

**AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
6:30 P.M.
September 24, 2019**

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, SEPTEMBER 24, 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 Training Minutes from the Meeting held on September 10, 2019
- D. Approval of the Planning Commission Meeting Minutes held on September 10, 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: UNIQUE AUTO BODY
SITE PLAN/CUP
Location: 11581 S. Redwood Road
File No: PLSPR201900482
Applicant: Adam Ashby**

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

**B.1 Issue: WESTWOOD HEIGHTS
LAND USE AMENDMENT & REZONE
Location: 3667 West 12000 South
File No: PLZBA201900483
Applicant: Leslie Mascaro, Wright Development**

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)**

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 19th day of September 2019.



Anna M. West, CMC
South Jordan City Recorder

CITY OF SOUTH JORDAN
PLANNING COMMISSION TRAINING MEETING
COUNCIL WORK ROOM
September 10, 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, Deputy Recorder Cindy Valdez

5:30 P.M.

**PLANNING COMMISSION TRAINING
COUNCIL WORK ROOM**

I. GENERAL BUSINESS

- A. Welcome and Roll Call
- B. Motion to Approve Agenda

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

- A. Open Meetings Training, Land Use & Ethics. – by Staff Attorney Todd Sheeran

Staff Attorney Todd Sheeran presented the Open Meetings and Land Use & Ethics Training to the Planning Commissioner's (Attachment A).

ADJOURNMENT

Commissioner Holbrook motioned to adjourn the September 10, 2019 Planning Commission meeting. Commissioner Ellis seconded the motion. Vote was unanimous in favor.

The September 10, 2019 Planning Commission Study Meeting adjourned at 6:27 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez.

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
September 10, 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, Deputy Recorder Cindy Valdez

Others: Staci Christensen, Leesa Myers

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 at tonight's meeting.

B. Motion to Approve Agenda

Commissioner Ellis motioned to approve the September 10, 2019 Planning Commission Agenda. Commissioner Morrissey seconded the motion. Vote was unanimous in favor.

C. Approval of the Minutes from the Meeting held on August 27, 2019

Commissioner Holbrook made a motion to approve the August 27, 2019 Planning Commission Meeting minutes with corrections. Commissioner Ellis seconded the motion.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

City Planner Greg Schindler said coming up on October 3rd and 4th the Utah State American Planning Association Chapter has their fall conference, and this year they will be holding it at the Viridian Event Center in West Jordan. The planning departments from the southwest valley will be helping with this conference, and our City will be involved too. We have to pay to attend, but this year they are offering a group rate for our City Council, Planning Commissioner's, and any non-fulltime staff for \$250 dollars. If any of you would like to attend, please let me know by the next meeting, or as soon as possible and we will get you signed up for the conference. The deadline is September 27, 2019, but I will be out of town that week, so if you can let me know as soon as possible, that would be great.

Chairman Jolley said our Joint City Council and Planning Commission Meeting is on October 1, 2019 at 4:30 pm, and we will be discussing the General Plan. If you are interested, the General plan was released today on the City website for your viewing.

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 11A PLAT 1
PRELIMINARY SUBDIVISION
Location: 6770 West 11440 South
File No: PLPP201900454
Applicant: Daybreak Communities**

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

Gary Langston, Daybreak Communities (applicant) – said I thought I would give you a little more background on this item. We have different segmentations in Daybreak that you may, and may not be aware of, and this area is our luxury area on the island, versus the value area that we have in Village 8. This is really a continuation of Village 5, and these 27 lots will mostly be a model home park. They will open probably this time next year, or maybe as early as August depending on how early we can get started in the spring. We will also continue to develop additional plats on top of that. You have probably seen some information on our website about our watercourse, and a future community center. The Community Center will be directly north of the school site in the odd shape parcel, and the water will come into that area to the north. We are jumping quite a ways out to the west, and the gap between prosperity, and the future elementary site, will be some higher density housing, and even some commercial in the future. Other than the island we are built-out with single family home lots on the east side of Daybreak, so this is really the focus of the development for the west side for the next several years.

Commissioner Hollist said what is the building plan on the future school site, and does the school district already own it.

Mr. Langston said the school district already owns it, and they have purchased three sites on the west side.

Commissioner Hollist said it looks like you have jumped out here because this is going to be a model home for the area, but why do you come with such small increments when you submit these applications?

Mr. Langston said a lot of it has to do with the time of year they come about, and how quickly we can get something built.

Commissioner Holbrook said at one point you were building about 800 to a 1,000 homes per year, about where are you at now?

Mr. Langston said in August we sold 82 homes, and that was our best month in the history of Daybreak. I think that because it is a buyers-market, and interest is good, I would say we are at about 800 to 1,000 homes per year. If we keep selling 82 homes a month or more, we would exceed that amount.

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)

Commissioner Holbrook motioned to approve File No. PLPP2019004564 as proposed. Commissioner Ellis seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

**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**

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

Chairman Jolley said this is a conditional use permit because it is in the professional office zoning, and it is a spa facility, is that right.

Staff Attorney Sheeran said when I reviewed this it was just the school portion, the spa is a permitted use in the PO Zone.

Chairman Jolley opened the Public Hearing to comments.

Staci Christensen, South Jordan – said I was here a couple of weeks ago at the meeting for the Texas Roadhouse and the traffic issue. I would like to put that bug in your ear again about the traffic increasing in this area with these two big buildings. Since the last meeting, we have been inundated with the bright Vegas neon lights that were turned on from the Davis Center, so I would like to know what will go on with the lighting here.

Chairman Jolley closed the Public Hearing.

Matt Bensen, (Owner) – said we are currently in River Park and we have a facility that is about 1,500sq.ft. This facility will be almost double in size to what we have now. We love being in South Jordan, and we would like to stay in South Jordan. We have outgrown our space, so we are looking to move here on this piece of land, which we think it is a perfect fit for us. Our students come from all over the area, and many of the students find residence in Daybreak. Many of the students are young, so they carpool or take public transportation, so we are confident that the parking will be sufficient for our needs, and be more than accommodating. We are not like a restaurant where they have rush hour times. Our flow is steady through the day, because we have morning, mid-day, and night classes, as well as online classes. We have a good mix and a steady flow of spa cliental that come s in for services. We are busy from about 8:30 am to 4:30 pm, and it really slows down after that. We have always been good neighbors, and we bring in a high end cliental. We are excited to be here, and we are excited to stay in South Jordan. I am here to answer any questions that you may have for me.

Commissioner Ellis said would you address how the building is going to be lit up from the outside.

Mr. Brensen said I will have Rick Frerichs address the lighting.

Rick Frerichs, FFKR Architects (applicant) – said we have no ground lights in our plans. The parking lot is lit to the requirements of the City Code. The lettering will have a faint background lighting, but we have not applied for our sign permit yet. Any other lighting that spills out will come from within the building. The windows should have a slight tint to them so the lighting should be muted. This is not a restaurant, so it is not lit up with glitzy lighting.

Commissioner Holbrook said if this application were approved, when would the construction begin, and end.

Mr. Brensen said it would be about 12 months.

Commissioner Holbrook said this is a very attractive building.

Chairman Jolley said how many students do you typically have in your school?

Mr. Brensen said we have approximately 170 students enrolled, but they are not all there at the same time. We have more and more of our online classes that are very popular, which is great for us because they are in the space even less, so instead of them being in school 5 days a week, they are required to physically be in class 2 days a week. I would say that at our busiest time, the most we would have is about 80 students.

Chairman Jolley said do you know how many client appointments would have in a day.

Mr. Brensen said about 15 to 20 spa clients, if it is busy.

Commissioner Hollist said do we have an ordinance that regulates the lighting.

Planner Schindler said yes we do. The applicant is required to submit a photometric plan, and they should have already submitted one for the building they are currently in at River Park.

Mr. Brensen said if Ms. Christensen is concerned about the sign lighting, she could go look at the signage on our current building. It is located right next to the restaurant Tsunami in River Park. That would give you a good idea of the lighting. It is a back lit bluish tint, and it is discrete.

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

Commissioner Ellis motioned to approve application PLSPR201900471 to allow construction of a commercial office building at 11701 S. 4000 W. Commissioner Holbrook seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

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

Staff Attorney Todd Sheeran reviewed background information on this item from the staff report.

Craig Chagnon, Cottonwood Heights – said there isn't anything unusual about the request that is being made; it is a straightforward co-location. T-Mobile has identified a need for more service in this area, and so they want to bring their business here. They want their telecom equipment to meet their customer's demands. The 6409 is quite complicated. Essentially, what it does is enable the deployment of wireless infrastructure nationwide. In the bigger picture, the 6409 is part of the middle class taxpayer relief act from 2011. It has been around for a little while, they have finally codified it and it is being used in many jurisdictions, and communities. What we have here is a really good tower. Originally, it was approved by the school district, and now we have Sprint and AT&T at higher rad centers. The overall height of the antenna is not increasing, it will stay the same at 69ft. T-Mobile is going in at 50ft., and the width will mirror what is already there.

Chairman Jolley said there is an existing lease, so does Crown Castle own the lease, and you have different providers on the pole.

Mr. Chagnon said yes. Crown Castle is one, or two of the largest cell tower owners in the nation, so that is our tower. We take great care of it. It is an important asset.

Commissioner Hollist said have you already received approval from the school district.

Mr. Chagnon said yes we have. We have a clause in our lease that anytime a new tenant comes on the pole we need to get approval from Jordan School District.

Commissioner Hollist said what is your timeline for doing this? I am aware that this school is currently in an expansion, so how long will your construction impact their construction.

Mr. Chagnon said I am not sure what the impact would be. I think we would plan our construction schedule, and coordinate with the school, which is required in the lease anyway.

Chairman Jolley said what I have seen in the past, is the work is being done on the weekend when the kids are not in school.

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

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

Commissioner Ellis motioned to approve File No. PLCUP201900469 to install new antennas as proposed. Commissioner Holbrook seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

None

VIII. OTHER BUSINESS

None

ADJOURNMENT

Commissioner Holbrook motioned to adjourn the September 10, 2019 Planning Commission meeting. Commissioner Ellis seconded the motion. Vote was unanimous in favor.

The September 10, 2019 Planning Commission Meeting adjourned at 7:17 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez.

UNAPPROVED

SOUTH JORDAN CITY

Meeting Date: 9/24/2019

**Application: UNIQUE AUTO BODY EXPANSION
SITE PLAN/CUP**

Address: 11581 S. Redwood Road

File No: PLSPR201900482

Applicant: Adam Ashby, Unique Auto Body

Submitted By: Greg Schindler, City Planner
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready):

Approve file no. PLSR201900482 for the construction of a new auto body repair building at 11581 S. Redwood Road as presented to the Planning Commission.

ACREAGE: Approximately 2 acres

CURRENT ZONE: MU-South

CURRENT USE: Vacant

FUTURE LAND USE PLAN: Corridor

NEIGHBORING

LU DESIGNATIONS,

(ZONING)/USES

North - Corridor, (MU-South) / Auto Body Repair

South - Corridor, (MU-South) / Vacant

East - Corridor, (MU-South PD) / Vacant

West - Corridor, (MU-South) / IHC Office-Distribution-Retail

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, 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. Further, under City Code Section 17.84.090.A:

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 A of this section.

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.

BACKGROUND:

Adam Ashby, representing Unique Auto Body, has filed an application for review and approval to construct a new auto body repair building at 11581 S. Redwood Road. The site is immediately south of the existing Unique Auto Body building. The proposed building and associated parking lot will not replace the existing, but rather be an expansion of the business. Unique Auto Body's existing site was approved in 2004 and since then the business has outgrown the original property boundaries. The original approval required all vehicles being repaired or waiting to be repaired be stored within the building or within an enclosure concealing them from view. The parking of vehicles outside has been an issue for some time. Within the last year, Unique has acquired approximately three additional acres, south and east of their property, of which approximately two acres will be for expansion of their business. There are no imminent plans to develop the remaining acreage that will be south of the new road.

ANALYSIS:

The proposed site plan includes a new 18,000 sq. ft. building that will be located immediately south of the existing site and 156 enclosed parking spaces for employee vehicles and customer vehicles waiting for repair.

Access: Access to the new site will be from the existing site and from a new road running east-west along the south side of the proposal site. The new road will be constructed by the developers of the Ridgepoint subdivision to the east. There will be no additional access from Redwood Road.

Architecture: The Architectural Review Committee (ARC) reviewed the design and proposed materials of the new building on September 11, 2019 and recommended approval to the Planning Commission. The building will be constructed primarily of integrally colored tilt-up concrete panels, Aluminum Composite Metal (ACM) panels and glass. The rear of the building (not visible to the street) will include several roll up doors painted to match the building color. The doors will provide vehicle access from the parking area to body repair area within the building.

Fencing and Landscape: A six ft. tall decorative precast concrete wall will be installed around the vehicle parking/storage areas as shown on the attached landscape plan. Fifteen percent of the site is required to be landscaped. The landscape plan shows approximately sixteen percent of the site is landscaped area.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The MU-South Zone allows auto body repair as a conditional use.
- Staff reviewed the proposed expansion of the Unique Auto Body business for potential detrimental effects and found none that would require mitigation beyond what is already required by City ordinances.
- Notice of the public hearing was properly sent to property owners within 600 ft. of the site as required by South Jordan Municipal Code.
- Staff received a complete application on July 3, 2019.
- The City Engineer approved and signed the civil drawings for this project on September 16, 2019.

Conclusion:

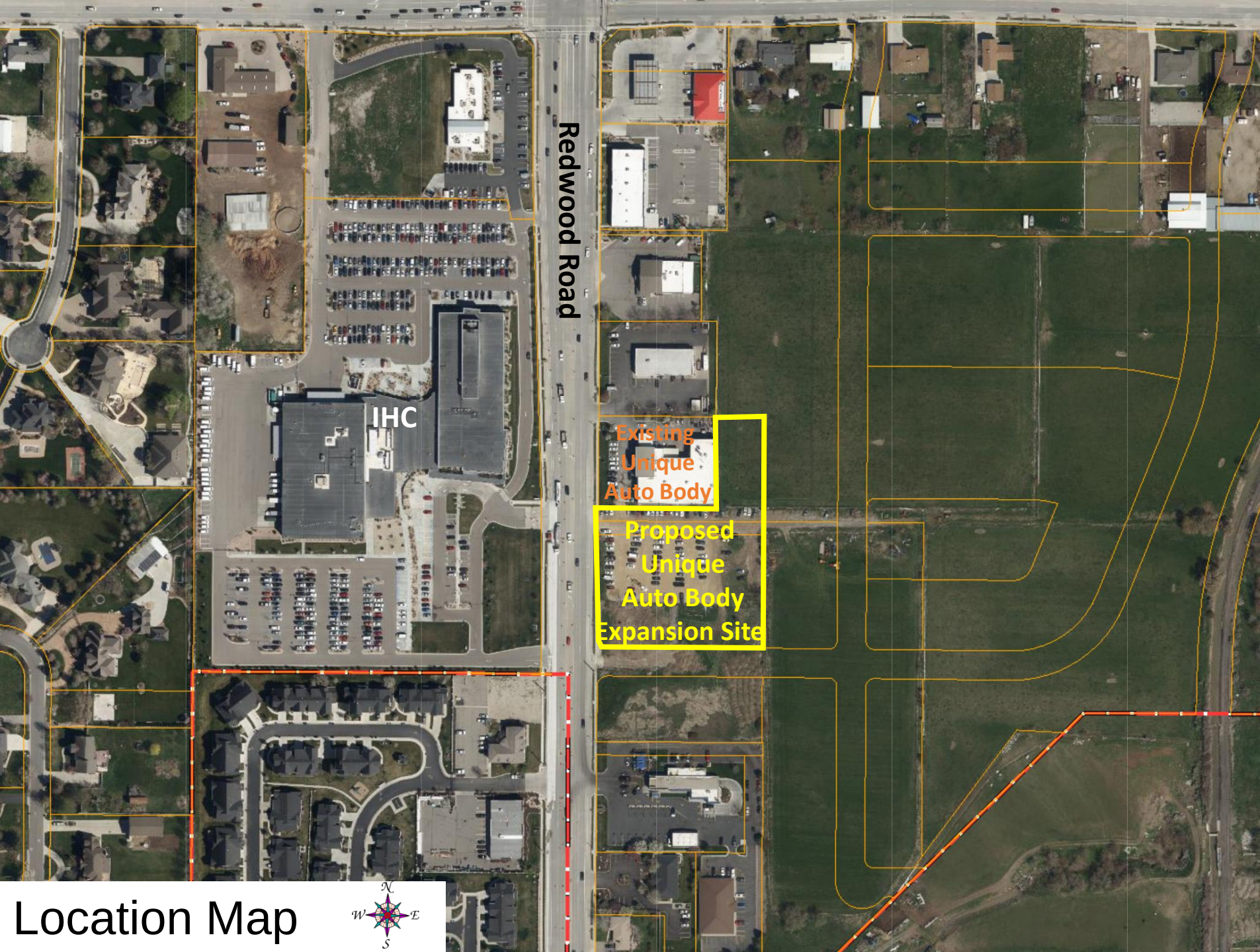
- Based on the application materials submitted by Applicant, staff review of the Application, and the findings listed above, staff concludes that the proposal is consistent with the City's General Plan and the pertinent sections of the City's Planning and Land Use Code (including section 17.54).

ALTERNATIVES:

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

SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Site Plan
- Landscape Plan
- Elevations



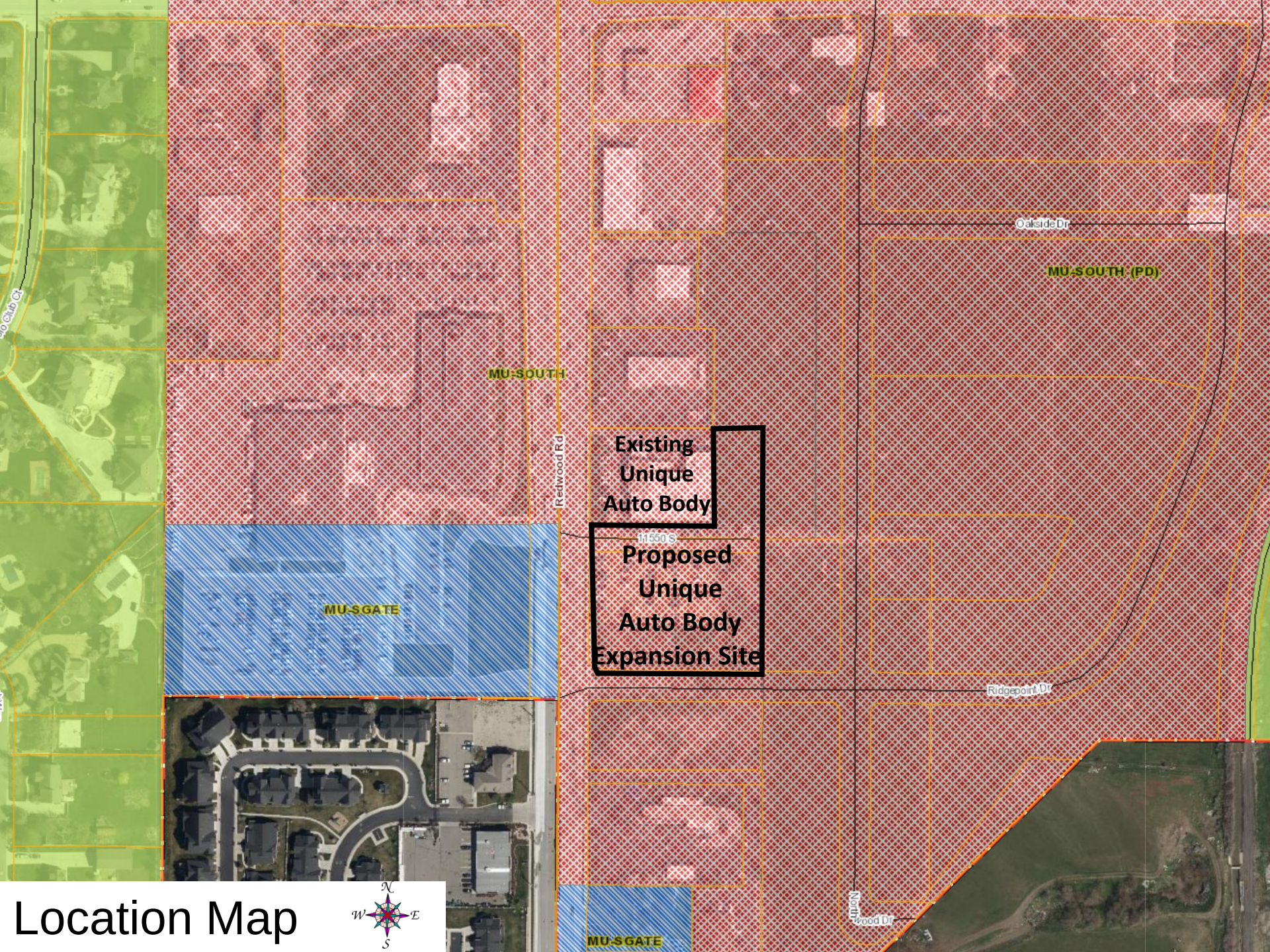
Redwood Road

IHC

Existing
Unique
Auto Body

Proposed
Unique
Auto Body
Expansion Site

Location Map



Existing
Unique
Auto Body

Proposed
Unique
Auto Body
Expansion Site

11550 S

Oakside Dr

MU-SOUTH (PD)

MU-SOUTH

MU-SGATE

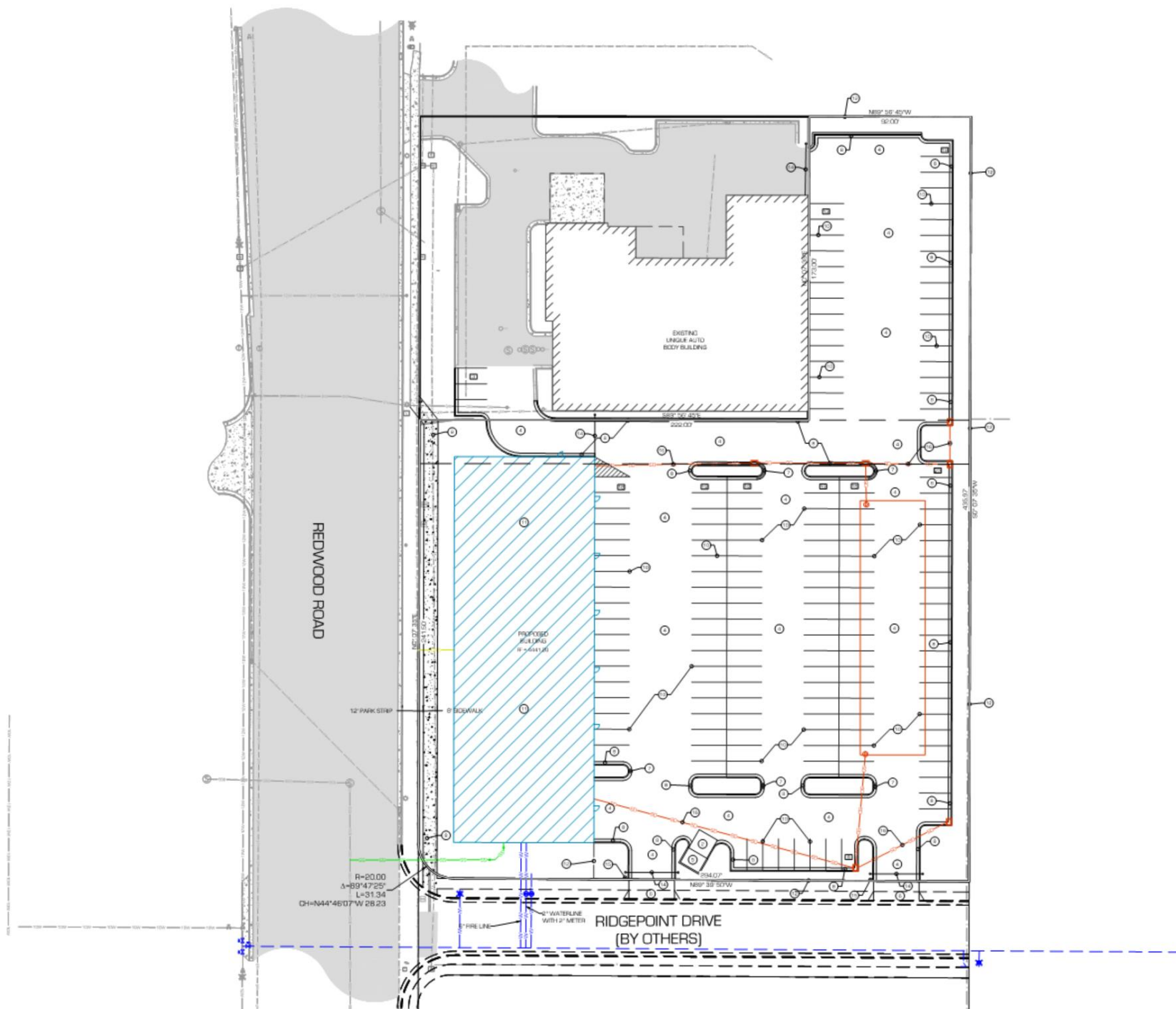
Ridgepoint Dr

Union
Good Dr

MU-SGATE

Location Map

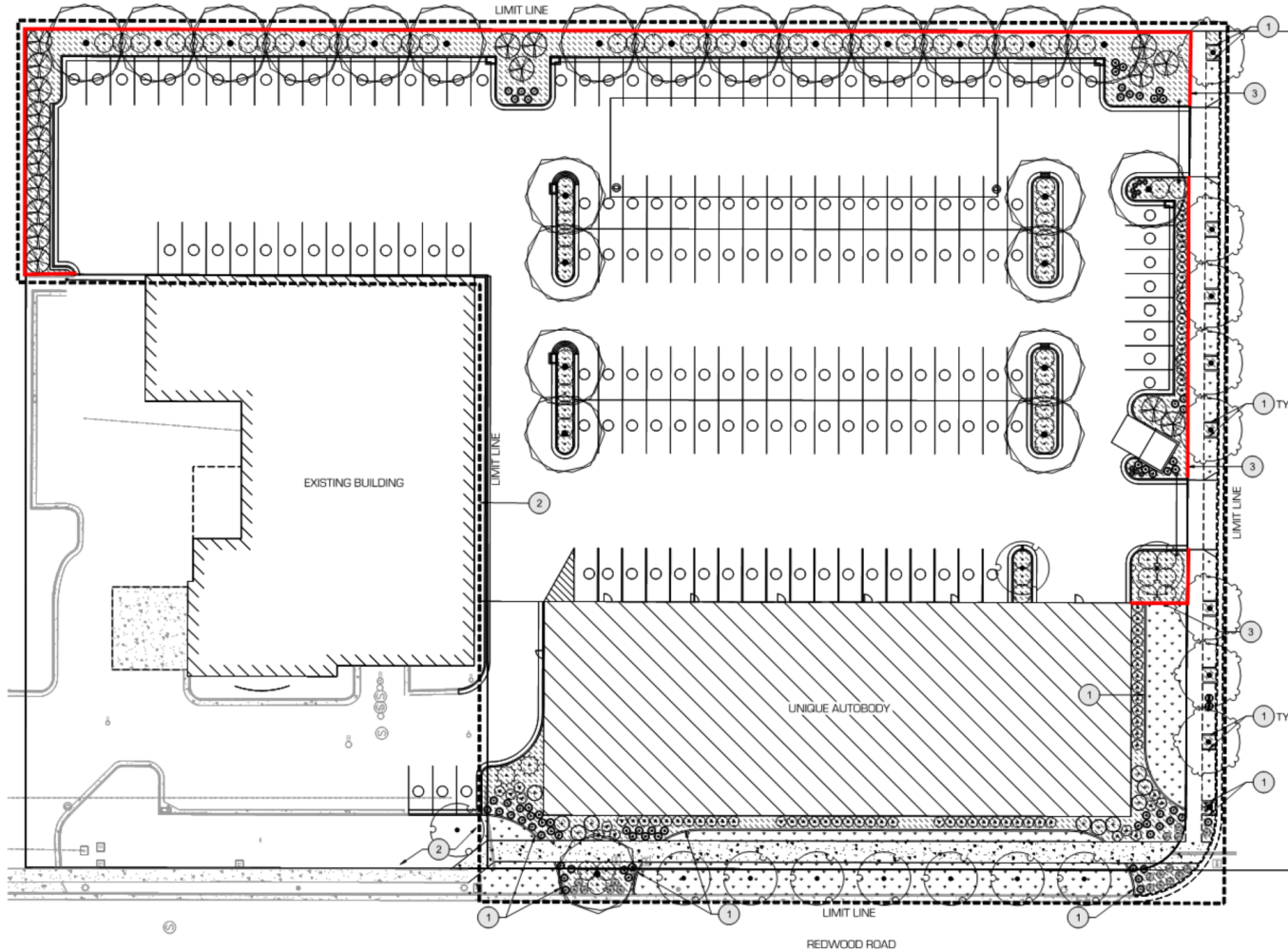




6 ft. tall Precast Concrete Masonry Wall

GENERAL NOTE:

1. SEE L-100 FOR PLANTING LEGEND AND NOTES
2. PLANTS ARE SHOWN AT APPROXIMATE LOCATIONS. ACADIT SUGGESTS AS NECESSARY DUE TO LIMITATION ON SITE DETAILS.



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE REPRODUCED, RE-CREATED, OR USED IN ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE CHANGES AND MODIFICATIONS OF CIVIL SOLUTIONS GROUP, INC. CANNOT BE USED FOR ANY OTHER PROJECTS OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREOF WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PROVIDED IN COLOR AND SHALL BE PRINTED AS SUCH.

DATE	DESCRIPTION

PROJECT #: 18086
 DRAWN BY: JHENDRICKSON
 PROJECT MANAGER: WJ SOUTHWICK
 ISSUED: 08.09.18



PLANTING
 PLAN

L101



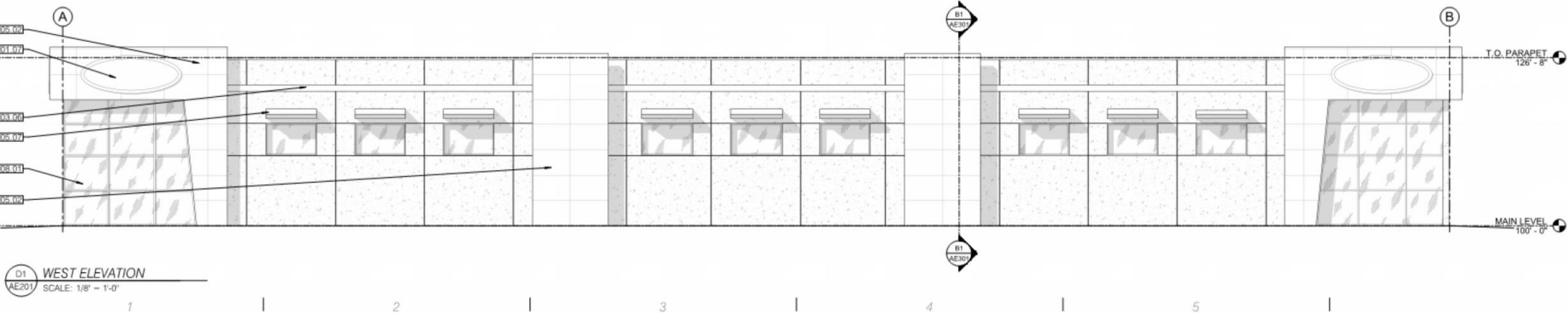
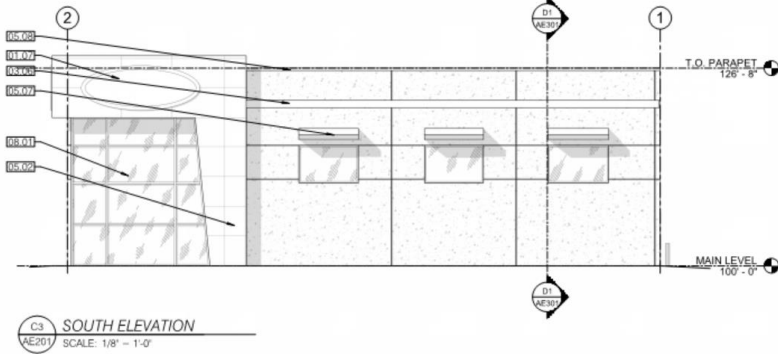
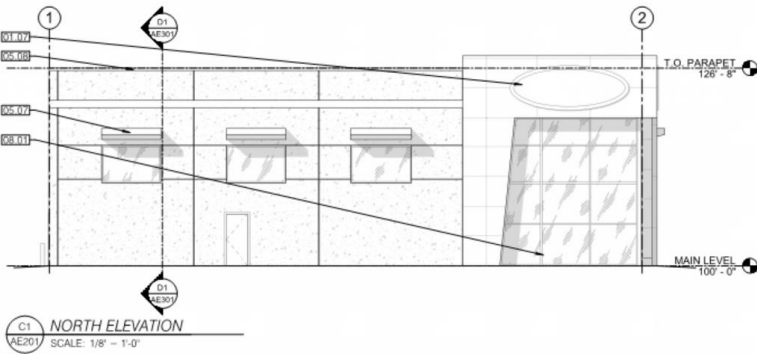
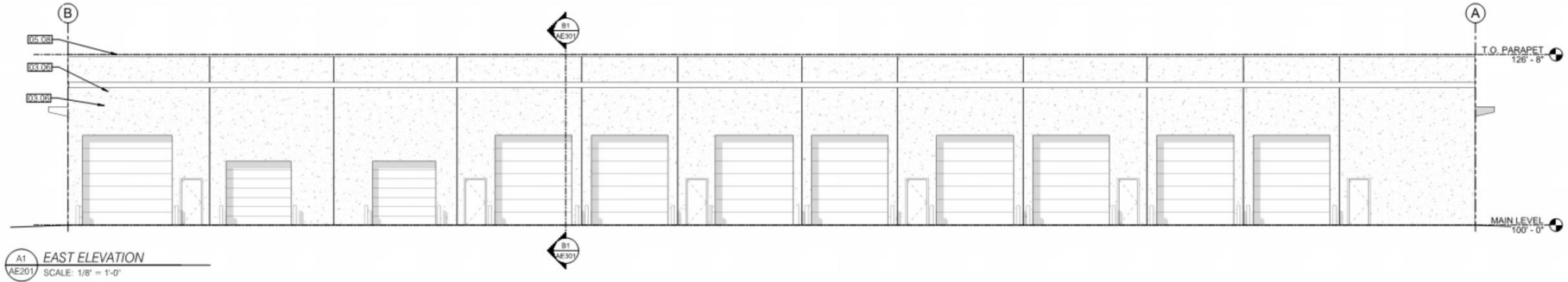
FIVE DEGREES DESIGN

KEYNOTES

- 01.07 SIGNAGE BY OWNER.
- 03.06 ALL MASONRY AND CONCRETE MATERIALS ARE TO BE INTEGRALLY COLORED.
- 05.02 PRE-FINISHED METAL PANEL WALL CLADDING SYSTEM.
- 05.07 PRE-FINISHED ALUMINUM AWNING.
- 05.08 PRE-FINISHED METAL PARAPET CAP.
- 08.01 PRE-FINISHED ALUMINUM STOREFRONT WINDOW SYSTEM, CLEAR ANGLIZED.

GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. COORDINATE INSTALLATIONS OF ALL "AFTER CONTRACT" ASSEMBLIES WITH OWNER PRIOR TO CONSTRUCTION OF ADJOINING OR RELATED STRUCTURES.
- C. SEE PLUMBING SHEETS FOR GAS METER AND SECONDARY ROOF DRAINAGE BRASS SCUPPER LOCATIONS ALONG EXTERIOR WALLS.
- D. SEE ELECTRICAL SHEETS FOR ELECTRICAL METER AND EXTERIOR LIGHT FIXTURE LOCATIONS.
- E. PROVIDE METAL FLASHING AND COUNTER FLASHING AS REQUIRED TO PROVIDE WATERPROOF BUILDING. NO PLASTIC FLASHING ALLOWED.
- F. THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH THE CURRENT CITY SIGN ORDINANCE.
- G. ALL MASONRY AND CONCRETE MATERIALS ARE TO BE INTEGRALLY COLORED.



SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 9/24/19

Application: WESTWOOD HEIGHTS LAND USE AMENDMENT AND REZONE
Amending the land use designation from Office to Low Density Residential and rezoning from Residential (R-1.8) and Agricultural (A-5) to Residential (R-3).

Address: 3667 West 10200 South
File No: PLZBA201900483
Applicant: Leslie Mascaro, Wright Development

Submitted By: David Mann, Planner II
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 forward a recommendation to the City Council to **approve** the proposed land use amendment from **Office** to **Low Density Residential** and rezone from **R-1.8** and **A-5** to **R-3**.

STANDARD OF APPROVAL

Land Use Amendment:

Upon satisfactory submittal of an application for a land use amendment, the Planning Department shall schedule a public hearing before the Planning Commission regarding the proposed land use amendment. Notice of the public hearing shall be provided in accordance with [S]ection 17.04.060 of [the City Code]. The Planning Commission shall receive public comment at the public hearing regarding the proposed land use amendment and make a recommendation on the amendment to the City Council.

(City Code § 17.12.050)

Rezone Application:

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.

(City Code § 17.22.020)

BACKGROUND

In 2017, a developer submitted an application (the “2017 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 (the “Property”) to single family residential. The concept for the proposed subdivision that accompanied the 2017 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 2017 Application, which it ultimately did.

During the review of the 2017 Application, 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 the 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 was initially seeking to develop a 10-lot single family residential subdivision, but now would like to increase the lot total to 12. A description of the Property is as follows:

ACREAGE:	approx. 5.18 acres
CURRENT ZONE:	R-1.8 & A-5
CURRENT USE:	Vacant
FUTURE LAND USE PLAN:	Office
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North - Low Density, (R-2.5) / Jones Farm West Subdivision South - Office, (P-O) / Office Complex East - Low Density, (R-2.5) / Jones Farm 3 Subdivision West - Rural, (R-1.8) / Whispering Sands Subdivision

ANALYSIS

To rezone the Property to the R-3 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 12-lot subdivision meeting the requirements of the R-3 Zone could be developed on the Property if approved.

The density of the proposed concept is 2.69 units per acre which is less than the maximum density requirement for the R-3 Zone. According to the City Code, the minimum lot area in the R-3 Zone must be at least 10,000 square feet. The proposed concept shows 12 lots ranging in size from 10,023 to 16,941 square feet. A six-foot tall masonry wall is required on the west side of the Property where there are gaps with no existing masonry wall, and on the south side along the adjacent office park development. There are existing waterlines along the west and south sides of the Property that will need to be accounted for on a subdivision plat. Staff is also working with the Applicant to incorporate a portion of the existing turnaround and 10200 South, which will need to

be vacated, to bring the width of 10200 South within the standard for residential streets. All the surrounding properties are already developed.

The Applicant amended their application before the scheduled City Council meeting to increase the number of lots in order to offset the cost of the required wall. The Applicant reached out to the surrounding neighbors and has found support for the proposal. Staff expressed concern about the amended proposal, informing the Applicant that there were no other adjacent developments with the R-3 zoning designation. After some deliberation, Staff concluded that the proposed development's impact to the neighborhood would be no different with an additional lot. Since all the surrounding areas have been developed, there was no concern that this proposal could be used as a precedent to allow more density in the area.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Proposals for Zoning Amendments are legislative, whereupon the City Council has broad discretion in considering each proposal.
- The Applicant's 12-lot subdivision concept is consistent with the surrounding low-density residential neighborhoods.
- The concept plan demonstrates that the subject property can accommodate the requirements of the R-3 Zone.
- The surrounding properties north, south, and west of the subject property are already developed, so no development potential of neighboring properties will be impaired.
- Staff finds that the proposed zoning is appropriate for the area.

Conclusions:

Based on the findings listed above, Staff concludes that:

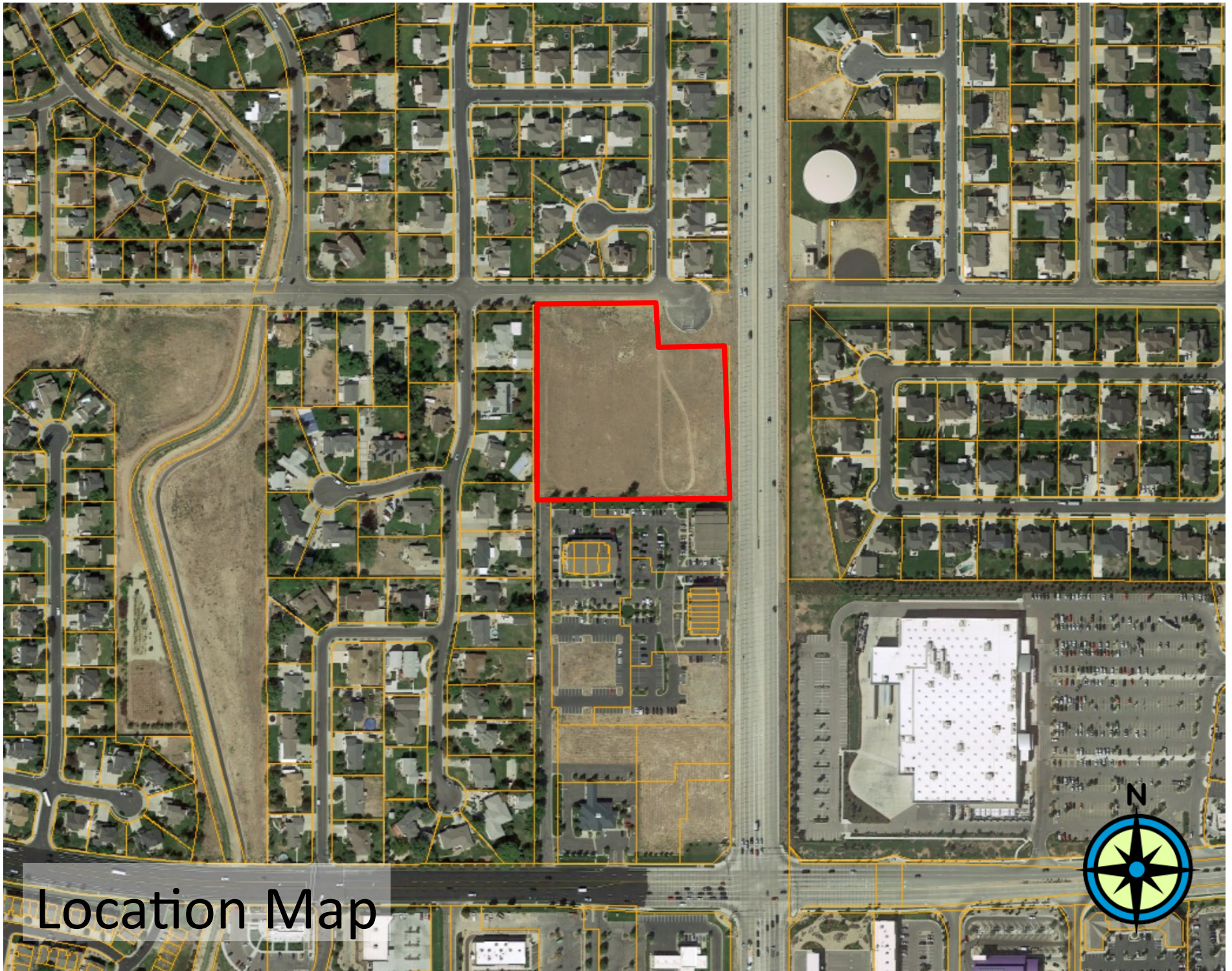
- The proposed land use amendment meets the standard of approval for amendments as outlined in Section 17.12.050 of the City Code.
- The proposed rezone meets the standard of approval for rezoning property as outlined in Section 17.22.020 of the City Code.

ALTERNATIVES:

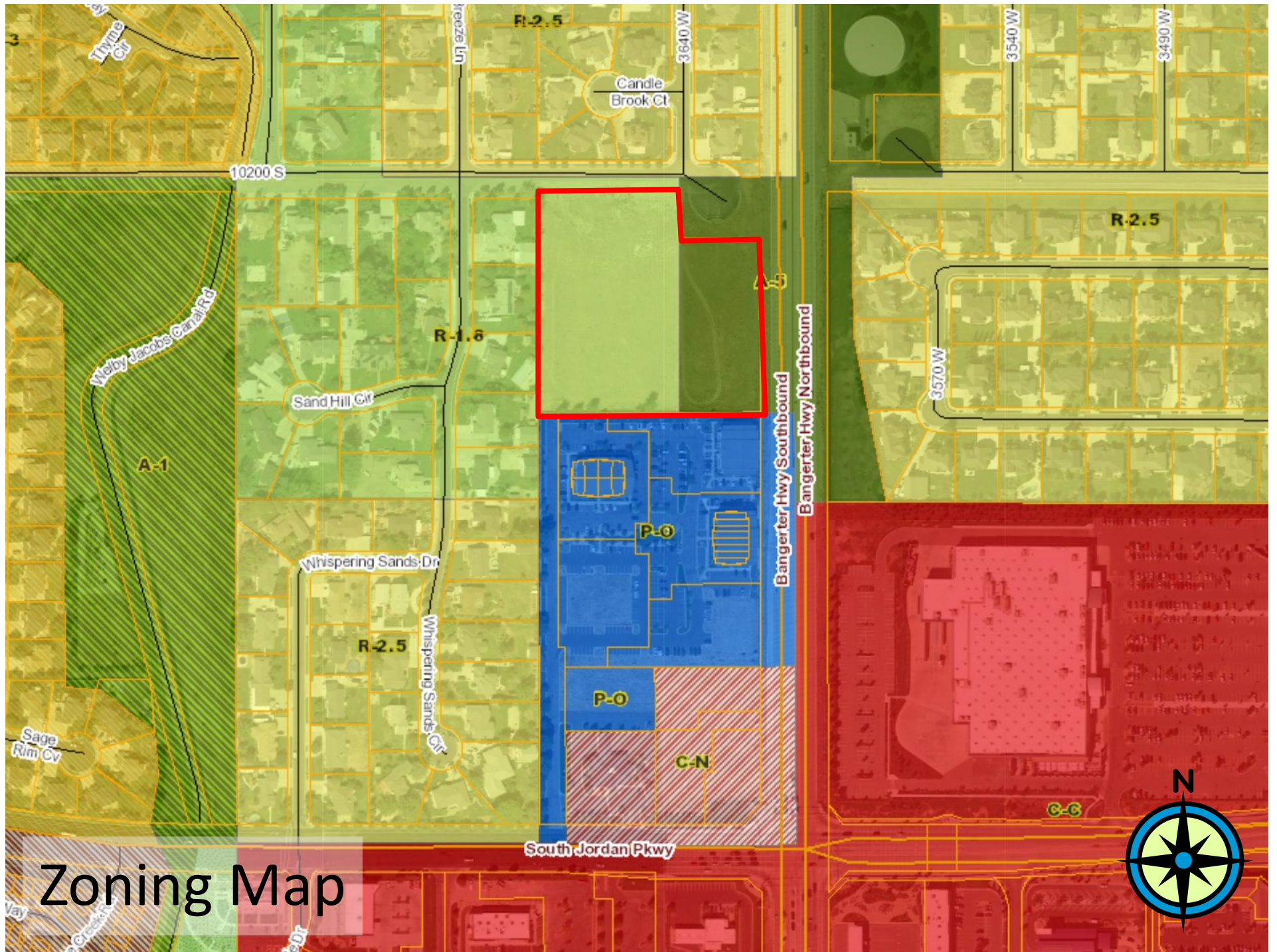
- Recommend denial of the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

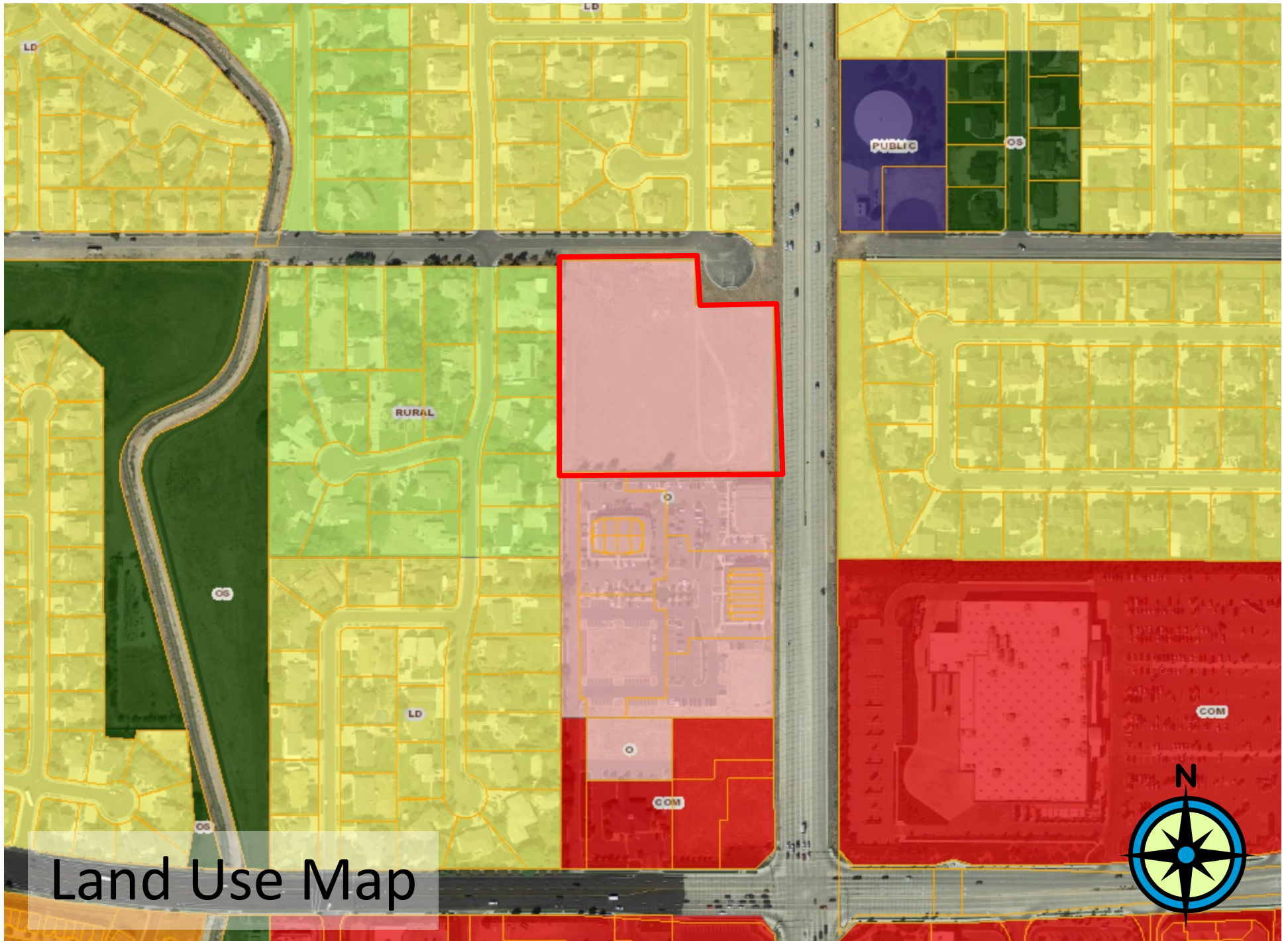
SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Land Use Map
- Concept Plan

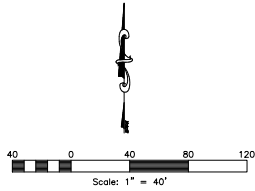


Location Map





Land Use Map



10200 South Bangerter HWY

South Jordan City, Salt Lake County, Utah

Developer:
Wright Development Group
Leslie Moscaro
1178 W. Legacy Crossing Blvd, Ste. 100
Centerville, UT. 84014
(801) 773-7339

Revised: 8/28/19

Project Info.
Engineer: M. Reeve
Designer: C. Cove
Begin Date: 8/17/19
Name:
Number: 6407-21

Sheet
1
Sheets

10200 South Bangerter HWY

PART OF THE NW 1/4 OF SECTION 17, T4S, R1W, SLE & M, U.S. SURVEY
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

Sketch Plan

DATE	DESCRIPTION
8/24/19	REMOVE LOT PROPERTY
8/28/19	REVISE ROAD AND LOT 11
8/28/19	R3 ZONING

Reeve & Associates, Inc.
IRA

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