AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
6:30 P.M.
October 8, 2019

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, OCTOBER 8, 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 September 24, 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 7A PLAT 1 1st AMENDMENT SUBDIVISION AMENDMENT**
Location: **5450 W. Daybreak Parkway**
File No: **PLPLA201900526**
Applicant: **Wright Development**

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

B.1 **Issue:** **CLOVER RIDGE LOTS 55, 56, & 62 LAND USE AMENDMENT and ZONE CHANGE**
Location: **11709, 11683, and 11607 South Lampton View Drive**
File No: **PLZBA201900513**
Applicant: **David George**

B.2 **Potential Action Item – (See VI.A.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 3rd day of October 2019.

Anna M. West

Anna M. West, CMC
South Jordan City Recorder

CITY OF SOUTH JORDAN
PLANNING COMISSION MEETING
COUNCIL CHAMBERS
SEPTEMBER 24, 2019

Present: Commissioner Earl Jolley, Commissioner Sean Morrissey, Commissioner Julie Holbrook, Commissioner Michele Hollist, Staff Attorney Todd Sheeran, Deputy City Engineer Jeremy Nielson, Planner David Mann, City Recorder Anna West

Absent: Commissioner John Ellis

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.

B. Motion to Approve Agenda

Chairman Jolley said we need to move one item regarding Westwood Heights from Administrative to Legislative section.

Commissioner Holbrook motioned to approve the September 24, 2019 Planning Commission Agenda with the noted change. Commissioner Hollist seconded the motion. Vote was unanimous in favor. Commissioner Ellis was absent.

C. Approval of the Training Meeting Minutes held on September 10. 2019

Commissioner Holbrook made a motion to approve the September 10, 2019 Planning Commission Training Meeting minutes as printed. Commissioner Morrissey seconded the motion. Vote was unanimous in favor. Commissioner Ellis was absent.

D. Approval of the Planning Commission Minutes held on September 10, 2019

Commissioner Hollist made a motion to approve the September 10, 2019 Planning Commission Meeting minutes as printed. Commissioner Morrissey seconded the motion. Vote was unanimous in favor. Commissioner Ellis was absent.

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II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

Commissioners discussed the upcoming Joint Work Session with the City Council on October 1, 2019. The meeting will be held in the Council Work Room to discuss the General Plan and will begin at 4:30 PM.

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: UNIQUE AUTO BODY
SITE PLAN/CUP
Location: 11581 S. Redwood Road
File No: PLSPR201900482
Applicant: Adam Ashby

Planner David Mann reviewed the background information on this item from the packet staff report. 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. This has met all requirements and is recommending approval.

Justin Weller, Manager of the South Jordan location. This is something that has been in the works for 2-3 years. We have designed a nice building that will go along well with our existing building. This will get all of the cars kept in a closed secured fenced lot.

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Chairman Jolley opened the Public Hearing to comments. None. He closed the Public Hearing.

Commissioner Holbrook said it is well laid out and will fit nicely.

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

Commissioner Holbrook made a motion to approve File No. PLSPR201900482, for construction of a new Unique Auto Body Site Plan/CUP at 11581 South Redwood Road. Commissioner Hollist seconded the motion. Roll Call Vote was 4-0 in favor. Commissioner Ellis was absent.

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

B.1 Issue: WESTWOOD HIEIGHTS
LAND USE AMENDMENT & REZONE
Location: 3667 West 10200 South
File No: PLZBA201900483
Applicant: Leslie Mascaro, Wright Development

Planner David Mann reviewed the background information on this item from the packet staff report. I was in contact with the applicant right as we were preparing to take this to City Council, based on the previous recommendation of this body, and they were in discussions of changing their proposal from an R-2.5 Zone to the R-3 Zone so they could get one additional lot on the property. The reasoning for that change was to offset some of the costs that were required as part of the fencing that would need to be installed on the west and the south sides of this property. With that additional lot they felt more comfortable in moving forward and making this project work. When we initially heard this we were a bit concerned. There have been some discussions in the past about changing the zone of a property if there was not anything that was like it adjacent to it. As you can see on the zoning map, there were some R-2.5 zones to the north. There is some R-3 zoning further west as you get into the Glenmoor area but one of the concerns is often setting a precedent about continuing to increase the zoning as properties develop. In this situation there is not any property within over a mile that has potential to develop, so the likelihood that this would set a precedent is very unlikely. The applicant did contact the neighbors and were very forthright about what they were doing now so they could be very transparent with them. All comments I have heard from the residents were that they were content with the new proposal and were supportive of it moving forward. Staff is recommending approval to change this zoning from R-2.5 to and R-3 Zoning.

Commissioner Morrissey said prior to this applicant, the one that was submitted to us prior to the previous applicant, what was the previous applicant requesting as far as changing land use and zoning.

Planner Mann said I believe they were initially proposing and R-3 and then they changed to an R-4 zone. Part of that was they were having a mix of lot sizes. I believe it was for 16 lots on this property. It was a bigger proposal and more roads they were putting in. That was a lot of the concern back then. This is the updated proposal. They do have the one additional lot that is up against 10200 South. All of the other lots in the cul-de-sac area are all the same as their previous proposal.

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Commissioner Morrissey asked how many potential lots they could potentially fit into this area if we did change it to an R-3. Planner Mann said this is the maximum with the R-3. With 12 units on the property that they have to work with it would be 2.69 units per acre density.

Commissioner Hollist said this is a 5 acre piece of land now so they couldn't go up to 15 or is it just not feasible with frontage and everything?

Planner Mann said the property was initially 5 acres but with the subdivision there will be that large swath up against Bangerter Highway and UDOT will hold onto that as part of their expansion of the intersection.

Commissioner Hollist asked for clarification on the extension of 10200 all the way to Bangerter.

Deputy Engineer Jeremy Nielson said that is for the off-ramp coming off of Bangerter. That is why they are holding onto that piece.

Commissioner Morrissey asked what evidence do you have that the residents are all in favor and approve of this change.

Planner Mann said I didn't include it in the packet but there was an email that was sent from one of the residents to the applicant, and they had talked to the other residents in the neighborhood, giving their feelings about this. All of the residents I had heard from gave no objection and I have not received any calls opposing this proposal.

Chairman Jolley said you were talking about fencing that would be eliminated on the west and south side, is there any current fencing right now.

Planner Mann said on the west side there is currently some masonry fencing that they could use and then fill in some of the gaps. Those properties do qualify for farm animal rights. There is currently a vinyl fence on the south side that they would need to replace.

Chairman Jolley said in that entrance down in the lower left hand corner on the south west corner, will that be barricaded off from the office part? Planner Mann said yes. I believe the intent was, because this was originally an Office Zone, was that as it was developed in the future to provide access for any future office buildings to be built there. With the masonry wall being installed there that would be shut off. A masonry wall is required on the south side because you have residential up against office.

Commissioner Hollist asked if lot 12 existed when we saw this the last time? Planner Mann said lot 12 was then lot 11 when you saw it last time.

John David Jorgensen, filling in for Leslie Mascaro who was here last time you saw this. We don't like to come back and ask for a change after we have already submitted an application. The requirement for the fencing and some water lines that will need to be moved adds a big expense to us. In order to make the project viable we did cut that one property into two lots. That would just be an expansion of one additional lot. The general land use map had initially identified this as office. I think the reasoning behind that was there was an underpass intended that would connect 10200 South across Bangerter; since that is no longer the case, we feel that single family homes would be a much better use than office there. The neighbors have voiced that is their preference as well.

Chairman Jolley asked if they have had a public meeting with neighborhood residents.

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Mr. Jorgensen said I am not certain if there has been any meetings. I know that she has had conversations with them after the last meeting and has been in touch with emails and phone calls.

Commissioner Hollist asked if the requirement for the wall was unexpected.

Mr. Jorgensen said we didn't know that it was required to the extent that it does. I don't know all of the details. I do know it something we were not aware of. Moving the water lines will likely be a larger expense.

Chairman Jolley said you are talking about moving the water line on 10200 south because that road will not be as wide as 1, 2 and 11.

Mr. Jorgensen said I am not entirely sure but that sounds accurate.

Deputy Engineer Nielson said I am looking as GIS maps and there is a water line that is about 20 feet off of their western boundary and goes north to south across the whole property. I am guessing that is the water line they are referring to. That would be going right through the rear yards of those homes on the west side of the cul-de-sac.

Mr. Jorgensen said one is the city culinary and one is with the Fractional Water Users Association.

Commissioner Hollist asked if the road out front meets the standards required for the area and couldn't that create a problem for flow through there?

Deputy Engineer Nielson said the cross-section of the road is all over when you look at 10200 south. At one point in time I believe the city was planning for it to go under Bangerter but now it is not. Now it is like a residential street. Doing the taper and constricting that roadway we are not concerned about that.

Mr. Jorgensen said my understanding was that the city was recommending that we narrow the right-of-way there.

Chairman Jolley said they will still require city sidewalks there won't they. Deputy Engineer Nielson said it will be a typical residential width street and the volumes on the road will be residential volumes. It will be a 55 foot road.

Chairman Jolley opened the Public Hearing to comments.

Dean Pettit, South Jordan, we were at the last Planning meeting on this and Leslie has been up front with all of us on this proposal. We have talked to a number of neighbors and talked with the neighborhood watch committee. The neighbors that adjoin this property are in favor of putting residential back there. Because of the nature of the road being changed from a thru street several years ago to now a residential road, it does not lend to a future business development. If business were put back there you would have a lot of protests. The way that Bangerter Highway is developing it is conducive to put residential there anyway. Bangerter has taken a big chunk of property on the east side of that and the road continues to taper off. The home that is on the north side of that is owned by UDOT. That taper continues right up to where it joins the Bangerter Highway. While attending the meetings regarding the intersection that is happening at 10400 South, Bangerter basically shifts to the west and that is why the additional property is required from UDOT. Leslie has been open with us and even with the one more lot this is favorable to us as neighbors.

Greta Betts, South Jordan, I live on Whispering Sands and I am affected by this property. I reached out to Leslie when the sign first came up and since that first contact she has been good at connecting with us as a

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neighborhood. When this change came about, she immediately called me and I wanted to let you know they have been forthcoming and open with what their intentions are. My intention in coming tonight was to make sure that they didn't pull a "bait-n-switch" and have additional lots added. It was good to hear tonight that this is the maximum number of lots they can put in. That is exactly what Leslie said their intentions were. I told her I would be in support of it with the additional lot. The neighbors around me support this and the email that was sent around was from me. I have a lot of family that lives on that street and I am support in this proposal. I am not in favor of office.

Tracy VanderVaart, South Jordan, I have a problem with this 1-2 lot. There is a zig-zag sidewalk along there. Why are they not making it level with the street? The other issue I have is that at some point when 10400 S gets done they will limit access to right turn only from where the Credit Union and offices are. I only want to see residential in the area and I don't like the sidewalk.

Chairman Jolley closed the Public Hearing.

Chairman Jolley said it looks like we have some comments from some of the residents and it appears that they are all on board with residential. He asked Deputy Engineer Nielson to describe how that sidewalk will be built for the resident there on the corner so they understand what is going on.

Deputy Engineer Nielson said the width of 10200 south varies as you go up and down and in that area to the west it is about 80 feet wide and there is no need for that wide of a road. We think it is best to taper the road in. The sidewalk, curb and gutter and the road would be restricted and take an angle and go to a width of about 55-feet. When we get the site plan there will be a lot more details to that.

Chairman Jolley said so you are saying the sidewalk will continue on it will just have a meander there.

Deputy Engineer Nielson said yes; it will keep a 6 foot wide sidewalk and a 5 foot wide park-strip with trees and everything will take an angle and there will be less asphalt.

Commissioner Hollist said can you explain to us what is happening with UDOT and what businesses will be affected by this underpass.

Deputy Engineer Nielson said those two businesses are being acquired by UDOT. The reason for that, the entire intersection, all on ramps and off ramps, everything that is added to that interchange is being pushed to the west. It is not being widened around the centerline. The reason for that is because there is an aquafer. It is an 84 inch waterline, it's the Bureau of Reclamation and it is a very difficult waterline to work around. For that reason, that is driving the entire road width section to be pushed to the west. Those two businesses are being acquired by UDOT and also the two homes to the north of this subdivision have been acquired by UDOT.

Commissioner Hollist said to Planner Mann, you had commented that there is no land within a mile to be developed. What is the land just west surrounding the Welby Jacob canal just east of the Church. What is that land and why you are confident that won't be developed?

Planner Mann said that is City owned property. I believe we have a tree farm and plans for a potential park there. Right now the area is under City control.

Deputy Engineer Nielson said there is also a large storm drain facility.

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Chairman Jolley said what are your thoughts regarding the issue of the R-3 zoning. We have surrounding zoning of R-2.5 and this is an isolated pocket. We don't like to see that; we like to see continuous zoning in adjacent properties, but there are some special circumstances here with this property. We are only adding one additional lot. The residents are for this proposal change and I don't have an issue with that.

Commissioner Morrissey said my initial reaction was reluctance to even consider this change based on previous discussions and previous proposals that have come before us. Based on the discussions today have been helpful and enlightening, especially with residents coming forth with some of their thoughts and recommendations for approval for homes in the area. With the limitation on the amount of homes that can be built there are only 2 additional lots. I could be persuaded to go either way. I would like to hear thoughts from the other Commissioners.

Commissioner Hollist said I am reluctant as well. I like to see the continuous zones and I like the bigger lots. I was not on the Commission when you saw the proposal for 16 lots that you discussed. Ultimately I would be reluctant to go with more than the R-2.5 and potential for setting a precedent.

Commissioner Holbrook said I still have a couple of my original concerns. The one is that we require all other developments to have two entrances and this still only has one. The reason they want the higher zone was because of their expenses but decreasing your expenses shouldn't be a consideration to up-zone a property.

Chairman Jolley said it is a unique property and I think there is an opportunity for a second entrance. We are giving a recommendation to City Council. Regardless of the motion, this will go forward to City Council for their final decision. This originally came to us for 11 lots, they are now asking for 12. The surrounding residents are for this proposal and do not want office in this location.

Commissioner Hollist said my notes indicated that when this came to us before it was for 10 lots.

Planner Mann said just to clarify, the concept that was presented to Planning Commission last time was for 11 lots. They were showing the portion where the turn-a-round is as a potential lot. Now they are going from 11 to 12 lots.

Chairman Jolley asked if the cul-de-sac is currently owned by the city. Planner Mann said yes. If the rezone were approved, they would need to come back before the City Council to have Council approve vacation of that lot.

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

Commissioner Holbrook made a motion that based on the staff report and other information presented during the public meeting to us the Planning Commission forward a recommendation to the City Council to Deny the proposed land use amendment from Office to Low Density Residential and rezone from R-1.8 and A-5 to R-3. Commissioner Hollist seconded the motion. Roll Call Vote was 3-1 to Deny. Commissioner Jolley voted No and Commissioner Ellis was absent.

VIII. OTHER BUSINESS

None

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ADJOURNMENT

Commissioner Hollist motioned to adjourn the September 24, 2019 Planning Commission meeting. Commissioner Holbrook seconded the motion. Vote was unanimous in favor. Commissioner Ellis was absent.

The September 24, 2019 Planning Commission Meeting adjourned at 7:30 p.m.

Meeting minutes were prepared by City Recorder Anna West.

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SOUTH JORDAN CITY
PLANNING COMMISSION REPORT Meeting Date: 10-08-2019

Issue: DAYBREAK SOUTH STATION MULTI FAMILY #3 AMENDED SUBDIVISION AMENDMENT
Address: 5434 W. Daybreak Parkway
Project No: PLPLA201900526
Applicant: Daybreak Communities

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

Staff Recommendation (Motion Ready): Approve Project No. PLPLA201900526 subject to the following:

1. That all South Jordan City requirements are met prior to recording the plat.
2. That the City Council approve the vacation of the easements prior to recording the plat.

STANDARDS FOR SUBDIVISION AMENDMENT REVIEW

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

BACKGROUND

ACREAGE	2.396 Acres
CURRENT LU DESIGNATION	Large Scale Master Planned Community
CURRENT ZONING	PC
CURRENT USE	Retail Commercial
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North - Large Scale Master Planned Community, (P-C)/Commercial South- Herriman City, Commercial and MF Residential East - Large Scale Master Planned Community, (P-C)/Vacant West - Large Scale Master Planned Community, (P-C)/ Mountain View Corridor

Wright Development has filed an application for review of an amendment to the Daybreak Village 7A Plat 1 subdivision. The purpose of the proposed amendment is to divide lot C-105 into two lots. Staff understands that the currently vacant proposed lot C-105A will likely be sold for future development while proposed lot C-105B will continue to be leased property currently occupied by McDonalds and Costa Vida restaurants.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Good cause for amending the subdivision includes allowing the property owner to sell a portion of the original lot while retaining the remainder.
- All State and Local codes and review requirements have been followed.

Conclusions:

- The proposed amended subdivision remains consistent with both the Community Structure Plan and Daybreak Development Plan.

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 amendment subject to the requirement listed, 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 subdivision amendment.
- Deny the subdivision amendment.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Proposed Amended Plat
- Original Subdivision Plat


Smith's Marketplace
TRAIL CROSSING
Mountain View
Daybreak Parkway
Lot C-105
Proposed Amendment

KENNECOTT DAYBREAK VILLAGE 7A PLAT 1, 1ST AMENDMENT

(AMENDING LOT C-105, KENNECOTT DAYBREAK VILLAGE 7A PLAT 1)

LOCATED IN THE SW1/4 OF SECTION 24, T3S, R2W,
SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

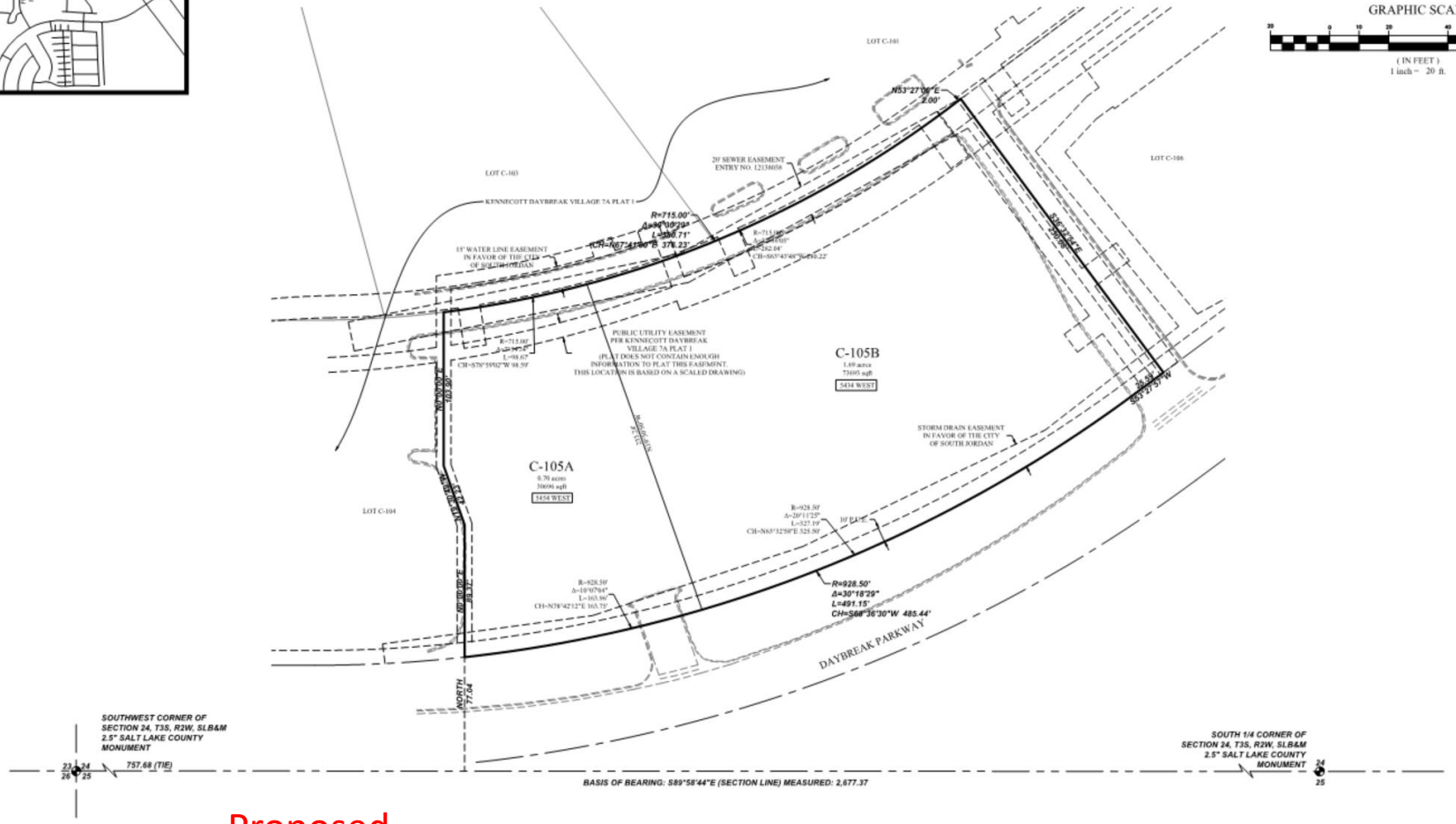


VICINITY MAP
N.T.S



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



Proposed
Amended
Subdivision
Lot C-105

SHEET 1 OF

EASEMENT APPROVAL

CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
QUESTAR GAS CO.	DATE
COMCAST CABLE CO.	DATE

SALT LAKE COUNTY FLOOD CONTROL

APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 2015.

SALT LAKE COUNTY FLOOD CONTROL

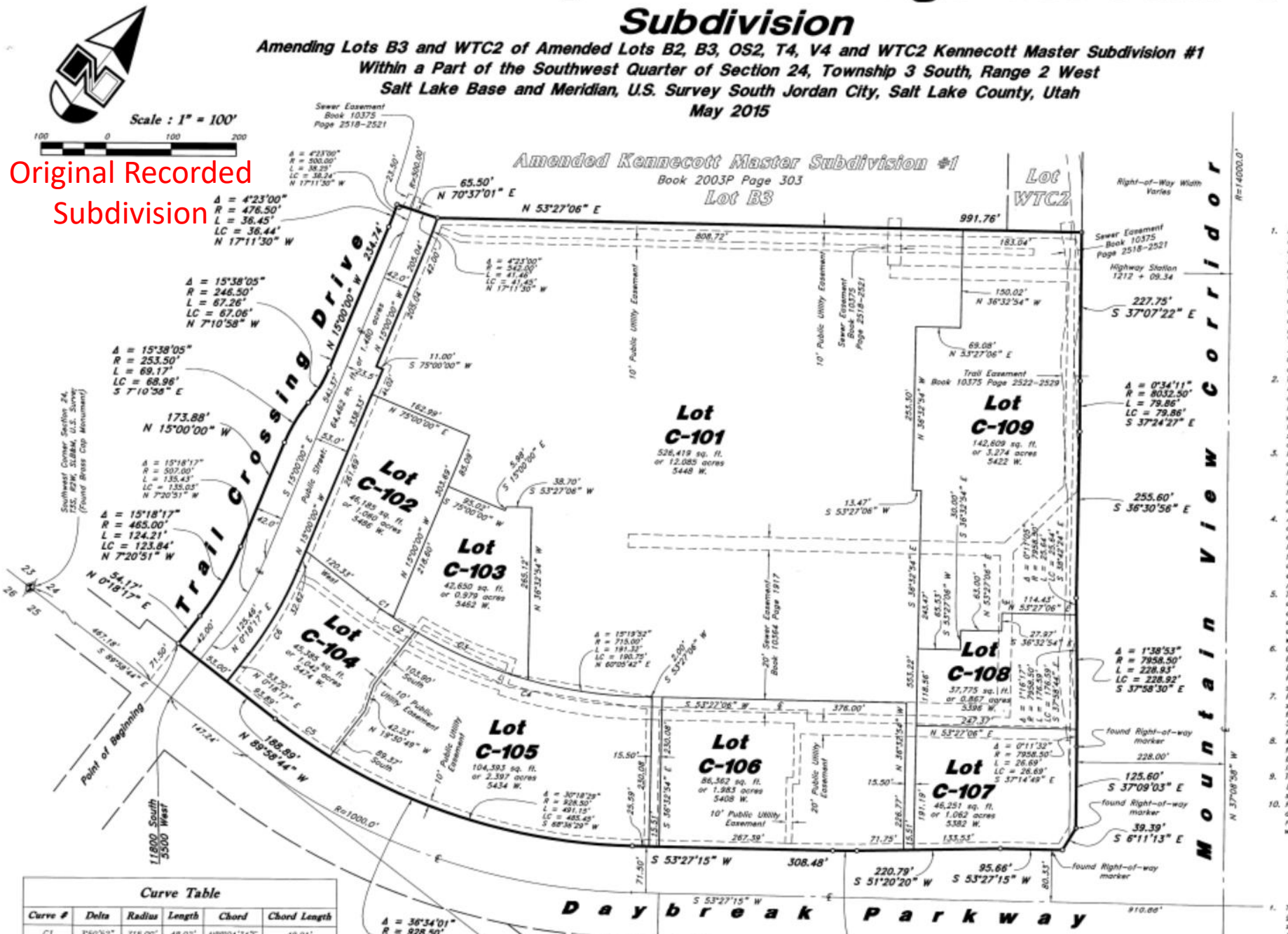
PLAT PREPARED BY

Kennecott Daybreak Village 7A Plat 1

Subdivision

Amending Lots B3 and WTC2 of Amended Lots B2, B3, OS2, T4, V4 and WTC2 Kennecott Master Subdivision #1
Within a Part of the Southwest Quarter of Section 24, Township 3 South, Range 2 West
Salt Lake Base and Meridian, U.S. Survey South Jordan City, Salt Lake County, Utah
May 2015

Original Recorded Subdivision



Curve Table

Curve #	Delta	Radius	Length	Chord	Chord Length
C1	3°50'32"	515.00'	34.53'	N 0°18'17" E	34.52'
C2	15°18'17"	515.00'	137.56'	N 7°20'51" W	137.15'
C3	15°38'05"	253.50'	69.17'	S 7°10'58" E	68.98'
C4	15°38'05"	246.50'	67.26'	N 7°10'58" W	67.06'
C5	4°23'00"	476.50'	36.45'	N 17°11'30" W	36.44'
C6	4°23'00"	507.00'	38.79'	N 17°11'30" W	38.78'

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 10/8/2019

Application: **Clover Ridge Lots 55, 56 and 62**
Land Use Amendment and Rezone

Address: 11709, 11683 and 11607 South Lampton View Drive
File No: PLZBA201900513
Applicant: David George

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

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

1. Resolution R2019-46 amending the land use boundary from Rural Residential to Low Density Residential and from Low Density to Rural Residential; and
2. Ordinance 2019-07-Z rezoning the subject property from Residential (R-1.8) to the Residential (R-2.5) Zone and from the Residential (R-2.5) to the Residential (R-1.8) Zone.

STANDARD OF APPROVAL

17.12.030: GENERAL PLAN AMENDMENT:
The [G]eneral [P]lan may be amended by resolution of the City Council as follows . . .

B. The Planning Commission shall hold a public hearing, as required by State law, after which the [C]ommission may modify the proposed general plan amendment. The Planning Commission shall then forward the proposed general plan amendment to the City Council.

17.20.030: LOCATION OF ZONE BOUNDARIES:

A. Zone boundaries shall follow parcel boundaries unless otherwise approved by the City Council. The zone boundary shall be adopted and established by the City Council with an ordinance containing the legal description of the zone or a current Salt Lake County plat map of the subject property showing the zone boundary. . . .

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

A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
B. The parcel to be rezoned can accommodate the requirements of the proposed zone.
C. The rezoning will not impair the development potential of the parcel or neighboring properties.

PROPOSAL /BACKGROUND

Proposal:
The Applicant is proposing to amend the land use designation and rezone portions of lots 55, 56 and 62 of the Clover Ridge Subdivision. This proposal is an east and west boundary adjustment between the Rural and Low Density Residential land uses and the R-1.8 and R-2.5 zones. Approval of this application would fix the land use and zone boundaries so that they follow parcel boundaries for the future phases of Clover Ridge and the already modified lots in the original subdivision.

Background:
In 2018, the City Council approved changing the land use and zone for the eastern portion of Clover Ridge lots 55-62 from Rural Residential to Low Density Residential and from R-1.8 to R-2.5, respectively. These lots were much larger than the other lots in Clover Ridge. Therefore, the proposal presented to the Planning Commission and City Council was for the east portion lots 55-62 to be subdivided and to connect to the newer subdivisions to the east. At the time, however, only the property owners for lots 57-60 had detailed plans showing the lot layout of what is now known as Clover Ridge Phase 4; the owners of lots 55, 56, 61 and 62 only had concept plans. Now that there are detailed plans for all the subdivided lots, Staff and the Applicant realized that minor adjustments to both the land use and zone boundaries are necessary for the properties to be developed as originally proposed in 2018.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- City Code § 16.04.160. F. requires that "[i]ndividual lots or parcels that cross a zone boundary shall be avoided."
- If approved, the east portion of Clover Ridge lots 55, 56, 61 and 62 can be developed as originally presented to the Planning Commission and City Council in 2018.
- Although not a part of this Application, when Clover Ridge lot 63 is subdivided into two additional lots it will remain within the current R-1.8 Zone.
- If approved, the original Clover Ridge Subdivision will remain at or below the R-1.8 Zone's density requirement and comply with applicable City Code requirements.
- The future Clover Ridge Phases will be at or below the R-2.5 Zone density requirement and comply with applicable City Code requirements.
- All other infrastructure requirements, including required fences, will be part of the subdivision application and will be reviewed by the Planning Commission during a public hearing at a later date.

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

- If approved, the land use and zone boundaries will follow the parcel boundaries as required by City Code and allow the properties to be developed as proposed in 2018.
- The Clover Ridge Subdivision and the new phases will meet or exceed the City Code's minimum density, lot size and frontage requirements.
- Approval of the proposal will enhance vehicle and pedestrian connectivity, circulation, and utility infrastructure as contemplated by City Code and the General Plan.

Recommendation:

Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and forward a recommendation to the City Council to approve **Resolution R2019-46** and **Ordinance 2019-07-Z**, unless during the hearing, facts are presented that contradict these Findings and Conclusions or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

- Recommend denial of the application.
- Modify the application with an alternate land use and zone boundary.
- Schedule the application for a recommendation at some future date.

SUPPORT MATERIALS:

- Location Map
- Future Land Use Map
- Zoning Map
- Original Clover Ridge Plat
- Concept Plan(s)
- Resolution R2019-46
- Ordinance 2019-07-Z

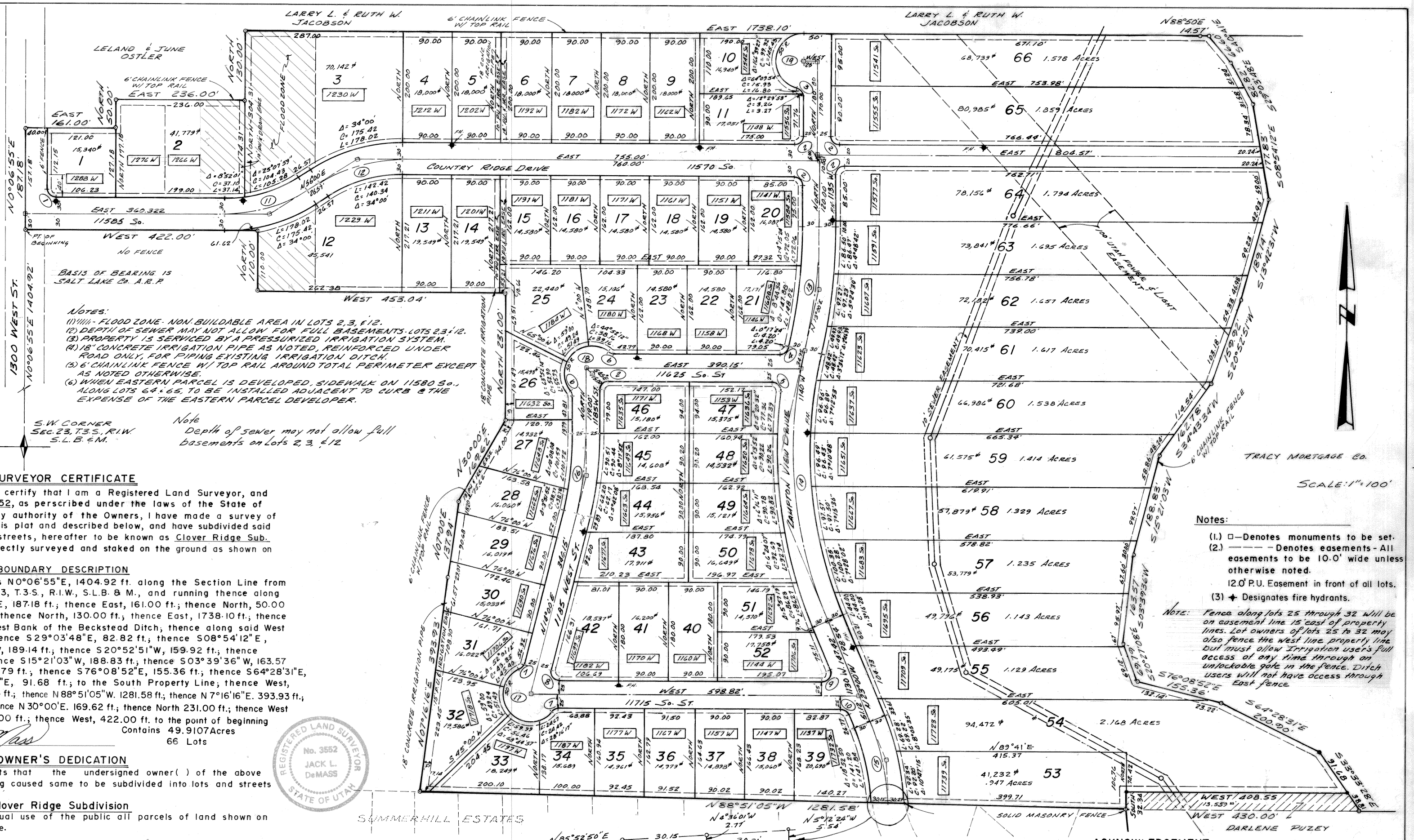


Brad Sanderson, AICP
Planner III


N
Country Ridge Drive
64
63
62
61
60
59
58
57
56
55
54
53
Lampton View Drive
Halcom Drive
Meeks Drive
Proposal: Change Hatched Area from:
Low Density & R-2.5
to
Rural & R-1.8
Proposal: Change Hatched Area from:
Rural & R-1.8
to
Low Density & R-2.5


Land Use Map
N
Country Ridge Drive
63
62
61
60
59
58
57
56
55
54
53
Lampton View Drive
Halcom Drive
Meeks Drive
LD
RURAL
Proposal: Change Hatched Area from:
Low Density Residential
to
Rural Residential
Proposal: Change Hatched Area from:
Rural Residential
to
Low Density Residential


Zone Map
N
66
65
64
63
62
61
60
59
58
57
56
55
54
53
R-2.5
R-1.8
Country Ridge Drive
Lampton View Drive
Halcom Drive
Meeks Drive
Proposal: Change Hatched Area from:
R-2.5 to R-1.8
Proposal: Change Hatched Area from:
R-1.8 to R-2.5



ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Salt Lake S.S.

ON THE ___ DAY OF June 1986 PERSONALLY APPEARED BEFORE ME David H. Young WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT ... OF Tracy Collins Bank and Trust Company AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID Corporation BY AUTHORITY OF ITS ... AND THE SAID David H. Young ACKNOWLEDGED TO ME THAT SAID Corporation EXECUTED THE SAME.

MY COMMISSION EXPIRES ...
Maurine Holbrook NOTARY PUBLIC
RESIDING IN Salt Lake City

MAURINE HOLBROOK NOTARY PUBLIC STATE OF UTAH

SURVEYOR CERTIFICATE

I, Jack L. DeMass, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 3552, as perscribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, and streets, hereafter to be known as Clover Ridge Sub. and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is N0°06'55"E, 1404.92 ft. along the Section Line from the S.W. Corner of Section 23, T.3.S., R.1.W., S.L.B. & M., and running thence along said Section Line N0°06'55"E, 187.18 ft.; thence East, 161.00 ft.; thence North, 50.00 ft.; thence East, 236.00 ft.; thence North, 130.00 ft.; thence East, 1738.10 ft.; thence N88°50'E, 14.57 ft. to the West Bank of the Beckstead Ditch; thence along said West Bank S40°41'E, 66.60 ft.; thence S29°03'48"E, 82.82 ft.; thence S08°54'12"E, 177.83 ft.; thence S13°42'31"W, 189.14 ft.; thence S20°52'51"W, 159.92 ft.; thence S34°43'34"W, 162.78 ft.; thence S15°21'03"W, 188.83 ft.; thence S03°39'36"W, 163.57 ft.; thence S20°27'08"E, 69.79 ft.; thence S76°08'52"E, 155.36 ft.; thence S64°28'31"E, 200.90 ft.; thence S33°33'28"E, 91.68 ft.; to the South Property Line; thence West, 408.55 ft.; thence South 32.34 ft.; thence N88°51'05"W. 1281.58 ft.; thence N7°16'16"E. 393.93 ft.; thence N7°00'E. 137.94 ft.; thence N30°00'E. 169.62 ft.; thence North 231.00 ft.; thence West 453.04 ft.; thence North 110.00 ft.; thence West, 422.00 ft. to the point of beginning

Contains 49.9107 Acres
66 Lots

Jack L. DeMass

REGISTERED LAND SURVEYOR No. 3552 JACK L. DeMASS STATE OF UTAH

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner( ) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the:

Clover Ridge Subdivision

do hereby dedicate for perpetual use of the public all parcels of land shown on this as intended for Public use.

In witness whereof I have hereunto set my hand this 11th day of June A.D. 1986

Tracy Collins Bank and Trust Company
by David H. Young Authorized Agent for Real Estate

	1	2	3	4	5	6	7	8	9	10
Δ	90°06'55"	90°00'	76°39'47"	77°17'24"	97°12'05"	38°52'05"	52°01'12"	104°00'	113°00'	67°00'
R	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
L	23.59	23.56	20.07	20.23	25.45	10.18	13.61	27.23	29.58	17.54
T	15.03	15.00	11.86	11.99	17.01	5.29	7.32	19.20	22.66	9.93
C	21.23	21.21	18.61	18.73	22.50	9.98	13.16	23.64	25.02	16.56

	11	12	13	14	15	16	17	18	19
Δ	34°00'	34°00'	13°00'	36°00'	18°52'50"	14°00'	208°02'26"	167°44'26"	166°39'27"
R	270.00	270.00	1000.00	800.00	460.45	600.00	50.00	50.00	50.00
L	160.22	160.22	226.89	502.65	151.73	146.61	181.55	146.38	145.43
T	80.11	80.11	113.94	259.94	76.56	73.67	—	—	—
C	157.88	157.88	226.41	494.43	151.05	146.24	—	—	—

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE S.S

On the ___ day of ___ A.D., 19__ personally appeared before me, ___ who being duly sworn did say that he is an owner of the described tract of land and that the foregoing Owner's Dedication was signed by said ___ freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: ___

NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

Clover Ridge Subdivision

A PART OF THE S.W. 1/4 OF THE S.W. 1/4
OF SECTION 23, T.3.S, R.1.W., S.L.B. & M.

PLAT PREPARED BY:
DE MASS AND ASSOCIATES
118 VINE STREET
MURRY, UTAH
84107 262-8733

FLOOD CONTROL DEPT
APPROVED THIS 9th DAY OF June A.D., 1986
FLOOD CONTROL COORDINATOR

PLANNING COMMISSION
APPROVED THIS 13th DAY OF May A.D., 1986 BY THE SOUTH JORDAN CITY PLANNING COMMISSION
CHAIRMAN, SOUTH JORDAN CITY PLAN. COM.

SEWER DISTRICT No. 1
APPROVED THIS 15th DAY OF May A.D., 1986
FOR SALT LAKE SEWER S.I.D. NO. 1
SEWER DISTRICT DIRECTOR

BOARD OF HEALTH
APPROVED THIS 20th DAY OF May A.D., 1986
DIRECTOR S.L. CO. BOARD OF HEALTH

CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
5/21/86 DATE
Stanley G. Strum CITY ENGINEER

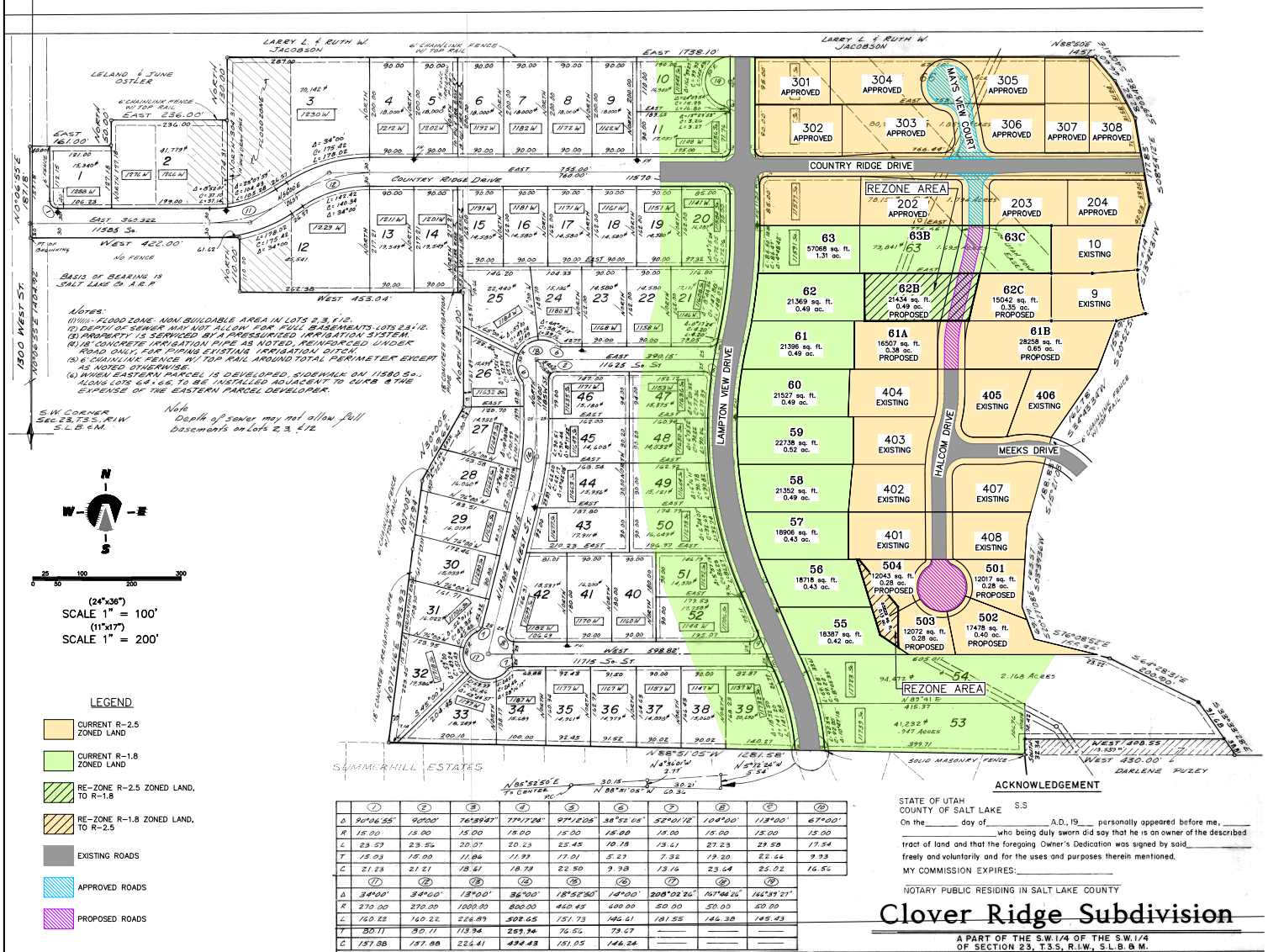
CITY ATTORNEY
APPROVED AS TO FORM THIS 18th DAY OF June A.D., 1986
SOUTH JORDAN CITY ATTORNEY

CITY APPROVAL
PRESENTED TO THE SOUTH JORDAN CITY 1st DAY OF July A.D., 1986 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
SOUTH JORDAN CITY MAYOR
ATTEST SOUTH JORDAN CITY CLERK

RECORDED # 4282194
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED & FILED AT THE REQUEST OF
GUARDIAN TITLE
DATE 7-22-86 TIME 10:36 A.M. BOOK 86-7 PAGE 117
$48.00 FEE $
Richard L. Silva
DEPUTY SALT LAKE COUNTY RECORDER

(326-002, 376-003, -004)
27-23-31432
$48.00

86-7-117



Basis of Bearing is Salt Lake Co. A.R.P.

Notes:
(1) ////// FLOOD ZONE. NON BUILDABLE AREA IN LOTS 2,3, & 12.
(2) DEPTH OF SEWER MAY NOT ALLAN FOR FULL BASEMENTS. LOTS 2,3 & 12.
(3) PROPERTY IS SERVICED BY A PRESSURIZED IRRIGATION SYSTEM.
(4) 18" CONCRETE IRRIGATION PIPE AS NOTED, REINFORCED UNDER ROAD ONLY, FOR PIPING EXISTING IRRIGATION DITCH.
(5) 6' CHAINLINK FENCE W/ TOP RAIL AROUND TOTAL PERIMETER EXCEPT AS NOTED OTHERWISE.
(6) WHERE EASTERN PARCEL IS DEVELOPED, SIDEWALK ON 11580 So. ALONG LOTS 64 & 65, TO BE INSTALLED ADJACENT TO CURB & THE EXPENSE OF THE EASTERN PARCEL DEVELOPER.

S.W. Corner Sec. 23, T.3S., R.1W. S.L.B.&M.

Note: Depth of sewer may not allow full basements on Lots 2, 3, & 12.

	1	2	3	4	5	6	7	8	9	10
Δ	90°06'55"	90.00'	76°39'47"	77°17'28"	97°12'05"	38°52.05"	52°01'18"	104°20'	113°00'	67°00'
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C	21.23	21.21	18.61	18.73	22.50	9.98	13.16	23.64	25.02	16.56

	11	12	13	14	15	16	17	18	19
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T	80.11	80.11	113.94	259.34	76.54	73.67	———	———	———
C	157.88	157.88	224.41	494.43	151.05	146.24	———	———	———

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE S.S

On the_____ day of_____ A.D., 19___ personally appeared before me, _____ who being duly sworn did say that he is an owner of the described tract of land and that the foregoing Owner's Dedication was signed by said_____ freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES:_____

NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

Clover Ridge Subdivision

A PART OF THE S.W.1/4 OF THE S.W.1/4 OF SECTION 23, T.3.S, R.1.W, S.L.B. & M.

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

K:\3-17-080-00 Clover Ridge 3rd\Survey\REZONE_4.6_9-24-19.dwg 9/26/2019 3:18 PM

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

CLOVER RIDGE

REZONE EXHIBIT

SOUTH JORDAN, UTAH

JOB NO. 3-17-080

SHEET NO. 1

RESOLUTION R2019-46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE LAND USE DESIGNATION ON PROPERTY LOCATED AT 11607 SOUTH LAMPTON VIEW DRIVE FROM LOW DENSITY RESIDENTIAL TO RURAL RESIDENTIAL AND PROPERTY LOCATED AT 11709 AND 11683 SOUTH LAMPTON VIEW DRIVE FROM RURAL RESIDENTIAL TO LOW DENSITY RESIDENTIAL.

WHEREAS, the City Council of the City of South Jordan ("City Council") has adopted the Future Land Use Plan Map of the General Plan of the City of South Jordan ("Land Use Map"); and

WHEREAS, the Applicant, David George, requested that the City Council amend the Land Use Map by changing the land use designation on property located at 11607 South Lampton View Drive from Low Density Residential to Rural Residential and property located at 11709 and 11683 South Lampton View Drive from Rural Residential to Low Density Residential; and

WHEREAS, the South Jordan Planning Commission reviewed Applicant's proposed amendment and made a recommendation to the City Council; and

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

WHEREAS, the City Council finds that amending the Land Use Map as proposed by the Applicant will enhance the public health, safety and general welfare, and promote the goals of the General Plan.

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

SECTION 1. Amendment. The land use designation on property located at 11607 South Lampton View Drive is hereby changed from Low Density Residential to Rural Residential and on property located at 11709 and 11683 South Lampton View Drive is hereby changed from Rural Residential to Low Density Residential, as shown in **Exhibit 1**.

SECTION 2. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

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

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

Mayor: _____ Attest: _____

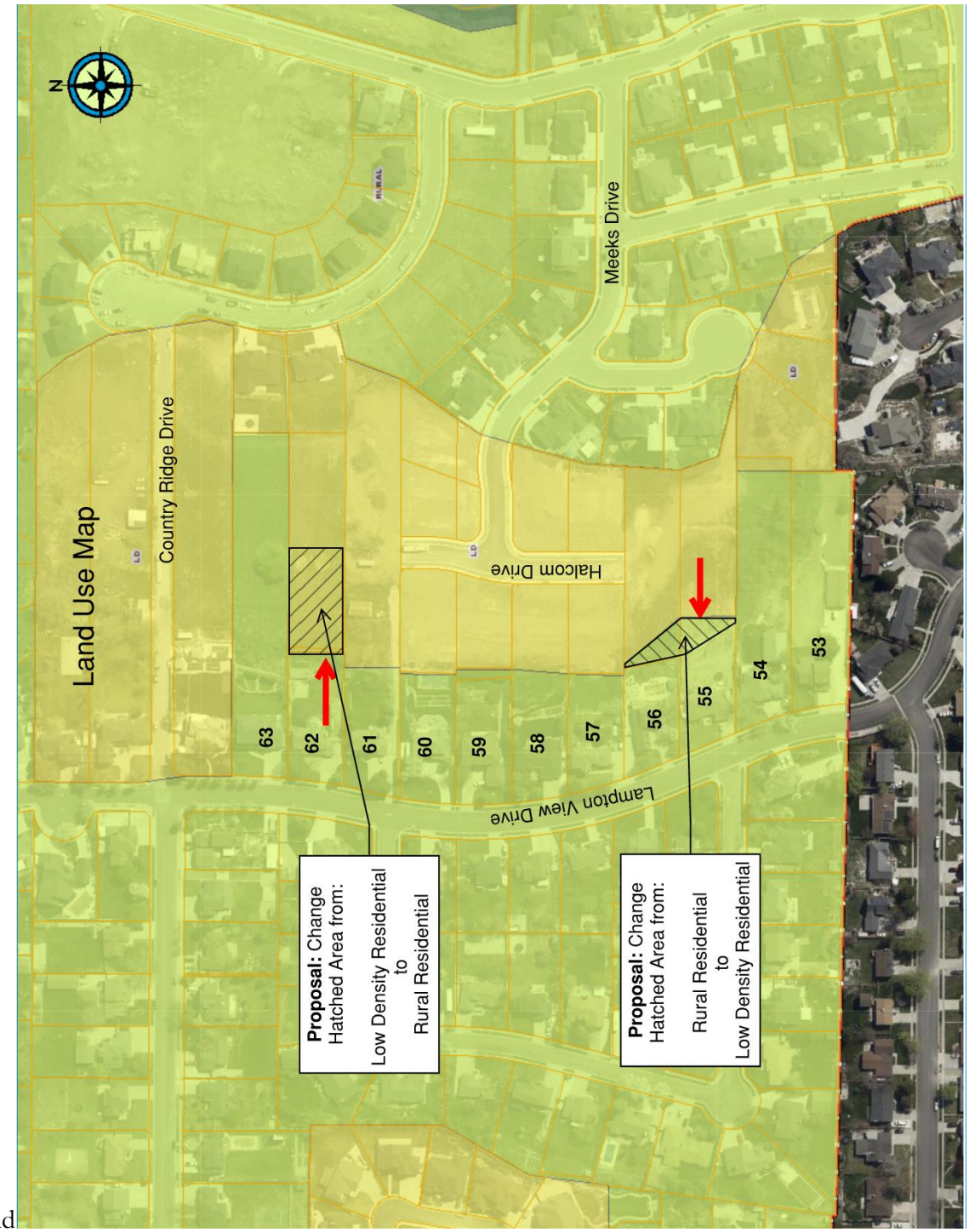
Dawn R. Ramsey City Recorder

Approved as to form:

_____

Office of the City Attorney

EXHIBIT 1



(Land Use Amendment)

ORDINANCE NO. 2019-06-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 11607 SOUTH LAMPTON VIEW DRIVE FROM R-2.5 ZONE TO R-1.8 ZONE AND PROPERTY LOCATED AT 11709 AND 11683 SOUTH LAMPTON VIEW DRIVE FROM THE R-1.8 ZONE TO THE R-2.5 ZONE.

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

WHEREAS, the Applicant, David George, proposed that the City Council amend the Zoning Map by rezoning the below-described property; and

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

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

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

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

SECTION 1. Rezone. The property located at 11607 South Lampton View Drive is hereby rezoned from R-2.5 Zone to R-1.8 Zone; and the property located at 11709 and 11683 South Lampton View Drive is hereby rezoned from the R-1.8 Zone to the R-2.5 Zone, as described in **Exhibit A**.

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

SECTION 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

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

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

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

Approved as to form:

_____
Office of the City Attorney

EXHIBIT A

REZONE PARCEL 1 (LOT 55 AND 56)

COMMENCING AT A POINT ON THE SOUTHWEST BOUNDARY OF LOT 503, CLOVER RIDGE 5 SUBDIVISION LOCATED EAST 1758.39 FEET AND NORTH 577.68 FEET FROM THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE N 55°20’35” W 44.97 FEET; THENCE N 16°54’10” W 159.37 FEET; THENCE N 89°59’20” E 4.01 FEET; THENCE S 39°28’11” E 124.88 FEET; THENCE S 0°02’30” W 81.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.13 ACRES OR 5829.5 SQUARE FEET OF LAND MORE OR LESS.

REZONE PARCEL 2 (LOT 62)

COMMENCING AT THE SOUTHWEST CORNER OF LOT 62B, CLOVER RIDGE 5 SUBDIVISION LOCATED EAST 1690.27 FEET AND NORTH 1239.33 FEET FROM THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE N NORTH 96.40 FEET; THENCE N 89°59’57” E 233.95 FEET; THENCE S 13°32’09” W 99.16 FEET; THENCE WEST 210.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.49 ACRES OF LAND MORE OR LESS.