout the development.

Commissioner Hollist said how does the size of this restaurant compares with the others, is it standard?

Ms. Hubert said I think it is standard, but off the top of my head, I don't know what the square footage is.

City Planner Schindler said the Riverton location is closing because of the interchange, which is why they wanted to get this one under construction.

Chairman Jolley opened the Public Hearing.

Brian Davis, South Jordan – said I work and live in South Jordan and I own the property to the south of this development. I do have a few concerns that I would like to voice. I would like to clarify that we will have a

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reception center on the third floor, and it will be called "The View." The notice for today is stating that this property is being zoned as professional office, is that correct, or is it mixed use?

City Planner Schindler said it is professional office zone.

Chairman Jolley said and that is the purpose for the conditional use permit.

City Planner Schindler said you could have a restaurant, if you have a conditional use permit in a professional office zone.

Mr. Davis said if you look at the lot plan, and the proposed building, my building is right next to that building. We are both going to have customers in the evening, and we will both be planning to have large numbers. We are anticipating crowds as large as 300, so I do have some parking concerns. I understand that there is recipical parking, and they have included extra parking, but my concern is that people like to park as close to the building as they can. I really do think this is going to pose a parking issue. One of the main reasons that I built this building in that location was for the reception center. The goal was to have a nice view of the entire valley, but mainly the view of the Oquirrh Mountain Temple that is to the north. The idea was that those who came to the reception center after having their wedding ceremony at the Oquirrh Mountain Temple could take pictures at the venue with the temple in the background. That is the entire reason why in the CC&R's there is a height restriction of 28ft. My concern is the flagpoles. I don't have anything against flags, or flying the American flag, it is that the flags will be blocking the view of the temple. If the flag is flying it will block the view for the pictures, so we will need to wait until the wind dies down to take the pictures.

Stacey Christensen, South Jordan – said I live in the neighborhood to the west of this proposed property. I would like to know what they have researched about the traffic in this area. We already have a hard time getting in and out of our subdivision currently, so having a well-known restaurant and a reception center, is really going to clog up traffic in the evenings, as well as during the day. I also have kids that attend the Montessori school and we have had a hard time with them walking along 4000 W to go to school, just because it is such a high traffic area. People don't go 35 mph there; they go 45, or 50 mph. It really is unsafe for the kids to walk to school in that area, so I would like to understand some of the planning for the traffic flow. I am concerned that down the road, if you are coming out of the subdivision and making a left hand turn, will it be restricted at some point and cause us to go the wrong way and lose our access to Bangerter Highway. These are my concerns as a person that lives near there.

Jared Powell, South Jordan - said my concern is the traffic in the afternoon when the Montessori school is getting out. The traffic is crazy and it gets busy around 4:00 or 5:00 in the evening. I think this is going to create many problems in this area. I do not know if you are considering putting a light in at 4000 W. and Fox View Drive, but I think it would be a good idea.

Chairman Jolley closed the Public Hearing.

Chairman Jolley said let us talk about the poles on the top of the building. They are allowed to be 50ft, is that correct?

City Planner Schindler said flagpoles are allowed to be up to 50ft tall, the poles themselves are not 50ft tall, but the overall height from where they start all the way to the ground is 40ft. It is not considered part of the building, so with our ordinance I don't know if there is anything we can do about it. Our ordinance says that even if you put it on the ground it can be 50ft.

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Commissioner Hollist said what the height limit in the PO Zone?

City Planner said the height limit in a PO Zone is 70ft, but once you get to two stories the setbacks increase substantially.

Chairman Jolley asked Assistant City Engineer Jeremy Nielsen to address the traffic issues, specifically on 4000 W. and Fox View Drive.

Assistant City Engineer Nielsen said on 4000 W the average daily traffic is at about 11,800 vehicles per day. This is a 5-lane road, and so it is projected to go much higher than that in the future. At this time, it is a service level B. Therefore, with the service development, it will still be a service level B, and with the standards that the City has for a level service B, it is acceptable. I did also look at traffic, and if a permitted use were to go in there with one that did not require a conditional use permit, the traffic volumes may increase up to 70 percent more. They could decrease to about 30 percent less than what this restaurant generates, so for those reasons we did not see an impact with traffic. Now regarding Fox View Drive, there is no plan to put a signal light intersection in that location. In regards to walking along that street, looking at the aerial map, it looks like they could go up and walk to Country Crossing Drive and walk south on Country Crossing to avoid 4000 W., so that is the way we looked at it when we analyzed the traffic.

Commissioner Holbrook said I would like to make a comment on Fox View Drive. There is a little strip mall to the north, and I have seen people try to make a left hand turn from the CVS Pharmacy, so I am thinking that at some point it would be in the best interest of the City, and the people to divert them on to Fox View Drive and put them a light there.

Commissioner Hollist said how would the residence go about having the City do a traffic study at that location?

Assistant City Engineer Nielsen said if they are experiencing long delays to be able to get on 4000 W, they need to call the City, and we would do a signal warrant study in that area. The reason I know a little more about this site, is because we are in the middle of doing our Master Transportation Plan, and 4000 W has been studied pretty heavily, and UDOT is adjusting all of the timing between the signals on 4000 W and 3600 W, on Daybreak Parkway.

Commissioner Ellis said I have a problem with the flags.

Commissioner Jolley said I would like the applicant to come up and address the flags, and the parking issues.

Commissioner Ellis said would Texas Roadhouse consider moving the flags and putting them on the ground and making them a little more modest in height.

Ms. Hubert said Texas Roadhouse relies on their building, and design elements to convey to their customers, and attract their customers to their locations, so part of that is the use of the flags on the roof. I did have a chance to speak with the real estate manager earlier today, and he is aware of the concerns. After our discussion, he would like to move forward with the way the flags are shown on the design map. It is a key element on the design, as well as the site plan. The visibility of the building location is set back a considerable distance from 4000 W, and then because the Sprouts building is very close to 4000 W, for those reasons they are going to rely even more on these building elements in terms of visibility, and also from the highway too.

Chairman Jolley said the adjacent building to the south does it have a similar offset, so that it is directly in line looking north of your proposed building.

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Ms. Hubert said I had the opportunity to visit the Davis building with Brian Davis, and the building, as well as the. Reception area are justified to the east, and the flags are justified to the west.

Chairman Jolley said would you address the parking concerns mentioned by Mr. Davis.

Ms. Hubbert said as I mentioned earlier the entire development is governed by a reciprocal parking agreement, so anyone who is a tenant, or owner, on that site is subject to the agreement, and with that being said, the parking exceeds the requirement by double the amount. The Texas Road House entrance faces the north, and the Davis building entrance faces the west, so the parking should be offset from one another.

Commissioner Morrissey said do you know how far forward the Texas Roadhouse is west, and north from where the receptions will be held?

Ms. Hubert said I have an exhibit that was shown earlier in the review, but it does not show the footprint of the Davis building, but it does fit in the dash line.

Commissioner Morrissey said why couldn't you move this building forward in the same space and actually have it closer to the road front, which I think would actually be better overall.

Ms. Huber said when we were designing this site we were not working with a clean sheet of paper. This was an existing development and the access points were already established and constructed, so the design had to take into account the site parameters, the boundaries, and the fact that this lot is slightly "L" shaped. Others designed the roads adjoining to the east, the west, and the access points, so we are introducing this project into that design. You are not starting with a blank piece of paper, so that is one thing to keep in mind. As far as the visibility, the flags are only one part of the issue the signage is also part of it. What we call the front elevation is actually the west elevation, and there is a sign that would be on 4000 W, in addition to a small sign in the entry, which faces north. In this location because of the highway, they did put a sign on the east for increased visibility.

Commissioner Holbrook said my thinking that, nobody is ever guaranteed a complete view of anything when you build something. I think Texas Roadhouse is trying to work with Mr. Davis, and that is commendable. If the flags are blowing in the wind one day, you can always photo shop them out. I think we have address the traffic and parking as well. If you look at the elevation pictures, and the signage to Bangerter, it is all-similar to the front, and you can see the flags from Bangerter. I don't see that big a problem, it is concerning, but I think it can be mitigated.

Commissioner Ellis said I think we are going to have to keep an eye on the traffic, because 4000 W is tough right now, and I don't think it is going to get any better.

Commissioner Morrissey said my concern is traffic as well, not so much the building, or the reception center. I think the traffic in this area is already busy, so I was kind of hoping that the Riverton location would stay open. That location is so busy and on the weekends, there is always an hour wait. If that location is closing it will divert the traffic to this area, and you are going to see a parking lot of cars on 4000 W if we don't take some precautionary measures. I never envisioned this location having a restaurant. I pictured it being more office space.

Commissioner Hollist said I agree the traffic will be a night and weekend issue. I looked at their operating hours and they are not even open during the day, so I don't think there will be an issue with the schools when they are getting out of school. I don't think the traffic will impact the school kids when they are walking

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home from school, but I do agree with the other Commissioner's that traffic will need to be addressed for the future. The parking issue has already been addressed, but hopefully the customers will migrate to the front of each of the buildings.

Commissioner Jolley said I agree with everything that has been said by the Commissioner's. I appreciate that they have doubled up on the parking capacity. I think we have tried to mitigate the view issue for the reception center, so they can still have that unobstructed view. There could be some possible obstruction on the west side of their building, but I think all signs point to a clear view.

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

Commissioner Hollist motioned to approve application PLSPR201900496 to allow construction of the Texas Roadhouse Restaurant at 11593 S. 4000 W. Commissioner Holbrook seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Haynes was absent from the vote.

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

City Planner Greg Schindler reviewed background information on this item from the staff report.

Commissioner Hollist said is it standard to compensate a property owner for a public access that is required. I don't know that I have seen that before.

City Planner Schindler said not usually, but this is unusual because Maybe Lane does not line up, and the City wants to make it so it does lines up. We would be asking them to spend more money for less property so the road could line up, and technically, they don't have to do this, so that is why we are compensating them.

Commissioner Holbrook said I would like to clarify that all of the trees on Maybe Lane are going to disappear because the homes and driveways will face out, is that correct?

City Planner Schindler said I imagine most of them will.

Chairman Jolley said on the south side of the new alignment of Maybe Lane there are those three parcels, is the City going to acquire additional right-of-way there to allow for this shift?

City Planner Schindler said I am not sure what they will do on that side.

Russ Wilson, (Applicant) – said I think City Planner Schindler covered everything, but I am here to answer any questions that you may have for me.

Commissioner Ellis said what would be the extent of improvements you are doing to Maybe Lane, if any.

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Mr. Wilson said we are required by the City to widen and extend the road, and add sidewalk, curb and gutter, so it will be a full City right-of-way.

Commissioner Ellis said would you be doing it on both sides.

Mr. Wilson said we will be doing the north side, and the City has an agreement with the neighbors on the south side to do some improvements.

Commissioner Hollist said is the $30,000 to put in the improvements.

Mr. Wilson said yes, that is correct.

Chairman Jolley opened the Public

Tom Gray, South Jordan – said I live just down the road from lots 5, and 6, on the east side of the street. I don't have any problem with redeveloping this pretty much wasted land into a useful product. I think Maybe Lane needs a lot of improvements. It is a very difficult turn onto 1300 W at any time of the day for several reasons; it is very busy, people that are coming in and out of temple are not expecting a vehicle to come out of the woods on Maybe Lane. I have to sit back and make sure that no one is coming either direction, including bicycle riders. Since the temple has re-opened, I have avoided two head on collisions. It is very dangerous, and at night it is even worse because Maybe lane is very dark. There is a street light that works sometimes, it is very dim, and sometimes it doesn't work at all. If there are to be homes on the north side of Maybe Lane, it needs to be substantially improved and brought up to current City standards. As far as I know this is a private lane, and it doesn't meet any private lane requirements as far as I can tell. I am happy to have a development to the north, but Maybe Lane needs a lot of improvements to make it safe.

Richard Tripp, South Jordan – said I live two doors down from Tom Gray. I am excited to see Mabey Lane be more than just a little lane. It is very dangerous, because it is like two cars trying to get into a driveway. I think to have this realigned with the temple entrance, and have it widened, is so needed. I am in favor of these improvements. I would also like to suggest that they put in a crosswalk that goes from 1300 W to the other side, people run across that road all of the time, so if it was lined up and they had a crosswalk, it would really add to the safety.

Bob Burns, South Jordan – said I live on the corner of Samuel Holt, and Maybe Lane and I am very concerned about the traffic. On your lot plan, I only see nine lots, can you explain why you said there was eleven.

City Planner Schindler said the reason I said eleven lots, is because the zoning allows up to eleven lots, not that they were proposing eleven lots.

Mr. Burns said is there going to be improvements on both sides of Maybe Lane. I would also like to know if they could bury the utilities. There is about a car a minute that goes up and down Maybe Lane, so it is a busy street and traffic is a major concern. I would also like to know if the weeds and trees are going to be cleaned up, because I just am buried in leaves, I like trees, so I hope they plant some smaller trees. I would also at some time down the road like to see a light put in there.

Chairman Jolley closed the Public Hearing.

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Chairman Jolley said in all of the comments we heard I did not hear anything regarding the zoning. All of the comments were about the future improvements, which if this is approved tonight, this will come back to this body for a subdivision approval and at that time we will be dealing with a lot of the issues brought up tonight.

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

Commissioner Holbrook said 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.**

Commissioner Ellis seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Haynes was absent from the vote.

VIII. OTHER BUSINESS

None

ADJOURNMENT

Commissioner Holbrook motioned to adjourn the August 27, 2019 Planning Commission meeting. Commissioner Ellis seconded the motion. Vote was unanimous in favor.

The August 27, 2019 Planning Commission Meeting adjourned at 8:00 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez.

UNAPPROVED

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 09-10-2019

Issue	**DAYBREAK VILLAGE 11A PLAT 1 PRELIMINARY PLAT**
Location:	6780 West 11525 South
File No:	PLPP201900454
Applicant:	Daybreak Communities

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

Staff Recommendation (Motion Ready): Approve File No. PLPP201900454 as proposed.

STANDARDS FOR SUBDIVISION REVIEW

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

BACKGROUND

ACREAGE	3.72 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 11A Plat 1 subdivision. The proposed subdivision will divide the property into 27 residential lots (20 single family detached, 7 attached), 1 park lot (P-lot) and associated public and private rights-of-way.

ANALYSIS

The residential density of this proposal is 7.2 units per acre (gross density) and 9.6 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 1,928 sq. ft. to 10,846 sq. ft. with an average lot size of 4,495 sq. ft.

The PC zone provides for the approval of design guidelines developed for a specific subdivision or site plan. The design guidelines, specific to this plat are attached for review.

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.

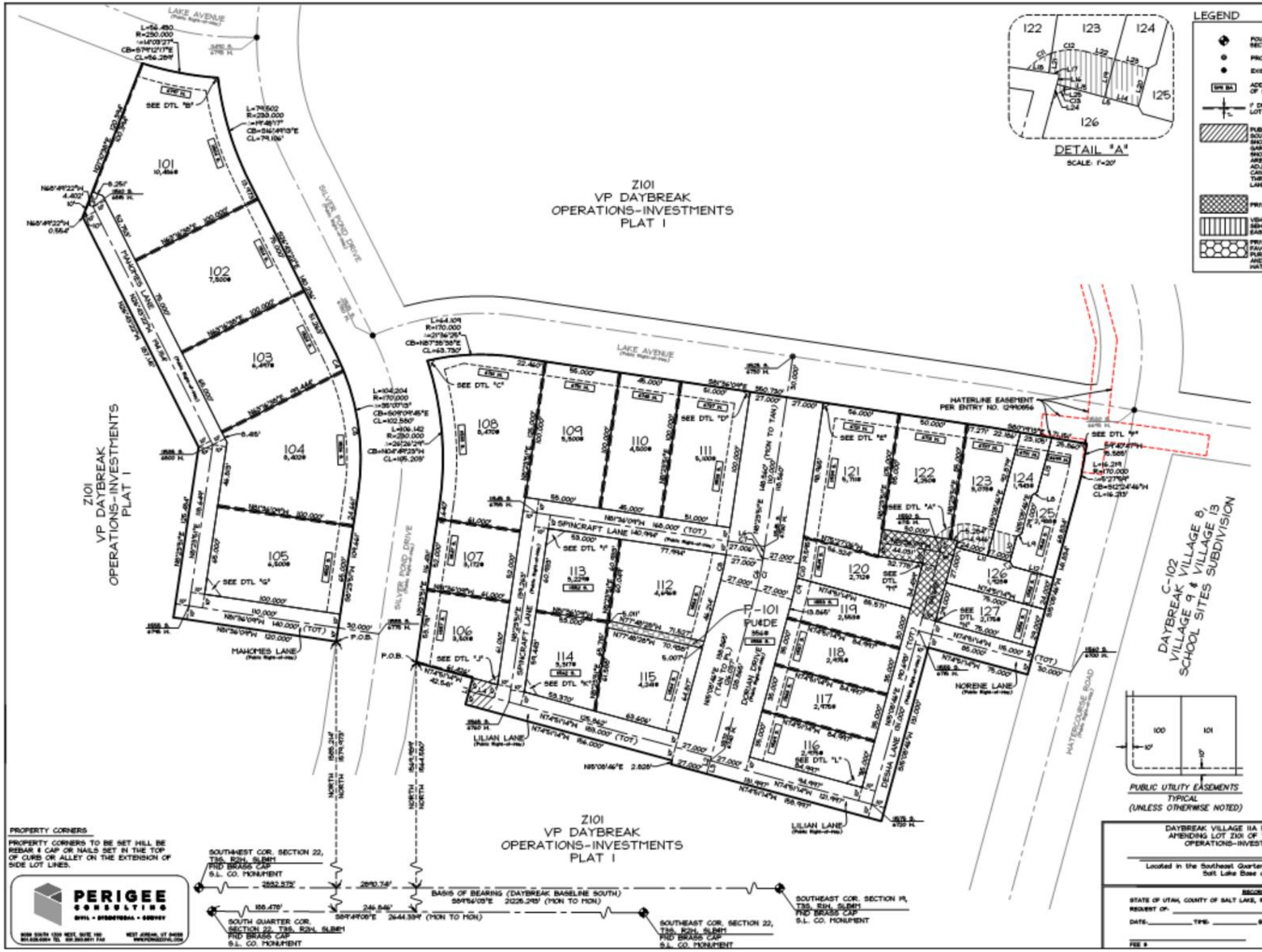
ALTERNATIVES:

- 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


Proposed
Daybreak Village
11A Plat 1
Future Docksider Dr.
Future Lake Avenue
Future Lake Ave
Future Silver Pond Dr.
Future Watercourse Rd.
Future Flying Fish Dr
Future Elementary
School Site
Future Meadow Grass Dr
Future Skip Rock Rd
Preliminary
Daybreak Village
11A Plat 1
Preliminary
West Village
Roadway Dedication
Birch Run Rd
Parsley Ln
Sugarcane Dr
Wild Carrot Ln
Privet Hedge Ln
Sunrise Field Dr
Pinckney Ln
Lake Ave
Chalmers Ln
Verdant Hills Way
Skyward Rd
Still Pond Ln
Prosperity Rd
Docent Ln
11800 S
Location Map


LAKE AVENUE
SILVER POND DRIVE
MAHOMES LANE
SPINCRAFT LANE
DOSHA LANE
LILIAN LANE
NORENE LANE
WATERCOURSE ROAD
Z101
VP DAYBREAK
OPERATIONS-INVESTMENTS
PLAT 1
DETAIL "A"
SCALE: 1"=20'
LEGEND
HATERLINE EASEMENT
PER ENTRY NO. 12990956
T-101
PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)
DAYBREAK VILLAGE 8,
VILLAGE 9 & VILLAGE 13
SCHOOL SITES SUBDIVISION
C-102
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.
SOUTHWEST COR. SECTION 22, T3S, R2W, SLBM
FND BRASS CAP
S.L. CO. MONUMENT
BASIS OF BEARING (DAYBREAK BASELINE SOUTH)
S89°56'05"E 2226.28' (MON TO MON)
SOUTHEAST COR. SECTION 19, T3S, R1W, SLBM
FND BRASS CAP
S.L. CO. MONUMENT
SOUTH QUARTER COR. SECTION 22, T3S, R2W, SLBM
FND BRASS CAP
S.L. CO. MONUMENT
SOUTHEAST COR. SECTION 22, T3S, R2W, SLBM
FND BRASS CAP
S.L. CO. MONUMENT
PERIGEE CONSULTING
CIVIL • GEOTECHNICAL • SURVEY
DAYBREAK VILLAGE 11A
AMENDING LOT Z101 OF
OPERATIONS-INVEST
Located in the Southeast Quarter
Salt Lake Base
STATE OF UTAH, COUNTY OF SALT LAKE,
REQUEST OF:
DATE: TIME:

Design Guidelines/Development Standards - DAYBREAK VILLAGE 11A PLAT 1

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.

	A. TOWNHOUSE	B. GREEN COURT/FLAG LOT	C. SMALL LOT	D. STANDARD LOT	E. LARGE LOT
1 LOT DIMENSIONS	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. 65', Max. 120' lot frontage
	Min. 50' lot depth	Min. 50' lot depth	Min. 50' lot depth	Min. 90' lot depth	Min. 90' lot depth
2 LOT COVERAGE	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, 10' 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, 20' 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, 20' 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. 10' 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	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. 4' garage setback from alley 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 alley 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 alley 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 alley if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 09/10/2019

Issue: **NIMA (NATIONAL INSTITUTE OF MEDICAL AESTHETICS) CONDITIONAL USE PERMIT AND SITE PLAN**
Address: 11701 S. 4000 W.
File No: PLSPR201900471
Applicant: Rick Frerichs, FFKR Architects

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

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** application PLSPR201900471 to allow construction of a commercial office building at 11701 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 / Commercial buildings under construction South – A-5 / Vacant land 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 commercial office building will be located in the Oquirrh Mountain Marketplace development at 11701 South 4000 West. The National Institute of Medical Aesthetics (NIMA) will be the sole occupant of the building. The building will house administrative offices for NIMA, a medical aesthetician school, and spa services for general public including laser beauty treatments, facials, manicures and pedicures, etc.

The 27,000 sq. ft. building will be three stories high. The building's exterior finish will include brick veneer, aluminum curtain wall system, metal panels and glass. It will be a west facing building.

There will be vehicular access from 4000 West but no direct access off Bangerter Highway. The building will be situated at the rear of the property, away from 4000 West, with a parking lot between the building and the street. The majority of parking will be west of the building. An ADA compliant pedestrian route will connect the building to the public sidewalk on 4000 West, and ADA compliant parking stalls will be south of the building.

Landscaping will consist of trees (both deciduous and evergreens), various types of shrubs and ground covers, and complies with City Code requirements. A berm will be installed along 4000 West to help screen parked vehicles from the street view off 4000 West. No sod will be installed with the project. A new six-foot vinyl fence will be installed along the south project boundary. There is an existing vinyl fence along the east boundary. No other fencing is existing or will be installed with the project.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- "Vocational/professional" use is listed as a conditional use in the P-O (Professional Office) zone. Staff has not found any detrimental effects associated with the use at this location and hence is not proposing any conditions of approval.
- 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 31, 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 aggregated 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
- Site Plan
- Architectural Site Plan
- Landscape Plan
- Elevations A201
- Elevations A202
- Color Rendering



Damir Drozdek, AICP
Planner III
Planning Department



Legend

STREETS

PARCELS

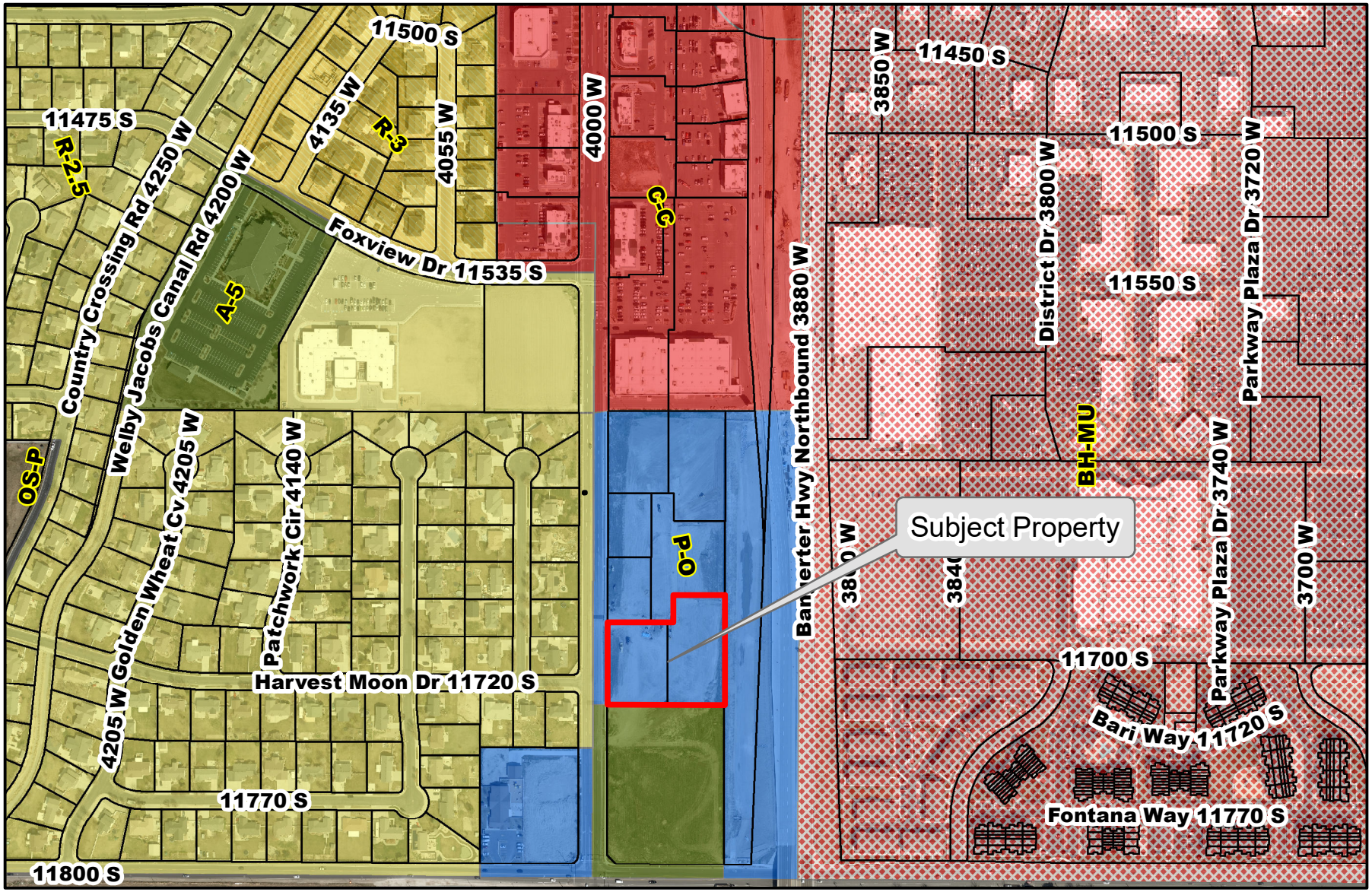
Aerial Map

City of South Jordan

0 130 260 520 780 1,040 Feet

Aerial Imagery
2018

ESRI



Legend

STREETS

PARCELS

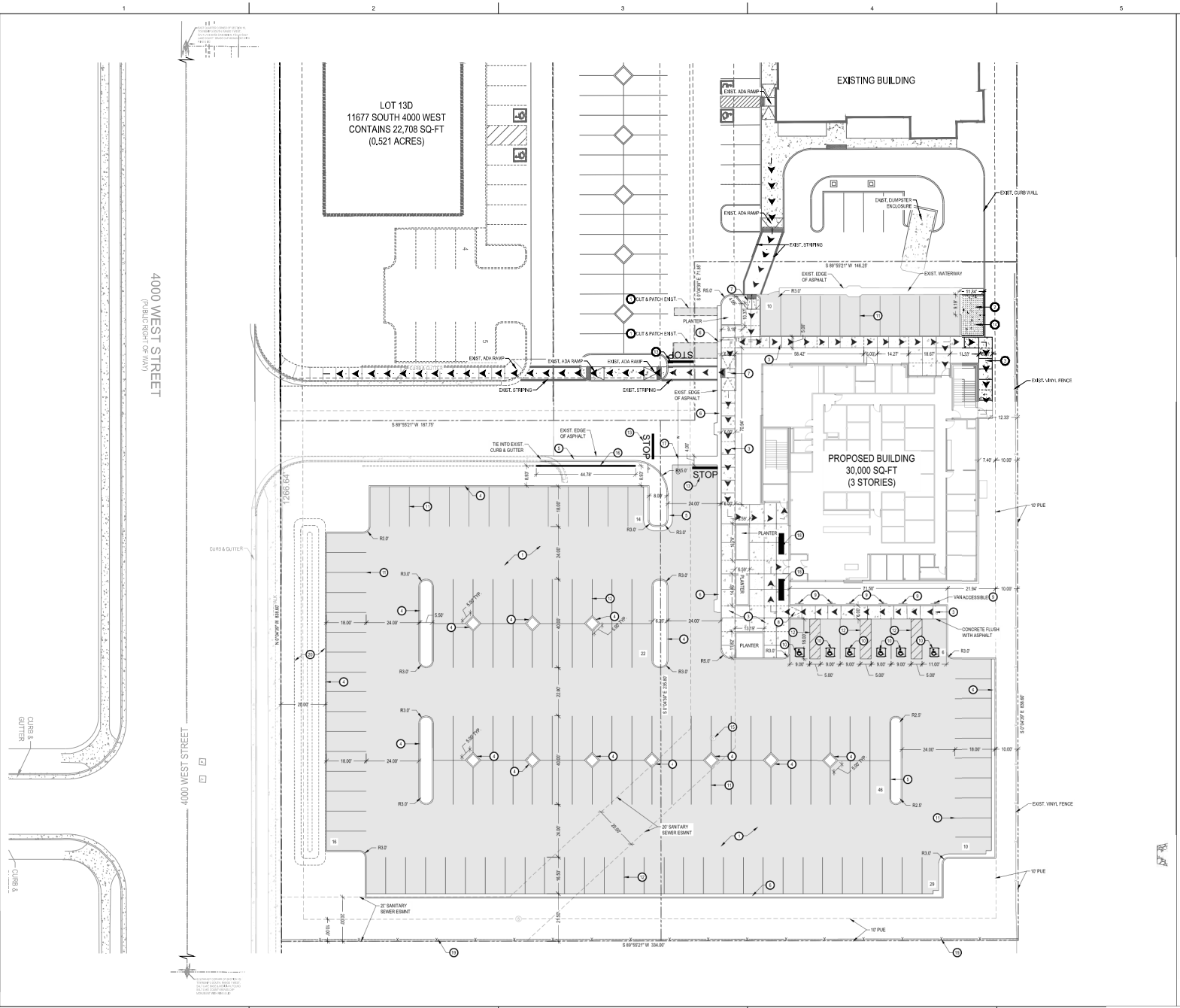
Zoning Map

City of South Jordan

0 130 260 520 780 1,040 Feet

Aerial Imagery
2018

ESRI



REFERENCE NOTES

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED

SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING

ALL WORK TO COMPLY WITH SOUTH JORDAN CITY'S STANDARDS AND SPECIFICATIONS

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL "A1", SHEET C5.01.
2. CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL "A2", SHEET C5.01.
3. CONCRETE SIDEWALK, PER APWA PLAN NO. 231 & 295.1, SHEET C5.11.
4. CONCRETE CURB WALL, SEE DETAIL "A3", SHEET C5.01.
5. 30" CONCRETE CURB AND GUTTER, SEE DETAIL "A4", SHEET C5.01.
6. 24" CONCRETE CURB AND GUTTER, SEE DETAIL "A5", SHEET C5.01.
7. ADA RAMP WITH DETECTABLE WARNING SURFACE, SEE APWA PLAN NO. 236.1, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL, SHEET C5.01.
8. ADA RAMP, SEE APWA PLAN NO. 235.3 "EXAMPLE 5", FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL WHERE NEEDED, SHEET C5.01.
9. ADA PARKING SIGN - VAN ACCESSIBLE PER PLAN, SEE DETAIL "M", SHEET C5.01.
10. PAINTED ADA SYMBOL, SEE DETAIL "A3", SHEET C5.01.
11. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
12. 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
13. PAINTED 12" WIDE SOLID WHITE STOP BAR AND WORD "STOP".
14. DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
15. ADJUST SANITARY SEWER MANHOLE TO FINISHED GRADE, SEE SHEET C2.01 FOR ELEVATION INFORMATION.
16. INTERLOCKING BLOCK RETAINING WALL, SEE DETAIL "A9", SHEET C5.03 FOR WALL DETAIL AND SHEET C2.01 FOR ELEVATIONS.
17. 48" WIDE CONCRETE WATERWAY, PER APWA PLAN NO. 211, SHEET C5.01.
18. BENCH, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
19. 6' VINYL FENCE, SEE ARCHITECTURAL PLANS FOR DETAILS.
20. BERM, SEE SHEET C2.01 FOR ELEVATIONS.

ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

City Engineer
City of South Jordan
Approved 08/19/2019
City Engineer

Blue Stakes of UTAH 811 — Bluestakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

FFKR ARCHITECTS
760 Pacific Avenue • Salt Lake City, Utah 84104
P 801.521.8185 • F 801.521.8184

NIMA

DD SET - 01.AUGUST.2019

LICENSED PROFESSIONAL ENGINEER
08/05/19
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

DATE REVISION

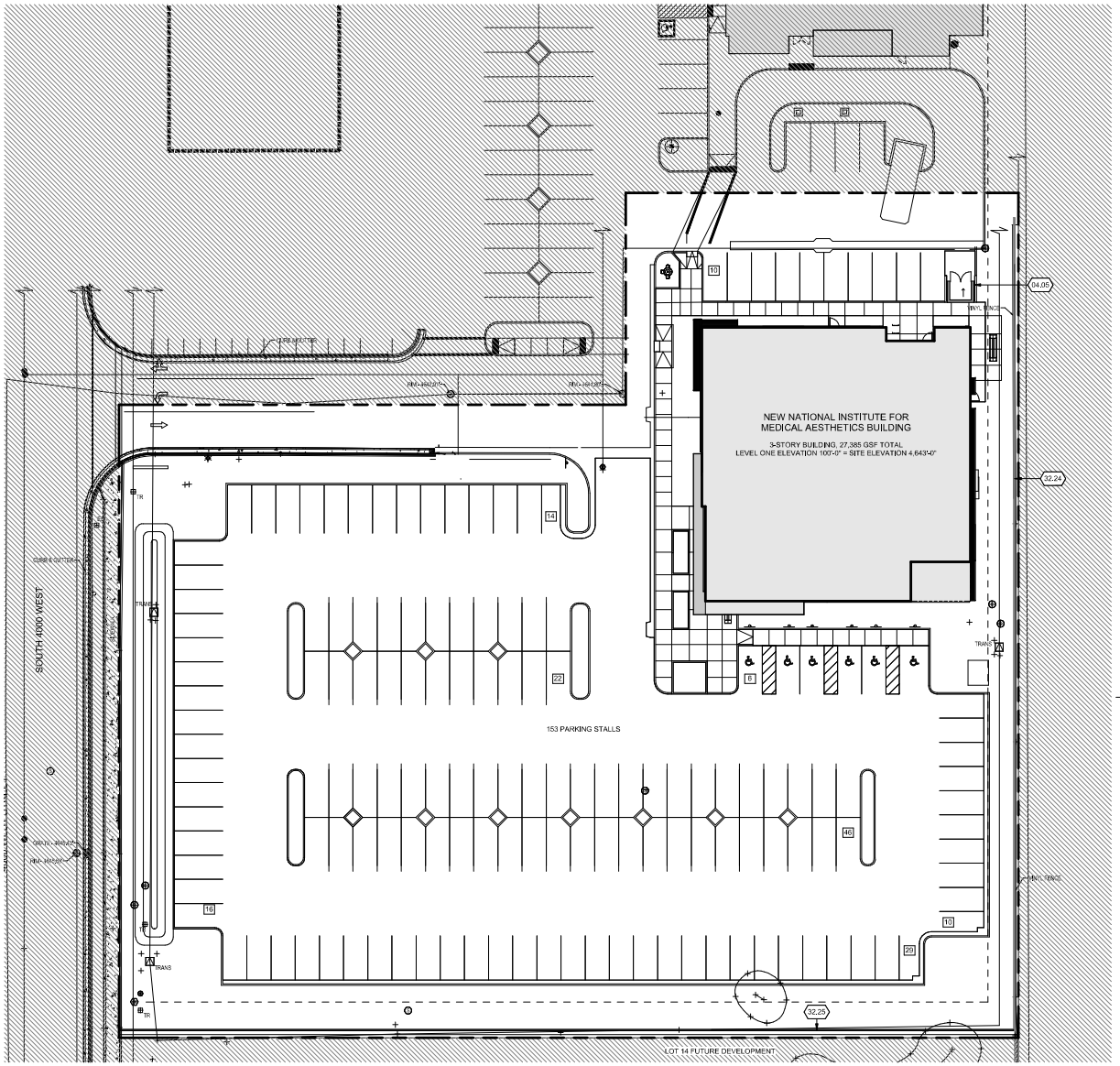
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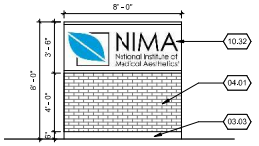
HORIZONTAL CONTROL PLAN

C1.01

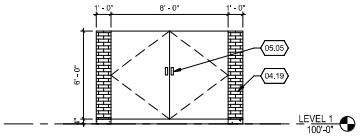
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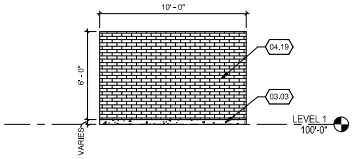
A1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



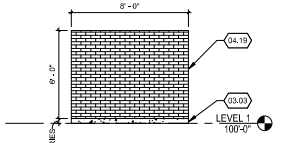
D5 MONUMENT SIGN
SCALE: 1/4" = 1'-0"



C5 TRASH ENCLOSURE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



B5 TRASH ENCLOSURE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



A5 TRASH ENCLOSURE
EAST & WEST ELEVATIONS
SCALE: 1/4" = 1'-0"

REFERENCE NOTES

03.03	CONCRETE FOOTING AND FOUNDATION
04.01	BRICK VENEER, PAINTED 'WHITE'
04.05	TRASH ENCLOSURE SEE ELEVATIONS
04.19	BRICK VENEER PAINTED WHITE OVER 8" CONCRETE MASONRY UNIT STRUCTURE
05.05	STEEL DOOR COLOR BLACK
10.32	48" TALL BACK-LIT, DIMENSIONAL LETTERS, WHITE FINISH
32.24	VINYL SITE FENCE, EXISTING
32.25	VINYL SITE FENCE, NEW TO MATCH EXISTING

SITE SUMMARY

Parking Analysis

Use	Building (GSF)	Chapter 16.26.040 Parking Ratio	Spaces Req.	Spaces Provided
Spa	9,295	1 Space: 300 GSF	31	31
Vocational School	9,190	1 Space: 100 GSF	92	92
Office	8,915	1 Space: 300 GSF	30	30
Total	27,385	(Average) 1 Space: 180 GSF	153	153

Accessible parking spaces required per IBC Table 1106.1: 6, including 1 Van Space
Accessible parking spaces provided: 6, including 1 Van Space

Site Plan Data

Area Type	Area Designed (SF)	% of Total Area
Total Parcel Area	90,153	100
Building Footprint	9,295	10
Landscaped Area	21,270	24
Paved Area	59,548	66

Building Use

The National Institute of Medical Aesthetics (NIMA) will occupy the entire proposed building. Level 1 of the proposed building will be used to provide spa services to NIMA students. Level 2 will be used for vocational school classes. Level 3 of the structure, facials, manicures, pedicures, and similar treatments. Levels 2 and 3 of the building will be used by NIMA for administrative offices serving their entire network of operations, as well as to provide teaching space to students who are enrolled in the NIMA training program.

Revised per July 03, 2019 South Jordan City Review Comments

GENERAL NOTES

1. -
2. -
3. -
4. -

SITE LEGEND

PROPERTY AND CONTRACT LIMIT LINE

AREA OUT-OF-SCOPE

EASEMENT LINE

PARKING STALL COUNT

14

300' VICINITY LINE

FFKR ARCHITECTS
780 Pacific Avenue • Salt Lake City, Utah 84104
O 801.521.0186 • FFKR.COM

NIMA BUILDING & SITE
11701 S 4000 W, South Jordan, UT 84095
MedSpa, Inc. d/b/a National Institute for Medical Aesthetics
SITE PLAN REVIEW - 11.JUNE.2019

STATE OF UTAH — RICHARD K. FRENCH — 191808 — LICENSED ARCHITECT

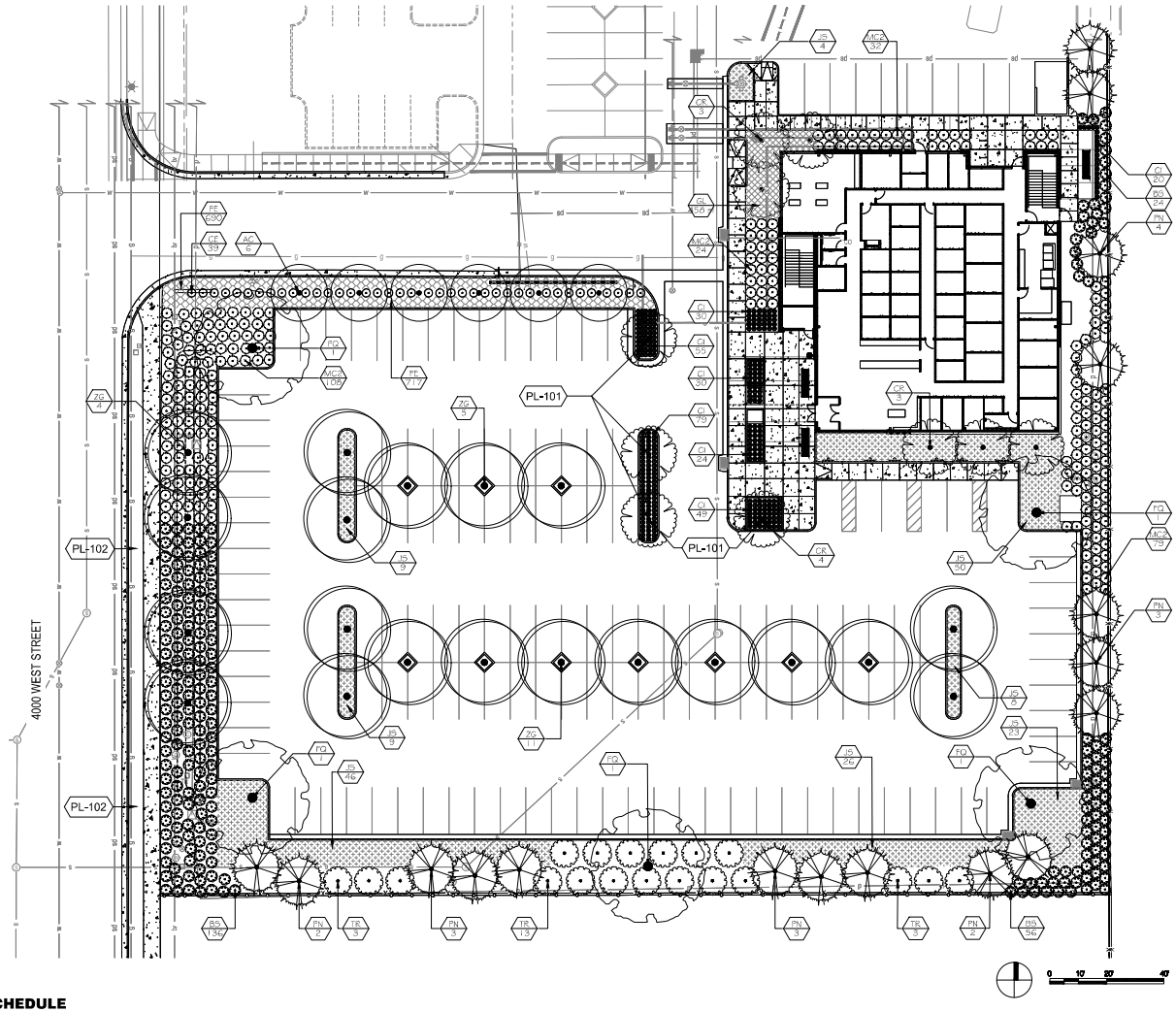
△ DATE REVISION

PROJECT NUMBER 19005

ARCHITECTURAL SITE PLAN

AS100

7/23/2019 10:12:27 AM



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	AC	Acer rubrum 'Columnare' Columnar Red Maple	2" Cal.	6
	CR	Cercis canadensis 'Royal White' Royal White Redbud	2" Cal.	10
	FQ	Fraxinus quadrangulata Blue Ash	2" Cal.	5
	PN	Pinus nigra Austrian Black Pine	7' minimum	17
	ZG	Zelkova serrata 'Green Vase' Sawleaf Zelkova	2" Cal.	20

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	BS	Buxus sempervirens American Boxwood	5 gal	216
	CE	Carex elata 'Bowles Golden' Bowles Golden Sedge	4"pot	39
	CI	Carex muskingumensis 'Ice Fountains' Sedge	4"pot	287
	MC2	Mahonia aquifolium 'Compacta' Compact Oregon Grape	5 gal	243
	TR	Taxus baccata 'Repandens' Spreading English Yew	5 gal	19

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	FE	Festuca glauca 'Elijah Blue' Blue Fescue	flat	12" o.c.	1,353 sf
	GL	Groundcover Mix 50% Delosperma cooperi 50% Veronica liwanensis	flat		458 sf
	JS	Juniperus conferta Shore Juniper	flat	60" o.c.	4,124 sf

LANDSCAPE CALCULATIONS:

- TOTAL OPEN SPACE: 80,818 SF
- LANDSCAPE REQUIRED(15%): 12,113 SF
- LANDSCAPE PROPOSED: 21,270 SF
- # OF TREES PROPOSED: 98
- # OF EVERGREEN TREES REQUIRED(30%): 17
- # OF EVERGREEN TREES PROPOSED: 17

City Engineer
City of South Jordan
Approved 08/19/2019
City Engineer

REFERENCE NOTES

PL-101 ALIGN TREES

PL-102 REPAIR-REPLACE SOD AS DIRECTED BY OWNER'S REP.

GENERAL NOTES

1. REFER TO CIVIL ENGINEERS UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY AS TO HOW TO PROCEED.
2. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE IMMEDIATELY PRIOR TO COMMENCING WORK.
3. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD, FOR CONTRACTOR TO THEN INSTALL.
4. VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED FOR OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS THEN GRAPHICS SHALL PREVAIL.
5. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
6. TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE AT NURSERY.
7. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
8. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
9. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS SHRUBS SO DESIGNATED PER THESE NOTES AND DRAWINGS.
10. FINISH GRADES OF SHRUB AREAS AND LAWNS/GRASSES SHALL BE 1 INCH BELOW ADJACENT PAVING OR EDGING.
11. PROVIDE BURLAP WRAPPING TO SECOND BRANCH WITH 50% OVERLAP.

FFKR ARCHITECTS
7760 Peoples Avenue | Post Lane City, Utah 84094
P 801.487.4184 | FFKR.COM

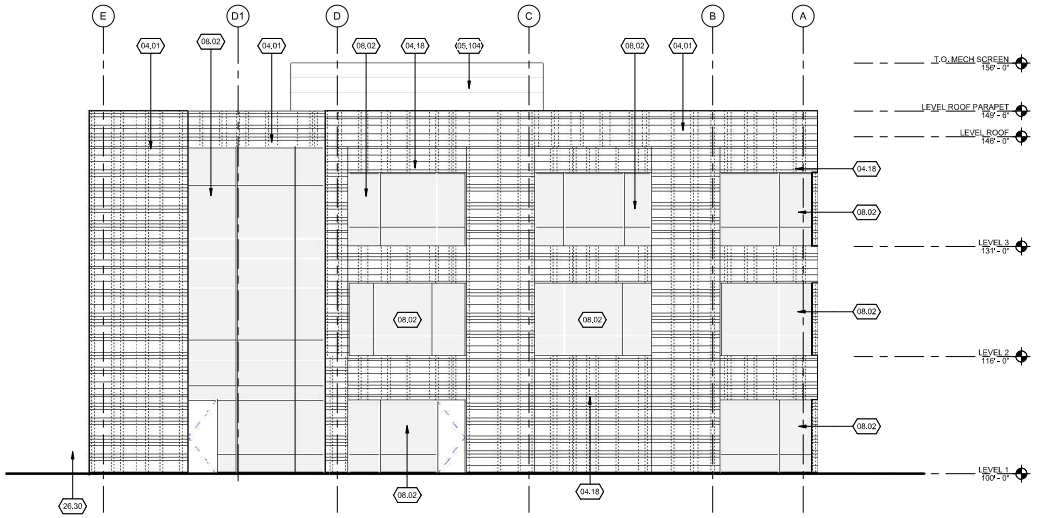
NIMA BUILDING & SITE
11701 S 4000 W, South Jordan, UT 84095
MedSpa, Inc. d/b/a National Institute for Medical Aesthetics
Site Plan Review - 9.AUGUST.2019

PROJECT # 19005
DATE ISSUE

LANDSCAPE PLANTING PLAN

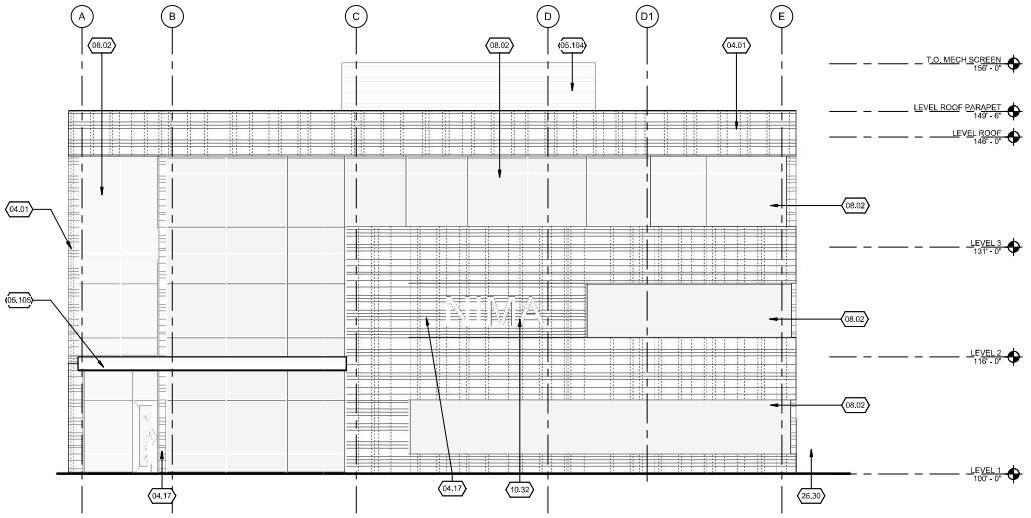
LA-500

File : X:\2019\19005 NIMAmds\02-Dwg\02-Sheets\S100 Site Plan\LA-500 Planting Plan.dwg Aug 09, 2019 - 3:07pm By: tcook



1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

REFERENCE NOTES

04.01	BRICK VENEER, COLOR 'WHITE'
04.17	STANDARD BRICK VENEER, COLOR 'PLATINUM'
04.18	BRICK VENEER, RECESSED 1", COLOR 'WHITE'
05.104	METAL PANEL SCREEN @ROOFTOP MECHANICAL, COLOR TO MATCH METAL-PANEL-CLAD ENTRANCE CANOPY
05.105	METAL-PANEL-CLAD CANOPY, COLOR 'SLATE GREY' OR 'BLACK' W/ CLEAR-FINISH RED CEDAR WOOD SOFFIT
08.02	ALUMINUM CURTAIN WALL SYSTEM, MULLION COLOR 'BLACK' OR 'SLATE GREY'
10.32	48" TALL BACK-LIT, DIMENSIONAL LETTERS, WHITE FINISH
26.30	ELECTRICAL CT, RE: ELECTRICAL SITE PLAN

FFKR ARCHITECTS
780 Pacific Avenue • Salt Lake City, Utah 84104
O 801.521.8166 • FFKR.COM

NIMA BUILDING & SITE
11701 S 4000 W, South Jordan, UT 84095
MedSpa, Inc. d/b/a National Institute for Medical Aesthetics
SITE PLAN REVIEW - 4.JUNE.2019

STATE OF UTAH — RICHARD K. FRENCH — 7931858 — LICENSED ARCHITECT

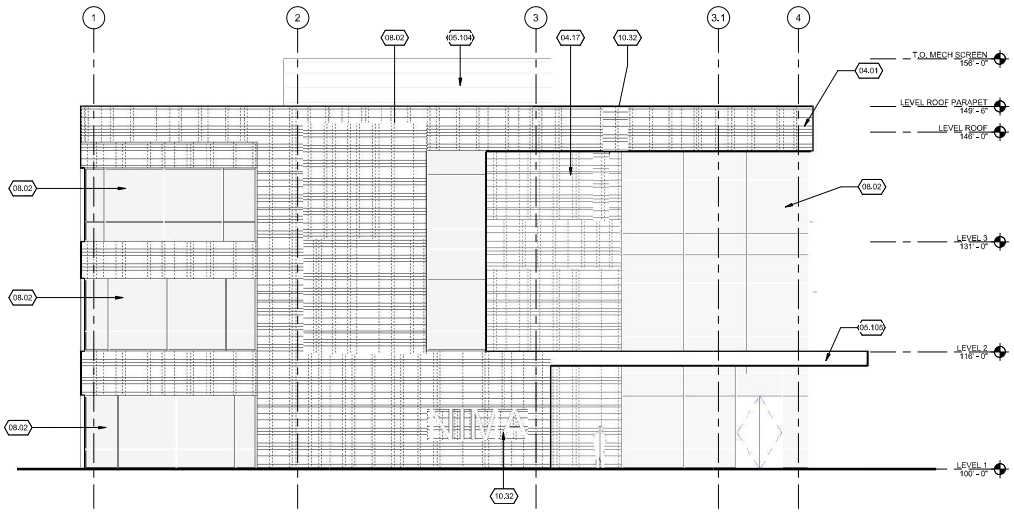
△	DATE	REVISION

PROJECT NUMBER 19005

EXTERIOR ELEVATIONS

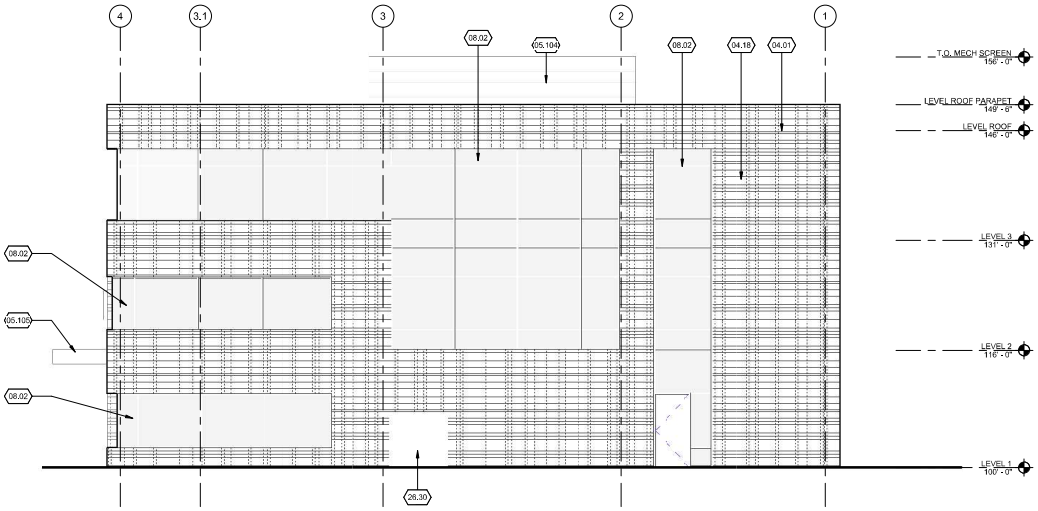
A201

6/11/2019 8:44:02 AM



2 WEST ELEVATION

SCALE: 1/8" = 1'-0"



1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

REFERENCE NOTES

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04.17	STANDARD BRICK VENEER, COLOR 'PLATINUM'
04.18	BRICK VENEER, RECESSED 1", COLOR 'WHITE'
05.104	METAL PANEL SCREEN @ROOFTOP MECHANICAL, COLOR TO MATCH METAL-PANEL-CLAD ENTRANCE CANOPY
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NIMA BUILDING & SITE
11701 S 4000 W, South Jordan, UT 84095
MedSpa, Inc. d/b/a National Institute for Medical Aesthetics
SITE PLAN REVIEW - 4.JUNE.2019

STATE OF UTAH
RICHARD K. FRISCHO
7731658
REGISTERED ARCHITECT

△ DATE REVISION

PROJECT NUMBER 19005

EXTERIOR ELEVATIONS

A202

6/11/2019 8:44:05 AM


NIMA
NATIONAL INSTITUTE OF MEDICAL AESTHETICS
NIMA
NIMA

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 9/10/2019

Issue: MONTE VISTA ELEMENTARY NEW ANTENNAS & EQUIPMENT (EXISTING SITE)
CONDITIONAL USE PERMIT

Address: 11121 South 2700 West
File No.: PLCUP201900469
Applicant: Craig Chagnon, Crown Castle
Submitted By: Brad Sanderson, Planner III

Staff Recommendation (Motion Ready): I move that the Planning Commission **Approve** File No. PLCUP201900469 to install new antennas as proposed.

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, the detrimental effect must be identified and be based on substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect. Furthermore, under City Code § 17.18.050.I:

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 permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection I.1 of this section.

3. No conditional use permit shall be revoked until after a public hearing is held before the city council. The permittee shall be notified in writing of such hearing. The notification shall state the grounds for complaint, or reasons for revocation, and the time and location of the hearing. At the hearing, the permittee shall be given an opportunity to be heard and may call witnesses and present evidence on his or her behalf. Upon conclusion of the hearing, the city council shall determine whether or not the permit should be revoked.

PROPOSAL & BACKGROUND:

Background:

The Monte Vista Wireless Communication facility initially received site plan and conditional use permit approval on October 10, 2006. Since the original approval the City amended the wireless communication ordinance in 2009 to require all ground equipment be located within a masonry building and include landscaping around the facility. Additionally, all antennas are required to be flush mounted (maximum 18" from edge of pole). However, in 2014 the Federal Communications Commission (FCC) issued an order allowing certain sites to make modifications under Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 (47 U.S.C. § 1455(a)) (referred to as "2014 FCC Order), as long as the proposed changes are not a "substantial change." If the proposed changes are not a substantial change, the proposal does not need to meet current City Code requirements.

Proposal:

Craig Chagnon with Crown Castle, on behalf of T-Mobile and South Jordan School District, is proposing to add one array of antennas between 45 and 55 feet high on an existing 70-foot-tall pole located at the Monte Vista Elementary School. All new ground equipment associated with the proposal will be located within the existing compound currently enclosed by a six-foot-tall masonry wall.

Federal Law:

Sites are eligible to make modifications to an existing structure without complying with City Code requirements if the proposed changes are not considered a "substantial change." A 2014 FCC Order states that "legal, non-conforming structures should be available for modification under Section 6409(a), as long as the modification itself does not 'substantially change' the physical dimensions of the supporting structure as defined here." *See* 2014 FFC Order, p. 86, ¶ 201).

The meaning of "substantial change" depends on whether the monopole is considered a tower or a non-tower structure such as buildings or poles. If the monopole is considered a tower, the proposal must meet all conditions of the original approval but can increase the height by 10% or 20 feet (whichever is greater) and can increase the width "from the edge of the tower more than 20 feet, or more than the width of the towner structure at the level of the appurtenance, whichever is greater." If the monopole is considered a non-tower, the proposal must meet all conditions of approval but can increase the height by 10% or 10 feet (whichever is greater) and can increase the width " if it would protrude from the edge of the structure no more than 6 feet."

Lastly, the 2014 FCC Order also allows the installation of more than the standard number of new equipment cabinets without being a substantial change if the cabinets no not exceed four cabinets.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- *Legal Nonconforming Status*. Because in 2007 City Code did not have width requirement and now City Code does, the structure would be considered legal non-conforming. Staff finds that the proposal is eligible for modifications under Section 6409(a) if the modifications does not "substantially change" the physical dimensions.
- *Tower vs Non-tower*. Federal law is not clear on what is a tower structure vs a non-tower structure. The only guidance we have is from the 2014 FFC Order that states non-towers structures could be "buildings and poles." Because the term "poles" is not defined by the FCC , Staff relies on the dictionary.com definition, which states that a pole is "a long, cylindrical, often slender piece of wood, metal, etc." Staff finds the structure would likely be considered a non-tower pole based on the dictionary definition.
- *Prior Conditions of Approval*. The following three conditions were made as part of the original site plan and conditional use permit approval in 2006:
  1- The proposed monopole, facility and related equipment shall comply with the standards set forth in Sections 17.112.030, 17.112.040, & 17.112.050.
  2- All reasonable efforts shall be made to mitigate the possible visual, audible and health effects of wireless communications equipment in the city.
  3- All South Jordan City Municipal Services, Public Safety, and Leisure Service Department requirements are met.

  Staff finds the proposal complies with the requirements for the original conditional use permit approval.
- *Height, Width, and Ground Cabinets*. The proposed changes (1) will not increase the height of the structure, (2) include an additional antenna array that protrudes from the structure 4'7," and (3) has one additional ground cabinet. The proposed changes are within the height, width, and number of ground equipment for non-tower poles allowed by Section 6409(a).

Conclusions:

Based on the findings and analysis listed above, Staff concludes that the proposal does not "substantially change" the structure. Thus, Section 6409(a) preempts the City from denying the application or attaching any conditions related to the height, width, or ground equipment.

Recommendation:

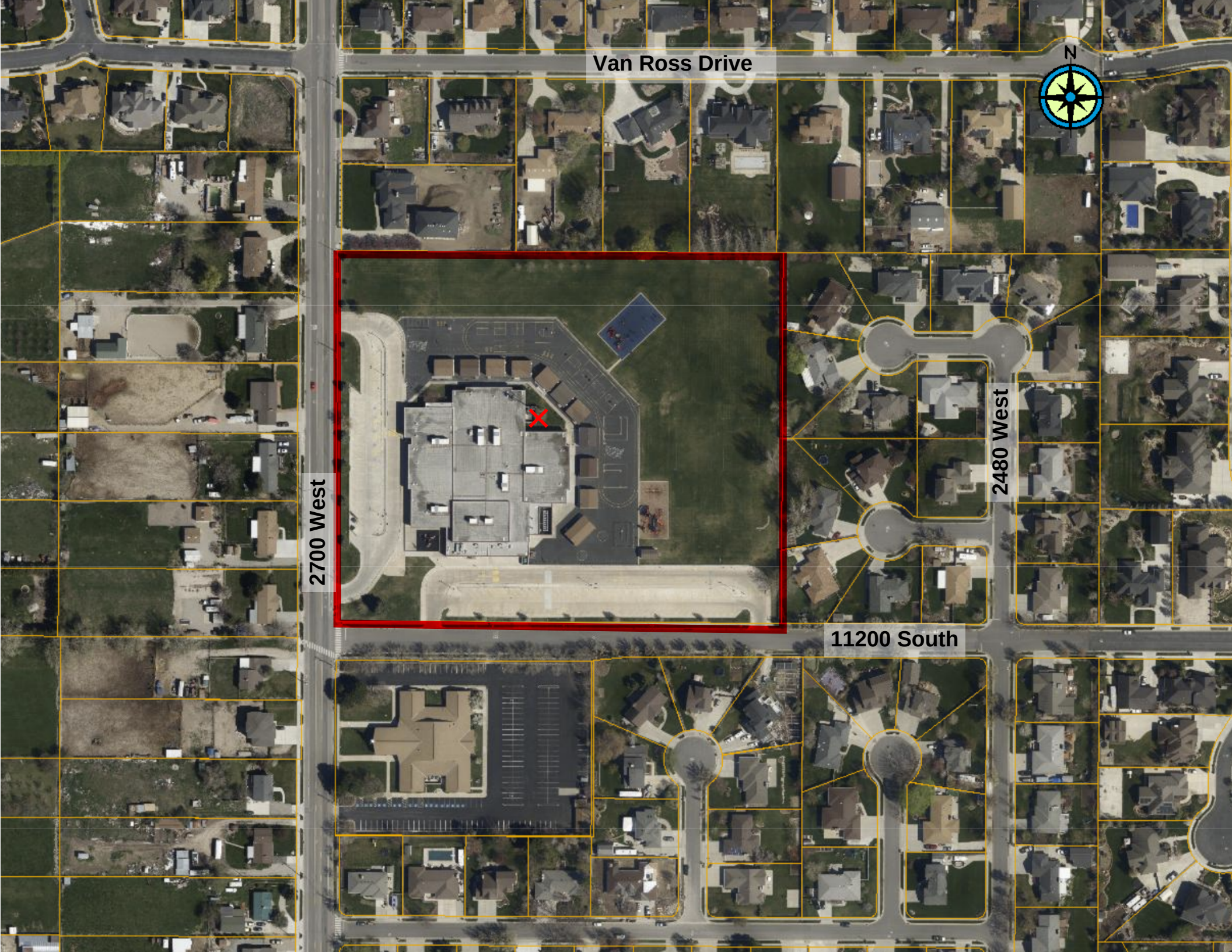
Staff recommends that the Planning Commission take comments at the public hearing and approve the Conditional Use Permit Application, File No. PLCUP201900469, as proposed, unless during the hearing facts are presented which contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

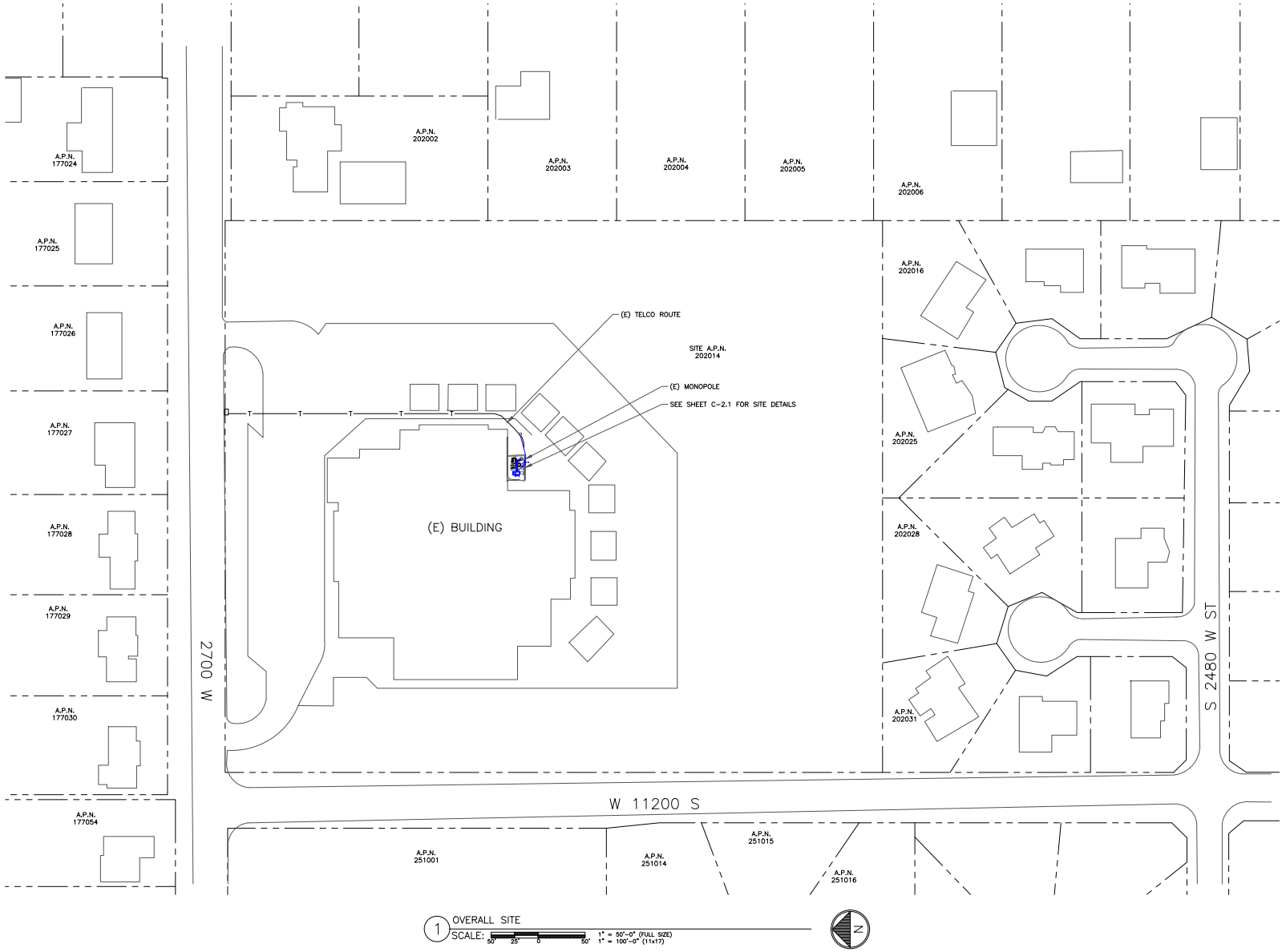
- Deny the Conditional Use Permit
- Make conditions for approval.
- Schedule the decision for a later date.

SUPPORT MATERIALS:

- Location Map
- Site Plan & Elevations
- 6409 Supplementary Application


Van Ross Drive
N
2700 West
2480 West
11200 South

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T-Mobile
121 W. ELECTION RD., SUITE 330
DRAPER, UT 84020

CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286

POD
POWER OF DESIGN
11490 BLUEGRASS PKWY
LOUISVILLE, KY 40299
502-437-5252

T-MOBILE SITE NUMBER:
SL09001C

BU #: **857315**
1700 WEST 11800 SOUTH

11121 SOUTH 2700 WEST
SOUTH JORDAN, UT 84095

EXISTING 69'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
B	11.10.18	EEW	PRELIMINARY	MEP
C	12.3.18	CT	PRELIMINARY	MEP
D	4.17.19	EEW	PRELIMINARY	MEP
E	5.8.19	TWG	PRELIMINARY	MEP
0	5.16.19	EEW	CONSTRUCTION	MEP
1	8.15.19	EEW	CONSTRUCTION	MEP

8/15/2019

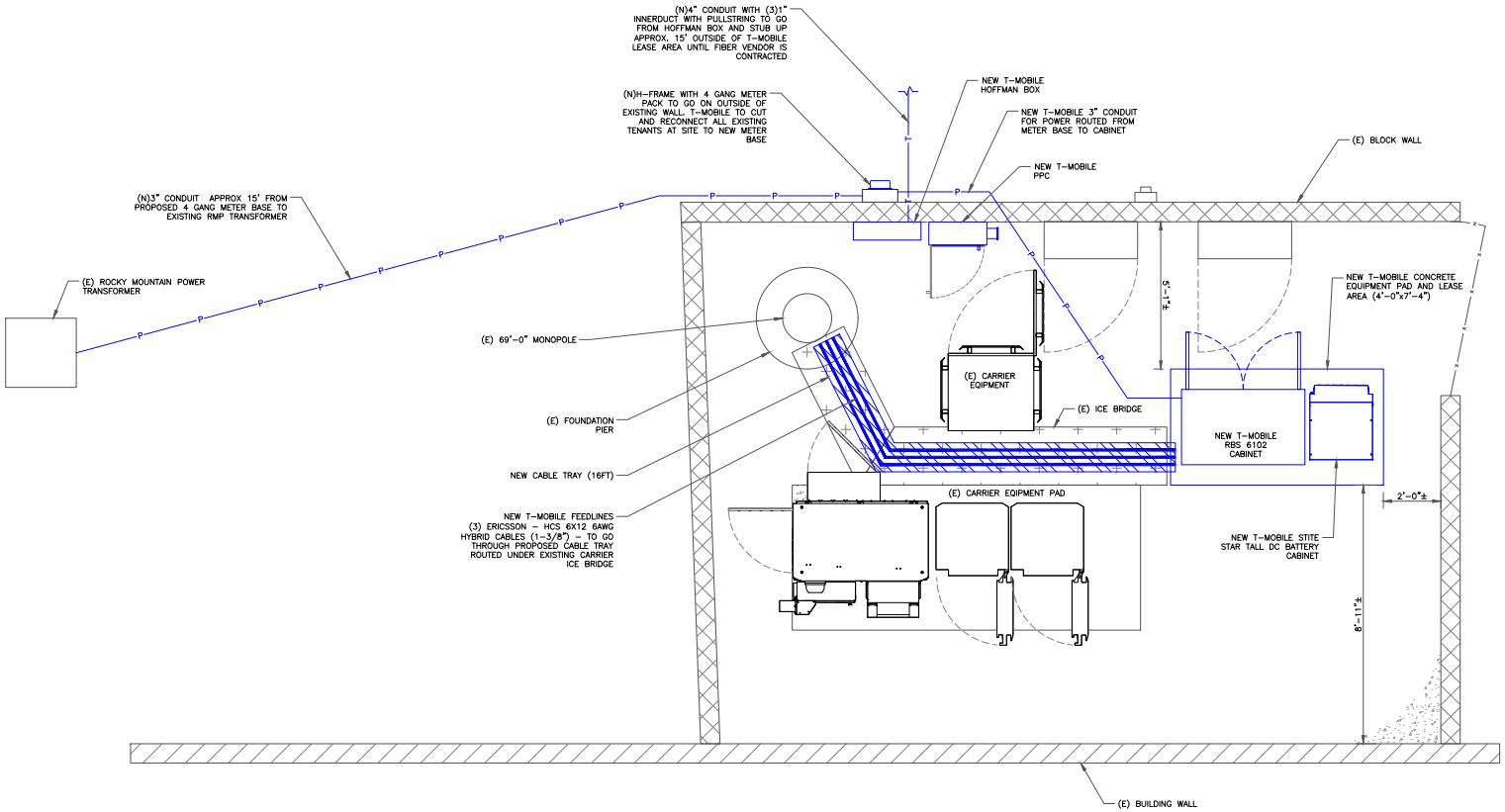


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SHEET NUMBER: C-1
REVISION: 1

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SURVEY AND CCI SITE CADS NOT AVAILABLE AT TIME OF REVIEW TO DETERMINE T-MOBILE PAD PLACEMENT.



1 PROPOSED EQUIPMENT PLAN

SCALE: 2 1 0 2' 1/2"=1'-0" (FULL SIZE) 1/4"=1'-0" (11x17)

N

T-Mobile

121 W. ELECTION RD., SUITE 330
DRAPER, UT 84020

CROWN CASTLE

2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286

POD
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8/15/2019

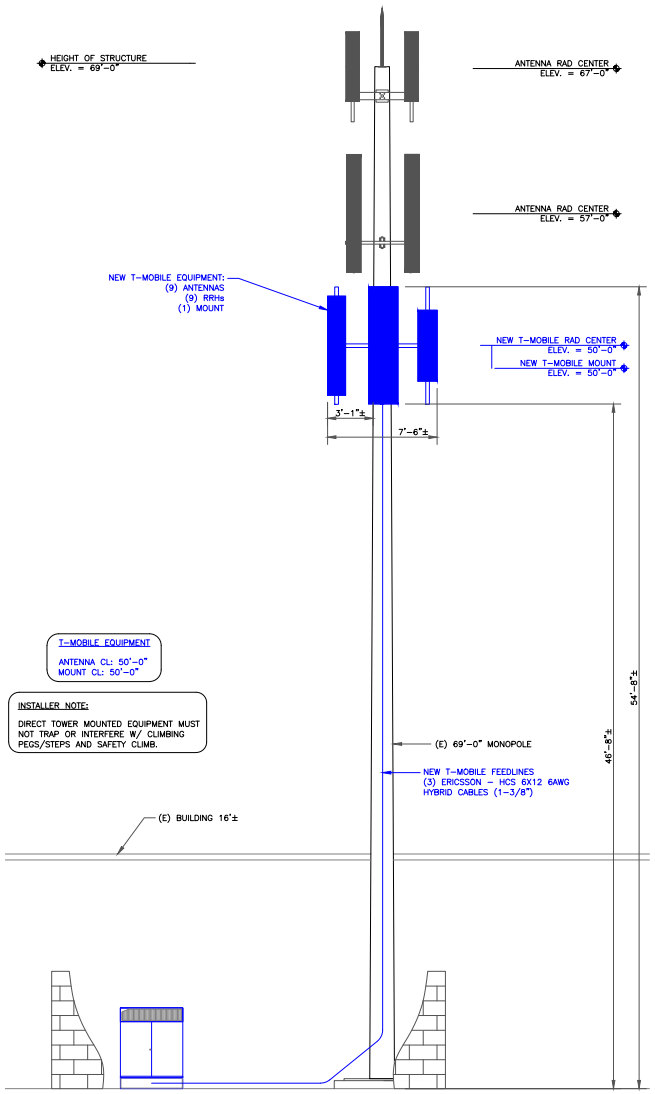
PROFESSIONAL ENGINEER
No. 970099-2202
MARK E. PATTERSON
STATE OF UTAH

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SHEET NUMBER: C-2.2

REVISION: 1

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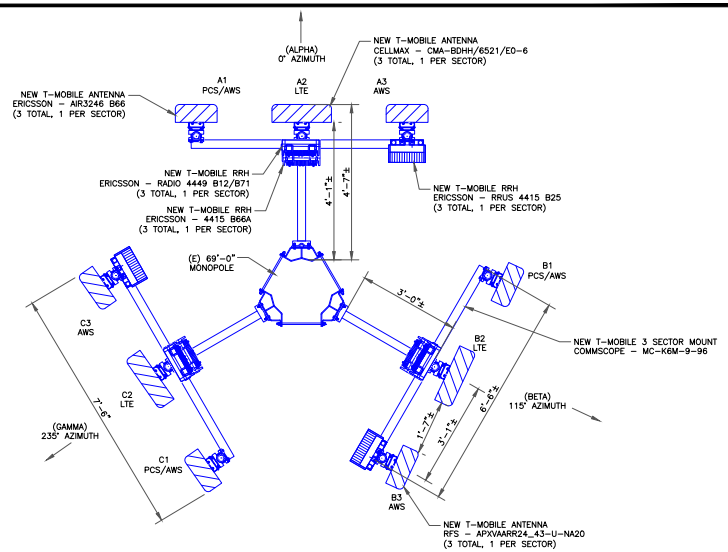


1 FINAL ELEVATION
SCALE: NOT TO SCALE

ANTENNA SCHEDULE

SECTOR	POS.	TECHNOLOGY	AZIMUTH	RAD CENTER	ANTENNA MANUFACTURER	ANTENNA MODEL	MECH. TILT	ELECT. TILT	TOWER MOUNTED EQUIPMENT	FEEDLINE TYPE
ALPHA	A1	PCS/AWS	0°	50'-0"	ERICSSON	AIR3246 B66	0	3	-	(1) 1⅝" HYBRID (100'-0")
ALPHA	A2	LTE	0°	50'-0"	RFS	APXVAARR24_43-U-NA20	0	6	(1) RADIO 4449 B12/B71, (1) RADIO 4415 B66A	(1) 1⅝" HYBRID (100'-0")
ALPHA	A3	AWS	0°	50'-0"	CELLMAX	CMA-BDHH/6521/E0-6	0	3	(1) RRUS 4415 B25	(1) 1⅝" HYBRID (100'-0")
BETA	B1	PCS/AWS	115°	50'-0"	ERICSSON	AIR3246 B66	0	3	-	-
BETA	B2	LTE	115°	50'-0"	RFS	APXVAARR24_43-U-NA20	0	6	(1) RADIO 4449 B12/B71, (1) RADIO 4415 B66A	-
BETA	B3	AWS	115°	50'-0"	CELLMAX	CMA-BDHH/6521/E0-6	0	3	(1) RRUS 4415 B25	-
GAMMA	C1	PCS/AWS	235°	50'-0"	ERICSSON	AIR3246 B66	0	3	-	-
GAMMA	C2	LTE	235°	50'-0"	RFS	APXVAARR24_43-U-NA20	0	6	(1) RADIO 4449 B12/B71, (1) RADIO 4415 B66A	-
GAMMA	C3	AWS	235°	50'-0"	CELLMAX	CMA-BDHH/6521/E0-6	0	3	(1) RRUS 4415 B25	-

2 ANTENNA SCHEDULE
SCALE: NOT TO SCALE



3 FINAL ANTENNA LAYOUT
SCALE: NOT TO SCALE

T-Mobile
121 W. ELECTION RD., SUITE 330
DRAPER, UT 84020

CROWN CASTLE
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8/15/2019

PROFESSIONAL ENGINEER
No. 970099-2202
MARK E. PATTERSON
REGISTERED

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SHEET NUMBER: C-3
REVISION: 1

Dawn R. Ramsey, *Mayor*
Patrick Harris, *Council Member*
Bradley G. Marlor, *Council Member*
Donald J. Shelton, *Council Member*
Tamara Zander, *Council Member*
Jason T. McGuire, *Council Member*

SOUTH JORDAN
UTAH

SECTION 6409(a) APPLICATION

PH: 801-446-HELP www.sjc.utah.gov

I. **Applicant Information**:

1. Applicant Legal and dba Name: T-MOBILE
2. Mailing Address: 12920 SE 38TH STREET
3. City, State, ZIP: BELLEVUE, WA 98006
4. Applicant Contact Name: Craig Chagnon / Crown Castle
5. Contact Phone Number: 801-979-9077
6. Email Address: craig.chagnon@crowncastle.com

II. **The Project and Property Information**:

1. Project Address: 11121 SOUTH 2700 WEST
2. Property Owner: JORDAN SCHOOL DISTRICT
3. Assessor's Parcel Number: 27-21-202-014-0000

III. **Eligible Facilities Request**:

1. Please circle all that apply. The project for an existing: tower, pole (utility or non-utility), base station, roof mount antenna, or wall mount antenna.
2. Check all of the following that accurately describes the requested project:

☒ Collocation of new transmission equipment;

☐ Removal of transmission equipment; or

☐ Replacement of transmission equipment.

IV. **Modifications to the Project**:

1. Is the project located on private property or public ROW? Private
2. What date was the project originally built? ~ 06/2007
3. What was the project's original height and width? 69' / 6'-6"
4. What date was the project's last modification? 2017
5. What is the project's current height and width? 69' / ~12.5'
6. What is the project's proposed height and width? 69' / ~12.5'
7. Does the project have preexisting cabinets? Yes
   a. If yes:
      i. Is the project requesting more than four cabinets? No
      ii. Does the proposed cabinets exceed 10% of existing cabinet? No
8. Does the proposal entail any excavation or deployment outside the current site? No
9. Does the proposed project defeat concealment elements? No
10. Does the proposed project comply with conditions associated with the sitting approval of the construction or modification of the proposed project? Yes

V. **Compliance with City Code**:

1. Is the site area being expanded (if so, list both existing and proposed square footage)? No

* 2. Is all of the ground equipment associated with commercial antennas placed within a below grade vault or completely enclosed and screened from view within a solid decorative masonry building with trees, landscaped berms, and/or other landscaping materials. Yes

3. Does the existing and proposed site area include a six foot (6') solid decorative masonry wall or other suitable fence? Yes

4. Is all of the ground equipment located within buildings not exceeding seven hundred fifty (750) square feet in area nor twelve feet (12') in height and secured with a lock?

5. Is the project located at least one mile from the nearest monopole? No

6. Is the projected located closer than 150 feet from any street ROW? No

7. Is the proposed monopole less than 100' in height? Yes

8. What is the distance from the project to the closest residential property line? 269

9. Does the proposed antennas and equipment have nonreflective galvanized or powder coated surfaces with unobtrusive colors? Yes

10. Are the existing pole mounted antennas flush mounted to the pole (i.e. projecting no more than 18" away from the side of the pole to which the antennas are attached)? No

11. Are the proposed pole mounted antennas flush mounted to the pole (i.e. projecting no more than 18" away from the side of the pole to which the antennas are attached)? No

VI. **Attachments**:

1. **Required**. Please attach **all** of the following documents to this application: original approval documents; prior modification documents; and proposed site plan for project.

VII. **Certification**:

1. By signing this application, I certify that: (1) the information provided is true and correct to the best of my knowledge; (2) I have owner(s) permission to submit this application; (3) I understand that the City of South Jordan may require additional information before receiving approval for the above request; and (4) I agree to hold harmless the City as to any claim (including costs, expenses and attorney's fees incurred in the investigation of such claim) which may be made by any person, including myself, and against the City, but only where such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information provided to the City as a part of this application.

Craig Chagnon
Applicant Signature

Craig Chagnon
Print Name

07.31.2019
Date