AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
6:30 P.M.
November 26, 2019

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, NOVEMBER 26, 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 November 12, 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 NORTH SHORE VILLAGE CENTER SUBDIVISION

Location: 4700 West South Jordan Parkway

File No: **PPLPP201900528**
Applicant: **Daybreak Communities**

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

B.1 **Issue:** **DAYBREAK SOUTH MIXED USE MF # 1 & #2 AMENDED, SUBDIVISION AMENDMENTS**

Location: **5890 West 11385 South**
File No: **PLPLA201900569 & PLPLA201900570**
Applicant: **Destination Homes**

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

C.1 **Issue:** **SOUTH RIDGE GATEWAY LOT 2, SITE PLAN**

Location: **10656 South Windsor Ridge Way**
File No: **PLSPR201900462**
Applicant: **Travis Taylor**

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

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

D.1 **Issue:** **FRAUGHTON PROPERTY REZONE**

Location: **10353 S. Temple Drive**
File No: **PLZBA201900607**
Applicant: **David Mann**

D.2 **Potential Action Item – (See VII.D.1)**

VIII. OTHER BUSINESS

None

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)
: §
COUNTY OF SALT LAKE)

I, Anna M. West, certify that I am the duly appointed City Recorder of South Jordan City, State of Utah, and that the foregoing Planning Commission Agenda was faxed or emailed to the media at least 24 hours prior to such meeting, specifically the Deseret News, Salt Lake Tribune and the South Valley Journal. The Agenda was also posted at City Hall, on the City's website www.sjc.utah.gov and on the Utah Public Notice Website www.pmn.utah.gov.

Dated this 21th day of November 2019.

Anna M. West

Anna M. West, CMC
South Jordan City Recorder

CITY OF SOUTH JORDAN
PLANNING COMISSION MEETING
COUNCIL CHAMBERS
NOVEMBER 12, 2019

Present: Commissioner Earl Jolley, Commissioner Julie Holbrook, Commissioner Michele Hollist, Commissioner Michael Peirce, City Planner Greg Schindler, Planner David Mann, Planner Brad Sanderson, Staff Attorney Todd Sheeran, Deputy City Engineer Jeremy Nielson, Deputy Recorder Cindy Valdez

Absent: Commissioner John Ellis, Commissioner Sean Morrissey

Others: See Attachment (A)

6:30 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Earl Jolley welcomed everyone and noted that four of the Commissioners are present; Commissioner Ellis and Commissioner Morrissey are excused from tonight's meeting. He also welcomed the new Planning Commissioner Michael Peirce to the meeting.

B. Motion to Approve Agenda

Commissioner Hollist motioned to approve the November 12, 2019 Planning Commission Agenda. Commissioner Holbrook seconded the motion. Vote was unanimous in favor; Commissioner Ellis and Commissioner Morrissey were absent from the vote.

C. Approval of the Planning Commission Meeting Minutes held on October 22, 2019

Commissioner Holbrook made a motion to approve the October 22, 2019 Planning Commission Meeting minutes as printed. Commissioner Hollist seconded the motion. Vote was unanimous in favor; Commissioner Ellis and Commissioner Morrissey were absent from the vote.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

None

B. Comments from Planning Commission Members

UNAPPROVED

Chairman Jolley said do you know if the next meeting Planning Commission Meeting on Tuesday November 26, 2019 is going to be a lengthy one.

City Planner said I don't know at this time. I think right now there are four or five items on the next Agenda, but that could change either way.

III. CITIZEN COMMENT

Chairman Jolley opened the Citizen Comment.

Darrel Olson, South Jordan- said my wife got an email about recycling in South Jordan, so we called the City and spoke with the Planning Staff about the items that can be put in the recycling can, but the can is only the size of a small bucket. We were told that this was going to be discussed at tonight's meeting, but I do not see it on the Agenda. I wanted to bring this up because it is going to be a problem if we are paying for a garbage can, but you only have room in a small bucket.

City Planner Schindler said the City Council will be addressing the recycling issue at the next City Council Meeting.

Bob Paxton, South Jordan – said I don't see an action item on tonight's Agenda for the General Plan, so is this time to talk about it?

Chairman Jolley said we have already had a Public Hearing on the General Plan at our last Planning Commission Meeting held on November 12, 2019, but you are welcome to give us your comments.

Mr. Paxton said the density that we have in Salt Lake County is 2.4 per acre. If we take out the 32,000 acres that remain in the south-west quadrant, the density is 2.57. Salt Lake City is 2.8, and South Jordan City has a density of 5.23. If we put the remaining 32,000 acres, and estimate 600,000 people into those 32,000 acres over the next 18 years, the density would be 18.75, which is 7.3 times that of Salt Lake County. Last Saturday I went to a nice Town Hall meeting with Kim Coleman, and Lincoln Fillmore, and Others. I appreciate the effort that some of our Legislatures are putting forth in our behalf. Ms. Coleman said we need to be responsible with our General Planning, and to me it is just abusing our land if we are going to go to a density of 18.75. We are already doing our part in South Jordan. I think as Daybreak grows we are going to have even higher density. As we consider our General Plan, we need to be very specific, and as I look at our current zoning, I don't think it has been as specific as it has in the past. I think we need to set the stage now for responsible zoning, so we can have clean air to breathe and plenty of water purity.

Chairman Jolley closed the Citizen comments.

IV. SUMMARY ACTION

None

V. ACTION

A.1 Issue: RESOLUTION R2019-54 ADOPTING THE SOUTH JORDAN GENERAL PLAN

UNAPPROVED

Olivia Sivetco and Jim Carter (Logan Simpson) - said we have the General Plan on the Agenda tonight, and earlier today we received some more in depth comments regarding the General Plan. It is our understanding that the Planning Commissioner's would feel more comfortable making a recommendation on a plan that the they have seen with changes in a draft form, rather than seeing the changes listed in a memo. After a discussion with staff, we have decided that it doesn't make sense to discuss the changes tonight, it would be better to postpone the discussion and make a recommendation to discuss it at the next meeting. You will have had a draft General Plan with the highlighted changes by then, so you will have a chance to look it over, and then have the discussion. If you do that, it will push the City Council Meeting out until the first week in January.

Chairman Jolley said I think that would be acceptable. How do the rest of you feel about it?

Commissioner Holbrook said I think the best thing to do is postpone it until the next meeting. I agree with Mr. Paxton on the future land-use map, it is not specific enough. It doesn't show land owners what is going to happen to them in the future. It is good to look at, and you think it is stable, but it is inconsistent when you read the verbiage in the plan. I found several inconsistencies. I don't think they are intentional, I just think it needs to be clarified so that landowners know in the future what to expect. I still have not received the draft copy that was sent out from the City this morning, so I wasn't able to look at it before the meeting tonight. I think it needs to be looked at in depth, so I would not mind putting it off until the December 10, 2019 meeting, because there isn't much on that agenda, and we are not in a hurry to pass it by the end of the year anyway. I think as a Planning Commission, we owe it to everyone in the City to look at this in more depth, and to uphold your great work, because you have done an excellent job on this.

Chairman Jolley said I would be comfortable moving it to the next meeting on December 10, 2019.

Commissioner Hollist said I would be comfortable with doing that, especially if we can get the updated draft copy with changes so we can review it before the meeting.

Mr. Carter said we would like to make ourselves available to you. However, you see us being most productive, and efficient. We do see that you have a big agenda this evening, so the applications behind us would not be thrilled if we engaged in a lengthy discussion. A tool I have seen work well is a work session, which allow for an around the table discussion, and brainstorming. We are willing to make ourselves available to whatever you would like us to do.

Ms. Sivetco said I think you all have my phone number, but if not, I have business cards and I am available to discuss anything you would like by phone as well.

Commissioner Hollist said there is one thing I would like to address with the other Commissioner's present. It has to do with what Mr. Olsen brought up earlier in the Citizen Comment period, about the recycling. In Chapter 7, it talks about encouraging residential onsite recycling, and composting to reduce our impact to the landfill. We have had significant changes in the past 2 weeks to what will be accepted by the company that handles our recycling, so I wanted to discuss the possibility of incorporating a bullet point where the City help find alternative means to recycling paper, and the additional plastics that are no longer accepted. I don't know if that would be placing recycling containers throughout the City, or reducing the amount of times, the recycling company comes each month. I will probably only put mine out once a month now, because of the few items that can be recycled, but I would like to recycle these other things if possible.

UNAPPROVED

Ms. Siverto said the recycling change has gone through pretty much valley wide, and I completely agree, I had the same reaction in my neighborhood. We will read that carefully and see what kind of language we can include.

Commissioner Holbrook said if I am not mistaken there are a couple of places in South Jordan already that will accept newspapers, and other things that we used to recycle.

Chairman Jolley said maybe what we should do is email all of the concerns within the next 3 weeks. This will give us time to review the draft plan.

Commissioner Hollist said in your memo you mentioned after your meeting with Daybreak you are not going to incorporate everything you discussed with them, but you said you wanted some feedback; were there specific items that you wanted to discuss tonight?

Ms. Sivetco said we received additional Daybreak comments this evening, and we have been working with them. We have been discussing the best ways to incorporate their comments, and what they are comfortable incorporating, and what they are not. I think moving forward we will highlight their comments in the Draft you will be receiving, and then we can decide what will need further discussion.

Commissioner Holbrook said am I hearing you saying that you would like to have a work session on December 10, 2019.

Mr. Carter said that would be very appealing to me. That would facilitate some discussion and brainstorming.

Chairman Jolley said is there a rough date that we can schedule a work session.

Commissioner Hollist said to Ms. Sivetco, when is the soonest you could get the draft to the Planning Commissioner's in its current form?

Ms. Sivetco said my plan is to have you a draft by Friday November 15, 2019.

Commissioner Hollist said that would give us time to review the draft, if we wanted to have our work session next Tuesday November 19, 2019. Is there a room that we would be able to use?

Steven Schaefermeyer said we could get a room that should not be a problem. We will need to notice it, but we can get that done. I did just speak with Planner Schindler and he will be able to attend in my absence. I will see if we can get someone from engineering to attend the meeting to answer any questions that you may have. We will plan on next Tuesday November 19, 2019 at 6:30 p.m. I will send out an email to the two Commissioner's that were not here tonight letting them know.

Chairman Jolley said if you send that email out to everyone, they could reply if they are able to attend.

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

Commissioner Holbrook motioned to table the Resolution 2019-54Adopting the South Jordan General Plan to a time certain Tuesday December 10, 2019. Commissioner Hollist seconded the motion. Roll Call Vote was 4-0 unanimous in favor: Commissioner Ellis and Commissioner Morrissey were absent from the vote.

UNAPPROVED

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

B.1 Issue: DAYBREAK SOUTH MIXED USE PLAT 1 SUBDIVISION

Location: 11060 South 6000 West
File No: PLPP201900567
Applicant: Daybreak Communities

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

Gary Langston Daybreak Communities – said I think Planner Schindler did a great job reviewing the project. I am here to answer any questions that you may have for me.

Chairman Jolley said do we still need to do any road infrastructure to get out.to here

Mr. Langston said we are currently building Village 8 Plat 6 right now, and it is directly west of this, so it is just an extension to what is already out there.

Commissioner Holbrook said are you saying the South Jordan Parkway is already out?

Mr. Langston said Daybreak is currently working on a set of design drawings that will pave the remainder of South Jordan Parkway. When this plat comes on line, the Village 8 plat 8, that you are going to see in the next several weeks will all be built about the same time.

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

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

Commissioner Holbrook motioned to approve File No. PLPP201900567 as proposed. Commissioner Hollist seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Ellis and Commissioner Morrissey were absent from the vote.

C.1 Issue: DAYBREAK VILLAGE 11A PLAT 2

Location: 11645 South 6805 West
File No: PLPP2019000487549
Applicant: Daybreak Communities

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

Gary Langston, Daybreak Communities – said Village 8 Plat 1 is the one you have already approved several weeks ago, so with that plat, we will already approve the portion of Lake Avenue, and then with this subdivision it will connect on to those improvements. Village 11A Plat 1will be the model home park. There will be speck lots that will feed that production over time, in some future subdivision plats the gaps will be filled in and you will see them in the coming months.

Commissioner Holbrook said is there going to be a watercourse in this area.

UNAPPROVED

Mr. Langston said there is going to be a watercourse, and there will be an amenities center.

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

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

Commissioner Hollist motioned to approve File No. PLPP201900549 as proposed. Commissioner Peirce seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Ellis, and Commissioner Morrissey was absent from the vote.

D.1 Issue: CARTER ACCESSORY GARGE w/ALU

Location: 10927 South Temple Drive
File No: PLCUP201900598 & PLALU201900597
Applicant: Majestic Homes

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

Chairman Jolley said could these opaque windows be operational.

Planner Schindler said the windows have to be opaque and fixed.

Kevin Gust (Majestic Homes) – said this was brought to me a while back and we have just gone through the normal process and working with staff. I think we have met all of the criteria, and I know the Carter's are anxious to get started on this. Their son and his family will be moving in, so we are excited to get this going.

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

Commissioner Hollist said we saw a structure like this a couple of months ago that we denied. The main property was a two story so he was limited on his footprint to 60 percent of the size of his building, which he wanted to exceed. He argued at that time, that if he had a rambler he could do it because he would have had a bigger footprint, but he was being penalized, because he had a two-story home. At that time, staff informed him that ramblers have a limitation on the height, and that was the tradeoff. I believe these ordinances were written saying: "you have a primary building" because they don't want another building on the property that dwarfs the main building. I would like the applicant to come back up and ask him if they have considered a one-story structure.

Mr. Gust said the garage space is what that are they were primarily going to use for the attic. That is why it encumbered that much size, and height. If you look at that area, there are buildings with similar height.

Commissioner Hollist said did they talk to the adjacent neighbors to see how they felt about this.

Steve Carter, South Jordan - said we have talked to the neighbors, and they were willing to come to tonight's meeting and speak in our behalf, but we didn't think there would be a need to have them here.

Mr. Gust said we have been very upfront and clear about this. I have built many of these in this area, even one right next to McKee Farms, it was a rambler, and we did not have a problem.

UNAPPROVED

Commissioner Hollist said are the homes next-door ramblers?

Mr. Gust said the homes on both sides are ramblers, and there is a two-story to the east of them.

Chairman Jolley said how close is the property line to the east, and to the south, and is this building going to be re-positioned.

Mr. Gust said it is 12 ft. from the perimeter and that was so we could meet the code.

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

Commissioner Holbrook motioned to approve the Conditional Use Permit and the Accessory Living Unit Permit (File No PLCUP201900598 & PLALU201900597) based on the Finding and Conclusions listed below, including the following condition of approval:

1. **All second-floor windows located less than 20 feet from the property line shall be fixed (non-opening) window with opaque glass to maintain privacy to adjacent property owners and function solely for providing light.**

Commissioner Jolley seconded the motion. Roll Call Vote was 3-1 Commissioner Hollist voted (No). Commissioner Ellis and Commissioner Morrissey were absent from the vote.

E.1 Issue: SOUTH JORDAN BUSINESS PARK SITE PLAN

Location: 10452 South 1055 West
File No: PLSPR201900525
Applicant: Travis Taylor

Planner Brad Sanderson reviewed background information on this item from the staff report.

Commissioner Holbrook said is the heavier line on the map what they are going to dedicate.

Planner Sanderson said what is actually being dedicated is on the far left side of the property, and what the applicants have agreed to, is to dedicated the entire north property line.

Commissioner Holbrook said what about the landscaping.

Planner Sanderson said that would not fall within that area.

Commissioner Hollist said regardless of where that property ownership falls on that north line, if the neighbors to the north choose to develop, will it be required at that time for the land to be dedicated.

Planner Sanderson said yes, depending on how they choose to develop.

Chairman Jolley said would the 27 feet be dedicated to the City.

Planner Sanderson said it will one way or another, with this development, or if, and when, the properties to the north ever decide to develop.

UNAPPROVED

Chairman Jolley said if this property develops in the future, this property would be excluded from contributing improvements on the north side.

Planner Sanderson said if you notice in our requirements, we are not requiring the property to the north to be dedicated because it doesn't serve any purpose for this development. It is just something the applicant has agreed to do.

Travis Taylor, Morgan County- said it has been interesting working through this process staff. I will just tell you they are rigorous, but I think in the end it has turned out to be a project everyone can be happy with, and I hope that you feel the same way. I am happy to answer any question you have for me, or I can come up afterwards.

Commissioner Hollist said what kind of agreement do you have with the commercial development just south of you?

Mr. Morgan said we have a shared access agreement that we have already had recorded.

Chairman Jolley said what is your buildout time on this.

Mr. Morgan said our intent is to start on the west end right away, and work the rest as we go. We probably will not be able to start in the winter, so we want to get started as soon as possible.

Chairman Jolley said this went to the Architectural Review Committee and they liked it. I like the look of the building myself.

Chairman Jolley opened the Public Hearing to comments.

Michael Austin, South Jordan – said my property is just north of this proposed development. My only problem with this development is the survey that I had done when I bought the property in 1990 shows my property line on the north side of the gravel road. My property description specifies a 25ft right-of-way across my property, because there were two houses to the west of me that had to have access, and that was the only access they had to their homes. My property description specifies a 25ft right-of-way to the south, and my property line is south of the gravel road. I also picked up a survey of the subject property from the County surveyors office, which shows their property line in the same spot as my south property line, so the gravel road is actually on my property. The one I picked up from the County says it was done in 2013, so the problem we have is, why the property lines are different. I bought this property in 1990, I built my house in 1992 to 1993, and the entire time I have lived there, I have owned that gravel road and now 29years later I am told I don't own the gravel road.

Chairman Jolley said the current property owner is going to dedicate that 27 feet, so you will still have access to the gravel road.

Mr. Austin said I own the gravel road according to these surveys, so they can't dedicate property that is not theirs. The other thing is, on the south side of the gravel road there is an irrigation ditch, and I have irrigation rights to my property.

Chairman Jolley said do you use those surface water rights.

Mr. Austin said yes.

UNAPPROVED

Bob Paxton, South Jordan – said I travel and live this every day, multiple times, so I would like to know where the entrances on both ends of this property are. This is a very congested area where the car wash is, the people are driving into the vacuum area when they should be driving into the carwash, so in my mind, something needs to be done to alleviate that traffic. I guess as a business owner I worry about how the viability will be with buildings that are completely unseen from any major road. In addition, on 10400 S. there isn't a very sensitive light system there, so I could see the traffic becoming unbelievable. We have noticed in the last three years a huge increase in traffic already on 10th west. I think people have figured out that it is a short cut from one place to another. This will just complicate this sort of a thing, so it is something the City will need to deal with, because eventually it will be a very dangerous area. It sound like you like the architecture, I think it is out of place for the area. Those are my comments.

Chairman Jolley closed the Public Hearing.

Chairman Jolley said we could see clearly on the map that on 1055 W. there is an entrance across from the entry to the carwash. I agree that it is congested, but there is an entrance that lines up. The other one on the west side is the shared access with the current entrance.

Commissioner Hollist said there is also one across the street from the fire station.

Chairman Jolley said I am sure you have had a conversation with your surveyor on this access road, can you address that.

Mr. Taylor said we have talked with our surveyor and we have no indication of anything different from what we have presented. I have the County map here tonight showing the property lines the way we have presented it. We certainly don't have the right to dedicate someone else's property, but we are showing the property lines the way they have been presented. If we don't own it we can't dedicate it, but we didn't have any indications before tonight that we didn't. We can work with staff to work this out, so there should not be a problem.

Chairman Jolley said what about the irrigation ditch.

Mr. Taylor said we would need to make provisions for the irrigation ditch.

Staff Attorney Todd Sheeran said when this has come up in the past we follow the County records, and if there is a dispute, both parties will need to go meet with the County and go over the records. We don't get in the middle of these kinds of disputes.

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

Commissioner Holbrook motioned to approve the 1000 West South Jordan Business Park site plan, file number PLSPR201900525, subject to the Applicant completing the following requirements before the beginning construction of the development.

1. **Record a shared access agreement between the subject property and the adjacent Property to the south.**
2. **Dedicate to the City approximately 35.77 feet of property that abuts Hindu Temple lane as a public right-of-way.**
3. **Record all required ten-foot public utility easements that abut a public right-of-way, and all 15-foot waterline easement.**

UNAPPROVED

Commissioner Hollist seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Ellis and Commissioner Morrissey were absent.

F.1 Issue: SOUTH JORDAN REMAX OFFICE BUILDING SITE PLAN

Location: 3518 West South Jordan Drive
File No: PLSPR201900487
Applicant: Lindzi Biship, Furst Constructions

Planner Brad Sanderson reviewed background information on this item from the staff report.

Chairman Jolley said the 13 stalls you were talking about, are they off their property line.

Planner Sanderson said yes, it is.

Chairman Jolley said would they need a retaining wall between the properties.

Planner Sanderson said it is kind of hard to see, but the neighbor has a retaining wall in their backyard and it steps up to the property line.

Dave Freis, South Jordan – said we have been almost a year in planning and designing this, so we have been working closely with staff on what the requirements would be. I live in that neighborhood, so we tried to design a good-looking building, because I also developed that neighborhood, so I want it to be nice.

Chairman Jolley said I noticed that we have a dumpster enclosure that is going to be adjacent to that property to the east. How are we going to mitigate the noise and disruption?

Mr. Freis said there would be a 6ft wall along that property line. The building is a little higher than their property, but they will not be able to see in there from the first level.

Chairman Jolley opened the Public Hearing.

Shane Damill, South Jordan – said I think this is a beautiful building, but my only concern is the parking on SOJO Drive, and the entrance to the east. I think that is going to drive traffic down our street and we have young children. We already have some traffic that comes through there with some of the other businesses. I don't know if there is a way to change the entrance and have it come off Loma Vista Drive. It looks like the offset is 5ft, and I would assume that the offset would be more than that when a residential has to be 25ft.

Lexi Freisen, South Jordan – said I also share concerns about the traffic with this entrance. We have 25 young kids that are constantly on these streets, so with these entrances I am concerned. I would like to propose that we don't have these entrances here, and force people to come in at other entrances in the area. In this particular area, a hill raises up, so if you have ever been heading west on 11400 S. and go to turn left, you will have a hard time seeing the traffic that is heading east. I don't know what would be the best thing to do, but I am concerned, I don't have kids, but safety is a concern.

Chairman Jolley closed the Public Hearing.

Chairman Jolley said what is the depth of that parking Pocket on SOJO Drive?

UNAPPROVED

Steve Skoville, (Art Flow Architecture) – said the parking stalls are 9ft. wide.

Planner Sanderson said that mixed-use zone requires zero to 5ft. setback from the property line, or what they call the build-to line. They are taking those improvements and pushing them into those easements so the sidewalks will be laying over the easements on SOJO Drive. The zoning requirement actually require this, whether I like it, or you like it, it is required.

Chairman Jolley said I agree with the residents that they are going to be motivated to come from the east and park on that side of the road; otherwise, they would have to cross a lane of traffic.

Mr. Freis said this is not my expertise, but I assume that there needs to be so many ingresses, and egresses into the property. I am sure that is what is dictating it. I would have no problem getting rid of driveways, like the one on SOJO Drive. We bought this property 4, or 5 years, ago and we developed it, but our hands have been tied because of the zoning. It was a mixed-use zone, which was obliterated by the City, so when we got it approved it was spot zoned, instead of having a mixed use feel. Whatever we can do to alleviate issues is fine with us. I think we have met the requirements, but if there are things that the City would allow us to do, we would be willing to do that.

Chairman Jolley said are we required to have the entrance on SOJO Drive.

Jeremy Nielsen said I don't know of anything in the code that requires them to have multiple ingress, and egresses points, but I think it is good to have them because it is a really busy parking lot. I think being able to spread those loads over multiple points is a good thing.

Chairman Jolley said I agree with that, because the parking lot to the west and north is difficult to navigate. I think this is a nice looking building, and our Architectural Review Board has looked at it and they agree.

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

Commissioner Holbrook motioned to approve the SOJO Office RE/MAX site plan, file number PLSPR201900487, subject to the following documents be recorded prior to a building permit being issued:

1. **A shared parking agreement for 13 stalls on the adjacent property, and**
2. **A public access easement for portions sidewalk and park strip improvements located outside the public right-of-way along SOJO Drive, and**
3. **A maintenance agreement for snow removal, striping, and landscape maintenance for on-street parking and trees along the north side of the SOJO Drive abutting the development.**

Commissioner Hollist seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Ellis and Commissioner Morrissey were absent from the vote.

G.1 Issue: GLENMOOR GREENS CLUBHOUSE SITE PLAN

Location: 4783 West Glenmoor Drive
File No: PLSPR201900522
Applicant: Teeger Development

UNAPPROVED

Planner David Mann reviewed background information on this item from the staff report.

Commissioner Holbrook where is this located in relation to the Glemoor Golf Course.
Planner Mann said the Glenmoor Golf Course is on the east side up against 4800 West. The west side is the future Regional Park.

Commissioner Holbrook said this is not part of the Glenmoor Golf Course itself, right.

Planner Mann said no. This was purchased in 2014, and they are working on their third and final phase right now.

Chairman Jolley opened the Public Hearing to comments.

Al Hunt, South Jordan – said I have some questions on the dimensions of the clubhouse, I have not seen anything that shows the size. I would also like to know if it is going to have a basement.

Planner Mann said there is no basement.

Mr. Hunt said what about fencing.

Planner Mann said they are not showing any fencing. There are pathways for the neighbors that are adjacent to it.

Cathy Saunders, South Jordan – said I live in the Glenmoor Greens area. My husband and I were one of the first ones to move into Furic Court, which is across the street from where this clubhouse/pool is being proposed. When we were buying our home we were told by the real estate agent that the swimming pool was proposed, but not approved. I don't have any problem with the clubhouse; my issue is strictly with the swimming pool. We were also told that since this area is still being developed that there wouldn't be an official HOA, or a vote on this until all of the properties were sold and everyone was moved in. There are still empty lots and homes that have not been sold, and my main issue is with the swimming pool. I don't think anyone has seen a proposal in black and white of what this is going to cost, the HOA fees, and what it is going to cost to maintain it. I think it is going to be expensive to maintain the clubhouse with the utilities and all of that. There is also an issue with parking in this area. I live on a dead end court that is a one way, and we cannot even get a garbage truck down that street to pick up our garbage right now so we are hauling it down to the main road. I just feel like we have the cart before the horse. I think everyone should be moved in before we have a vote on this, we have not had a vote, but the people in phase 1 are anxious to move on with this because they want a swimming pool. The swimming pool is going to be an expense that I think we will bear for many years to come. Once this pool is in you will be paying for it for a very long time. I agree that we will need to have a clubhouse to have our HOA Meetings, but I do not want a swimming pool. I think it is unfortunate that the developer is not here tonight to address this.

Dian Burnett, South Jordan – said I was just wondering when the proposal is to build this clubhouse.

Chairman Jolley said we will ask them planner is they have been shared that information.

City Planner Schindler said they have one year from the date approved to build it, or the approval expires.

Luanna Spencer, South Jordan – said I live directly behind where they are proposing to put this clubhouse, and in all fairness to the new people who have moved in, I can understand their feelings about this situation. We have lived there for two years, and a pool would really help my health. We purchased a home in this area

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because of my health, and we were told there would eventually be a swimming pool put in. I will say the Teeger Development have not honored a lot of things that they said they would do, and the HOA have not honored a lot of things they said they would do. We did vote on a pool whether these people lived here or not, does not deny that we did vote on a pool. I don't even know what the outcome of that vote was, I heard that it was in favor, but I am in total favor of this clubhouse and pool being built. We have lived there with a dirt pile behind our house, and this clubhouse needs to be built, so we as senior citizens can function in this community.

John Bate, South Jordan –said I live on Payne Court in that subdivision. I wanted to say, that we have not officially done anything with an HOA yet. The problem we have found up to this point is the HOA has been telling them that they were going to start construction all along. The builder who I didn't get a chance to speak to directly, but I did get to talk to his foreman today and the plan was to start construction after phase 2 was completed, which they are just now getting to the end. The concept was when we voted as a group and everyone was told, more than the majority wanted to proceed as is. We all want to get the thing done. It is not so important that the pool is put in at this moment, but the majority voted to have both the clubhouse and the pool. We have made a committee, and I am the Vice-chairman of that committee, so that was the consensus and it was more than enough so we think this needs to move forward.

Brenda Fisher, South Jordan – said I also live on Payne Court. I think the real estate agent who is representing the company that is selling the homes, that was a selling point for us moving into this community. The clubhouse to me is not to have our HOA meetings. It is a place to have a family gathering there with our kids and grandkids and have a fun family time. This was promised to us and it needs to be there.

John Maddox, south Jordan – said I would like to thank you for allowing us to come and speak tonight. When we were looking to buy a home, we searched for homes with an HOA, clubhouse and a swimming pool, and the day we signed the papers in September of 2018 the real estate agent told us that we were in phase 2. We have some close friends that have lived there for 4 years, and they were promised that the clubhouse and swimming pool was going to be built. The real estate agent told us it was going to start in April of this year, and it never happened. In February of this year, they up the HOA fees for building the clubhouse and the pool. We have been paying higher fees for 7 months, and we still don't have a clubhouse or a pool, we have been told so many different things, by so many different people. The HOA is ran by the developer, he has it and he won't release it until this phase is completed, and we have no idea of when the completion date is going to be. We would appreciate this moving forward, because we have been told this is moving forward. Thanks again for letting us come and voice our feelings on the clubhouse and swimming pool.

Chairman Jolley closed the Public Hearing.

Chairman Jolley said we have heard a lot from the residents, and we hear the message. The developer/builder is obviously interested in building the clubhouse that is why this application is before us tonight. They will have one year to build the structure, and it will be up to them whether they will build all of the amenities, mainly the swimming pool. It up to him and the HOA to determine what will be built.

Planner Mann said they have actually applied for a building permit for the clubhouse back in April, and we told them at that time that they needed to go through this extra process to get to overall site approved with the City before they could move ahead with the building permits. That is where we are now, so I think they are anxious to get the building permit and start construction as soon as they can.

Chairman Jolley said could you put up the map and tell us what the dimensions of the building are going to be.

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Planner Mann said it doesn't show us on the map, but it is a little over 2,000sq.ft for the clubhouse.

Chairman Jolley said the swimming pool dimensions look like they are going to be 32x18 and surrounded by grass, no fencing, just surrounded by sidewalks.

Planner Mann said they would be required to have a 6ft. fence encircling the pool, so that will be reviewed as part of the building permit.

Chairman Jolley said I think this looks like a great amenity to this development.

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

Commissioner Hollist motioned to approve File No. PLSPR201900522 for the construction of a clubhouse located at 4782 W. Glenmoor Drive as presented to the Planning Commission. Commissioner Peirce seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Ellis and Commissioner Morrissey were absent from the vote.

H.1 Issue: JORDAN HEIGHTS OFFICE 2 CONDO SUBDIVISION AMENDMENT

Location: 4040 W Daybreak Parkway
File No: PLPLA201900553
Applicant: Steve Broadbent

Planner David Mann reviewed background information on this item from the staff report.

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

H.2 Potential Action Item – (See VI.G.1)

Commissioner Hollist motioned to approve File No. PLPLA201900553 for the subdivision of real property located at 4040 W Daybreak Parkway as presented to the Planning Commission. Commissioner Holbrook seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Ellis and Commissioner Morrissey were absent from the vote.

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS
**Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)

I.1 Issue: OAKESON / JORDAN WOODS LAND USE AMENDMENT AND ZONE CHANGE

Location: 9526 South Redwood Road
File No: PLZBA201900556
Applicant: Scott Yermish

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

Commissioner Holbrook said did you say there would be masonry fencing on one side, or all sides?

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City Planner Schindler said there would be fencing on all sides.

Chairman Jolley said does the applicant own all of the properties right now.

Planner Schindler said I don't think so, he is in the process of purchasing them at this point.

Chairman Jolley said what is the adjacent intersection on the east side of Redwood Rd going to be.

Planner Schindler said it would be Temple View Drive.

Chairman Jolley opened the Public Hearing to comments.

Scott Yermish (Newman Construction) – said to answer the previous question. We have all of the property under contract, and a large earnest deposit has been made. We have been working with staff to go over the concept plans to see the best low density as possible, but make the project work for everybody. The Oakeson's are who currently own four of these homes have asked us; when we tear these down to build them build four single-family ramblers for them to move into. They are going to upgrade. They have had opportunity to sell at a higher, but they didn't think that would be appropriate. They have lived in South Jordan their entire lives and they want to remain in South Jordan. We have worked closely with them to make a project that would be architecturally beautiful and flow within the City. We have met with staff many times, and if they have asked us to do something, we have never said no. Whatever, the City has asked us to do we have agreed to. We have even gone above, and beyond, we didn't have to but we told them we would put trees in, and we will make it as nice as we can.

Bob Elder (Ensign Engineering) – said I am actually a South Jordan resident and I have lived here for 27 years. As we sat down with staff and I looked at this property, I let them know that I always look at a community and do my very best to do the project right. When you look at the avenues and you want to leave a legacy for your City, you want to have strong streetscapes, and in home construction, you want to have hardy plank, rock, and stone, things that will stand out. These homes are going to sell for over $600,000, so these are not entry-level homes. I live in an area where most of their children have moved out, so they are looking to downsize in some way, but they still want to live in a nice community. This is a perfect neighborhood for myself, and my neighbors. I am here to support the development, and I know it is the right thing for this area.

Chairman Jolley said have you had discussions with UDOT about a separate entrance.

Mr. Yermish said we have, but they have been less than cooperative. If staff meets with them tomorrow and there is a way to put another entrance in here, we will do it.

Commissioner Holbrook said you are asking for R-6 zoning, and you said it would be built to the R-5, but you will get a little more leeway with some things is that correct?

Mr. Yermish said more leeway and smaller lot sizes.

Commissioner Holbrook said are you totally against doing an R-3 or R-4 zone?

Mr. Yermish said the project wouldn't make any sense to us at that level. It is written in our agreement with the Oakasen's, to get the R-6 approval with this density in order move forward with the project.

Commissioner Holbrook said do you mean financially.

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Mr. Yermish said yes. The infrastructure that we have to put into this financially is tremendous. We need that to make this right.

Chairman Jolley opened the Public Hearing to comments.

Paul Uber, South Jordan – said I live in The Cottages at Temple View Drive, and we have an indoor pool and they are very expensive, they are not an asset. My main concern is the entrance on Redwood Road. Somebody mentioned something about a right hand turn, there are no right hand turns, and they are like highways. The County or the State, or whoever did it, took away all of the right hand lanes and it is like a six lane highway with a center lane, so it is going to be really hard to access it. In my opinion, one entrance would be better, because they are all filing in one at a time. I think for them it would be advantageous, but I don't know where you would put another access. Those are my concerns.

Gary Gardner, South Jordan – said I live off Lawrence Circle in South Jordan, and back in the early days, I was a Planning Commissioner for 5 or 6 years, so I appreciate your service. I think this zoning change is wrong in many ways. Back when I was on the Planning Commission, we didn't allow hammerhead turns, so I am wondering how a garbage truck is supposed to get down this place and turnaround. There have been comments about redwood road, and I know that it is ridiculous to try to get across on Redwood Road if you are making a left hand turn, so I don't think we need any more traffic there. I know that the Oakenson's have a u-shaped driveway, so unless those lots are facing west there wouldn't be any way to get on to Redwood Road. I am wondering about the square footage, I looked at some rendering of these homes and they look minimal to me. The surrounding homes have 95 to 100 percent brick, and these homes are showing a little trim of flagstone and such, I think these homes are incompatible with the surrounding homes. In fact, there is a home to the north of these homes that is probably worth several million dollars. I moved to South Jordan for the semi-rural atmosphere and that ship has left, because South Jordan has gone full steam ahead with high-density housing. When you are putting six lots to an acre that is dense. There is no shortage of high-density housing in South Jordan. I think this needs to be less dense, and higher quality homes.

Brent Anderson, South Jordan – said I have some mixed feelings about this. I came to this meeting tonight not knowing much about this subdivision, and Gary was kind enough to aquent me with it. On one of the performance pages said that the sell value was $406,000 dollars, at least that is how I read it. I am a little confused on the $600,000 dollars all of the sudden. Let us take a look at the dynamics here, if you look between 9400 S, and 9600 South, and 1700 W, and 2200 W, there have been four sales recorded in the last 365 days. They have ranged in value of $444,000 dollars, for an older dwelling to $675,000 dollars for a dwelling that was built in 2006. The median value is $575,000 if you look at that range. I am acquainted with some lot sales in the area, and the lots have been selling for about $220,000 dollars. If you apply a 35 percent lot to sell ratio that means that you need to build a $665,000 dollar home to make it work. I think that these lots are under-sized for the area. There needs to be larger lots, because you are abutting up to ½ acre lots, there are some lots that are 1 ½ acres, and then you have the 3 acre lots. I am concerned because I don't want someone staring at me because they are 20ft away. There are also the list to sale ratio's, and if you were to draw a 2 mile circle around that property and you look at values between $500,000 and $600,000 you will find that you will have 90 day list sale ratio of 8 to 1, and an annual list sale ratio of 6.67 to 1. Anytime you have a ratio that is above six you have a shortage in the market. There is a demand for the larger lot and the property that is worth more money, and incidentally 43.75 percent of the existing inventory is pending. That is a further indication of a market that demands that a nice home be built on a larger lot.

Kimberly Schaefer, South Jordan – said I reside in Rylie Circle, which is very close to this property. I appreciate getting the notice I the mail indicating that there was a possibility of this property being rezoned. I believe that you as a Planning Commission have a huge obligation, because what you decide affects people's lives. It is very important to remember that fact. When my husband and I moved to South Jordan, we moved

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here for the life style. We moved from a very busy Murray Utah to the country, and that was 15 years ago. It has been in creditably disheartening for me to see the changes that have taken place in this City. It is not the same place, and that is sad. You have developers that want to come in and gobble up every bit of land and build, build, and build, and what is their motivation, money. You do not have to zone this for an RM-6. It is crazy to put six units on 1 acre. It is ridiculous. For years my children went to this cute little farmland and watch the sheep, they love this land. It is sad for me to see a developer take this much time and effort into trying to fit as many possible homes into this square footage as they can, when it hasn't even been rezoned yet. I along with everyone else are very concerned about the Redwood Road access. Trying to get on to Redwood Road with the three lanes is scary. When you are putting 55 cars in, and out of there all day long, every day that is just adding to the congestion. Where are the kids going to play that live in this area, there is no outlet, there isn't any parks, or anywhere for them to play. I would like at the end if you would go through the process where it would allow the residents in this area to appeal the decision, and what the process is like.

Gary Howland, South Jordan – said I live in the home that was referred earlier to a two million dollar property. All of my property abuts one to seven lots. I am a developer and I have appeared before South Jordan many times. I developed Kelsey Cove who Kim Schaefer lives in. I also developed Spratling Woods on 2200 W and 9700 S, and several others, I have a significant amount of experience in development. Something I learned a long time ago when appearing before the Planning Commission is, it is not up to the Planning Commission to make a developer/property owner make the property profitable. I bought a piece of property on 9800 S, and I held on to that property for 7 years. I tried many times to get density that would even let me break even, but all I could do was what the property was zoned for at that particular time. I could only get seven lots, and I lost quarter of a million dollars on that development. I know that Kelsey Cove only has seven home in that development, and I lost about $40,000 dollars in there. The reason being, is I wanted to protect the value of my property by purchasing this property. I even had half of this property under contract, not with the Oakeson's, but with another family that was related to them. I did not want to hurt the Oakeson's and damage them in anyway, so I walked away from the contract because I didn't want to be the one to stop them from doing what they wanted to do. The last things we should see is six units per acre. You can go back to the Planning Commission and City Council Minutes when I was developing Kelsey Cove, I was promised that when you come down Redwood Rd in South Jordan City there is a little swath of ground there that says "Welcome to South Jordan," that ground was partially developed by me to South Jordan City. The City compensated my slightly for what I had paid for it, but I bought it from Farmers Market, and then I donated an additional part of it to the City so they had an entrance or gateway into to the City. We tried to buy the three homes that abut up to Redwood Road so we could clean it up. We couldn't do it, because one of the homeowners that sat on about a 10,000sq.ft. Lot, and trade the three homes in Kelsey Cove, but he wanted about $500,000 dollars for a 10,000sq.ft.lot. I couldn't make that happen, when we were already losing money on the development. I am looking at this site plan as a developer, and I would love to come in and be the developer on this. This goes against every piece of information I have received from South Jordan City on all of the developments I have ever done. The West River Estates was denied by the City to the developers that originally tried to do it, so I ended up having to go down there and but another 2 ½ acre piece of ground and take all of the utilities out to 9600 S. About half of those homes had to have sprinklers put in them, because the Fire Department couldn't get back far enough, and the City Code required that it had to be so many feet. This just doesn't meet the standards. I don't understand how the Planning Commission and the staff have allowed the developer to come in with a plan like this. They are allowing a hammerhead, and even the cul-de-sac is not up to code. Again, it is not up to the Planning Commission or the City to make the developer profitable. It is up to the Planning Commission and City Council to make sure that the neighborhoods are safe, and the people are safe. I have my office off Redwood Road and I cannot tell since they have done away with that lane how many close calls there have been, because of the speed they are traveling. We can no longer have deliveries into our commercial property there, because no trucks can stop on Redwood Rd, so now they have to pull up on 9400 S and go through the neighborhoods to get to our property. There is a way to provide a secondary access on to Redwood Rd, just eliminate some of the lots and make it

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happen. I think you need to make it so Fire Trucks can make it in there and take care of the health and safety of the people. In the City Council Minutes when they approved Kelsey Cove, we were promised that from 300ft. to the west side of my property going forward to where my office was, they would maintain the 2 ½ units per acre, so the home's would be consistent with the homes that are in Kelsey Cove to maintain the value. My home now since I have recently upgraded, and remodeled it, it is worth substantially more than 3 million dollars based on the appraisal we have received.

Chairman Jolley closed the Public Hearing.

Mr. Yermish said the RM-6 that we are looking for is the lot size. The density is actually 4.97 per acre. We are going to offer a variety of homes from 3,400 4,500 sq. We have looked at the homes in the area and they are not going to be done with stucco, they will have brick and stone. We followed all of the guidelines of the City. I have been to a lot of Planning and Zoning meetings and there is no last man in, people want to come to South Jordan because of the lifestyle. They want to move into a particular development, and there is a housing shortage. We are going to build a quality product, but so many things have been put on us, and we have bent over backwards to do our best. If I really wanted to make money we would have done townhomes, and go for a higher density and make more money, but we didn't. We want to put single-family homes here, so it make sense for everybody.

Mr. Elder said I am mixed in many ways because I am the engineer on the project, and a resident of South Jordan. I have my own self- serving interest in it, and I want to see something done right. I have worked over 35 years in developing our state, and my legacy is to do things right. There were some things brought up about how this was designed, but we met with staff and asked them what we needed to do to meet the intents of the City Code, and to comply with them. This plan complies with the City Code, and the Fire Code, and I appreciate the time and effort that staff has put into this process. We know that infill properties are difficult, we have some infill properties in the City here and there, and that is why this zone was created. This is a plan that we developed with the direction of staff.

Chairman Jolley said has staff addressed how we are deal with these ends, regarding fire code.

Mr. Elder said if you look at the Fire Code, and the International Building Code, you cannot exceed 150ft before you have a turnaround. You have to have a hammerhead or a certain type of turnaround to meet the code, and this complies with those codes.

Mr. Yermish said at our initial meeting the Fire Department was there and went over this with us, and we made the changes that they asked us to at that meeting.

Chairman Jolley said what about the garbage pickup have you address that.

Mr. Elder said we have the turnaround at the backend where they can turn.

Commissioner Holbrook said where is the masonry fencing. Do we know what kind of fencing are they proposing to put on the south side?

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Planner Schindler said there would be masonry fencing completely around on all four sides, but we don't know what kind, because there are many different kinds.

Commissioner Hollist said the applicant stated that they did everything the City asked them to do, but did the City ever ask them to match the density to the west?

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Planner Schindler said I don't know that, I wasn't involved in the discussions they had.

Staff Attorney Todd Sheeran said I was at the meetings with the developer, but I don't remember them discussing matching the density. The only thing I remember was that it was a significant decrease from what was proposed on this property before, and the RM-6 with the gross density being under 5 was workable at staff level to recommend approval.

Commissioner Holbrook said I have been looking at the different lot sizes for the different zones, and R-3 is 10,000sq.ft, R-4 is 8,000sq.ft, R-5 is 6,000sq.ft, so are we going to allow these lots to be less than 6,000sq.ft?

City Planner Schindler said the RM zone allow smaller lots, and it may have to do with the width of the property. I don't have the code in front of me.

Commissioner Holbrook said even though it is being requested, I have a concern that the R-6 really doesn't meet the rest of the surrounding areas, and it harms one of the neighbors. I guess because I lived in a development that only had one way in and out, it is uncomfortable. I do see that the surrounding ones do have just one way in, and out, but they don't have 27 lots. I just have concerns about the R-6.

Chairman Jolley said I have similar concerns. It doesn't match the surrounding zoning, and we even have 1.8 zoning to the south. I think the fit would be R.2-5, which doesn't work for the developer. We do have a little different zoning across the street on Redwood Road, and I am assuming it is R-6.

Planner Schindler said it is RM they didn't have a number designation at the time. I think the density in that area probably exceeds the six units per acre.

Commissioner Peirce said I share your concerns with the R-6 zone.

Chairman Jolley said regardless of what is determined tonight by the Planning Commission, it will still go to the City Council along with our recommendation. City Council will make the final decision on whether this zoning and land-use is changed. There are other processes after that, but the next step will be to go to the City Council.

Chairman Jolley said it is obvious that we all have concerns about this.

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

Commissioner Holbrook moved that the Planning commission recommend that the City Council approve the following:

- **Resolution R2019-61 authorizing the Mayor to sign the development agreement;**
- **Resolution R2019-53 approving the land use amendment: and**
- **Ordinance No. 2019-08-Z approving the zone change.**

Commissioner Hollist seconded the motion. Roll Call Vote all (4) Commissioner voted No; Commissioner Ellis and Commissioner Morrissey were absent from the vote.

VIII. OTHER BUSINESS

Chairman Jolley said we will see you next Tuesday November 19, 2019 at 6:30 p.m. for a work session

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ADJOURNMENT

Commissioner Holbrook motioned to adjourn the November 12, 2019 Planning Commission meeting. Commissioner Hollist seconded the motion. Vote was unanimous in favor.

The November 12, 2019 Planning Commission Meeting adjourned at 9.58 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez.

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SOUTH JORDAN CITY
PLANNING COMMISSION REPORT Meeting Date: 11-26-2018

Issue: DAYBREAK NORTH SHORE VILLAGE CENTER PRELIMINARY SUBDIVISION
Address: 10410 SOUTH 4680 WEST
Project No: PLPLA201800777
Applicant: Daybreak Communities

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

Staff Recommendation (Motion Ready): Approve Project No. PLPP201900528 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 right-of-way vacation prior to recording the plat.

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	13.246 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, (P-C)/Townhomes South- Large Scale Master Planned Community, (PC)/Oquirrh Lake East - Large Scale Master Planned Community, (P-C)/Townhomes West - Large Scale Master Planned Community, (P-C)/ Single Family Res & Townhomes

Daybreak Communities has filed an application for preliminary plat review and approval of the Daybreak North Shore Village Center subdivision. The proposed subdivision will divide the property into 11 commercial lots and associated public and private rights-of-way. The proposal also includes a request to the City to vacate a portion of right-of-way (ROW) along

the south side of South Jordan Parkway. The amount of ROW proposed to be vacated includes a 6 ft. wide section running between the roundabouts at Oquirrh Lake Road and Lake Avenue and an additional segment adjacent to the Oquirrh Lake Road roundabout. (Total area approximately 8,865 sq. ft.)

Daybreak Communities is proposing the ROW vacation to allow buildings to be placed closer to the street. The park strip along the residential north side South Jordan Parkway in this area is 14 ft. wide. Because North Shore will be a village center with a mix of uses similar to SoDa Row, the applicant believes it "makes sense to shrink the park strip width and push the buildings closer to the back of curb." Their plan is to "continue to have an adequate pedestrian path, along with some landscape planter areas and concrete walk off zones for people parking on the street."

The speed of vehicles traveling on many sections of South Jordan Parkway in Daybreak exceed the posted limit. Generally, when drivers have little impediment, whether it is actual or perceived, their speed increases. Traffic studies have shown that on-street parking (an actual impediment to speed) and the placement of buildings closer to the street (a perceived impediment) both work to slow the speed of traffic. Also, to provide pedestrian safety when walking from the neighborhood on the north side of South Jordan Parkway to the North Shore Village, a HAWK signal will be installed at Rubicon Road.

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 to this report.

A traffic analysis report was required for this project. The analysis was done by WCEC Engineers and is attached to this staff report. After reviewing WCEC's study, the City Engineer agrees with the following Findings and Recommendations listed in the their analysis:

"Based on our analysis and assessment, the projected traffic volumes generated by the proposed development are well within the master plan expectations and will be easily accommodated by the roadway network and associated on-site improvements. The study intersections and roadway segments are expected to experience very little change regarding safety and operating conditions that will result from the proposed development traffic."

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The Daybreak Community Structure Plan designates this area as Town.
- Section 17.72.020 describes the Town Land Use Designation as follows: "This category is designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single- and multi-family), public/semipublic, industrial and open space uses. This category may accommodate gross residential density of fifty (50) 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.
- A traffic analysis was completed showing that the future development will cause very little change in regards to safety and operating conditions of the roads in the area.
- All lots in the proposed subdivision will have culinary water (South Jordan City) and sanitary sewer available (South Valley Sewer District).

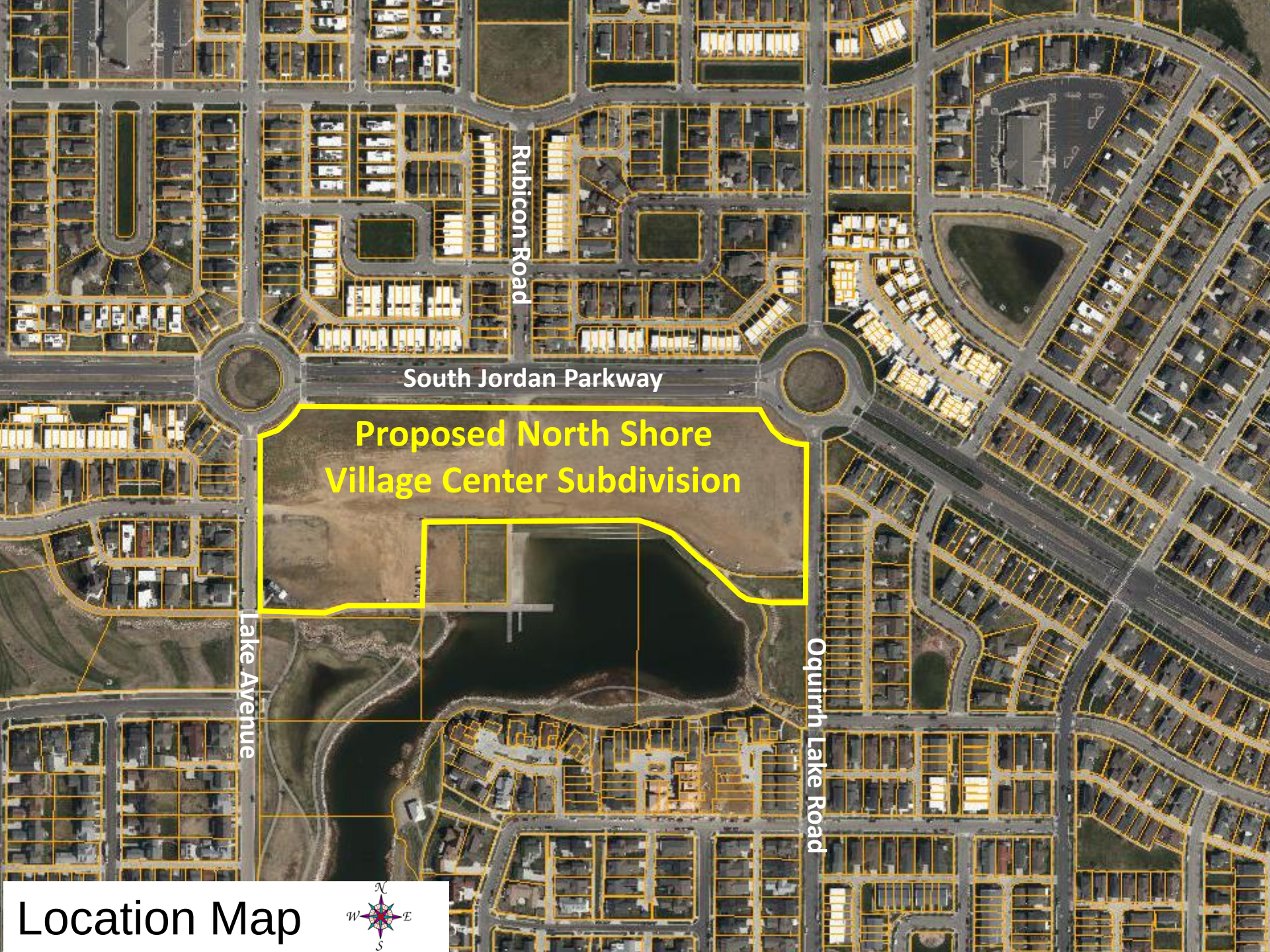
Conclusions:
- The proposed subdivision is consistent with the Community Structure Plan and meets the standards of review for subdivisions in the P-C zone.

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

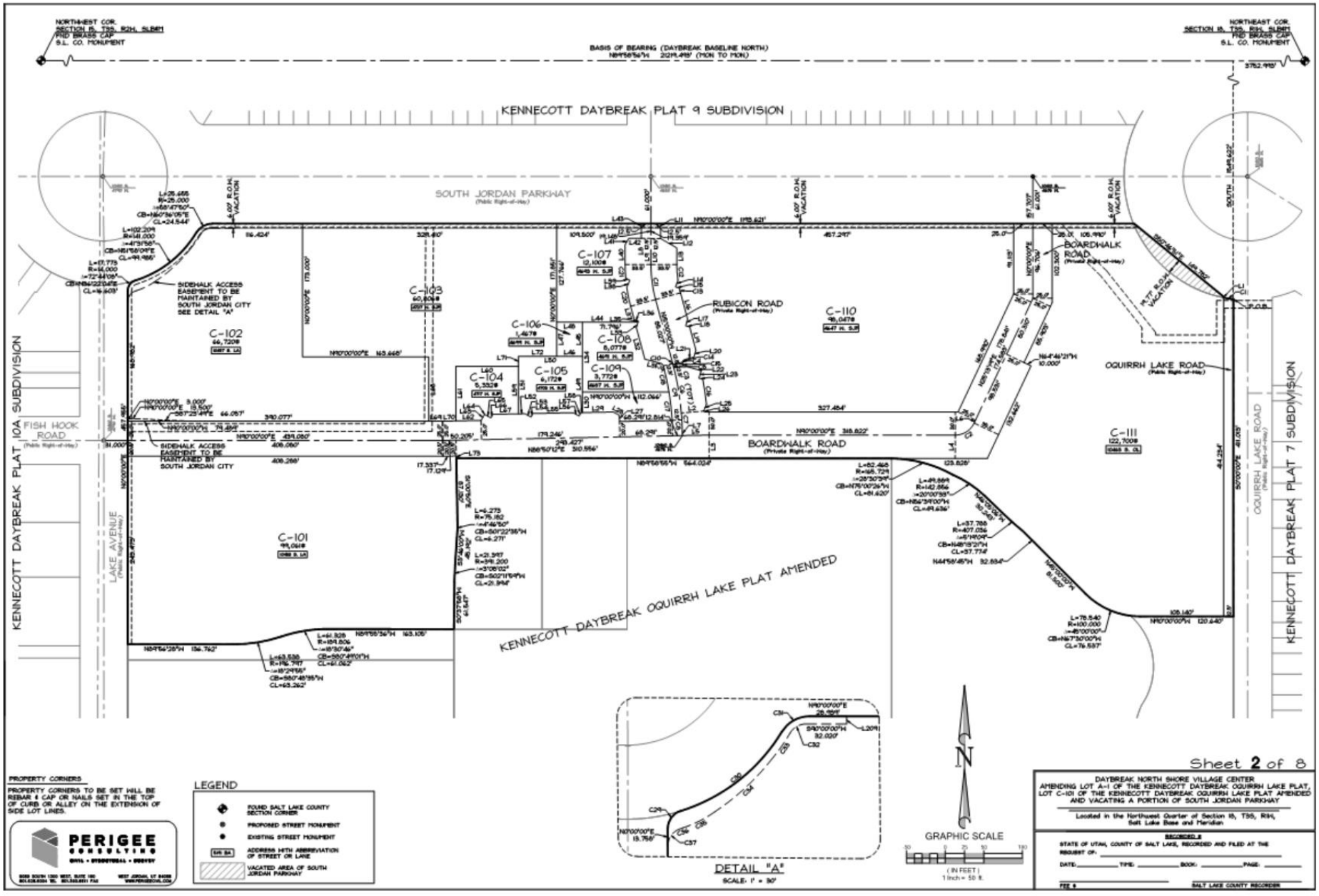
SUPPORT MATERIALS:
- Aerial Map
- Proposed Subdivision Plat
- Design Guidelines
- Traffic Analysis



Location Map



Location Map



Sheet 2 of 8

PROPERTY CORNERS

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

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- VACATED AREA OF SOUTH JORDAN PARKWAY

DAYBREAK NORTH SHORE VILLAGE CENTER
AMENDING LOT A-1 OF THE KENNECOTT DAYBREAK OQUIRRH LAKE PLAT, LOT C-101 OF THE KENNECOTT DAYBREAK OQUIRRH LAKE PLAT AMENDED AND VACATING A PORTION OF SOUTH JORDAN PARKWAY

Located in the Northwest Quarter of Section 18, T3S, R1H, Salt Lake Base and Meridian

RECORDED #

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

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

FEE $ _____ SALT LAKE COUNTY RECORDER

Daybreak Village Center North Shore

	RESIDENTIAL BUILDING TYPES		NON-RESIDENTIAL BUILDING TYPES	
	II. MULTI-FAMILY Multi- unit for rent residential buildings with two or more dwellings in which units are stacked vertically or side by side. Some buildings may be street fronting while others may not. Heights range from two-story through five-story.		III. MIXED USE Mixed use buildings including residential over retail, office over retail, live-work, and residential over office uses. May be any size or height as long as it meets the requirements below.	IV. SMALL COMMERCIAL Non-residential buildings, not including industrial or warehouse uses, that are less than 20,000 sq. ft. Typical types include small retail, serce or office buildings of single to three-story height.
	A. TOWNHOUSE	B. TUCK-UNDER		
1 LOT DIMENSIONS	Min. 20' unit frontage	Min. 50' lot frontage	n/a	n/a
	Min. 26' Unit depth	Min. 10,000 sq. ft./ lot size		
2 LOT COVERAGE	Max. 75% lot coverage	Max. 75% lot coverage	n/a	n/a
3 BUILDING SETBACKS AND HEIGHT RESTRICTIONS	Min. setbacks for main building; 5' front, 0' each side, 26' min. rear back out distance.	Min. setbacks: 8' front, 8' each side, 4' to rear lot line .26' min. rear back out distance.	Min. setbacks: 0' front, 0' side, 0' rear	Min. setbacks: 0' front, 0' side, 0' rear
	For corner lots, side setback min. 5'	Corner lots are considered to have two front sides	Min. 8' setback between detached buildings on the same parcel.	Min.8' setback between detached buildings on the same parcel.
	Min. 6' setback between detached buildings on the same parcel. Phased attached building may have 0' side or rear setbacks.	Min.8' setback between detached buildings on the same parcel.		
	Porches, balconies and bays may encroach to property lines.	Porches, balconies and bays may encroach to property lines.	Porches, balconies and bays may encroach to property lines.	Porches, balconies and bays may encroach to property lines.
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, stained shingles, wood boards, metal, tile, or EIFS (Exterior Insulated Finished System) are preferred. Architectural CMU is allowed as an accent. Plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, stained shingles, wood boards, metal, cast concrete, architectural CMU, tile, or EIFS (Exterior Insulated Finished System) are preferred. Plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, stained shingles, wood boards, metal, cast concrete, architectural CMU, or tile is preferred. Plywood is not allowed.
	Roofing: 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 parapet, gable, gambrel, hip, shed or mansard forms.	Roofs shall use flat roof with parapet, gable, gambrel, hip, shed or mansard forms.	Roofs shall use flat roof with parapet, gable, gambrel, hip, shed or mansard forms.	Roofs shall use flat roof with parapet, gable, gambrel, hip, shed or mansard forms.
	Glazing: No reflective glass.	Glazing: No reflective glass	Glazing: No reflective glass for residential uses. Minimum 75% visible transmittance (VT) for the ground floor, 50% for upper floor non-residential uses.	Minimum 75% VT for the ground floor,50% for upper floor non-residential uses.
	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 2 parking space	Each unit requires 1.5 parking spaces. Parking ratio may be decreased to 1 space/3 units plus 1 space per employee for senior housing, or 1 space/unit if the building is within 1/4 mile of a LRT stop.	Min. parking ratio: 3 spaces/1000 sq ft.	Min. parking ratio: 3 spaces/1000 sq ft.
		Shared parking is allowed	Shared parking is allowed	Shared parking is allowed
	Parking spaces must be private alley-accessed.	Parking spaces may be accessed from private alley.	Unless fully below grade, parking areas shall not be located between buildings and the street.	Unless fully below grade, parking areas shall not be located between buildings and the street.
		Surface parking that is not tuck - under must be enclosed by building forms internal to the block.		Side area parking lots must be placed behind the adjacent building setback'. Side area parking shall never be located on a block corner.
				Side area parking lots must be screened from view to the ROW.
	Min. 25' clear backout space.	Min. 25' clear backout space.		

WCEC ENGINEERS

9980 South 300 West Ste. #200
Sandy, UT 84070
Phone: 801-456-3847
Fax: 801-618-4157

TECHNICAL MEMORANDUM

DATE: 09/16/2019

TO: Gary Langston, P.E. – Daybreak Communities

FROM: Timothy Taylor, P.E., PTOE

RE: **North Shore Village Center Traffic Assessment**

INTRODUCTION

WCEC Engineers was asked to provide an analysis of the potential traffic impacts associated with Daybreak's proposed North Shore Village Center development. The project is located immediately south of South Jordan Parkway between Lake Avenue and Oquirrh Lake Road, in South Jordan, UT (See **Figure 1**).

PROPOSED DEVELOPMENT

Site Description

The proposed development includes a mix of land uses consisting of 170 townhomes, 85 apartment units, a ±18,500 square foot grocery store, ±6,500 square feet of retail, ±7,200 square feet of restaurant space.

Site Accessibility

Full movement accesses to the development will be provided on the west from Lake Avenue, on the east from Oquirrh Lake Road and on the north from South Jordan Parkway. Three additional right-in/right-out only accesses will be provided along South Jordan Parkway. A two-way system of internal access roads will provide direct access throughout the project.

ANALYSIS AND ASSESSMENT

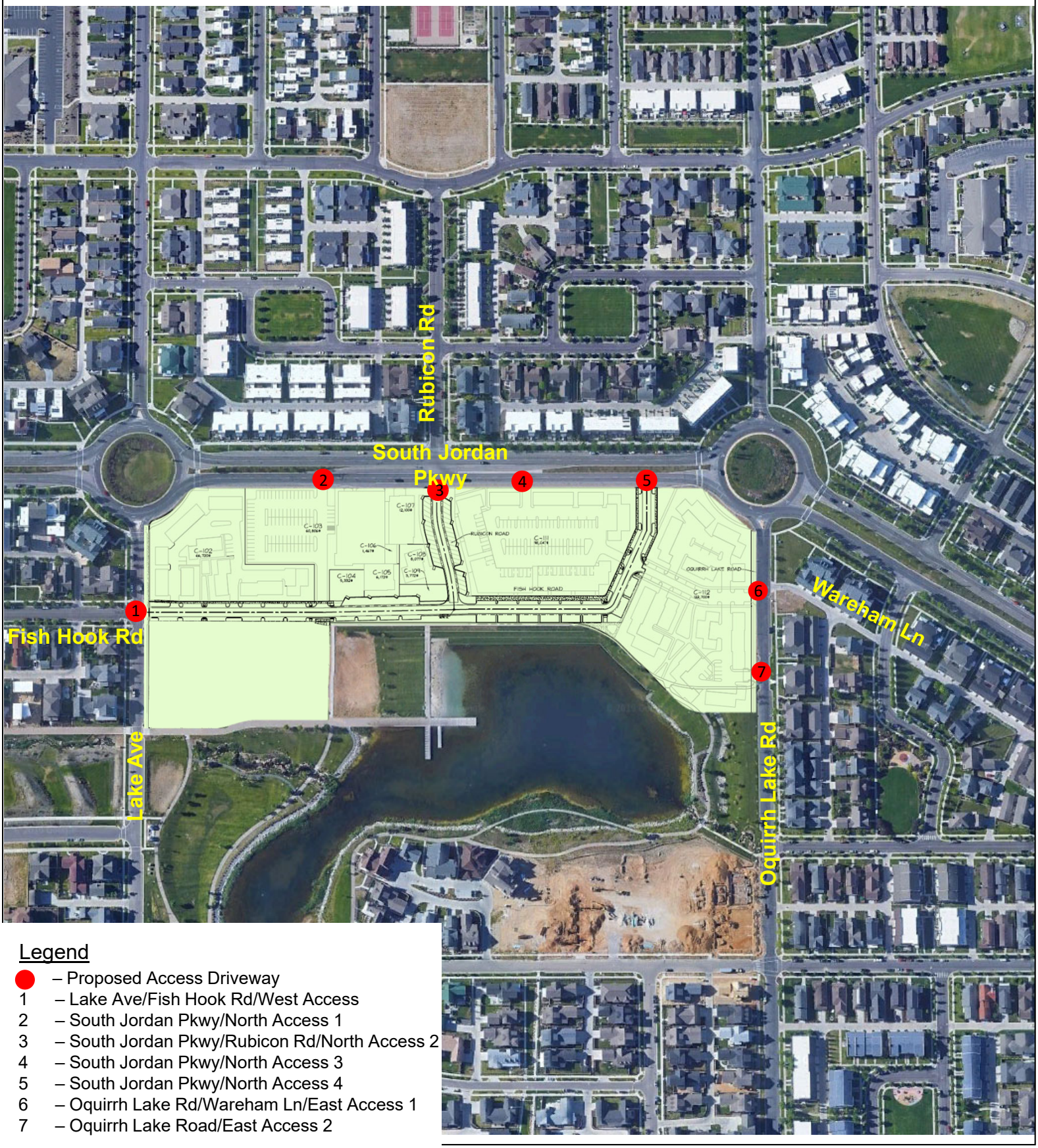
The analysis includes the following study intersections:

- Lake Avenue/Fish Hook Road/West Access
- South Jordan Parkway/North Access 1
- South Jordan Parkway/Rubicon Road/North Access 2
- South Jordan Parkway/North Access 3
- South Jordan Parkway/North Access 4
- Oquirrh Lake Road/Wareham Lane/East Access 1
- Oquirrh Lake Road/East Access 2

North Shore Development

NORTH

NOT TO SCALE



Legend

● – Proposed Access Driveway

1 – Lake Ave/Fish Hook Rd/West Access

2 – South Jordan Pkwy/North Access 1

3 – South Jordan Pkwy/Rubicon Rd/North Access 2

4 – South Jordan Pkwy/North Access 3

5 – South Jordan Pkwy/North Access 4

6 – Oquirrh Lake Rd/Wareham Ln/East Access 1

7 – Oquirrh Lake Road/East Access 2

Figure 1

Proposed Development Location, Site Plan and Access Points

Measuring the Traffic Impact

The traffic impact at each study intersection is measured in terms of Level of Service (LOS). LOS is a term that describes how the intersection functions during the critical peak hours of an average day. The average amount of time motorists are delayed is measured (in seconds) as they travel through an intersection. LOS is reported on a scale that ranges from A to F, with A representing the best performance and F the worst. **Table 1** provides a brief description of each LOS letter designation and an accompanying average delay per vehicle threshold for both signalized and unsignalized intersections.

For unsignalized intersections LOS is reported based on the worst movement in the intersection. The LOS for a signalized intersection is reported based on the average delay for all vehicles that enter the intersection.

Table 1: Level of Service Definition for Intersections

LOS	Signalized Delay (sec/vehicle)	Unsignalized Delay (sec/vehicle)	Description
A	≤10	≤10	Favorable progression
B	>10 and ≤20	>10 and ≤15	Good progression
C	>20 and ≤35	>15 and ≤25	Fair progression
D	>35 and ≤55	>25 and ≤35	Noticeable congestion
E	>55 and ≤80	>35 and ≤50	Limit of acceptable delay
F	>80	>50	Unacceptable delay

Source: *Highway Capacity Manual*, Transportation Research Board, 2010

For the purposes of this analysis, the minimum allowable LOS for each of the study intersections is LOS D. LOS D is generally considered acceptable for urbanized areas. If LOS E or F exists for an individual movement at an intersection, explanation and/or mitigation measures are presented.

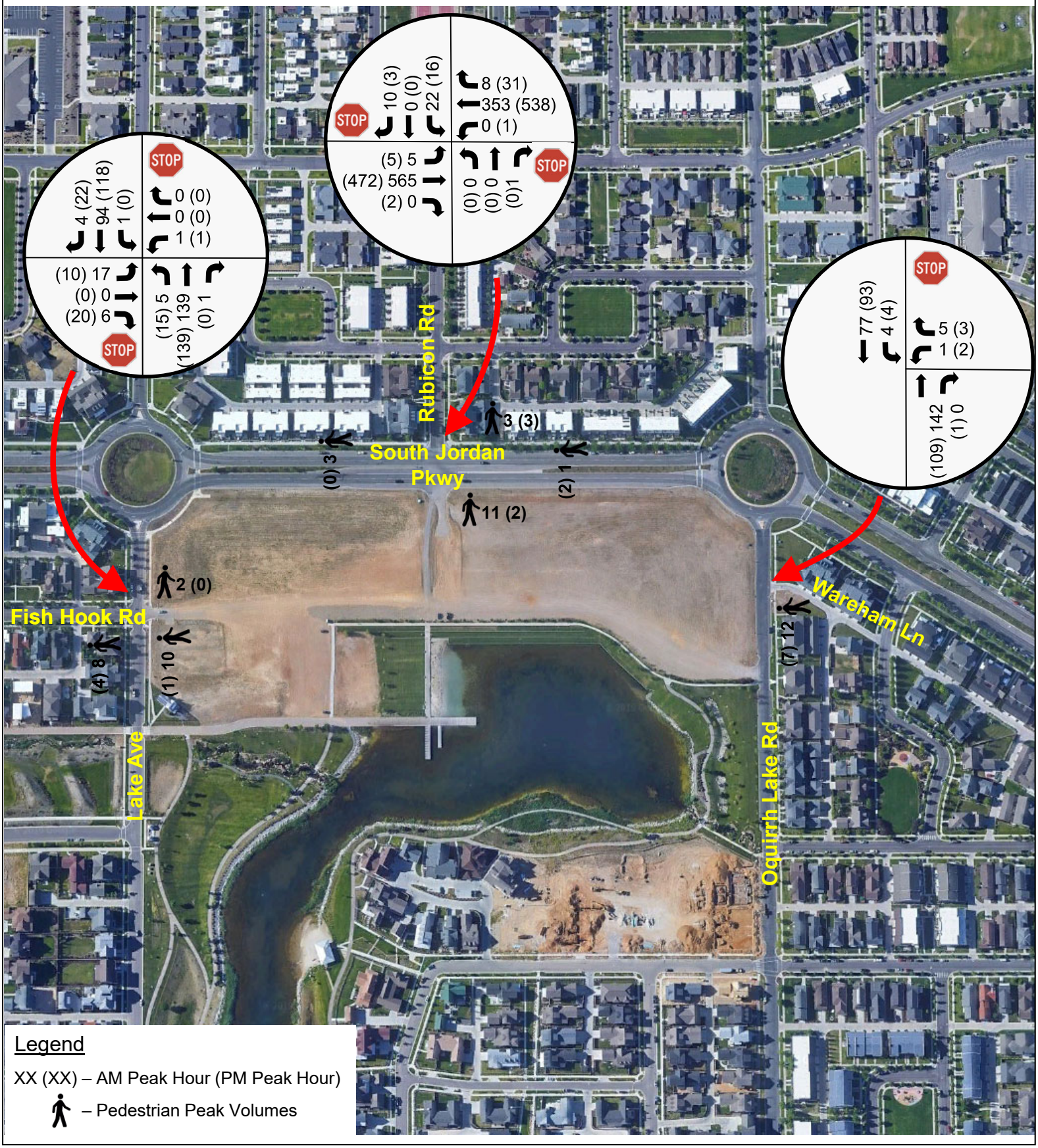
Existing Traffic Volumes

AM and PM peak hour traffic data and pedestrian counts were collected at each of the study intersections. All counts were performed on Wednesday, August 28, 2019 from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM. The traffic counts are included in Appendix A.

Figure 2 shows the existing AM and PM peak hour traffic and pedestrian volumes.

North Shore Development

NORTH
NOT TO SCALE



Legend

XX (XX) – AM Peak Hour (PM Peak Hour)

– Pedestrian Peak Volumes

Figure 2
Existing Traffic Volumes

Existing Level of Service

The Synchro/SimTraffic software program was used to evaluate study intersections and obtain the LOS reported in **Table 2**. These results serve as a base for the analysis. The detailed traffic operations analysis outputs are included in Appendix B.

As shown in **Table 2**, each of the study intersections currently operate with a minimal amount of delay to motorists during both the AM and PM peak hours.

Table 2: Existing Peak Hour Level of Service

Intersection		Worst Movement[1]		
Intersection	**Control**	**Approach**	**Avg. Delay (Sec / Veh)**	**LOS**
AM Peak Hour				
Lake Avenue/ Fish Hook Road	Stop	EB	4.9	A
South Jordan Parkway/ Rubicon Road	Stop	SB	6.3	A
Oquirrh Lake Road/ Wareham Lane	Stop	WB	5.0	A
PM Peak Hour				
Lake Avenue/ Fish Hook Road	Stop	EB	4.6	A
South Jordan Parkway/ Rubicon Road	Stop	SB	6.3	A
Oquirrh Lake Road/ Wareham Lane	Stop	WB	3.8	A

[1] This represents the worst approach LOS and delay (seconds/ vehicle) and is only reported for unsignalized intersections.

Project Trip Generation, Distribution, and Assignment

The number of vehicle trips generated by the proposed development during the AM and PM peak hours was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. This manual contains studies of similar development sites throughout the country and establishes average rates that can be used to estimate trip generation for new developments.

ITE Land Use #220 (Multi-Family Housing Low-Rise) best represents the townhomes and apartments. ITE Land Use #820 (Shopping Center) best represents the mix of grocery, business, retail, and restaurant uses.

Table 3 shows the expected number of trips that will be generated by the proposed development.

Table 3: Proposed Development Trip Generation

Land Use	Intensity	Units	Daily	AM Peak			PM Peak		
			Total	In	Out	Total	In	Out	Total
Multifamily Housing (Low Rise)	255	DU	1887	27	89	116	86	50	136
Shopping Center	32.35	1000 sq ft	2791	19	11	30	113	123	236
		Total:	**4678**	**46**	**100**	**146**	**199**	**173**	**372**

There were no reductions applied to the trip generation estimates to account for pass-by traffic or non-motorized trips that will result from the neighborhood-oriented nature of the development. As such, the trips generated, distributed and assigned to the adjacent roadways reflect a conservatively high traffic volume estimate expected from the proposed development.

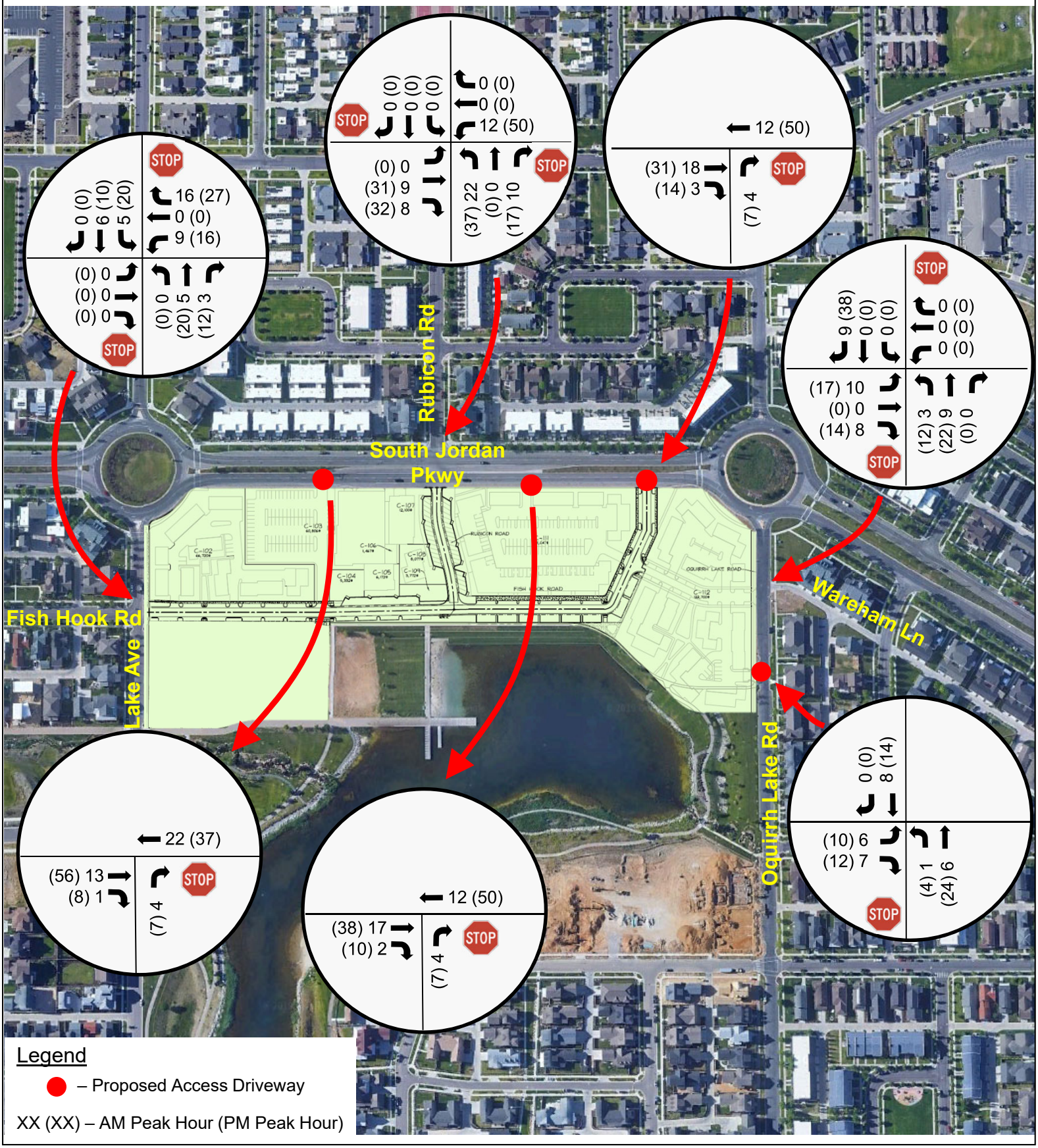
The project generated trips were distributed and assigned to the adjacent study intersections and roadways. It was assumed that the primary distribution of trips for the foreseeable future will be similar to existing travel patterns and expected nearby growth, which are approximately 20% to/from the north, 30% to/from the south, 20% to/from the west and 30% to/from the east.

Figure 3 depicts the AM and PM peak hour traffic volumes generated by the proposed development on the surrounding roads.

North Shore Development

NORTH

NOT TO SCALE



Legend

● – Proposed Access Driveway

XX (XX) – AM Peak Hour (PM Peak Hour)

Figure 3

Project Traffic Volumes

Existing Plus Project Traffic Volumes

The trips that are expected with the project were added to the existing traffic volumes so that we could evaluate the potential impacts of the project. **Figure 4** shows the combined existing and project generated traffic volumes at the study intersections.

Existing Plus Project Level of Service Analysis

Using Synchro/SimTraffic software and the HCM 6th methodology, the AM and PM peak hour LOS was computed for each study intersection. **Table 4** shows the peak hour LOS results for the existing plus project analysis. Detailed traffic operations analysis outputs are attached.

Table 4: Existing Plus Project Peak Hour Level of Service

Intersection		Worst Movement[1]		
Intersection	**Control**	**Approach**	**Avg. Delay (Sec / Veh)**	**LOS**
AM Peak Hour				
Lake Avenue/Fish Hook Road/West Access	Stop	WB	5.3	A
South Jordan Parkway/ North Access 1	Stop	NB	2.8	A
South Jordan Parkway/ Rubicon Road/ North Access 2	Stop	NB	7.4	A
South Jordan Parkway/ North Access 3	Stop	NB	2.1	A
South Jordan Parkway/ North Access 4	Stop	NB	2.8	A
Oquirrh Lake Road/ Wareham Lane/ East Access 1	Stop	EB	4.1	A
Oquirrh Lake Road/ East Access 2	Stop	EB	4.4	A
PM Peak Hour				
Lake Avenue/ Fish Hook Road/ West Access	Stop	WB	5.7	A
South Jordan Parkway/ North Access 1	Stop	NB	2.5	A
South Jordan Parkway/ Rubicon Road/ North Access 2	Stop	NB	8.1	A
South Jordan Parkway/ North Access 3	Stop	NB	2.5	A
South Jordan Parkway/ North Access 4	Stop	NB	2.8	A
Oquirrh Lake Road/ Wareham Lane/ East Access 1	Stop	WB	5.7	A
Oquirrh Lake Road/ East Access 2	Stop	EB	4.3	A

[1] This represents the worst approach LOS and delay (seconds/ vehicle) and is only reported for unsignalized intersections.

As shown in **Table 4**, the study intersections are expected to continue operating with little delay (LOS A/A) to motorists even with the additional project traffic. There are only minor increases to vehicle delay in the AM and PM peak hours. No mitigation is necessary.

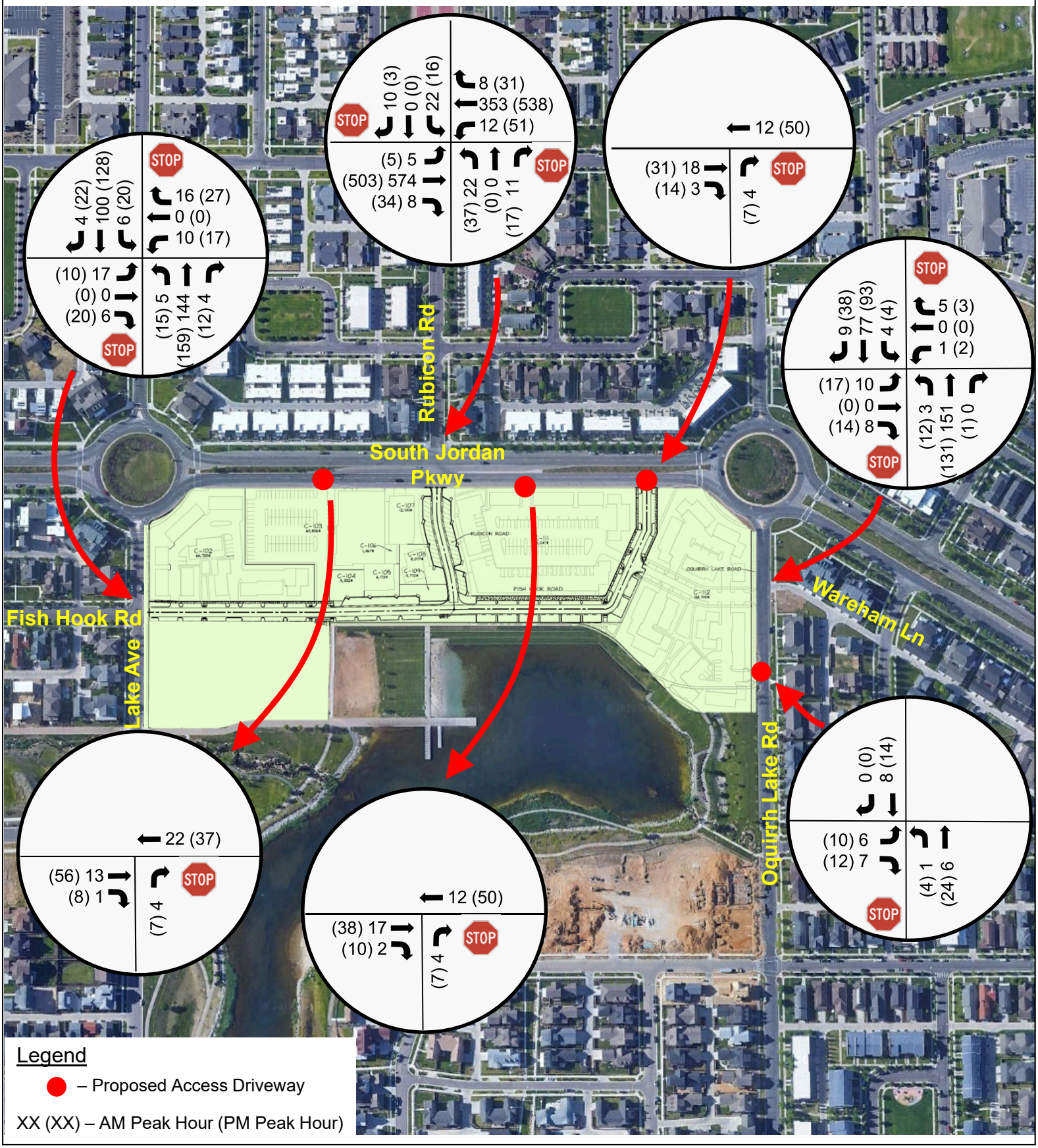
The proposed development accesses are expected to operate similar to the existing intersections (LOS A/A) in the AM and PM peak hours.

South Jordan Parkway Assessment

Street Width: South Jordan Parkway is an arterial street that provides regional travel from Daybreak on the west to I-15 on the east. Adjacent to the proposed development, the curb face to curb face width is approximately 80-85 feet. This provides 9 feet of on-street parking

North Shore Development

NORTH
NOT TO SCALE



Legend

● – Proposed Access Driveway

XX (XX) – AM Peak Hour (PM Peak Hour)

Figure 4

Existing Plus Project Traffic Volumes

on the westbound direction of the road while maintaining two 11-foot-wide travel lanes in each direction. It operates with a posted speed limit of 35 mph.

Crash history: Since 2010, there has been only one crash (no injuries) at the intersection of Rubicon Road and South Jordan Parkway. There have been no crashes at any of the other existing study intersections. The single crash did not involve pedestrians or bicyclists, which is a significant safety indicator for this section of roadway. It is not anticipated that the proposed development traffic will substantially change these results.

Pedestrian facilities/safety: Given its central neighborhood location adjacent to residential, business and recreational opportunities, the Project's pedestrian connectivity and safety is of upmost importance. Near the project area, there are marked crosswalks at both roundabouts along South Jordan Parkway. Included at these locations are the appropriate pedestrian crossing sign assemblies at each marked crosswalk.

The nearest bus stop is located at the east approach of the South Jordan Parkway and Oquirrh Lake Road roundabout, approximately 425 feet from the closest Project access. There are currently no existing or planned bikeway facilities within the Project area but providing bike racks near the shopping area would be aligned with South Jordan's transportation goals (General Plan City of South Jordan, 2010).

The City of South Jordan and Daybreak are planning to install an enhanced crosswalk, HAWK signal or RRFB pedestrian beacons, at the intersection of South Jordan Parkway/ Rubicon Road/ North Access 2. Due to existing east and westbound left-turn pockets, there is no area for a pedestrian refugee within the median. Due to the number of travel lanes and anticipated increased pedestrian activity/crossings with the Project, an enhanced crosswalk is appropriate at this intersection.

FINDINGS AND RECOMMENDATIONS

Based on our analysis and assessment, the projected traffic volumes generated by the proposed development are well within the master plan expectations and will be easily accommodated by the roadway network and associated on-site improvements.

The study intersections and roadway segments are expected to experience very little change regarding safety and operating conditions that will result from the proposed development traffic.

APPENDICES

APPENDIX A

EXISTING TRAFFIC COUNTS

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: WCEC0047
Intersection: S Jordan Pky/ Fish-Rubicon
City, State: South Jordan, Utah
Control: Stop Sign

File Name : South Jordan Pky & Fish Hook Rd - Rubicon Rd
Site Code : 00000000
Start Date : 8/28/2019
Page No : 1

Groups Printed- General Traffic

	Rubicon Road From North					South Jordan Parkway From East					Fish Hook Road From South					South Jordan Parkway From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	4	0	10	3	17	0	75	0	1	76	0	0	0	3	3	0	100	3	2	105	201
07:15 AM	3	0	6	2	11	3	84	0	0	87	0	0	0	9	9	1	114	0	0	115	222
07:30 AM	3	0	4	1	8	2	100	0	0	102	0	0	0	7	7	0	156	3	0	159	276
07:45 AM	0	0	3	0	3	1	63	0	0	64	0	0	0	0	0	0	132	1	1	134	201
Total	10	0	23	6	39	6	322	0	1	329	0	0	0	19	19	1	502	7	3	513	900
08:00 AM	5	0	8	0	13	3	95	0	0	98	1	0	0	0	1	0	144	1	2	147	259
08:15 AM	2	0	7	2	11	2	95	0	1	98	0	0	0	4	4	0	133	0	0	133	246
08:30 AM	3	0	6	2	11	1	58	0	2	61	0	0	0	0	0	0	119	2	0	121	193
08:45 AM	2	0	5	4	11	3	57	0	1	61	0	0	0	1	1	1	100	1	0	102	175
Total	12	0	26	8	46	9	305	0	4	318	1	0	0	5	6	1	496	4	2	503	873

04:00 PM	0	0	0	1	1	1	120	0	0	121	0	0	0	0	0	0	119	3	0	122	244
04:15 PM	3	0	4	0	7	8	138	1	0	147	0	0	0	0	0	0	97	2	0	99	253
04:30 PM	3	0	3	0	6	1	118	0	0	119	0	0	0	1	1	0	106	3	0	109	235
04:45 PM	2	0	3	0	5	6	126	1	0	133	0	0	0	1	1	0	104	7	0	111	250
Total	8	0	10	1	19	16	502	2	0	520	0	0	0	2	2	0	426	15	0	441	982
05:00 PM	0	0	5	2	7	5	149	0	1	155	0	0	0	1	1	0	121	1	0	122	285
05:15 PM	0	0	3	1	4	10	121	1	0	132	0	0	0	0	0	0	112	2	0	114	250
05:30 PM	2	0	4	0	6	8	136	0	1	145	0	0	0	1	1	1	115	1	0	117	269
05:45 PM	1	0	4	0	5	8	132	0	0	140	0	0	0	0	0	1	124	1	0	126	271
Total	3	0	16	3	22	31	538	1	2	572	0	0	0	2	2	2	472	5	0	479	1075
Grand Total	33	0	75	18	126	62	1667	3	7	1739	1	0	0	28	29	4	1896	31	5	1936	3830
Apprch %	26.2	0	59.5	14.3		3.6	95.9	0.2	0.4		3.4	0	0	96.6		0.2	97.9	1.6	0.3		
Total %	0.9	0	2	0.5	3.3	1.6	43.5	0.1	0.2	45.4	0	0	0	0.7	0.8	0.1	49.5	0.8	0.1	50.5	

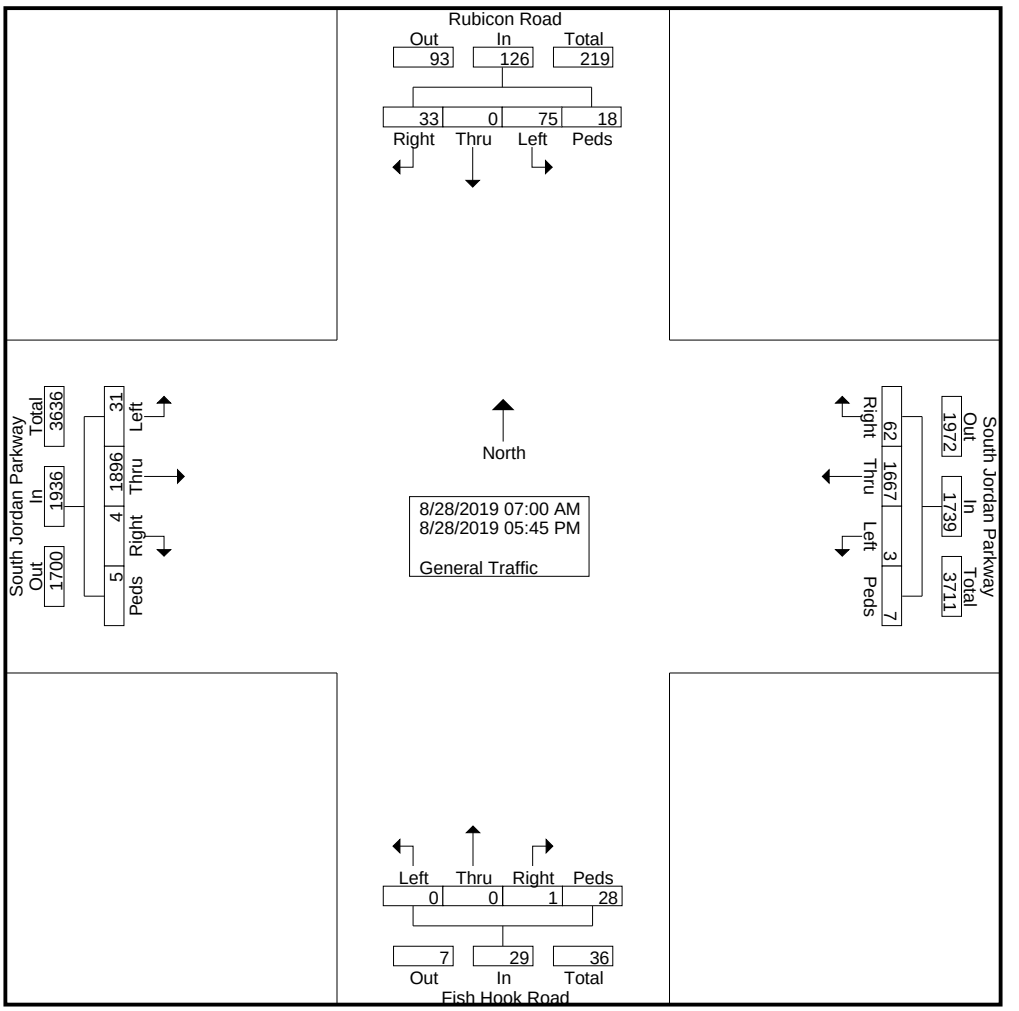
L2 Data Collection

L2DataCollection.com

Idaho (208) 860-7554 Utah (801) 413-2993

Study: WCEC0047
Intersection: S Jordan Pky/ Fish-Rubicon
City, State: South Jordan, Utah
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File Name : South Jordan Pky & Fish Hook Rd - Rubicon Rd
Site Code : 00000000
Start Date : 8/28/2019
Page No : 2



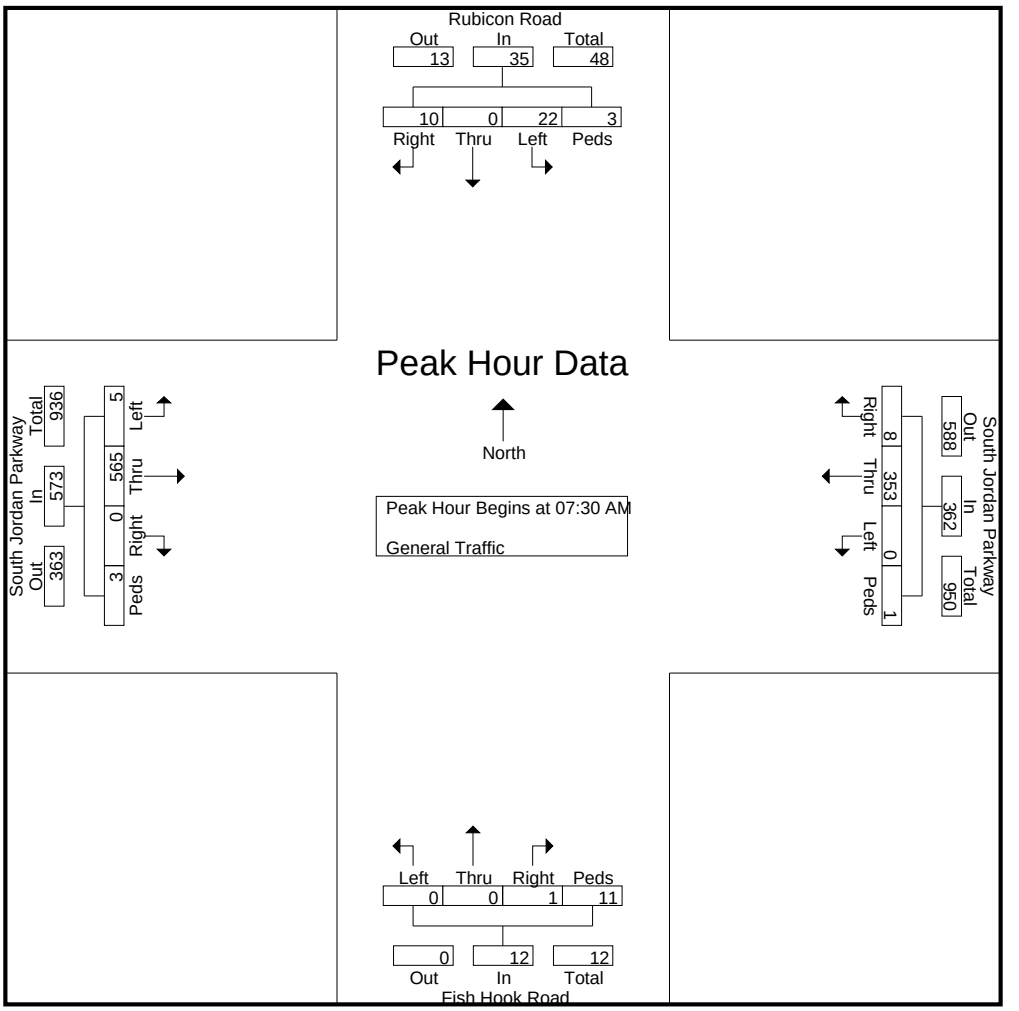
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	Rubicon Road From North					South Jordan Parkway From East					Fish Hook Road From South					South Jordan Parkway From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	3	0	4	1	8	2	**100**	0	0	**102**	0	0	0	**7**	**7**	0	**156**	**3**	0	**159**	**276**
07:45 AM	0	0	3	0	3	1	63	0	0	64	0	0	0	0	0	0	132	1	1	134	201
08:00 AM	**5**	0	**8**	0	**13**	**3**	95	0	0	98	**1**	0	0	0	1	0	144	1	**2**	147	259
08:15 AM	2	0	7	**2**	11	2	95	0	**1**	98	0	0	0	4	4	0	133	0	0	133	246
Total Volume	10	0	22	3	35	8	353	0	1	362	1	0	0	11	12	0	565	5	3	573	982
% App. Total	28.6	0	62.9	8.6		2.2	97.5	0	0.3		8.3	0	0	91.7		0	98.6	0.9	0.5		
PHF	.500	.000	.688	.375	.673	.667	.883	.000	.250	.887	.250	.000	.000	.393	.429	.000	.905	.417	.375	.901	.889



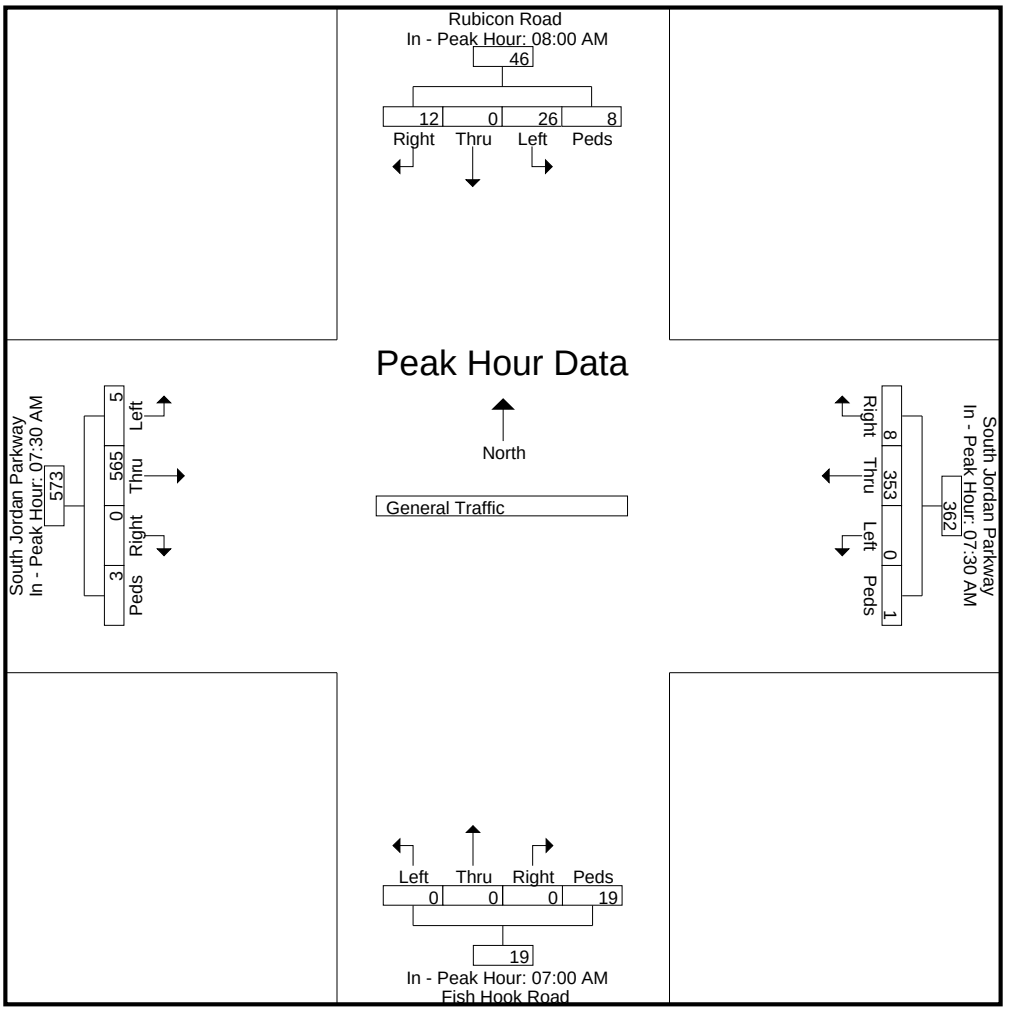
L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: WCEC0047
Intersection: S Jordan Pky/ Fish-Rubicon
City, State: South Jordan, Utah
Control: Stop Sign

File Name : South Jordan Pky & Fish Hook Rd - Rubicon Rd
Site Code : 00000000
Start Date : 8/28/2019
Page No : 4

	Rubicon Road From North					South Jordan Parkway From East					Fish Hook Road From South					South Jordan Parkway From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Each Approach Begins at:																					
	08:00 AM					07:30 AM					07:00 AM					07:30 AM					
+0 mins.	**5**	0	**8**	0	**13**	2	**100**	0	0	**102**	0	0	0	3	3	0	**156**	**3**	0	**159**	
+15 mins.	2	0	7	2	11	1	63	0	0	64	0	0	0	**9**	**9**	0	132	1	1	134	
+30 mins.	3	0	6	2	11	**3**	95	0	0	98	0	0	0	7	7	0	144	1	**2**	147	
+45 mins.	2	0	5	**4**	11	2	95	0	**1**	98	0	0	0	0	0	0	133	0	0	133	
Total Volume	12	0	26	8	46	8	353	0	1	362	0	0	0	19	19	0	565	5	3	573	
% App. Total	26.1	0	56.5	17.4		2.2	97.5	0	0.3		0	0	0	100		0	98.6	0.9	0.5		
PHF	.600	.000	.813	.500	.885	.667	.883	.000	.250	.887	.000	.000	.000	.528	.528	.000	.905	.417	.375	.901	



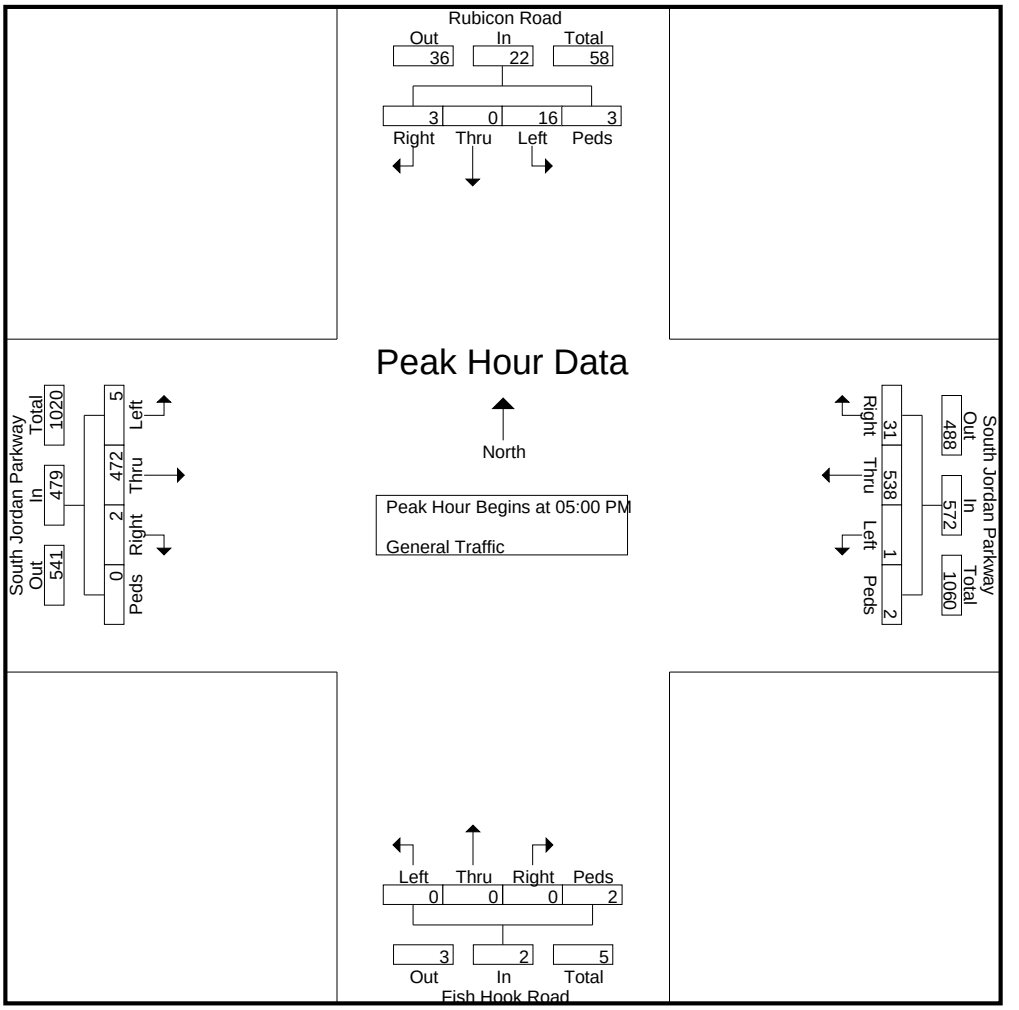
L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: WCEC0047
Intersection: S Jordan Pky/ Fish-Rubicon
City, State: South Jordan, Utah
Control: Stop Sign

File Name : South Jordan Pky & Fish Hook Rd - Rubicon Rd
Site Code : 00000000
Start Date : 8/28/2019
Page No : 5

	Rubicon Road From North					South Jordan Parkway From East					Fish Hook Road From South					South Jordan Parkway From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	0	0	**5**	**2**	**7**	5	**149**	0	**1**	**155**	0	0	0	**1**	**1**	0	121	1	0	122	**285**
05:15 PM	0	0	3	1	4	**10**	121	**1**	0	132	0	0	0	0	0	0	112	**2**	0	114	250
05:30 PM	**2**	0	4	0	6	8	136	0	1	145	0	0	0	1	1	**1**	115	1	0	117	269
05:45 PM	1	0	4	0	5	8	132	0	0	140	0	0	0	0	0	1	**124**	1	0	**126**	271
Total Volume	3	0	16	3	22	31	538	1	2	572	0	0	0	2	2	2	472	5	0	479	1075
% App. Total	13.6	0	72.7	13.6		5.4	94.1	0.2	0.3		0	0	0	100		0.4	98.5	1	0		
PHF	.375	.000	.800	.375	.786	.775	.903	.250	.500	.923	.000	.000	.000	.500	.500	.500	.952	.625	.000	.950	.943



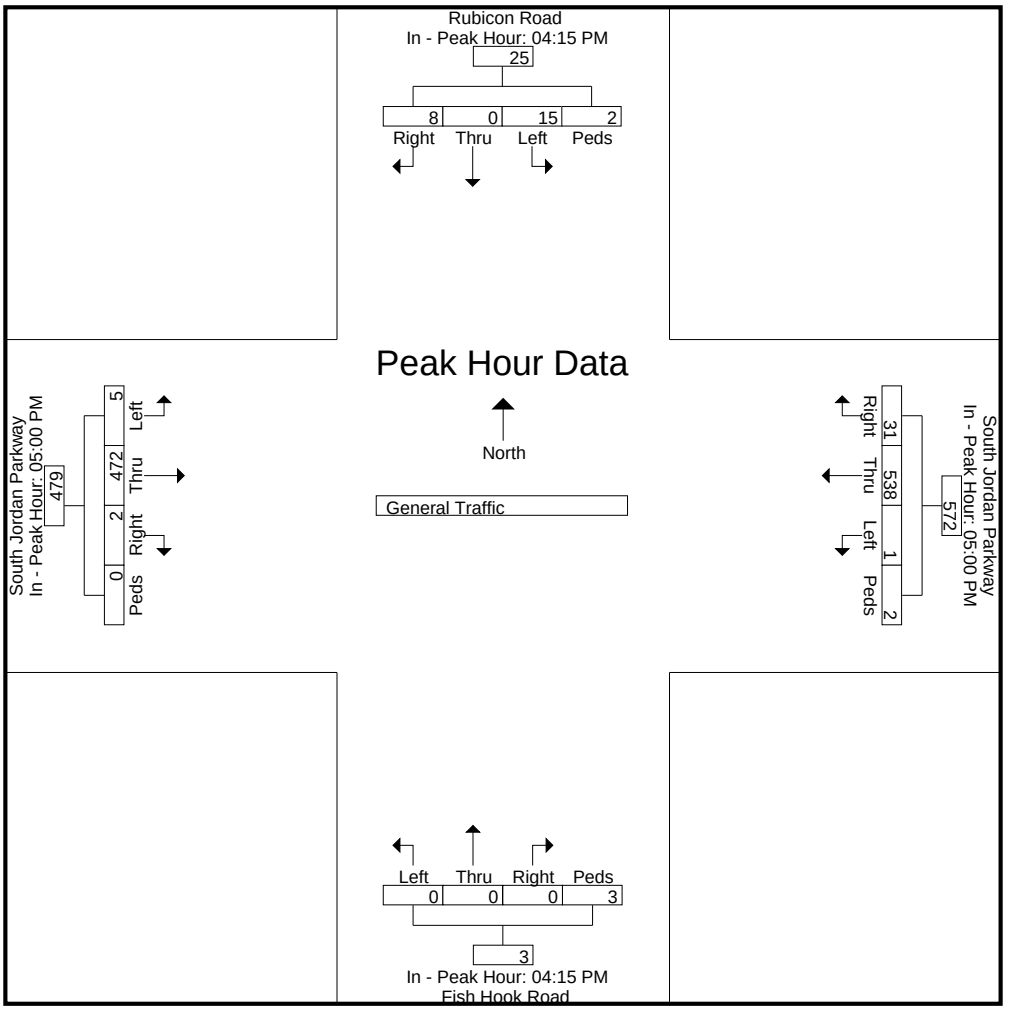
L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: WCEC0047
Intersection: S Jordan Pky/ Fish-Rubicon
City, State: South Jordan, Utah
Control: Stop Sign

File Name : South Jordan Pky & Fish Hook Rd - Rubicon Rd
Site Code : 00000000
Start Date : 8/28/2019
Page No : 6

	Rubicon Road From North					South Jordan Parkway From East					Fish Hook Road From South					South Jordan Parkway From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Each Approach Begins at:																					
	04:15 PM					05:00 PM					04:15 PM					05:00 PM					
+0 mins.	**3**	0	4	0	**7**	5	**149**	0	**1**	**155**	0	0	0	0	0	0	121	1	0	122	
+15 mins.	3	0	3	0	6	**10**	121	**1**	0	132	0	0	0	**1**	**1**	0	112	**2**	0	114	
+30 mins.	2	0	3	0	5	8	136	0	1	145	0	0	0	1	1	**1**	115	1	0	117	
+45 mins.	0	0	**5**	**2**	7	8	132	0	0	140	0	0	0	1	1	1	**124**	1	0	**126**	
Total Volume	8	0	15	2	25	31	538	1	2	572	0	0	0	3	3	2	472	5	0	479	
% App. Total	32	0	60	8		5.4	94.1	0.2	0.3		0	0	0	100		0.4	98.5	1	0		
PHF	.667	.000	.750	.250	.893	.775	.903	.250	.500	.923	.000	.000	.000	.750	.750	.500	.952	.625	.000	.950	



L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: WCEC0047
Intersection: S Jordan Pky/ Fish-Rubicon
City, State: South Jordan, Utah
Control: Stop Sign

File Name : South Jordan Pky & Fish Hook Rd - Rubicon Rd
Site Code : 00000000
Start Date : 8/28/2019
Page No : 7

Image 1



L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: WCEC0047
Intersection: Lake Ave / Fish Hook Rd
City, State: South Jordan, Utah
Control: Stop Sign

File Name : Lake Ave & Fish Hook Rd
Site Code : 00000000
Start Date : 8/28/2019
Page No : 1

Groups Printed- General Traffic

	Lake Avenue From North					Stub Out From East					Lake Avenue From South					Fisho Hook Road From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	1	13	0	0	14	1	0	0	2	3	0	37	0	0	37	0	0	6	1	7	61
07:15 AM	0	17	0	4	21	0	0	0	3	3	0	28	1	7	36	1	0	5	0	6	66
07:30 AM	0	23	1	1	25	0	0	1	4	5	0	41	2	1	44	3	0	2	4	9	83
07:45 AM	2	27	0	0	29	0	0	0	2	2	0	36	0	0	36	1	0	3	2	6	73
Total	3	80	1	5	89	1	0	1	11	13	0	142	3	8	153	5	0	16	7	28	283
08:00 AM	1	22	0	0	23	0	0	0	0	0	0	27	2	0	29	1	0	10	1	12	64
08:15 AM	1	22	0	0	23	0	0	0	4	4	1	35	1	0	37	1	0	2	1	4	68
08:30 AM	2	16	0	0	18	1	0	0	2	3	0	24	0	0	24	0	0	6	3	9	54
08:45 AM	1	18	0	1	20	0	0	0	1	1	0	18	1	0	19	3	0	1	2	6	46
Total	5	78	0	1	84	1	0	0	7	8	1	104	4	0	109	5	0	19	7	31	232

04:00 PM	3	20	0	0	23	0	0	1	0	1	1	39	1	0	41	1	0	4	0	5	70
04:15 PM	1	28	1	0	30	1	0	1	0	2	0	29	6	0	35	3	0	5	3	11	78
04:30 PM	0	28	0	0	28	0	0	1	0	1	0	29	1	0	30	2	0	3	0	5	64
04:45 PM	4	32	0	0	36	0	0	0	0	0	1	29	2	0	32	3	0	0	0	3	71
Total	8	108	1	0	117	1	0	3	0	4	2	126	10	0	138	9	0	12	3	24	283
05:00 PM	7	32	0	0	39	0	0	1	1	2	0	41	6	0	47	3	0	0	1	4	92
05:15 PM	4	21	0	0	25	0	0	0	0	0	0	36	2	0	38	6	0	4	1	11	74
05:30 PM	6	31	0	0	37	0	0	0	0	0	0	36	3	0	39	5	0	4	2	11	87
05:45 PM	5	34	0	0	39	0	0	0	0	0	0	26	4	0	30	6	0	2	0	8	77
Total	22	118	0	0	140	0	0	1	1	2	0	139	15	0	154	20	0	10	4	34	330
Grand Total	38	384	2	6	430	3	0	5	19	27	3	511	32	8	554	39	0	57	21	117	1128
Apprch %	8.8	89.3	0.5	1.4		11.1	0	18.5	70.4		0.5	92.2	5.8	1.4		33.3	0	48.7	17.9		
Total %	3.4	34	0.2	0.5	38.1	0.3	0	0.4	1.7	2.4	0.3	45.3	2.8	0.7	49.1	3.5	0	5.1	1.9	10.4	

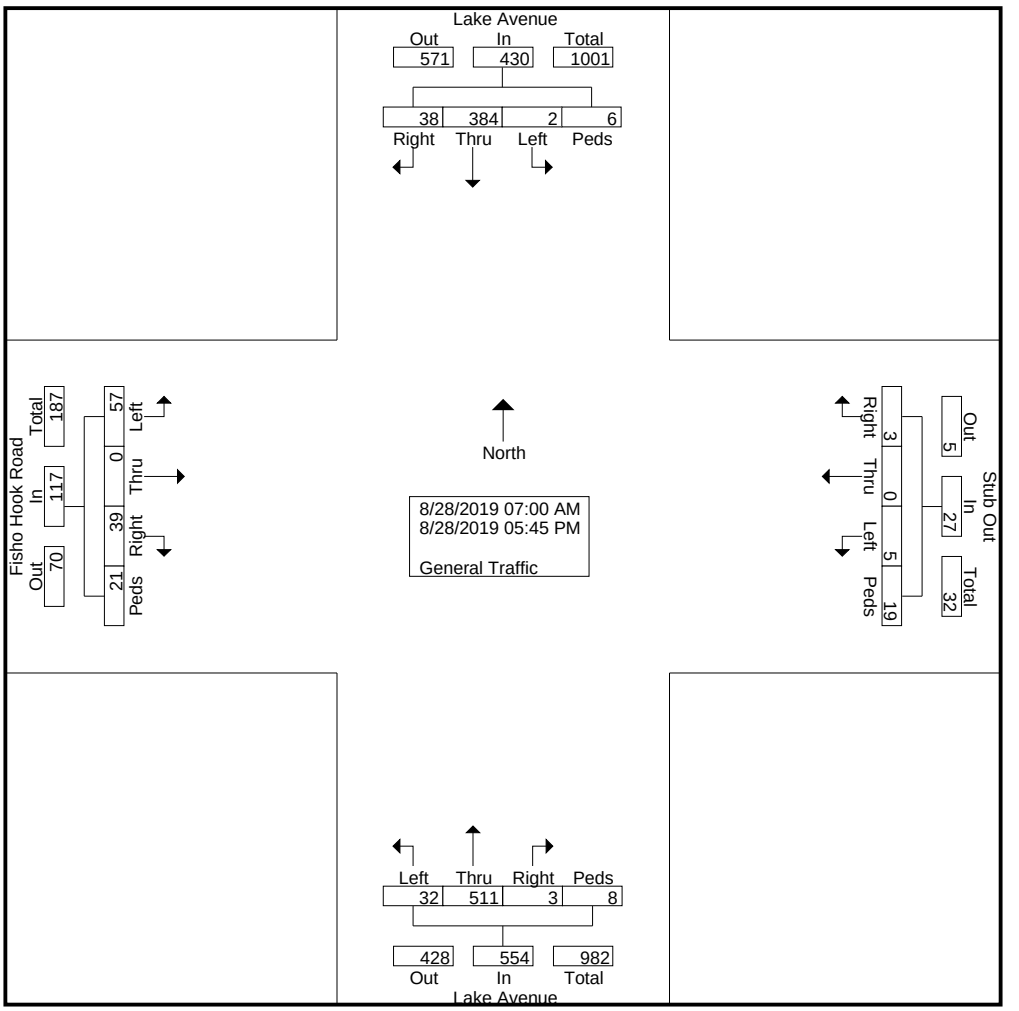
L2 Data Collection

L2DataCollection.com

Idaho (208) 860-7554 Utah (801) 413-2993

Study: WCEC0047
Intersection: Lake Ave / Fish Hook Rd
City, State: South Jordan, Utah
Control: Stop Sign

File Name : Lake Ave & Fish Hook Rd
Site Code : 00000000
Start Date : 8/28/2019
Page No : 2



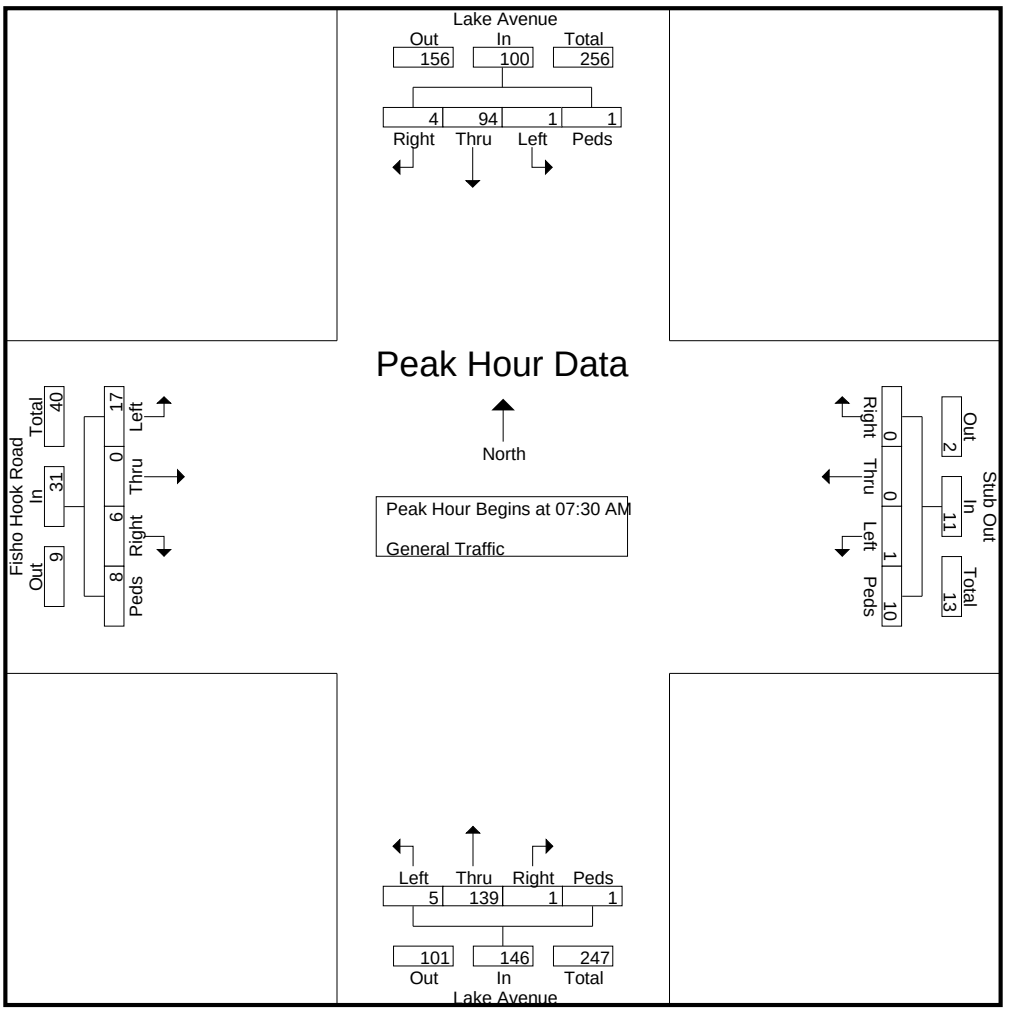
L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: WCEC0047
Intersection: Lake Ave / Fish Hook Rd
City, State: South Jordan, Utah
Control: Stop Sign

File Name : Lake Ave & Fish Hook Rd
Site Code : 00000000
Start Date : 8/28/2019
Page No : 3

	Lake Avenue From North					Stub Out From East					Lake Avenue From South					Fisho Hook Road From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	23	**1**	**1**	25	0	0	**1**	**4**	**5**	0	**41**	**2**	**1**	**44**	**3**	0	2	**4**	9	**83**
07:45 AM	**2**	**27**	0	0	**29**	0	0	0	2	2	0	36	0	0	36	1	0	3	2	6	73
08:00 AM	1	22	0	0	23	0	0	0	0	0	0	27	2	0	29	1	0	**10**	1	**12**	64
08:15 AM	1	22	0	0	23	0	0	0	4	4	**1**	35	1	0	37	1	0	2	1	4	68
Total Volume	4	94	1	1	100	0	0	1	10	11	1	139	5	1	146	6	0	17	8	31	288
% App. Total	4	94	1	1		0	0	9.1	90.9		0.7	95.2	3.4	0.7		19.4	0	54.8	25.8		
PHF	.500	.870	.250	.250	.862	.000	.000	.250	.625	.550	.250	.848	.625	.250	.830	.500	.000	.425	.500	.646	.867



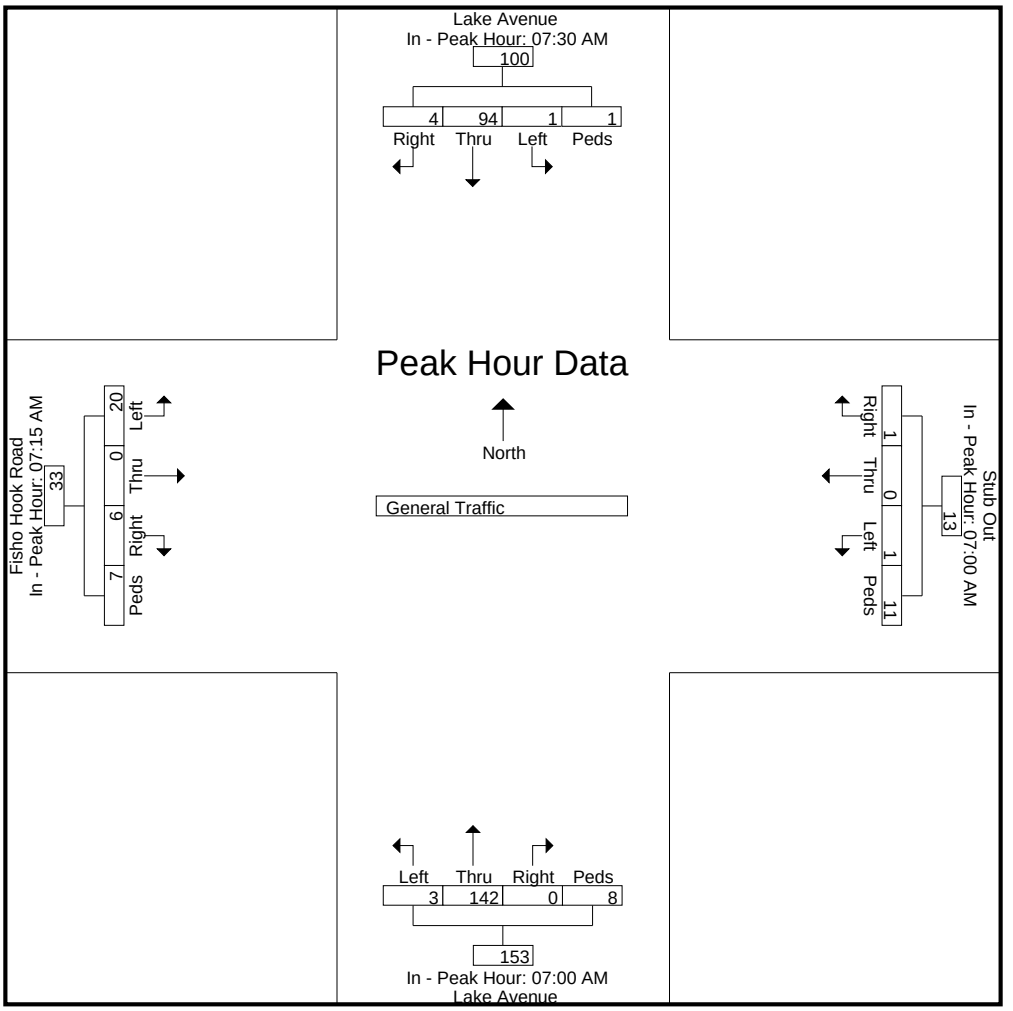
L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: WCEC0047
Intersection: Lake Ave / Fish Hook Rd
City, State: South Jordan, Utah
Control: Stop Sign

File Name : Lake Ave & Fish Hook Rd
Site Code : 00000000
Start Date : 8/28/2019
Page No : 4

	Lake Avenue From North					Stub Out From East					Lake Avenue From South					Fisho Hook Road From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Each Approach Begins at:																					
	07:30 AM					07:00 AM					07:00 AM					07:15 AM					
+0 mins.	0	23	**1**	**1**	25	**1**	0	0	2	3	0	37	0	0	37	1	0	5	0	6	
+15 mins.	**2**	**27**	0	0	**29**	0	0	0	3	3	0	28	1	**7**	36	**3**	0	2	**4**	9	
+30 mins.	1	22	0	0	23	0	0	**1**	**4**	**5**	0	**41**	**2**	1	**44**	1	0	3	2	6	
+45 mins.	1	22	0	0	23	0	0	0	2	2	0	36	0	0	36	1	0	**10**	1	**12**	
Total Volume	4	94	1	1	100	1	0	1	11	13	0	142	3	8	153	6	0	20	7	33	
% App. Total	4	94	1	1		7.7	0	7.7	84.6		0	92.8	2	5.2		18.2	0	60.6	21.2		
PHF	.500	.870	.250	.250	.862	.250	.000	.250	.688	.650	.000	.866	.375	.286	.869	.500	.000	.500	.438	.688	



L2 Data Collection

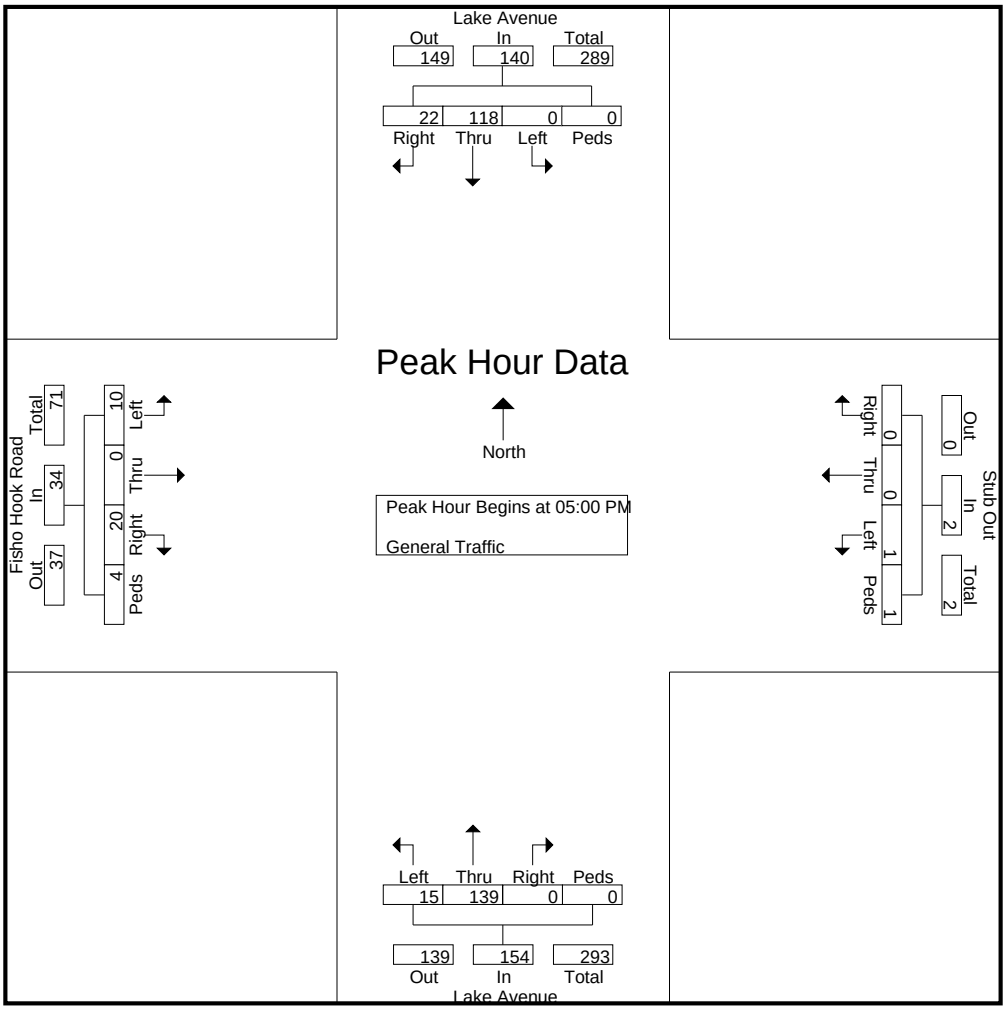
L2DataCollection.com

Idaho (208) 860-7554 Utah (801) 413-2993

Study: WCEC0047
Intersection: Lake Ave / Fish Hook Rd
City, State: South Jordan, Utah
Control: Stop Sign

File Name : Lake Ave & Fish Hook Rd
Site Code : 00000000
Start Date : 8/28/2019
Page No : 5

	Lake Avenue From North					Stub Out From East					Lake Avenue From South					Fisho Hook Road From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	**7**	32	0	0	**39**	0	0	**1**	**1**	**2**	0	**41**	**6**	0	**47**	3	0	0	1	4	**92**
05:15 PM	4	21	0	0	25	0	0	0	0	0	0	36	2	0	38	**6**	0	**4**	1	**11**	74
05:30 PM	6	31	0	0	37	0	0	0	0	0	0	36	3	0	39	5	0	4	**2**	11	87
05:45 PM	5	**34**	0	0	39	0	0	0	0	0	0	26	4	0	30	6	0	2	0	8	77
Total Volume	22	118	0	0	140	0	0	1	1	2	0	139	15	0	154	20	0	10	4	34	330
% App. Total	15.7	84.3	0	0		0	0	50	50		0	90.3	9.7	0		58.8	0	29.4	11.8		
PHF	.786	.868	.000	.000	.897	.000	.000	.250	.250	.250	.000	.848	.625	.000	.819	.833	.000	.625	.500	.773	.897



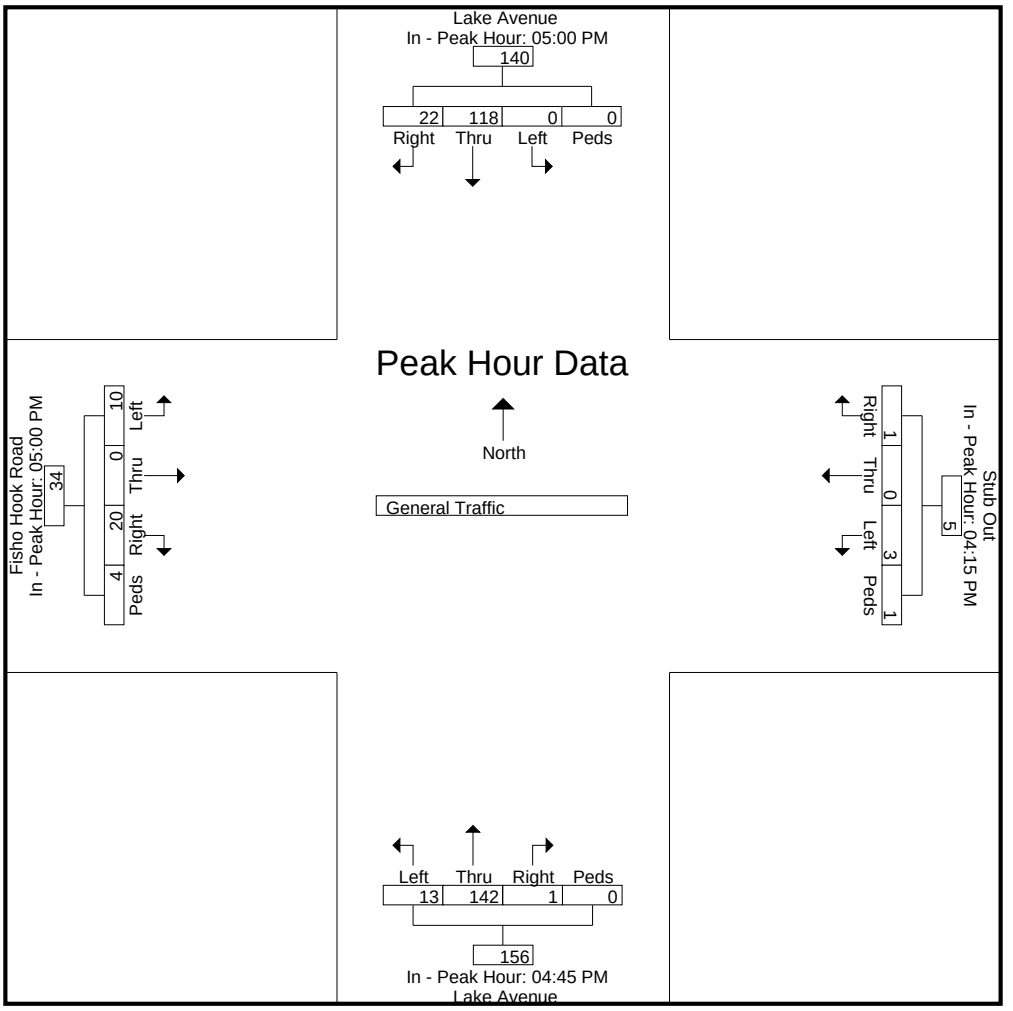
L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: WCEC0047
Intersection: Lake Ave / Fish Hook Rd
City, State: South Jordan, Utah
Control: Stop Sign

File Name : Lake Ave & Fish Hook Rd
Site Code : 00000000
Start Date : 8/28/2019
Page No : 6

	Lake Avenue From North					Stub Out From East					Lake Avenue From South					Fisho Hook Road From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Each Approach Begins at:																					
	05:00 PM					04:15 PM					04:45 PM					05:00 PM					
+0 mins.	**7**	32	0	0	**39**	**1**	0	**1**	0	**2**	**1**	29	2	0	32	3	0	0	1	4	
+15 mins.	4	21	0	0	25	0	0	1	0	1	0	**41**	**6**	0	**47**	**6**	0	**4**	1	**11**	
+30 mins.	6	31	0	0	37	0	0	0	0	0	0	36	2	0	38	5	0	4	**2**	11	
+45 mins.	5	**34**	0	0	39	0	0	1	**1**	2	0	36	3	0	39	6	0	2	0	8	
Total Volume	22	118	0	0	140	1	0	3	1	5	1	142	13	0	156	20	0	10	4	34	
% App. Total	15.7	84.3	0	0		20	0	60	20		0.6	91	8.3	0		58.8	0	29.4	11.8		
PHF	.786	.868	.000	.000	.897	.250	.000	.750	.250	.625	.250	.866	.542	.000	.830	.833	.000	.625	.500	.773	



L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: WCEC0047
Intersection: Lake Ave / Fish Hook Rd
City, State: South Jordan, Utah
Control: Stop Sign

File Name : Lake Ave & Fish Hook Rd
Site Code : 00000000
Start Date : 8/28/2019
Page No : 7

Image 1



L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: WCEC0047
Intersection: Oquirrh Lake / Wareham Ln
City, State: South Jordan, Utah
Control: Stop Sign

File Name : Oquirrh Lake Rd & Wareham Lane
Site Code : 00000000
Start Date : 8/28/2019
Page No : 1

Groups Printed- General Traffic

	Oquirrh Lake Avenue From North				Wareham Lane From East				Oquirrh Lake Avenue From South				
Start Time	**Thru**	**Left**	**Peds**	**App. Total**	**Right**	**Left**	**Peds**	**App. Total**	**Right**	**Thru**	**Peds**	**App. Total**	**Int. Total**
07:00 AM	6	0	0	6	1	0	2	3	0	25	0	25	34
07:15 AM	6	0	0	6	2	1	5	8	0	25	0	25	39
07:30 AM	21	1	0	22	1	0	2	3	0	63	0	63	88
07:45 AM	19	0	0	19	0	0	6	6	0	25	0	25	50
Total	52	1	0	53	4	1	15	20	0	138	0	138	211
08:00 AM	19	0	0	19	1	0	2	3	0	22	0	22	44
08:15 AM	18	3	0	21	3	1	2	6	0	32	0	32	59
08:30 AM	21	0	0	21	0	0	1	1	0	32	0	32	54
08:45 AM	18	0	0	18	1	0	0	1	0	26	0	26	45
Total	76	3	0	79	5	1	5	11	0	112	0	112	202

04:00 PM	12	1	0	13	0	0	7	7	0	18	0	18	38
04:15 PM	14	1	0	15	1	1	4	6	1	21	0	22	43
04:30 PM	12	0	0	12	0	0	11	11	2	22	0	24	47
04:45 PM	16	0	0	16	2	0	1	3	0	22	0	22	41
Total	54	2	0	56	3	1	23	27	3	83	0	86	169
05:00 PM	24	0	0	24	0	0	2	2	0	33	0	33	59
05:15 PM	22	1	0	23	0	1	1	2	0	28	0	28	53
05:30 PM	31	3	0	34	1	1	3	5	1	26	0	27	66
05:45 PM	12	1	0	13	1	1	0	2	0	20	0	20	35
Total	89	5	0	94	2	3	6	11	1	107	0	108	213
Grand Total	271	11	0	282	14	6	49	69	4	440	0	444	795
Apprch %	96.1	3.9	0		20.3	8.7	71		0.9	99.1	0		
Total %	34.1	1.4	0	35.5	1.8	0.8	6.2	8.7	0.5	55.3	0	55.8	

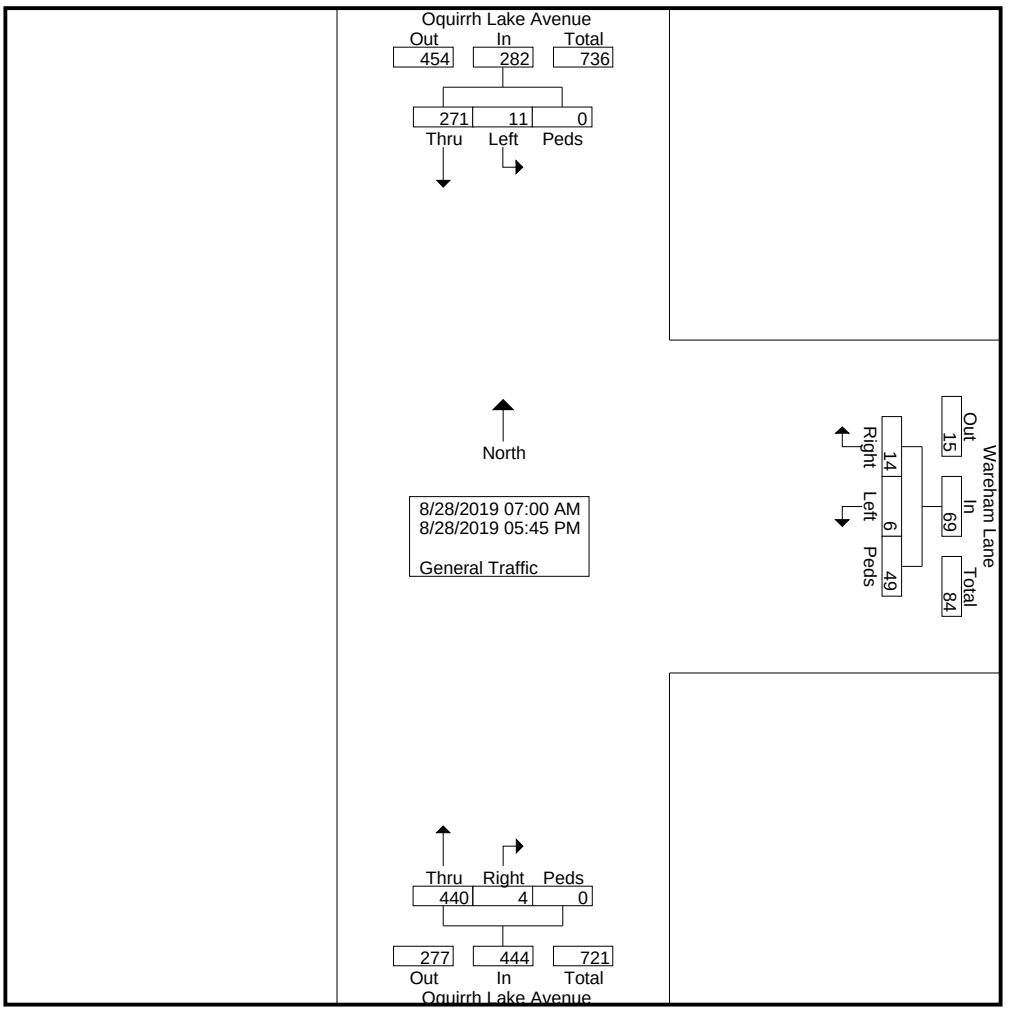
L2 Data Collection

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Idaho (208) 860-7554 Utah (801) 413-2993

Study: WCEC0047
Intersection: Oquirrh Lake / Wareham Ln
City, State: South Jordan, Utah
Control: Stop Sign

File Name : Oquirrh Lake Rd & Wareham Lane
Site Code : 00000000
Start Date : 8/28/2019
Page No : 2



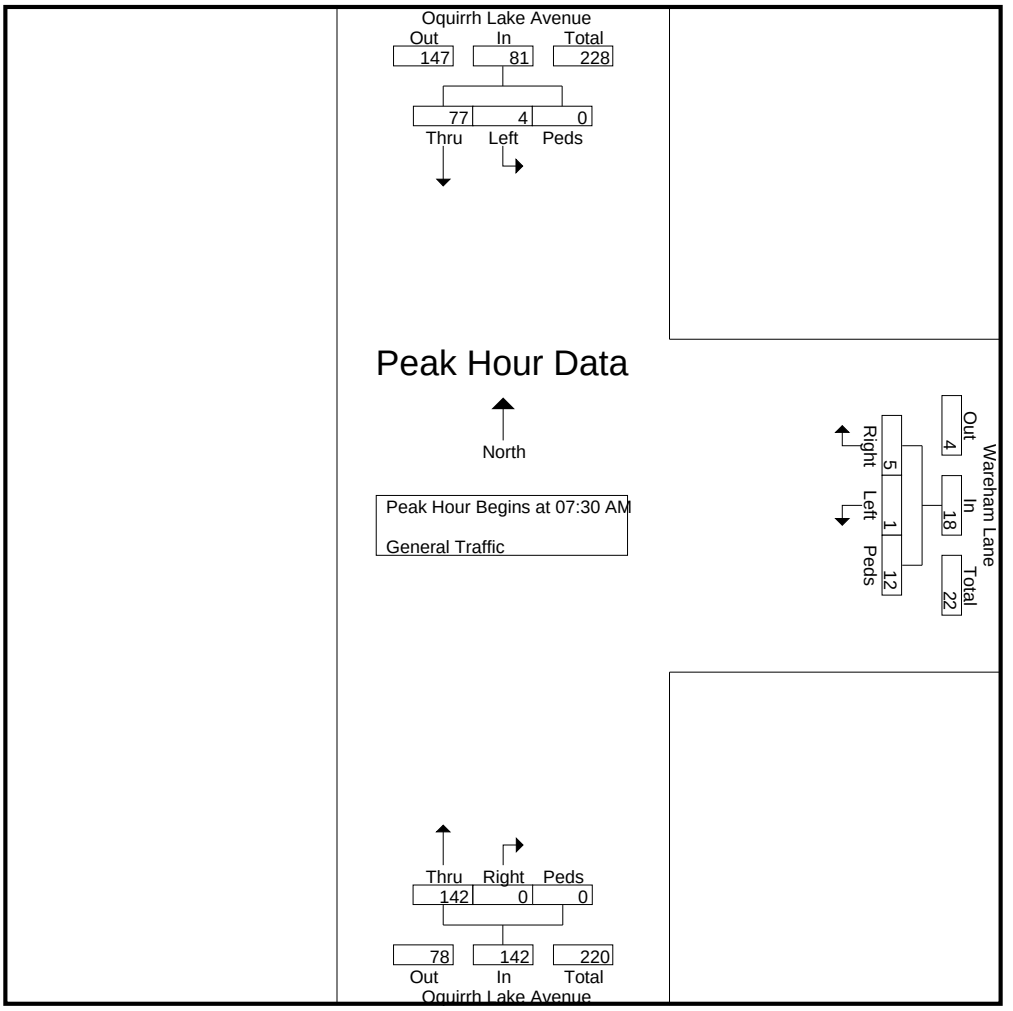
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Study: WCEC0047
Intersection: Oquirrh Lake / Wareham Ln
City, State: South Jordan, Utah
Control: Stop Sign

File Name : Oquirrh Lake Rd & Wareham Lane
Site Code : 00000000
Start Date : 8/28/2019
Page No : 3

	Oquirrh Lake Avenue From North				Wareham Lane From East				Oquirrh Lake Avenue From South				
Start Time	**Thru**	**Left**	**Peds**	**App. Total**	**Right**	**Left**	**Peds**	**App. Total**	**Right**	**Thru**	**Peds**	**App. Total**	**Int. Total**
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 07:30 AM													
07:30 AM	**21**	1	0	**22**	1	0	2	3	0	**63**	0	**63**	**88**
07:45 AM	19	0	0	19	0	0	**6**	**6**	0	25	0	25	50
08:00 AM	19	0	0	19	1	0	2	3	0	22	0	22	44
08:15 AM	18	**3**	0	21	**3**	**1**	2	6	0	32	0	32	59
Total Volume	77	4	0	81	5	1	12	18	0	142	0	142	241
% App. Total	95.1	4.9	0		27.8	5.6	66.7		0	100	0		
PHF	.917	.333	.000	.920	.417	.250	.500	.750	.000	.563	.000	.563	.685



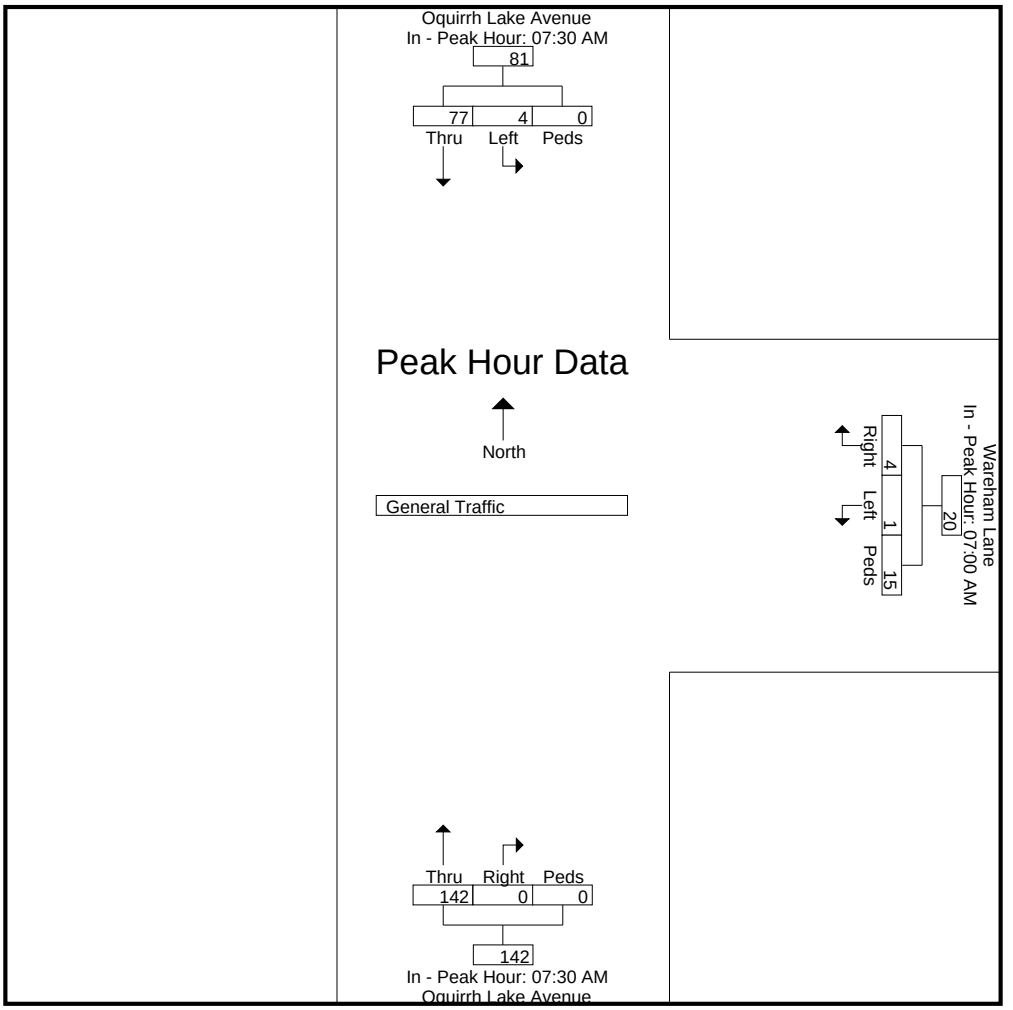
L2 Data Collection

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Study: WCEC0047
Intersection: Oquirrh Lake / Wareham Ln
City, State: South Jordan, Utah
Control: Stop Sign

File Name : Oquirrh Lake Rd & Wareham Lane
Site Code : 00000000
Start Date : 8/28/2019
Page No : 4

	Oquirrh Lake Avenue From North				Wareham Lane From East				Oquirrh Lake Avenue From South				
Start Time	**Thru**	**Left**	**Peds**	**App. Total**	**Right**	**Left**	**Peds**	**App. Total**	**Right**	**Thru**	**Peds**	**App. Total**	**Int. Total**
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1													
Peak Hour for Each Approach Begins at:													
	07:30 AM				07:00 AM				07:30 AM				
+0 mins.	**21**	1	0	**22**	1	0	2	3	0	**63**	0	**63**	
+15 mins.	19	0	0	19	**2**	**1**	5	**8**	0	25	0	25	
+30 mins.	19	0	0	19	1	0	2	3	0	22	0	22	
+45 mins.	18	**3**	0	21	0	0	**6**	6	0	32	0	32	
Total Volume	77	4	0	81	4	1	15	20	0	142	0	142	
% App. Total	95.1	4.9	0		20	5	75		0	100	0		
PHF	.917	.333	.000	.920	.500	.250	.625	.625	.000	.563	.000	.563	



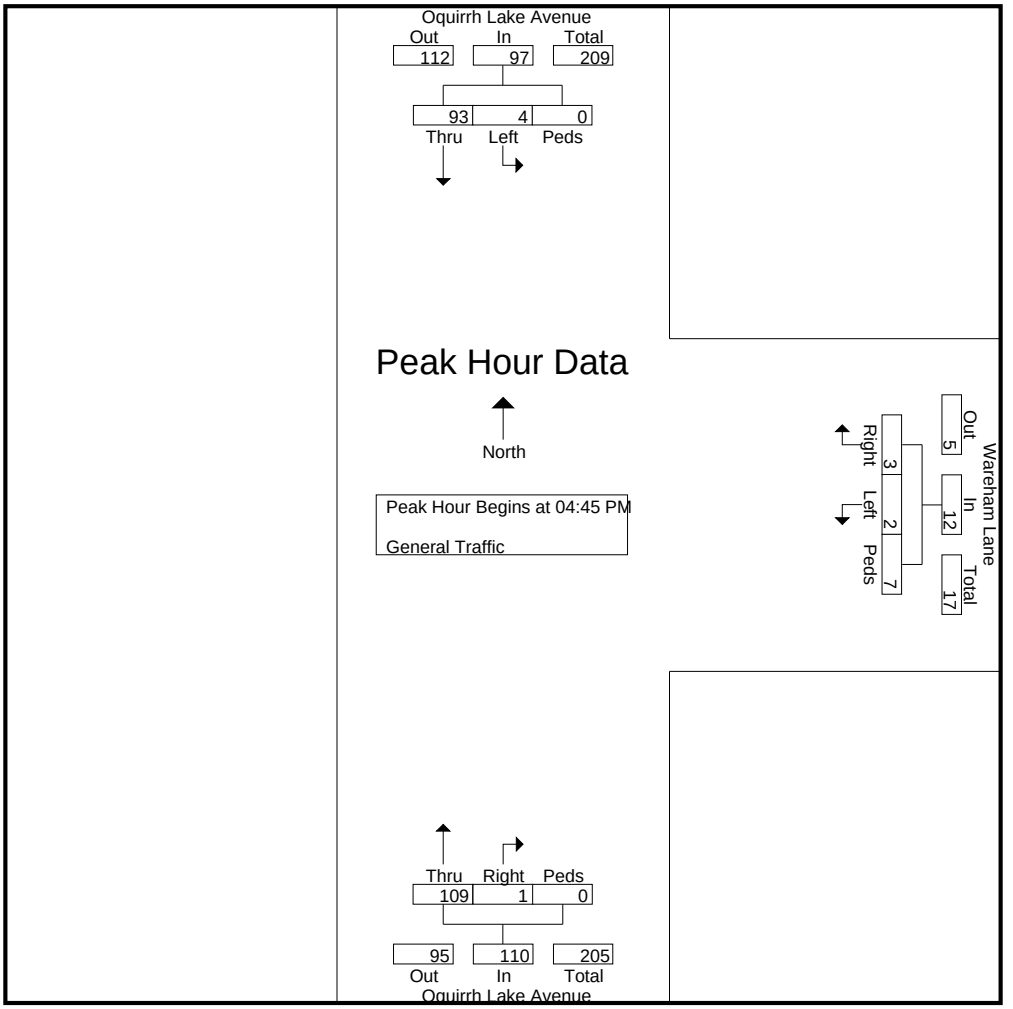
L2 Data Collection

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Study: WCEC0047
Intersection: Oquirrh Lake / Wareham Ln
City, State: South Jordan, Utah
Control: Stop Sign

File Name : Oquirrh Lake Rd & Wareham Lane
Site Code : 00000000
Start Date : 8/28/2019
Page No : 5

	Oquirrh Lake Avenue From North				Wareham Lane From East				Oquirrh Lake Avenue From South				
Start Time	**Thru**	**Left**	**Peds**	**App. Total**	**Right**	**Left**	**Peds**	**App. Total**	**Right**	**Thru**	**Peds**	**App. Total**	**Int. Total**
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 04:45 PM													
04:45 PM	16	0	0	16	**2**	0	1	3	0	22	0	22	41
05:00 PM	24	0	0	24	0	0	2	2	0	**33**	0	**33**	59
05:15 PM	22	1	0	23	0	**1**	1	2	0	28	0	28	53
05:30 PM	**31**	**3**	0	**34**	1	1	**3**	**5**	**1**	26	0	27	**66**
Total Volume	93	4	0	97	3	2	7	12	1	109	0	110	219
% App. Total	95.9	4.1	0		25	16.7	58.3		0.9	99.1	0		
PHF	.750	.333	.000	.713	.375	.500	.583	.600	.250	.826	.000	.833	.830



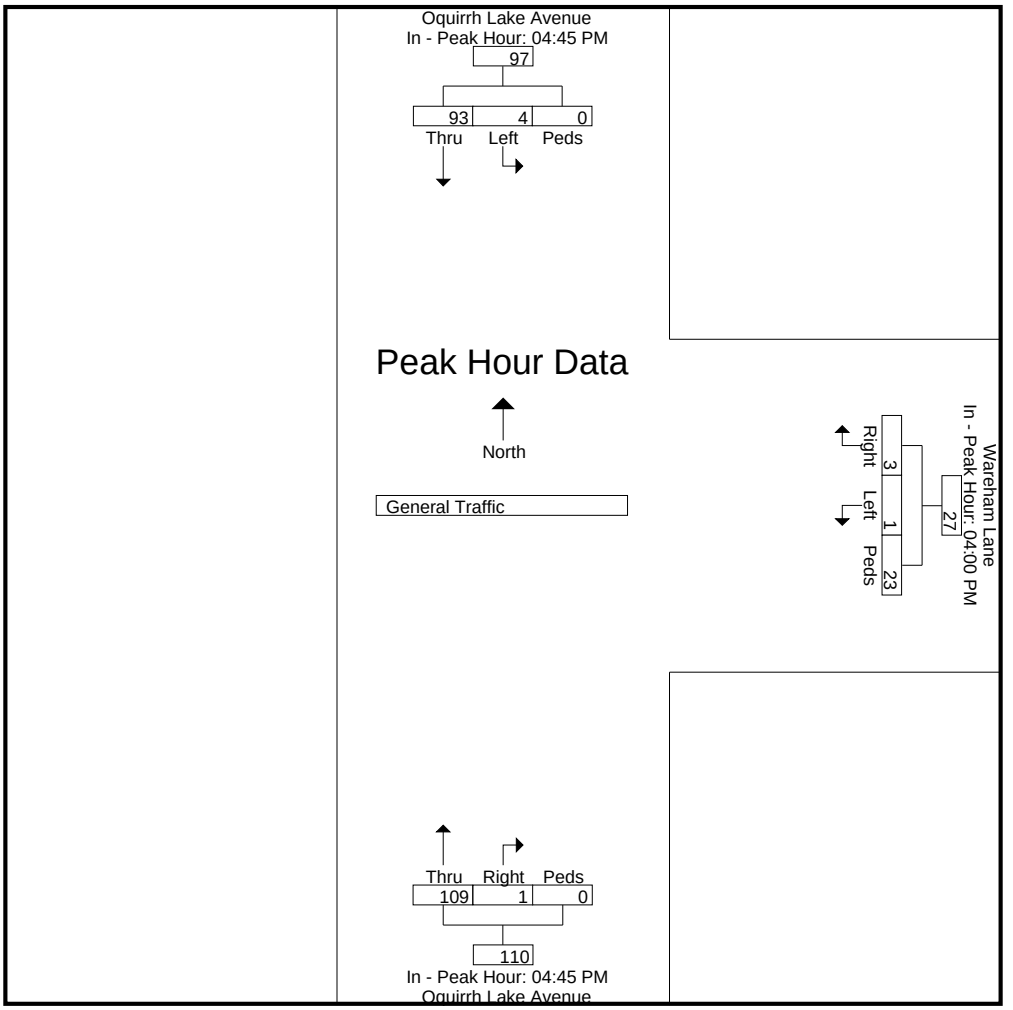
L2 Data Collection

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Study: WCEC0047
Intersection: Oquirrh Lake / Wareham Ln
City, State: South Jordan, Utah
Control: Stop Sign

File Name : Oquirrh Lake Rd & Wareham Lane
Site Code : 00000000
Start Date : 8/28/2019
Page No : 6

	Oquirrh Lake Avenue From North				Wareham Lane From East				Oquirrh Lake Avenue From South				
Start Time	**Thru**	**Left**	**Peds**	**App. Total**	**Right**	**Left**	**Peds**	**App. Total**	**Right**	**Thru**	**Peds**	**App. Total**	**Int. Total**
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Each Approach Begins at:													
	04:45 PM				04:00 PM				04:45 PM				
+0 mins.	16	0	0	16	0	0	7	7	0	22	0	22	
+15 mins.	24	0	0	24	1	**1**	4	6	0	**33**	0	**33**	
+30 mins.	22	1	0	23	0	0	**11**	**11**	0	28	0	28	
+45 mins.	**31**	**3**	0	**34**	**2**	0	1	3	**1**	26	0	27	
Total Volume	93	4	0	97	3	1	23	27	1	109	0	110	
% App. Total	95.9	4.1	0		11.1	3.7	85.2		0.9	99.1	0		
PHF	.750	.333	.000	.713	.375	.250	.523	.614	.250	.826	.000	.833	



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Study: WCEC0047
Intersection: Oquirrh Lake / Wareham Ln
City, State: South Jordan, Utah
Control: Stop Sign

File Name : Oquirrh Lake Rd & Wareham Lane
Site Code : 00000000
Start Date : 8/28/2019
Page No : 7

Image 1



APPENDIX B

SIMTRAFFIC LEVEL OF SERVICE (LOS)

SIMTRAFFIC LEVEL OF SERVICE (LOS)

EXISTING CONDITIONS

10: Lake Ave & Fish Hook Rd/Access 1 Performance by movement

Movement	EBL	EBR	WBL	NBL	NBT	NBR	SBT	SBR	All
Denied Del/Veh (s)	0.1	0.2		0.2	0.2	0.1	0.1	0.1	0.2
Total Del/Veh (s)	4.9	3.5		1.8	0.2	0.0	0.3	0.0	0.7

30: Access 3/Rubicon Rd & S Jordan Pkwy Performance by movement

Movement	EBL	EBT	WBT	WBR	NBR	SBL	SBR	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Total Del/Veh (s)	1.8	1.0	1.1	0.1	2.2	6.3	3.1	1.1

60: Oquirrh Lake Rd & Access 6/Wareham Ln Performance by movement

Movement	WBL	WBR	NBT	SBL	SBT	All
Denied Del/Veh (s)	0.1	0.1	0.2	0.2	0.1	0.2
Total Del/Veh (s)	5.0	2.7	0.5	0.7	0.5	0.6

Total Zone Performance

Denied Del/Veh (s)	0.1
Total Del/Veh (s)	1402.2

Intersection: 10: Lake Ave & Fish Hook Rd/Access 1

Movement	EB	WB
Directions Served	LTR	LTR
Maximum Queue (ft)	50	10
Average Queue (ft)	19	0
95th Queue (ft)	45	6
Link Distance (ft)	361	306
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 30: Access 3/Rubicon Rd & S Jordan Pkwy

Movement	EB	EB	EB	WB	WB	NB	SB
Directions Served	L	T	TR	T	TR	LTR	LTR
Maximum Queue (ft)	15	52	21	48	14	26	50
Average Queue (ft)	1	4	1	3	0	2	21
95th Queue (ft)	8	28	11	21	7	14	49
Link Distance (ft)						228	206
Upstream Blk Time (%)							
Queuing Penalty (veh)							
Storage Bay Dist (ft)	150						
Storage Blk Time (%)							
Queuing Penalty (veh)							

Intersection: 60: Oquirrh Lake Rd & Access 6/Wareham Ln

Movement	WB	SB
Directions Served	LTR	LTR
Maximum Queue (ft)	31	5
Average Queue (ft)	7	0
95th Queue (ft)	29	4
Link Distance (ft)	293	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Zone Summary

Zone wide Queuing Penalty: 0

10: Lake Ave & Fish Hook Rd/Access 1 Performance by movement

Movement	EBL	EBR	WBL	NBL	NBT	SBT	SBR	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.2	0.2	0.2	0.2	0.2
Total Del/Veh (s)	4.6	3.0	2.6	1.9	0.2	0.4	0.0	0.6

30: Access 3/Rubicon Rd & S Jordan Pkwy Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	SBL	SBR	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.2	0.1
Total Del/Veh (s)	1.4	0.9	0.0	1.4	1.0	0.1	6.3	3.1	1.0

60: Oquirrh Lake Rd & Access 6/Wareham Ln Performance by movement

Movement	WBL	WBR	NBT	NBR	SBL	SBT	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Total Del/Veh (s)	3.8	2.9	0.5	0.0	0.9	0.5	0.6

Total Zone Performance

Denied Del/Veh (s)	0.1
Total Del/Veh (s)	

Intersection: 10: Lake Ave & Fish Hook Rd/Access 1

Movement	EB	WB	NB
Directions Served	LTR	LTR	LTR
Maximum Queue (ft)	30	15	19
Average Queue (ft)	19	1	1
95th Queue (ft)	42	7	12
Link Distance (ft)	361	306	645
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 30: Access 3/Rubicon Rd & S Jordan Pkwy

Movement	EB	EB	WB	WB	WB	SB
Directions Served	L	TR	L	T	TR	LTR
Maximum Queue (ft)	15	5	10	37	14	42
Average Queue (ft)	0	0	0	3	0	16
95th Queue (ft)	7	4	5	22	8	42
Link Distance (ft)						206
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)	150		130			
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 60: Oquirrh Lake Rd & Access 6/Wareham Ln

Movement	WB	SB
Directions Served	LTR	LTR
Maximum Queue (ft)	31	5
Average Queue (ft)	6	0
95th Queue (ft)	25	4
Link Distance (ft)	293	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Zone Summary

Zone wide Queuing Penalty: 0

SIMTRAFFIC LEVEL OF SERVICE (LOS)

EXISTING PLUS PROJECT TRAFFIC VOLUMES

10: Lake Ave & Fish Hook Rd/West Access Performance by movement

Movement	EBL	EBR	WBL	WBR	NBL	NBT	NBR	SBL	SBT	SBR	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.1	0.2	0.2	0.2	0.1	0.1	0.2	0.2
Total Del/Veh (s)	4.8	2.8	5.3	3.4	1.8	0.3	0.0	1.2	0.4	0.1	0.9

20: North Access 1 & S Jordan Pkwy Performance by movement

Movement	EBT	EBR	WBT	NBR	All
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.0
Total Del/Veh (s)	0.6	0.5	0.4	2.8	0.4

30: North Access 2/Rubicon Rd & S Jordan Pkwy Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBR	SBL	SBR	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Total Del/Veh (s)	1.8	1.0	0.0	2.1	1.0	0.0	7.4	4.0	6.5	3.6	1.3

40: North Access 3 & S Jordan Pkwy Performance by movement

Movement	EBT	EBR	WBT	NBR	All
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.0
Total Del/Veh (s)	0.3	0.1	0.1	2.1	0.3

50: North Access 4 & S Jordan Pkwy Performance by movement

Movement	EBT	EBR	WBT	NBR	All
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.0
Total Del/Veh (s)	0.6	0.1	0.1	2.8	0.6

60: Oquirrh Lake Rd & East Access 1/Wareham Ln Performance by movement

Movement	EBL	EBR	WBL	WBR	NBL	NBT	SBL	SBT	SBR	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.1	0.3	0.2	0.1	0.2	0.1	0.2
Total Del/Veh (s)	4.1	2.9	3.1	3.6	0.9	0.5	0.9	0.5	0.0	0.8

70: Oquirrh Lake Rd & East Access 2 Performance by movement

Movement	EBL	EBR	NBL	NBT	SBT	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.2	0.0	0.0
Total Del/Veh (s)	4.4	2.2	1.0	0.0	0.1	0.4

Total Zone Performance

Denied Del/Veh (s)	0.1
Total Del/Veh (s)	2.2

Intersection: 10: Lake Ave & Fish Hook Rd/West Access

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	38	35	10	19
Average Queue (ft)	14	18	1	1
95th Queue (ft)	40	43	8	9
Link Distance (ft)	361	306	645	180
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 20: North Access 1 & S Jordan Pkwy

Movement	NB
Directions Served	R
Maximum Queue (ft)	26
Average Queue (ft)	2
95th Queue (ft)	15
Link Distance (ft)	233
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 30: North Access 2/Rubicon Rd & S Jordan Pkwy

Movement	EB	EB	EB	WB	WB	WB	NB	SB
Directions Served	L	T	TR	L	T	TR	LTR	LTR
Maximum Queue (ft)	20	42	11	25	55	13	50	47
Average Queue (ft)	2	2	1	4	4	0	21	21
95th Queue (ft)	14	17	10	21	25	8	48	47
Link Distance (ft)		208	208		163	163	228	206
Upstream Blk Time (%)								
Queuing Penalty (veh)								
Storage Bay Dist (ft)	150			130				
Storage Blk Time (%)								
Queuing Penalty (veh)								

Intersection: 40: North Access 3 & S Jordan Pkwy

Movement	NB
Directions Served	R
Maximum Queue (ft)	30
Average Queue (ft)	3
95th Queue (ft)	19
Link Distance (ft)	295
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 50: North Access 4 & S Jordan Pkwy

Movement	NB
Directions Served	R
Maximum Queue (ft)	30
Average Queue (ft)	3
95th Queue (ft)	19
Link Distance (ft)	172
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 60: Oquirrh Lake Rd & East Access 1/Wareham Ln

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	35	31	10	9
Average Queue (ft)	16	6	0	0
95th Queue (ft)	41	27	5	8
Link Distance (ft)	188	293	133	136
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 70: Oquirrh Lake Rd & East Access 2

Movement	EB
Directions Served	LR
Maximum Queue (ft)	34
Average Queue (ft)	9
95th Queue (ft)	31
Link Distance (ft)	334
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Zone Summary

Zone wide Queuing Penalty: 0

10: Lake Ave & Fish Hook Rd/West Access Performance by movement

Movement	EBL	EBR	WBL	WBR	NBL	NBT	NBR	SBL	SBT	SBR	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.1	0.2	0.2	0.3	0.2	0.1	0.2	0.2
Total Del/Veh (s)	5.0	3.1	5.7	3.4	1.9	0.3	0.2	1.5	0.5	0.1	1.1

20: North Access 1 & S Jordan Pkwy Performance by movement

Movement	EBT	EBR	WBT	NBR	All
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.0
Total Del/Veh (s)	0.7	0.8	0.4	2.5	0.5

30: North Access 2/Rubicon Rd & S Jordan Pkwy Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBR	SBL	SBR	All
Denied Del/Veh (s)	0.1	0.1	0.2	0.1	0.1	0.1	0.2	0.2	0.1	0.1	0.1
Total Del/Veh (s)	2.7	1.0	0.1	2.2	1.0	0.1	8.1	3.3	7.4	2.7	1.3

40: North Access 3 & S Jordan Pkwy Performance by movement

Movement	EBT	EBR	WBT	NBR	All
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.0
Total Del/Veh (s)	0.3	0.1	0.2	2.5	0.3

50: North Access 4 & S Jordan Pkwy Performance by movement

Movement	EBT	EBR	WBT	NBR	All
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.0
Total Del/Veh (s)	0.6	0.0	0.1	2.8	0.5

60: Oquirrh Lake Rd & East Access 1/Wareham Ln Performance by movement

Movement	EBL	EBR	WBL	WBR	NBL	NBT	NBR	SBL	SBT	SBR	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Total Del/Veh (s)	4.4	3.0	5.7	3.2	1.4	0.4	0.0	1.0	0.5	0.1	0.8

70: Oquirrh Lake Rd & East Access 2 Performance by movement

Movement	EBL	EBR	NBL	NBT	SBT	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.1	0.0	0.0
Total Del/Veh (s)	4.3	2.4	1.6	0.1	0.2	0.6

Total Zone Performance

Denied Del/Veh (s)	0.1
Total Del/Veh (s)	2.7

Intersection: 10: Lake Ave & Fish Hook Rd/West Access

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	39	56	31	51
Average Queue (ft)	18	25	2	4
95th Queue (ft)	43	50	15	25
Link Distance (ft)	361	306	645	180
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 20: North Access 1 & S Jordan Pkwy

Movement	NB
Directions Served	R
Maximum Queue (ft)	31
Average Queue (ft)	7
95th Queue (ft)	27
Link Distance (ft)	233
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 30: North Access 2/Rubicon Rd & S Jordan Pkwy

Movement	EB	EB	EB	WB	WB	WB	NB	SB
Directions Served	L	T	TR	L	T	TR	LTR	LTR
Maximum Queue (ft)	20	28	16	57	34	14	73	39
Average Queue (ft)	1	2	1	13	2	1	31	15
95th Queue (ft)	9	14	9	43	17	11	60	42
Link Distance (ft)		208	208		163	163	228	206
Upstream Blk Time (%)								
Queuing Penalty (veh)								
Storage Bay Dist (ft)	150			130				
Storage Blk Time (%)								
Queuing Penalty (veh)								

Intersection: 40: North Access 3 & S Jordan Pkwy

Movement	NB
Directions Served	R
Maximum Queue (ft)	31
Average Queue (ft)	6
95th Queue (ft)	25
Link Distance (ft)	295
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 50: North Access 4 & S Jordan Pkwy

Movement	NB
Directions Served	R
Maximum Queue (ft)	30
Average Queue (ft)	7
95th Queue (ft)	29
Link Distance (ft)	172
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 60: Oquirrh Lake Rd & East Access 1/Wareham Ln

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	43	31	33	5
Average Queue (ft)	19	3	2	0
95th Queue (ft)	45	19	13	4
Link Distance (ft)	188	293	133	136
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 70: Oquirrh Lake Rd & East Access 2

Movement	EB
Directions Served	LR
Maximum Queue (ft)	34
Average Queue (ft)	15
95th Queue (ft)	39
Link Distance (ft)	334
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Zone Summary

Zone wide Queuing Penalty: 0

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT Meeting Date: 11-26-2018

Issue: DAYBREAK SOUTH MIXED USE MULTI FAMILY #1 & #2 AMENDED SUBDIVISION AMENDMENT
Address: 5890 West 11385 South
Project No: PLPLA201900569 & PLPLA2019000570
Applicant: Daybreak Communities

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

Staff Recommendation (Motion Ready):

1. Approve Project No. PLPLA201900569
2. Approve Project No. PLPLA201900570

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	**SOUTH MU #1**	0.443 Acre
	SOUTH MU #2	0.384 Acre
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, (P-C)/Vacant South- Large Scale Master Planned Community, Low Density Residential (PC)/Single Family Residential East - Large Scale Master Planned Community, (P-C)/Multi Family Residential, Vacant West - Large Scale Master Planned Community, (P-C)/ Single Family Residential

Daybreak Communities has filed an application for review of an amendment to the Daybreak South Mixed Use Multi Family #1 and #2 subdivisions. The purpose of the proposed amendment is to realign the interior lot lines between lots 105-106, 108-109, 120-121, 122-123, 134-135, 150-151 and 165-166 to accommodate the town home product that will be constructed. There will be no change in the number of lots.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Good cause for amending the subdivisions includes providing lots that will accommodated the dimensions of the proposed townhome product to be constructed.
- The proposed amendments do not change the number of lots nor the boundary of the subdivision.
- All State and Local codes and review requirements have been followed.

Conclusions:

- The proposed amended subdivisions remain 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 amendments, 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:

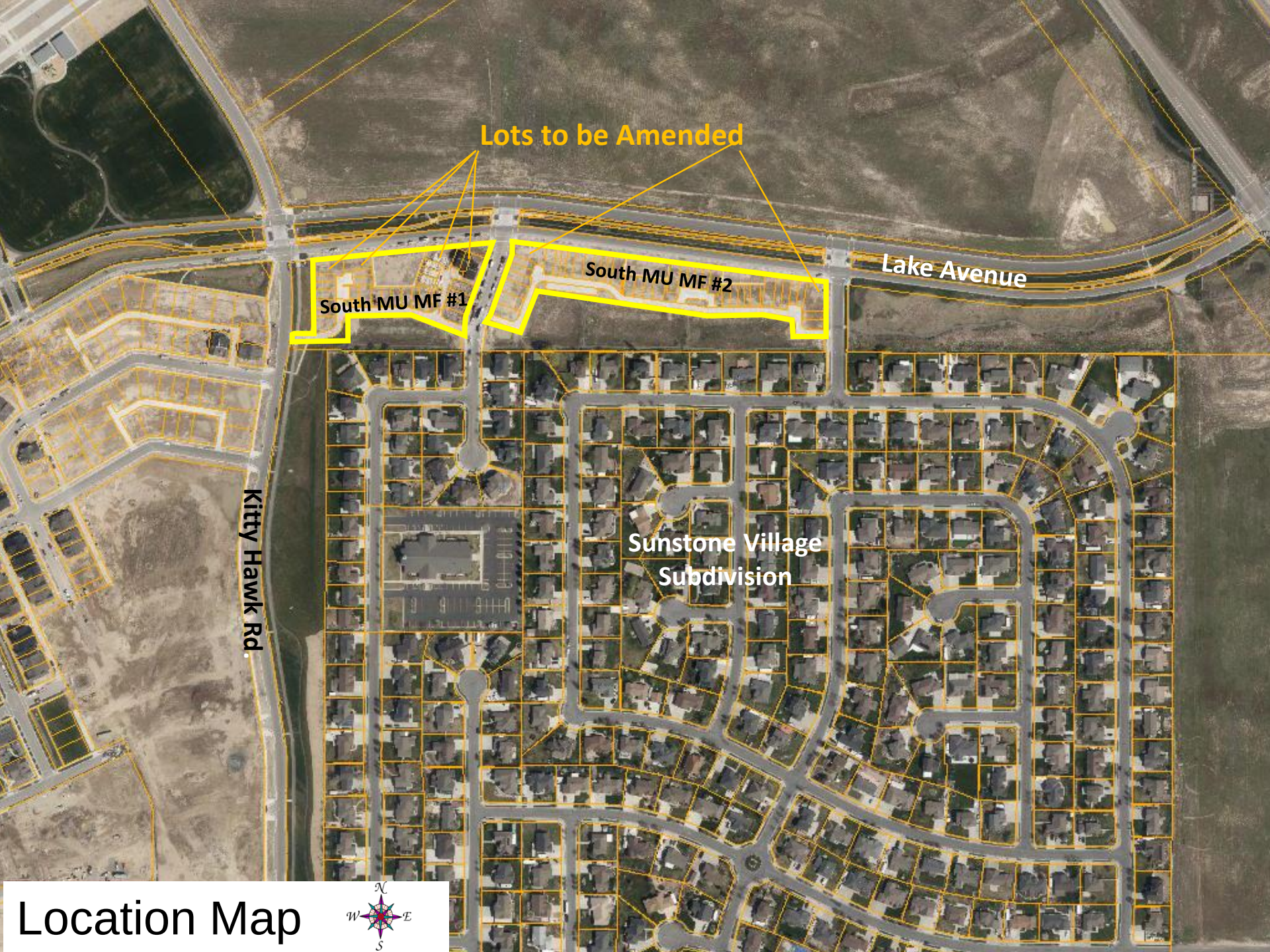
- Minimal.

ALTERNATIVES:

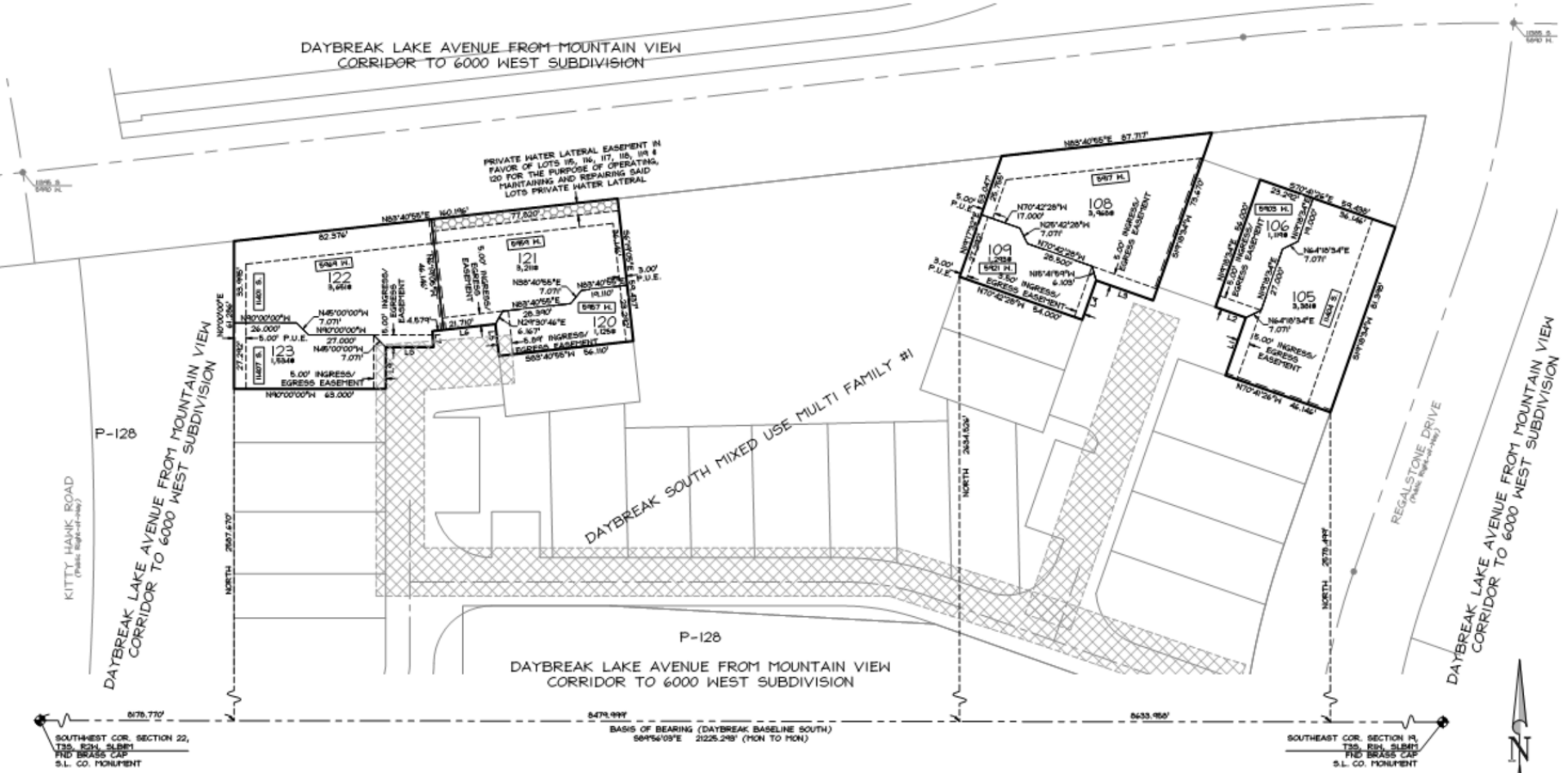
- Approve the subdivision amendments.
- Deny the subdivision amendments.
- Schedule the applications for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Proposed Amended Plats
- Original Subdivision Plats



Location Map

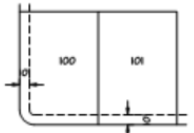


Proposed
Amended Plat

Line Table		
Line #	Length	Direction
L1	26.348	N19°18'34"E
L2	13.292	N70°41'26"W
L3	26.077	N70°42'28"W
L4	17.292	S19°17'32"W
L5	13.292	N26°19'05"W
L6	26.289	S63°40'55"W
L7	6.701	S03°09'29"E
L8	19.772	N90°00'00"W
L9	17.292	S00°00'00"E

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- EXISTING STREET MONUMENT
- 5W 8A — ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 7' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PRIVATE WATER LATERAL EASEMENT IN FAVOR OF LOTS 115, 116, 117, 118, 119 & 120 FOR THE PURPOSE OF OPERATING, MAINTAINING AND REPAIRING SAID LOTS PRIVATE WATER LATERAL
- EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10691 PAGE 652



PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

Sheet 2 of

DAYBREAK SOUTH MIXED USE MULTI FAMILY #1 AMENDED
AMENDING LOTS 105, 106, 108, 109 & 120-123 OF THE DAYBREAK S
MIXED USE MULTI FAMILY #1

Located in the East Half of Section 25, T3S, R2W, Salt Lake Base and Meridian

RECORDED #

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

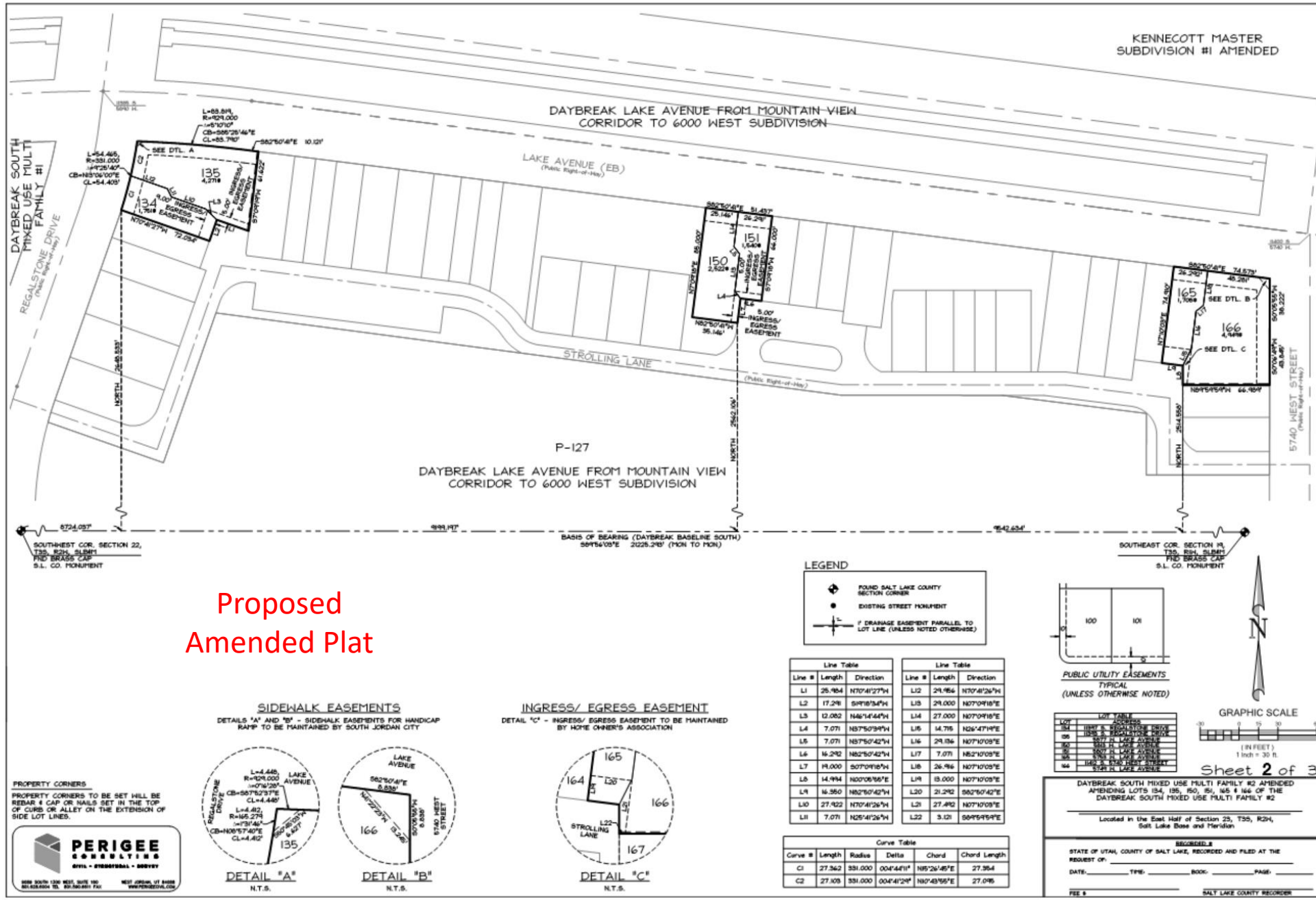
DATE: TIME: BOOK: PAGE:

FEE $ SALT LAKE COUNTY RECORDER

ERTY CORNERS

ERTY CORNERS TO BE SET HILL BE
R & CAP OR NAILS SET IN THE TOP
RB OR ALLEY ON THE EXTENSION OF
LOT LINES.

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY



Proposed
Amended Plat

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- EXISTING STREET MONUMENT
- 7' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)

Line Table		
Line #	Length	Direction
L1	25.984	N70°41'27"W
L2	17.291	S19°18'34"W
L3	12.082	N46°14'44"W
L4	7.071	N37°50'39"W
L5	7.071	N37°50'42"W
L6	16.292	N82°50'42"W
L7	19.000	S07°09'18"W
L8	14.994	N00°08'58"E
L9	16.350	N82°50'42"W
L10	27.922	N70°41'26"W
L11	7.071	N25°41'26"W

Line Table		
Line #	Length	Direction
L12	29.984	N70°41'26"W
L13	29.000	N07°09'18"E
L14	27.000	N07°09'18"E
L15	14.715	N26°47'19"E
L16	29.136	N07°10'09"E
L17	7.071	N52°10'09"E
L18	26.996	N07°10'09"E
L19	13.000	N07°10'09"E
L20	21.292	S82°50'42"E
L21	27.492	N07°10'09"E
L22	3.121	S89°59'59"E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Length
C1	27.362	331.000	004°44'11"	N15°26'45"E	27.354
C2	27.108	331.000	004°41'29"	N10°43'55"E	27.095

PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LOT TABLE	
LOT	ADDRESS
134	11847 S. REGALSTONE DRIVE
135	11879 S. REGALSTONE DRIVE
150	5677 W. LAKE AVENUE
151	5665 W. LAKE AVENUE
165	5653 W. LAKE AVENUE
166	5641 W. LAKE AVENUE
144	11840 S. ROAD TEST STREET
	5749 W. LAKE AVENUE

SIDEWALK EASEMENTS

DETAILS "A" AND "B" - SIDEWALK EASEMENTS FOR HANDICAP RAMP TO BE MAINTAINED BY SOUTH JORDAN CITY

DETAIL "A"
N.T.S.

DETAIL "B"
N.T.S.

INGRESS/ EGRESS EASEMENT

DETAIL "C" - INGRESS/ EGRESS EASEMENT TO BE MAINTAINED BY HOME OWNER'S ASSOCIATION

DETAIL "C"
N.T.S.

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.

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Sheet 2 of 3

DAYBREAK SOUTH MIXED USE MULTI FAMILY #2 AMENDED
AMENDING LOTS 134, 135, 150, 151, 165 & 166 OF THE
DAYBREAK SOUTH MIXED USE MULTI FAMILY #2

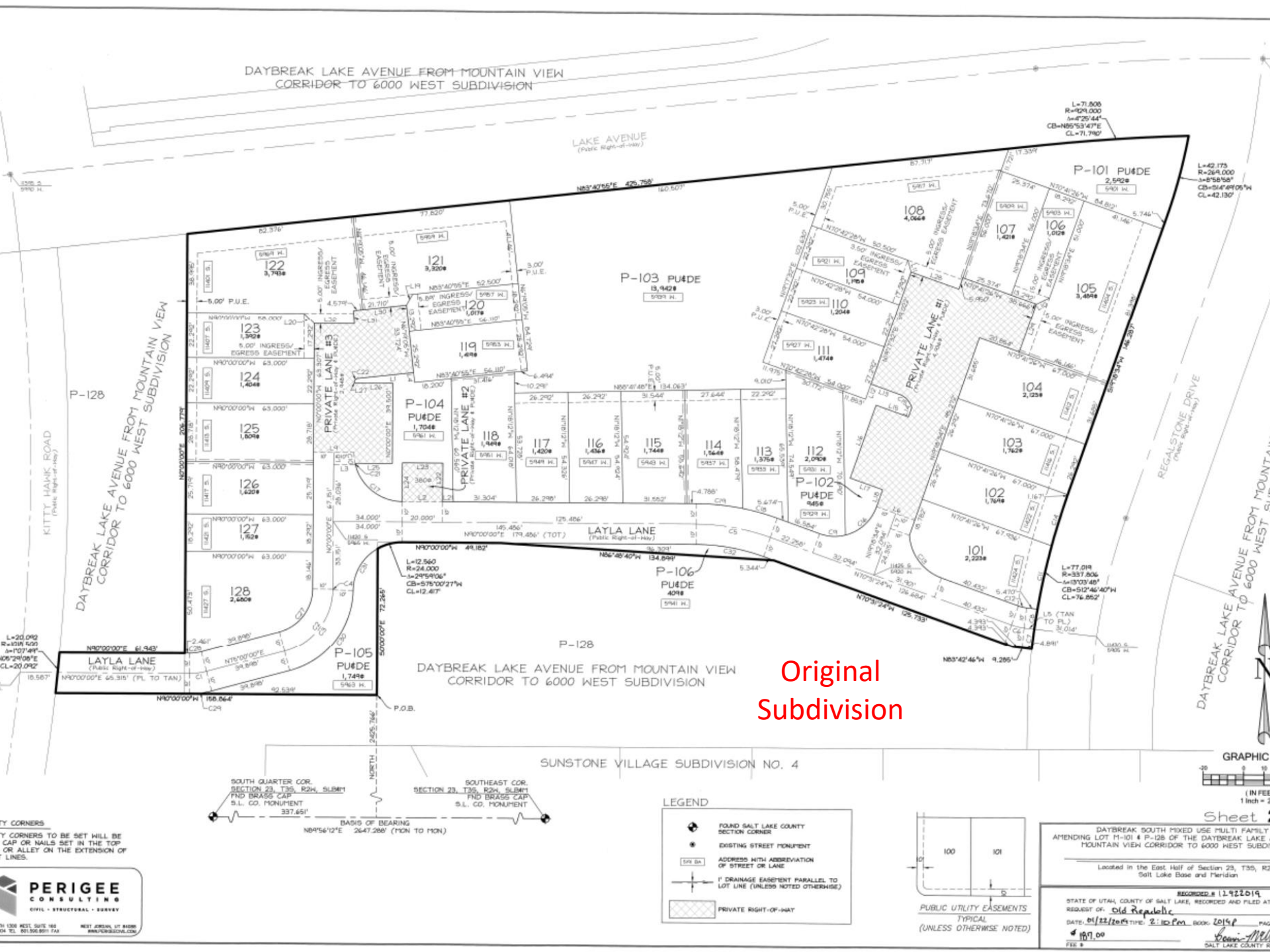
Located in the East Half of Section 23, T3S, R2W, Salt Lake Base and Meridian

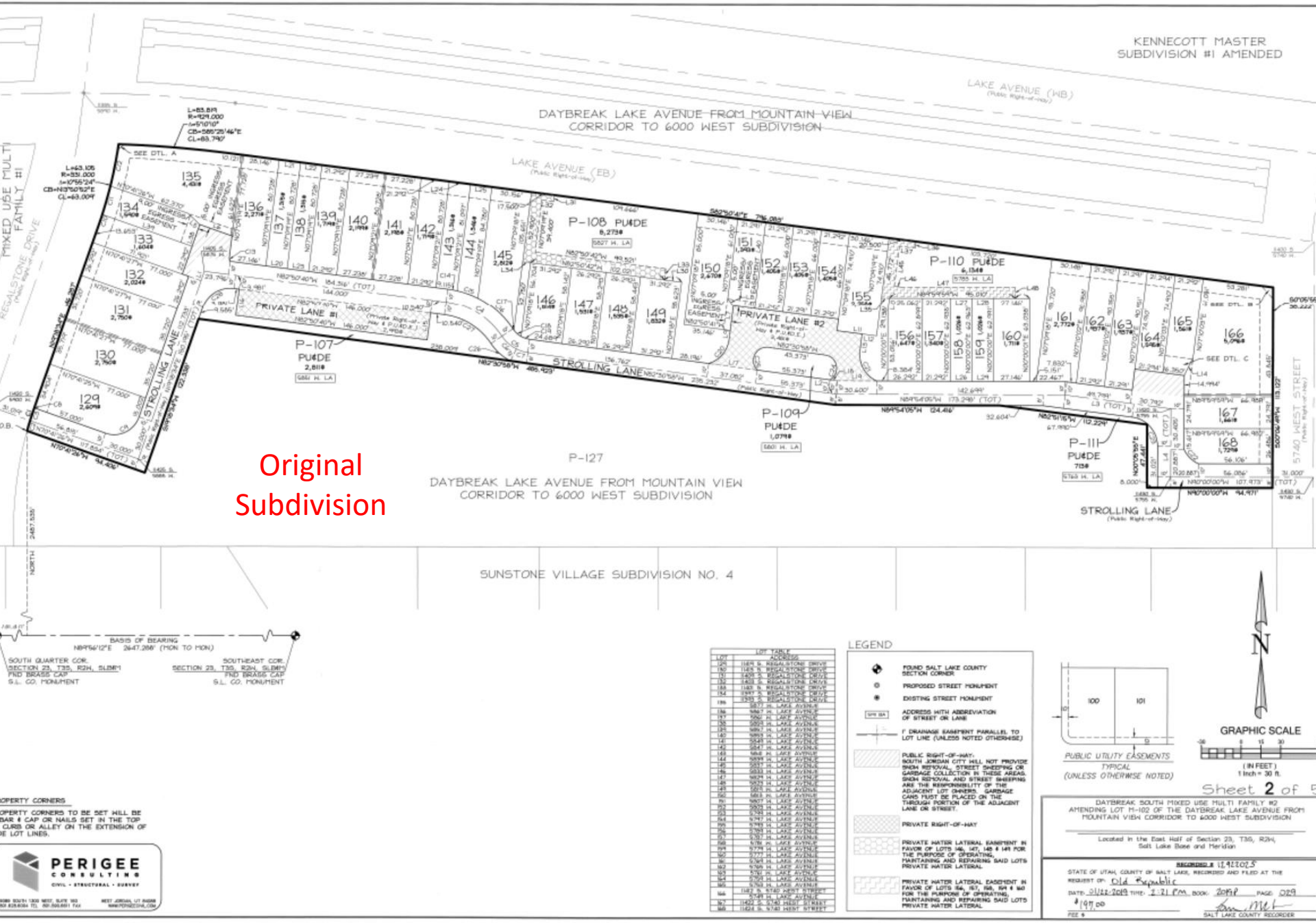
RECORDED #

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

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

FEE $ _____ SALT LAKE COUNTY RECORDER


DAYBREAK LAKE AVENUE FROM MOUNTAIN VIEW CORRIDOR TO 6000 WEST SUBDIVISION
LAKE AVENUE
P-101 PUDE
P-103 PUDE
P-104 PUDE
P-102 PUDE
P-106 PUDE
P-105 PUDE
P-128
PRIVATE LANE #1
PRIVATE LANE #2
PRIVATE LANE #3
LAYLA LANE
KITTY HAWK ROAD
REGALSTONE DRIVE
DAYBREAK LAKE AVENUE FROM MOUNTAIN VIEW CORRIDOR TO 6000 WEST SUBDIVISION
Original Subdivision
SUNSTONE VILLAGE SUBDIVISION NO. 4
SOUTH QUARTER COR. SECTION 23, T3S, R2W, SLB&M FND BRASS CAP S.L. CO. MONUMENT
SOUTHEAST COR. SECTION 23, T3S, R2W, SLB&M FND BRASS CAP S.L. CO. MONUMENT
BASIS OF BEARING
LEGEND
FOUND SALT LAKE COUNTY SECTION CORNER
EXISTING STREET MONUMENT
ADDRESS WITH ABBREVIATION OF STREET OR LANE
1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
PRIVATE RIGHT-OF-WAY
PUBLIC UTILITY EASEMENTS TYPICAL (UNLESS OTHERWISE NOTED)
GRAPHIC
Sheet
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KENNECOTT MASTER SUBDIVISION #1 AMENDED
DAYBREAK LAKE AVENUE FROM MOUNTAIN VIEW CORRIDOR TO 6000 WEST SUBDIVISION
LAKE AVENUE (WB)
LAKE AVENUE (EB)
MIXED USE MULTI FAMILY #1
REGALSTONE DRIVE
STROLLING LANE
PRIVATE LANE #1
PRIVATE LANE #2
P-107 PU&DE 2,811# 6861 H. LA
P-108 PU&DE 6,273# 6827 H. LA
P-109 PU&DE 1,071# 6801 H. LA
P-110 PU&DE 6,134# 6765 H. LA
P-111 PU&DE 715# 6749 H. LA
P-127
5740 WEST STREET
Original Subdivision
DAYBREAK LAKE AVENUE FROM MOUNTAIN VIEW CORRIDOR TO 6000 WEST SUBDIVISION
SUNSTONE VILLAGE SUBDIVISION NO. 4
BASIS OF BEARING N89°56'12"E 2647.288' (MON TO MON)
SOUTH QUARTER COR. SECTION 23, T3S, R2W, SLB&M FND BRASS CAP S.L. CO. MONUMENT
SOUTHEAST COR. SECTION 23, T3S, R2W, SLB&M FND BRASS CAP S.L. CO. MONUMENT
LEGEND
FOUND SALT LAKE COUNTY SECTION CORNER
PROPOSED STREET MONUMENT
EXISTING STREET MONUMENT
ADDRESS WITH ABBREVIATION OF STREET OR LANE
1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
PUBLIC RIGHT-OF-WAY. SOUTH JORDAN CITY WILL NOT PROVIDE SNOW REMOVAL, STREET SWEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SWEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.
PRIVATE RIGHT-OF-WAY
PRIVATE WATER LATERAL EASEMENT IN FAVOR OF LOTS 146, 147, 148 & 149 FOR THE PURPOSE OF OPERATING, MAINTAINING AND REPAIRING SAID LOTS PRIVATE WATER LATERAL
PRIVATE WATER LATERAL EASEMENT IN FAVOR OF LOTS 156, 157, 158, 159 & 160 FOR THE PURPOSE OF OPERATING, MAINTAINING AND REPAIRING SAID LOTS PRIVATE WATER LATERAL
PUBLIC UTILITY EASEMENTS TYPICAL (UNLESS OTHERWISE NOTED)
GRAPHIC SCALE
(IN FEET) 1 inch = 30 ft.
N
PERIGEE CONSULTING CIVIL • STRUCTURAL • SURVEY
Sheet 2 of 5
DAYBREAK SOUTH MIXED USE MULTI FAMILY #2 AMENDING LOT P-102 OF THE DAYBREAK LAKE AVENUE FROM MOUNTAIN VIEW CORRIDOR TO 6000 WEST SUBDIVISION
Located in the East Half of Section 23, T3S, R2W, Salt Lake Base and Meridian
RECORDED # 13423025
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Old Republic
DATE: 01/22/2019 TIME: 1:21 PM BOOK: 2019P PAGE: 029
$197.00
SALT LAKE COUNTY RECORDER

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 11/26/2019

Application: **South Ridge Gateway Lot 2**
Site Plan & Design Guideline Book (Amendment)

Address: 10556 Windsor Ridge Way
File No: PLSPR201900462
Applicant: Travis Taylor

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

Staff Recommendation (Motion Ready): I move that the Planning Commission approve the South Ridge Gateway Lot 2 site plan, file number PLSPR201900462, subject to the following requirements:

1. Prior to construction, the Applicant shall record:
    a. a public access easement for all improvements located outside the public right-of-way along Windsor Ridge Way;
    b. a maintenance agreement assigning maintenance to the adjacent land owner including striping, snow removal and other landscape maintenance along the west side of Windsor Ridge Way; and
    c. a 15-foot waterline easement for all waterlines located on private property.
2. The Applicant shall complete all off-site sidewalk improvements and agreements, connecting pedestrian access with the adjacent open space and clubhouse amenities, as proposed.

STANDARD OF REVIEW:

All proposed developments and alterations to existing developments shall meet the site plan review requirements outlined in City Code § 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.

BACKGROUND

The property is roughly two acres and is part of a 24.5 acre Master Development Plan (MDP), located within the Mixed Use Transit Oriented Development (MU TOD) Zone. The City Council approved a zone change along with the MDP in 2012. This development is governed by the MDP and the MU-TOD Zone regulations that existed at that time. Although a development agreement was not required with the initial established zone, the MDP does designate this particular site as "Min. 3 Story: Residential Apt./Condo. Vertical Mixed Use." Minimum parking requirements, architecture, and site layout, are some of the governing elements listed within the mixed use zone.

Proposal:

The Applicant, Travis Taylor, is proposing to construct a three-story residential apartment building with 30 residential units on Lot 2 within the South Ridge Gateway mixed use area. The proposal includes 54

parking stalls on the west side of the building with an additional seven designated on-street parking stalls located along Windsor Ridge Way, just east of the building.

The zone requires the building to be both oriented towards a street and located within zero to five feet of the "build-to" lines, which in this particular case, is the edge of the existing 10-foot public utility easement. This forces the building to be oriented and placed near the east property line abutting Windsor Ridge Way. The site currently has a substantial grade change from east to west, which per the Applicant's proposal will require some significantly tall retaining walls to be installed along the west property line. Some evergreen trees will be placed along the base of the retaining walls to somewhat soften their appearance though both the walls and parking lot will be highly visible from the west.

The Applicant is proposing to allow this development to have access to the existing clubhouse and open space amenities provided in the adjacent South Ridge Townhouse development.

The MU-TOD Zone also requires the Planning Commission to review a Design Guideline Book as part of the development of the property. The Design Guideline Book has been amended with each site plan submittal including South Ridge Townhomes, La Quinta, 106 Exchange II, SMRTL and now South Ridge Lot 2. Each of these developments added their respective elevations, materials, and site layout to the original Design Guideline Book. Only the South Ridge Lot 2 design elements are included with this report.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The building will have 12 two-bedroom units, and 18 one-bedroom and studio units.
- 54 parking stalls are required based on the number and type of units proposed. The City Code however, requires developments to provide on-street parking where possible. Accordingly, Staff recommends that the existing curb, park strip, and sidewalk along Windsor Ridge Way be modified in order to provide several on-street parking stalls, which would provide at least two parking stalls per unit within the development.
- The setback distance in the TOD Zone is zero to five feet from a right-of-way or easement (a.k.a. "build-to lines") placing the building instead of the parking lot against the street right-of-way.
- The zone requires "significant useable open space to be provided within the mixed use development." Although there is some landscaping with this proposal, the Applicant is primarily providing only pedestrian connections between South Ridge Lot 2 and the already established open space area and clubhouse that were approved with the South Ridge Townhome for the overall development shown on the MDP.
- The City's Architectural Review Committee (ARC) is required to review the building elevations and make a recommendation to the Planning Commission. *See* City Code § 17.74.060.C. The ARC reviewed the building elevations and forwarded a positive recommendation to the Planning Commission.

Conclusion:

Based on the findings listed above, Staff concludes that based on its review of the application, materials submitted by Applicant, and the findings listed above, that the proposal meets the requirements of Titles 16 & 17 of the City Code.

Recommendation:
Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve File No. PLSPR201900462 subject to the requirements listed in the Staff Recommendation, 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:

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

SUPPORT MATERIALS:

- Location Map
- Master Development Plan (MDP)
- Civil Plans
- Design Guideline Book

City Engineer Approval: Brad Kilgore


South Jordan Parkway
Cardon Ridge Way
Jordan Gateway
Windsor Ridge Way
Subject Property
MU-TOD MASTER DEVELOPMENT PLAN AREA
N

South Ridge

(Master Development Plan)
March 2012



REV	DATE	DESCRIPTION

Designed by: DA
Drafted by: LC
Client Name:
Westates

12-015SP

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-8551

Master Development Plan

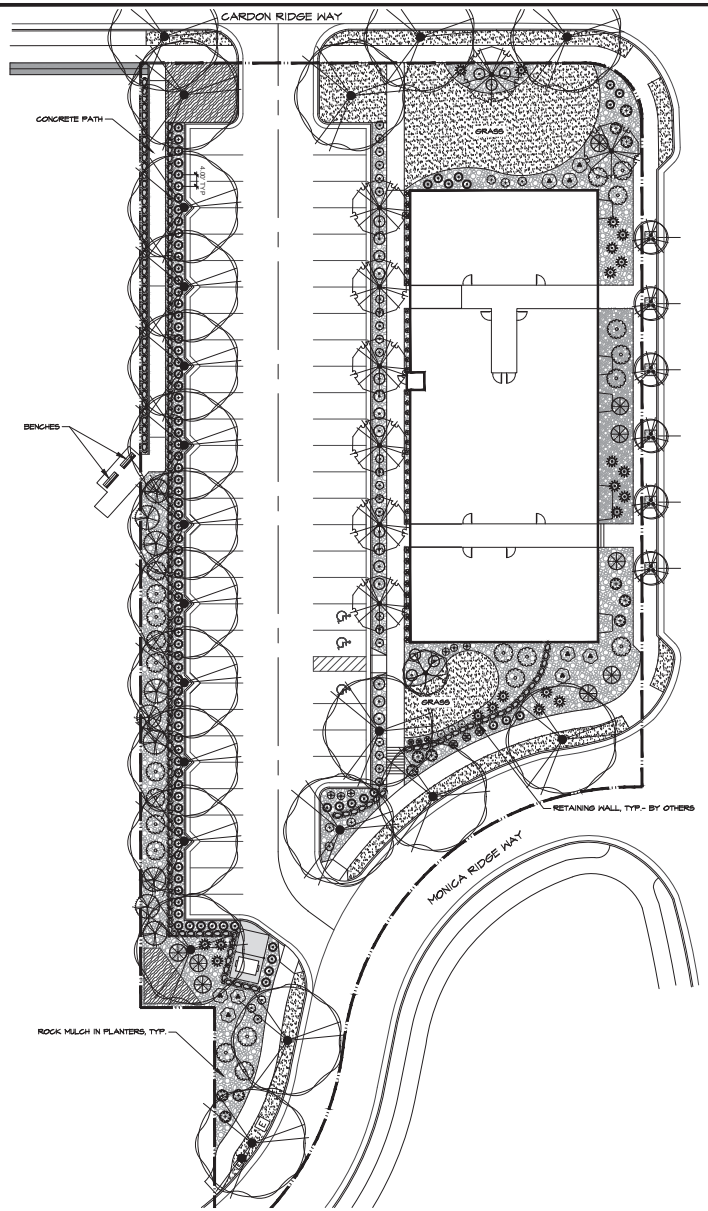
South Ridge

10600 South Street and South Jordan Gateway
South Jordan, Utah

3 Mar, 2012

SHEET NO.

MDP



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	CARPINUS BETULUS 'FRANZ FONTAINE' / FRANZ FONTAINE HORNBEAM	B & B	2"CAL	6
	MALUS X 'SPRING SNOW' / FLOWERING CRABAPPLE	B & B	2"CAL	1
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE	B & B	7' MIN.	9
	PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY	B & B	2"CAL	8
	ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA 40' TALL X 40' WIDE AT MATURITY	B & B	2"CAL	21

SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	BERBERIS THUNBERGII 'CRIMSON RUBY' / CRIMSON RUBY BARBERRY	5 GAL	5
	CARAGANA FRUTEX 'GLOBOSA' / GLOBE PEASHRUB	5 GAL	12
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SHRUB	5 GAL	26
	CORNUS STOLONIFERA 'ISANTI' / ISANTI DOGWOOD	5 GAL	5
	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	5 GAL	6
	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	21
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	5 GAL	9
	POTENTILLA FRUTICOSA / BUSH CINQUEFOIL	5 GAL	5
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	22
	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND CURRANT	5 GAL	6
	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA	5 GAL	21

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	SIZE	QTY
	HEMEROCALLIS X 'ANGELICA' / ANGELICA DAYLIY	1 GAL	6
	PENSTEMON SP. / PENSTEMON VARIETY	1 GAL	21
	SALVIA X SYLVESTRIS 'MAY NIGHT' / MAY NIGHT SALVIA	1 GAL	21

GRASSES	BOTANICAL / COMMON NAME	SIZE	QTY
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	94

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING
	LYSIMACHIA NUMMULARIA / CREEPING JENNY	FLAT	12" o.c.
	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	SOD	
	DECORATIVE ROCK MULCH- 3" SIZE MIN.		

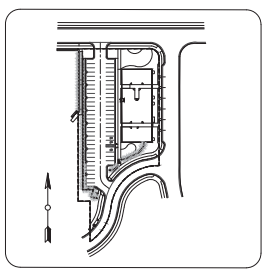
NOTES:

- SUBSTITUTIONS FOR CULTIVARS OF SIMILAR SIZE AND APPEARANCE MAY BE USED BASED ON AVAILABILITY AT TIME OF PLANTING.
- ALL LANDSCAPE AREAS TO BE IRRIGATED BY UNDERGROUND SPRINKLER SYSTEM.
- PARK STRIP IRRIGATION, WATER SUPPLY, AND VALVE CONTROL TO BE TIED INTO COMMON SPACE IRRIGATION.
- INSTALL 4" SLEEVES UNDER SIDEWALK AS REQUIRED.
- PARK STRIP TO BE MAINTAINED BY HOA.
- AMEND TOPSOIL IN PUBLIC R.O.W. IF REQUIRED TO AVOID PLANTING GRASS ON ROCK.

0 20' 40'

HORIZONTAL SCALE:
1" = 20' (22x34)

KEY PLAN
N.T.S.



Summit Engineering Group Inc.
STRUCTURAL • CIVIL • LAND SURVEYING
55 W. OAKLEY AVE., SUITE 176
HEBER CITY, UTAH 84032
P: 435-654-9229 • F: 435-654-9231

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BRIAN K. BALLS
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	REVISIONS	DATE	BY
1			
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Brian Balls
2019.11.15
11:38:27
-07'00'

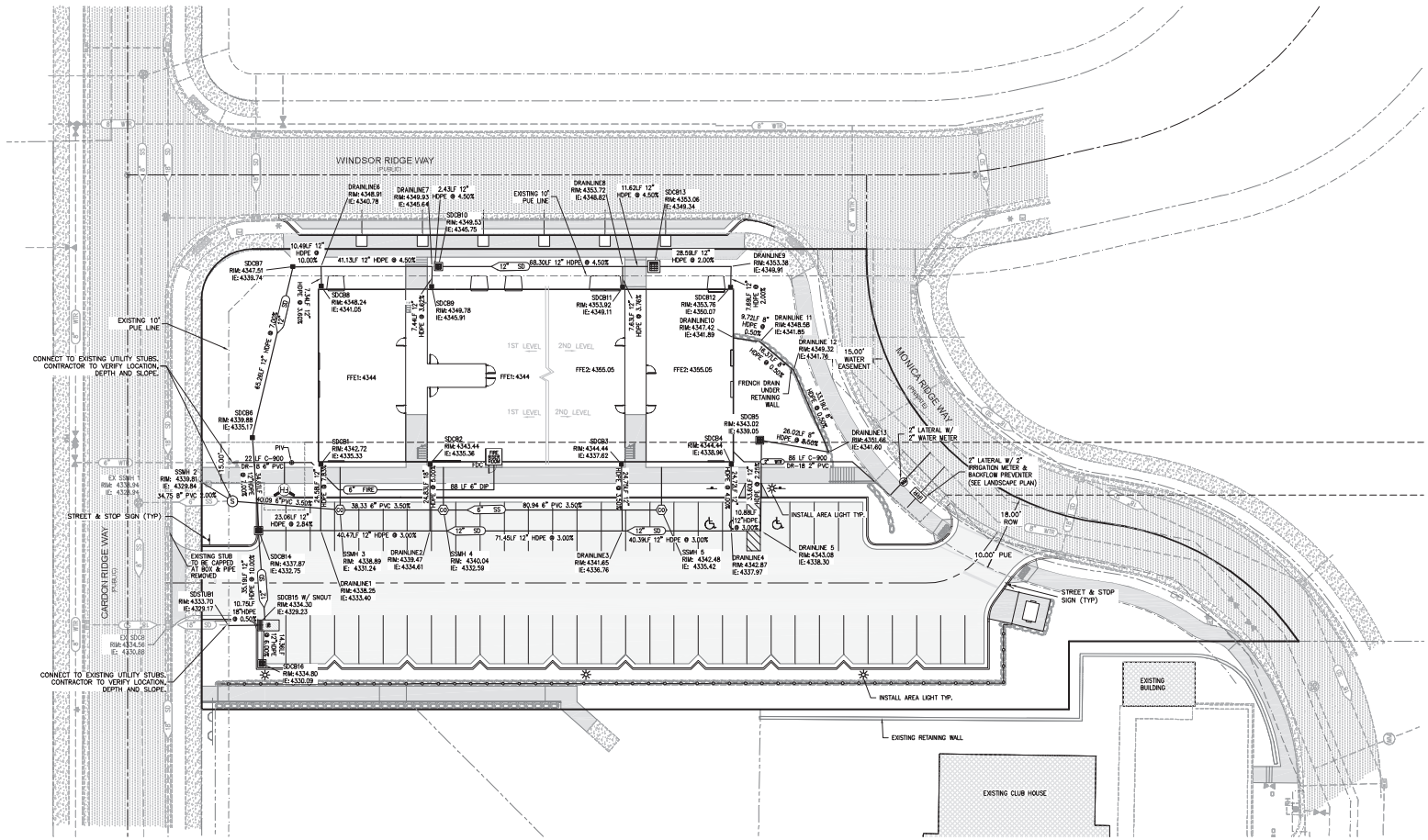
DESIGN ENGINEER

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB
DRAWN BY: ZST
ISSUE DATE: 11/15/2019

PROJECT: SOUTH RIDGE GATEWAY LOT 2
SHEET TITLE: OVERALL LANDSCAPE PLAN

PROJECT: C18-032
SHEET: L100

2:\2018 PROJECTS\CURRENT PROJECTS\C18-032 WEBER'S SOUTH RIDGE\WORKING FILES\LANDSCAPE\C18-032 LANDSCAPE PLAN.DWG



LEGEND

- 3X3 STROMDARIN CATCH BASIN
- 1X1 DROP INLET
- AREA LIGHT
- SEWER CLEAN OUT
- FIRE HYDRANT PER SJC STANDARDS
- 3X6 STROMDRAIN BOX W/ SNOUT
- IRRICATION METER PER SJC STANDARDS
- WATER METER PER SJC STANDARDS
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING STREET LIGHT
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING ELECTRICAL JUNCTION BOX

HORIZONTAL SCALE:
1"= 40' (22x34)
1"=80' (11x17)

CALL BEFORE YOU DIG
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
800-662-4111

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STRUCTURAL • CIVIL • LAND SURVEYING
85 WEST CENTER, SUITE 2 CEDAR CITY, UTAH 84720
Ph: 435-454-2929 • Fx: 435-454-2931

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REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		

DESIGN ENGINEER:

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB

DRAWN BY: SFS
ISSUE DATE: 11/15/2019

PROJECT: SOUTH RIDGE GATEWAY LOT 2

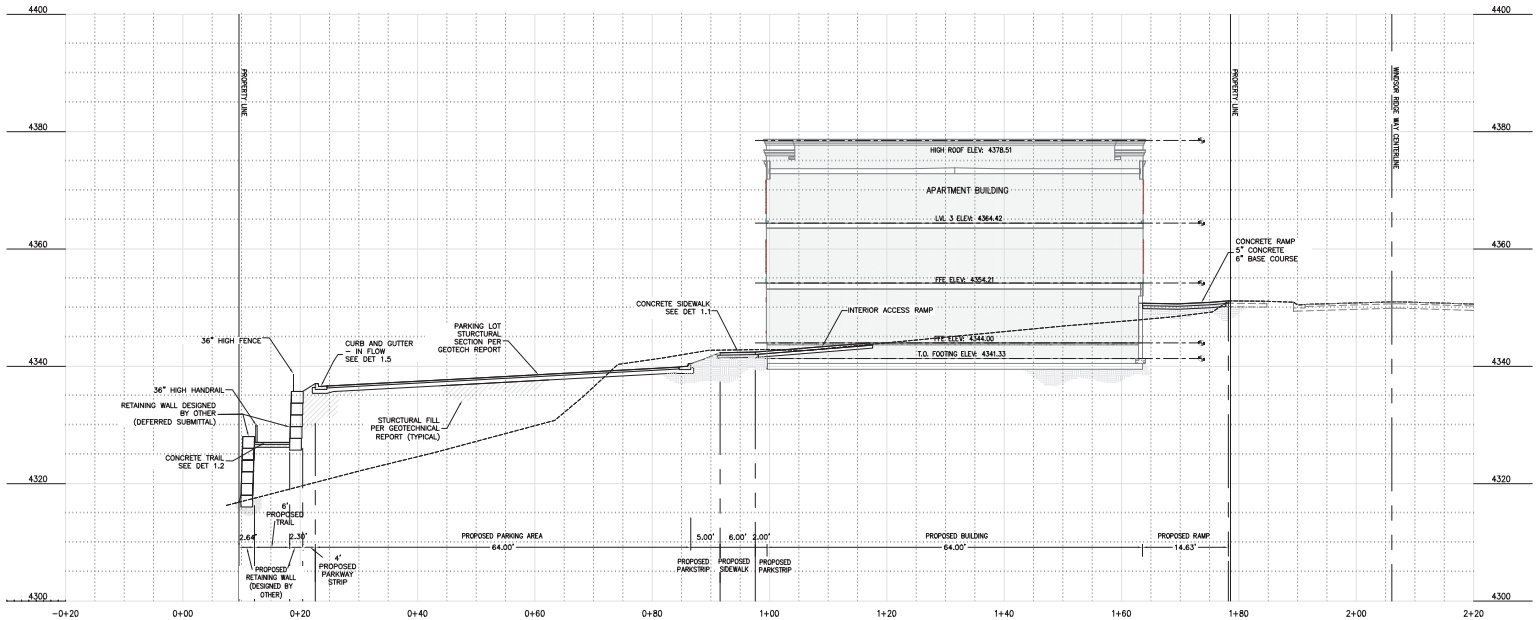
SHEET TITLE: UTILITY LAYOUT

PROJECT: C18-032

SHEET: C-2.1

2018\0 PROJECTS\CURRENT PROJECTS\C18-032 WESTOVER SOUTH JORDAN\WORKING FILES\SYNCHRONIZE\DWG\C18-032 UTILDWG

SECTION A–A



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	REVISIONS	DATE	BY
1			
2			
3			
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5			
6			
7			
8			

DESIGN ENGINEER

PROJECT ENGINEER: BMB
PROJECT MANAGER: SFS

DRAWN BY: ANF
ISSUE DATE: 11/15/2019

PROJECT: SOUTH RIDGE GATEWAY LOT 2

SHEET TITLE: SITE CROSS-SECTION

PROJECT: C19-032

SHEET: C-2.4

J:\C19 PROJECTS\CURRENT PROJECTS\C19-032 WESTOVER SOUTH RIDGE\DRAWINGS\PLANS\C19-032 SRGW.DWG

Southridge Lot 02 Apartments

Design Book



WESTATES companies

11/19/2019

Floor Plans & Elevations

SOUTH RIDGE LOT 2 APARTMENTS

10656 S WINDSOR RIDGE WAY, SOUTH JORDAN, UT

ARCHITECT

REA architecture inc.

2469 EAST FT UNION BLVD
SUITE 106
COTTONWOOD HTS, UT 84121

(801) 944-9388

STRUCTURAL ENGINEER

York Engineering

4883 OLD HIGHWAY SUITE A.
MORGAN, UT 84050
(801) 876-3501

ABBREVIATION LEGEND

#	NUMBER	E.S.	EACH SIDE	OF.	OUTSIDE FACE		
@	AT	EW.	EACH WAY	O.D.	OVERHEAD DOOR		
℄	CENTER LINE	EXC.	EXCAVATION	OPG.	OPENING		
"	DIAMETER	EXPAN.	EXPANSION	OPP.	OPPOSITE		
'	FEET	EXT.	EXTERIOR	PERF.	PERFORATED		
∠	ANGLE	F.A.	FORCED AIR	PERP.	PERPENDICULAR		
ABV.	ABOVE	FDN.	FOUNDATION	PERP.	PERPENDICULAR		
ADD.	ADDITIONAL	F.D.	FIRE DEPARTMENT	PL.	PLATE		
A.F.F.	ABOVE FINISHED FLOOR	F.E.C.	FIRE EXTINGUISHER CABINET	P.L.	PROPERTY LINE		
AGGR.	AGGREGATE	FIN.	FINISH	POL.	POLISHED		
AIA	AMERICAN INSTITUTE OF ARCHITECTS	FL.	FLOOR	PROT.	PROTECTION		
ALUM.	ALUMINUM	FLR.	FLOOR	P.S.I.	POUNDS PER SQUARE INCH		
ANOD.	ANODIZED	FLUOR.	FLUORESCENT				
APPROX.	APPROXIMATE	CTG.	COATING	P.S.F.	POUNDS PER SQUARE FOOT		
ARCH.	ARCHITECTURAL	F.O.C.	FACE OF CONCRETE	PTD.	PAINTED		
	ASBESTOS CONTAINING FOAM INSULATING MATERIALS	GALV.	GALVANIZED	REINF.	REINFORCED		
BD.	BOARD	GA.	GAUGE	REQD.	REQUIRED		
BITUM.	BITUMINOUS	GYP. BD.	GYPSUM WALL BOARD	REQD.	REQUIRED		
BLDG.	BUILDING	HDWE.	HARDWARE	RM.	ROOM		
BLKG.	BLOCKING	H.C.	HOLLOW CORE	R.O.	ROUGH OPENING		
BOT.	BOTTOM OF	HR.	HOUR	ROOFING	ROOFING		
BOT.OF	BOTTOM OF	HT.	HEIGHT	S.B.I.	STEEL BRICK INSTITUTE		
BP.	BASE PLATE	HVAC	HEATING VENTILATION AIR CONDITIONING	SHT.	SHEET		
BTWN.	BETWEEN	HYD.	HYDRANT	SHWR.	SHOWER		
C.B.	CATCH BASIN	I.D.	INSIDE DIAMETER	SIM.	SIMILAR		
CER.	CERAMIC	IN.	INCH	SPEC.	SPECIFICATION		
CLG.	CEILING	INCL.	INCLUDE	STD.	STANDARD		
CLR.	CLEAR	INCORP.	INCORPORATE	STIFF.	STIFFENER		
C.M.U.	CONCRETE MASONRY UNIT	INSUL.	INSULATION	STL.	STEEL		
COL.	COLUMN	INTER.	INTERIOR	SUPER.	SUPERVISOR		
CONC.	CONCRETE	LAB.	LAVATORY	SUSP.	SUSPENDED		
CONST.	CONSTRUCTION	LAMIN.	LAMINATE	SYM.	SYMMETRICAL		
CONTD.	CONTINUED	MANUF.	MANUFACTURER	T.B.	TOP OF		
CPT.	CARPET	MAX.	MAXIMUM	T.O.A.	TOP OF ASPHALT		
C.J.	CONTROL JOINT	MECH.	MECHANICAL	T.O.C.	TOP OF CONCRETE		
DEPT.	DEPARTMENT	MFR.	MANUFACTURER	T.O.S.	TOP OF SLAB		
DIA.	DIAMETER	MIN.	MINIMUM	T.O.W.	TOP OF WALL		
DN.	DOWN	MISC.	MISCELLANEOUS	TRD.	TREAD		
DTL.	DETAIL	M.O.	MASONRY OPENING	TYP.	TYPICAL		
DWG.	DRAWING	N.	NORTH	U.N.O.	UNLESS NOTED OTHERWISE		
E.A.	EACH	N.I.C.	NOT IN CONTACT				
EC.	EACH CAGE	N.T.S.	NOT TO SCALE	VERT.	VERTICAL		
E.J.	EXPANSION JOINT	O.C.	ON CENTER	W.	WIDE		
ELEV.	ELEVATION	O.D.	OUTSIDE DIAMETER	WD.	WOOD		
EQ.	EQUAL			WWF.	WELDED WIRE FABRIC		

APPLICABLE CODE:
2018 IBC WITH STATE AMENDMENTS



BUILDING CODE DATA

Other applicable codes:
2010 International Code Council (ICC-ANSI A117.1)
2018 IPC, 2018 IMC, 2018 IFC, 2017 NEC
2018 IECC

APARTMENTS
Applicable Bldg. Code: 2018 International Building Code
Occupancy Type: R-2
Type of Construction: V-B

Sprinklers	NFPA 13R
Allowable number of stories	4
Actual number of stories	3
Total Building SF	28,929

SQUARE FT. SCHEDULE	
Name	Area
1-Bedroom Unit	759 SF
2-Bedroom Unit	972 SF
Studio Apt.	572 SF

Sheet List	
Sheet Number	Sheet Name
A5.1	Building Sections
SD1	Structural Details
SD2	Structural Details
A0.1	Cover Sheet
A1.0	Level 01 - Overall Floor Plan
A1.1	Level 01 - Enlarged Floor Plan Studio Units
A1.2	Level 01 - Enlarged Floor Plan 1 Bed Units
A1.3	Level 01 - Enlarged Floor Plan 2 Bed Units
A2.0	Level 02 - Overall Floor Plan
A3.0	Level 03 - Overall Floor Plan
A3.1	Level 02/03 Enlarged Floor Plans
A3.2	Level 02/03 Enlarged Floor Plans
A4.0	Elevations
A4.1	Elevations
A4.2	Elevation Details
A5.0	Building Sections
A5.2	Stair Sections
A5.3	Wall Sections
A6.0	Roof Plan
A7.0	Accessibility Details Type A Units
A7.2	Passive Radon Control System
S1.0	Footing and Foundation Plan

Sheet List	
Sheet Number	Sheet Name
S2.0	Level 02 - Floor Framing Plan
S2.2	Level 03 - Floor Framing Plan
S2.4	Roof Framing Plan
M0.1	Mechanical Legend, Schedules & Details
M1.1	Level 01 - Mechanical Plan
M1.2	Level 02 - Mechanical Plan
M1.3	Level 03 - Mechanical Plan
M2.1	Enlarged Mechanical Plans
M2.2	Enlarged Mechanical Plans
M2.3	Enlarged Mechanical Plans
M2.4	Enlarged Mechanical Plans
M3.1	Mechanical Notes & Details
E0.1	Electrical Legend, Details & Power Riser Diagram
E0.2	Elecrical Panelboards, Schedule & General Notes
E1.1	Level 01 - Overall Electrical Plan
E1.2	Level 02 - Overall Electrical Plan
E1.3	Level 03 - Overall Electrical Plan
E2.1	Enlarged Electrical Plans
E2.2	Enlarged Electrical Plans
E2.3	Enlarged Electrical Plans
E2.4	Enlarged Electrical Plans
E3.1	Electrical Notes

Sheet List	
Sheet Number	Sheet Name
E3.2	Electrical Notes
P0.1	Plumbing Legend, Schedules and Details
P1.1	Level 01 - Plumbing Plan - Water & Gas
P1.2	Level 02 - Plumbing Plan - Water
P1.3	Level 03 - Plumbing Plan - Water
P1.4	Level 01 - Plumbing Plan - DMV
P1.5	Level 02 - Plumbing Plan - DMV
P1.6	Level 03 - Plumbing Plan - DMV
P2.1	Enlarged Plumbing Plans
P2.2	Enlarged Plumbing Plans
P2.3	Enlarged Plumbing Plans
P2.4	Enlarged Plumbing Plans
P3.1	Plumbing Details
P3.2	Plumbing Waste & Vent Isometrics
P3.3	Plumbing Waste & Vent Isometrics
P3.6	Gas Piping Diagram
P3.4	Plumbing Waste & Vent Isometrics
P3.5	Plumbing Waste & Vent Isometrics
P4.1	Plumbing & Fire Protection Notes

WESTATES companies

Rev.	Description	Date	Appr.

REV:

Submitted: 25 Jan 2017
File:
Scale: 1/4" = 1'-0"
Project Number: BPA 2

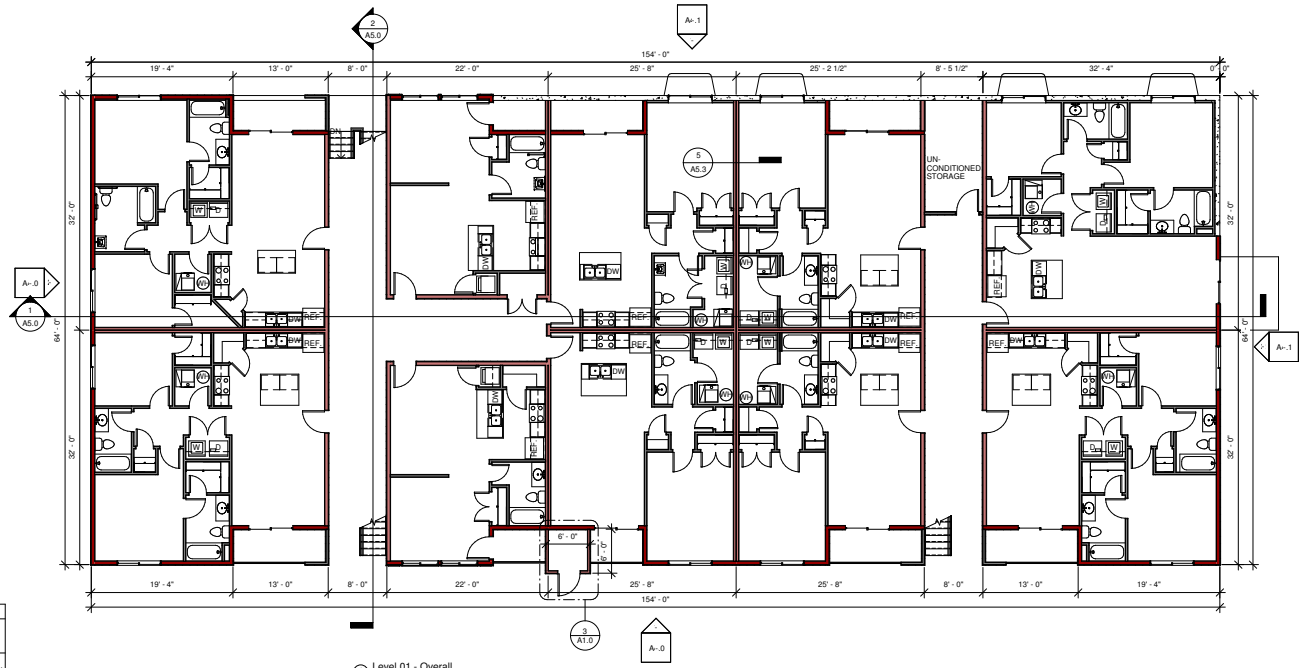
Designed by: Designer
Drawn by: Author
Reviewed by: Checker
Submitted by: Approver

30 - PLEX
SOUTH RIDGE LOT 2 APARTMENTS
10656 S WINDSOR RIDGE WAY, SOUTH JORDAN, UT

Cover Sheet

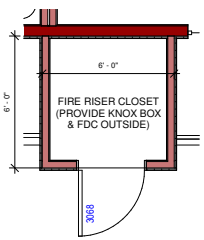
SHEET NUMBER
A0.1

PLOT DATE: 9/25/2019 8:57:17 AM

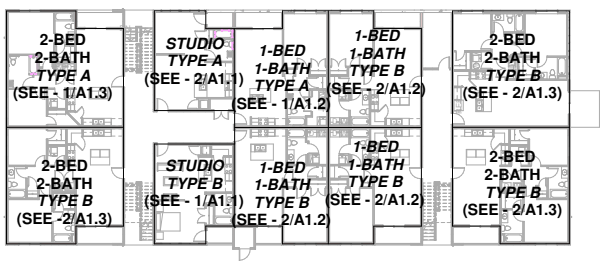


1 Level 01 - Overall
1/8" = 1'-0"

Fire Rate Legend
- Non fire rated
- 1 hour fire rated
- 2 hour fire rated



3 Level 01 - Fire Riser Closet Dtl.
3/8" = 1'-0"



2 Level 01 - Unit Designation Plan
1/16" = 1'-0"

ACCESSIBILITY NOTES:

1. MAIN FLOOR UNITS (TYPE "B" UNITS) TO BE BUILT TO CONFORM TO FAIR HOUSING REQUIREMENTS AND INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING
   - A. 1/2" THRESHOLD AND APPROACH TO DOOR NOT GREATER THAN 5%
   - B. STEP TO OUTSIDE PORCH TO NOT BE GREATER THAN 4" (RAMP NOT GREATER THAN 1IN 8 IF CONVERTED.)
   - C. BATHROOM WITH 3' CLEAR AREA AT WATER CLOSET. (SEE PLANS)
   - D. BACKING IN WALL FOR GRAB BARS AT TUB AND WATER CLOSET. (SEE PLANS)
   - E. INCLUDE BLOCKING FOR A SWING OUT SIDE BAR BETWEEN WATER CLOSET AND SINK.
   - F. PROVIDE CLEAR FLOOR SPACE OF 30" X 48" AT ALL APPLIANCES AND PLUMING FIXTURES. (SEE PLANS)
   - G. ALL DOORS TO ACCESSIBLE ROOMS TO BE MINIMUM OF 2' 10" NOMINAL WIDTH WITH 32" CLEAR OPENING.
   - H. ALL GROUND FLOOR UNITS TO COMPLY WITH SECTION 1107 OF 20189 I.B.C. (TYPE "B" UNITS).
   - I. VANITY MUST COMPLY WITH ICC A117.1 (REMOVABLE CABINET FACE W/CLEARANCE UNDER SINK. (SEE DETAILS)
   - J. ALL DOOR KNOBS TO BE LEVER TYPE HANDLES.
   - K. ALL PLUMING FIXTURES TO CONFORM TO ADA REQ. LEVER TYPE.
   - L. DOOR TO BATHROOM TO BE ABLE TO CHANGE SWING INTO HALL, AS NEEDED, UPON REQUEST OF FAIR HOUSING TENANT.
2. TYPE "A" UNITS TO BE FULLY ACCESSIBLE PER I.C.C A117.1, CHAPTER 11 OF THE 2018 I.B.C. AND ADAAG STANDARDS, INCLUDING BUT NOT LIMITED TO KITCHEN CABINETS, PLUMBING FIXTURES, AND APPLIANCES.
3. SMOKE DETECTORS IN ALL TYPE "A" & TYPE "B" UNITS TO BE HORN STROBES TO COMPLY WITH BOTH 2018 IBC, ICC A117.1 AND ADAAG STANDARDS.
4. ALL SWITCHES, OUTLETS, THERMOSTATES, CONTROLS, KNOBS, ETC. IN TYPE "A" UNITS MUST CONFORM WITH SEC. 1109 OF THE 2018 IBC
5. ALL DOORS IN TYPE "A" & TYPE "B" UNITS TO COMPLY WITH SEC. 404 OF THE 2009 ANSI 117.1 STANDARDS
6. DOOR KNOBS & HANDLES MUST COMPLY WITH ANSI STANDARDS FOR OPERABLE PARTS TO BE OPENABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.

WESTATES companies

Rev.	Description	Date	Appr.

REV:

Submitted: 25 Jan 2017
File:
Scale: As indicated
Project Number: BHA 2

Designed by: Designer
Drawn by: Author
Reviewed by: Checker
Submitted by: Approver

30 - PLEX
SOUTH RIDGE LOT 2 APARTMENTS
10656 S WINDSOR RIDGE WAY, SOUTH JORDAN, UT

Level 01 - Overall Floor Plan

SHEET NUMBER
A1.0

PLOT DATE: 9/25/2019 8:57:19 AM

NOTE:

PLUMBING FIXTURES, TYPES & QUANTITIES MUST BE INSTALLED PER TABLE 403.1 OF THE IPC

ALL WINDOWS TO BE WHITE VINYL, LOW-E GLASS DOUBLE PANE

ALL ENTRY DOORS TO BE 3068 INSULATED FIBERGLASS

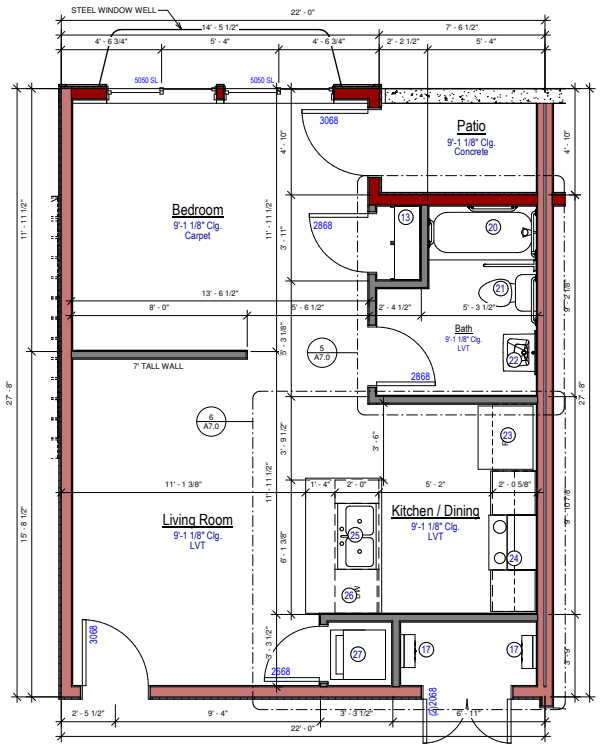
ALL INTERIOR DOORS TO BE PRIMED MASONITE DOORS

Fire Rate Legend
Non fire rated
1 hour fire rated
2 hour fire rated

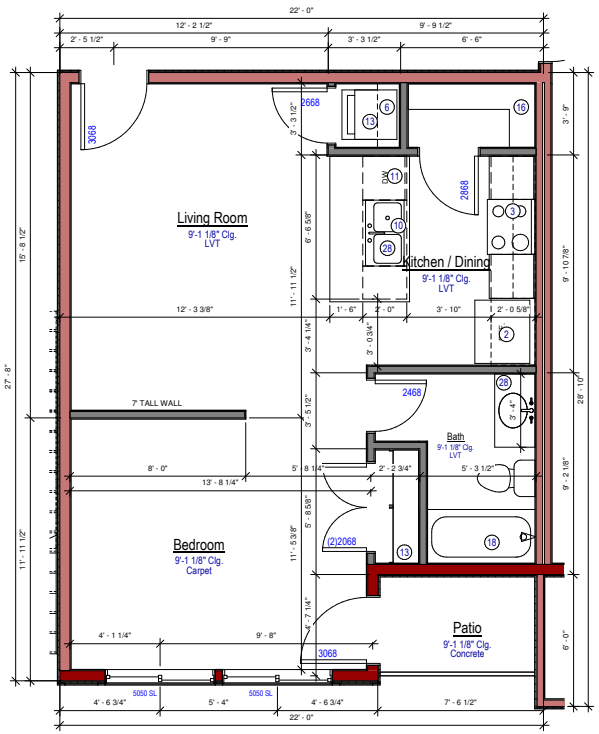
Keyed Notes - Enlarged Floor Plans	
Mark	Note Text
1	Slope Landing away from building; Max 1/4" per foot Slope
2	Refrigerator
3	Electric Range; Microwave with hood above
4	Clothes Washer
5	Electric Dryer
6	Stackable Washer and Dryer
7	Gas Furnace
8	Water Heater with Seismic strapping as per spec sheet
9	Insulate Mech. Closet walls w/ R-19 per 2018 IECC

Keyed Notes - Enlarged Floor Plans	
Mark	Note Text
10	Double Basin Kitchen SInk
11	Dishwasher
12	30" x 60" Tub / Shower combo surround per spec sheet
13	Closet Shelves per spec sheet
14	Shelf and pole
15	(5) - 18" Shelves
16	(5) - 14" Shelves
17	Tankless Water heater
18	Tub Shower Combo w/ Blocking for Fut. Grab Bars; See A7.0/A7.1 for Fut. Grab Bar locations

Keyed Notes - Enlarged Floor Plans	
Mark	Note Text
19	Location of A/C Condencer Unit
20	ADA accessible tub/shower combo with blocking and grab bars
21	ADA toilet with drop-down grab bars
22	Wall mount ADA accessible sink
23	ADA Compliant Refrigerator
24	ADA Compliant Electric Range
25	ADA Compliant Double Basin Kitchen Sink
26	ADA Compliant Dishwasher
27	ADA Compliant Stackable Washer/Dryer
28	ADA Adaptable cabinet below



2 Level 01 - Typical Studio Unit "Type A"
3/8" = 1'-0"



1 Level 01 - Typical Studio Unit "Type B"
3/8" = 1'-0"

WESTATES companies

							Appr.
							Date
							Description
							Rev.

Designed by: Designer	Submitted: 25 Jan 2017	REV:	
Drawn by: Author	File:		
Reviewed by: Checker	Scale: As indicated		
Submitted by: Approver	Project Number: BPA 2		

30 - PLEX
SOUTH RIDGE LOT 2 APARTMENTS
10656 S WINDSOR RIDGE WAY, SOUTH JORDAN, UT

Level 01 - Enlarged Floor Plan Studio Units

SHEET NUMBER
A1.1

PLOT DATE: 9/25/2019 8:57:21 AM

NOTE:

PLUMBING FIXTURES, TYPES & QUANTITIIES MUST BE INSTALLED PER TABLE 403.1 OF THE IPC

ALL WINDOWS TO BE WHITE VINYL, LOW-E GLASS DOUBLE PANE

ALL ENTRY DOORS TO BE 3068 INSULATED FIBERGLASS

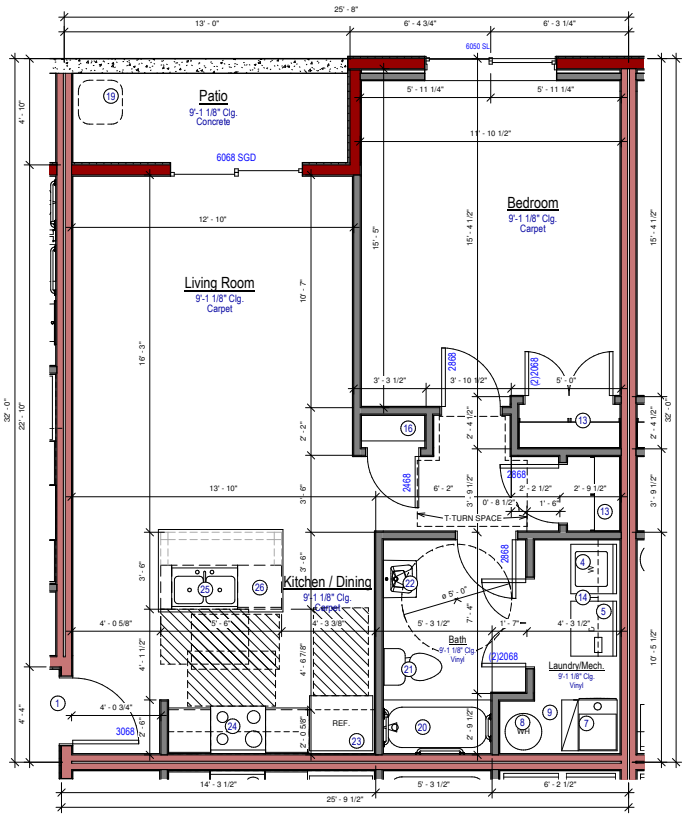
ALL INTERIOR DOORS TO BE PRIMED MASONITE DOORS

Fire Rate Legend
Non fire rated
1 hour fire rated
2 hour fire rated

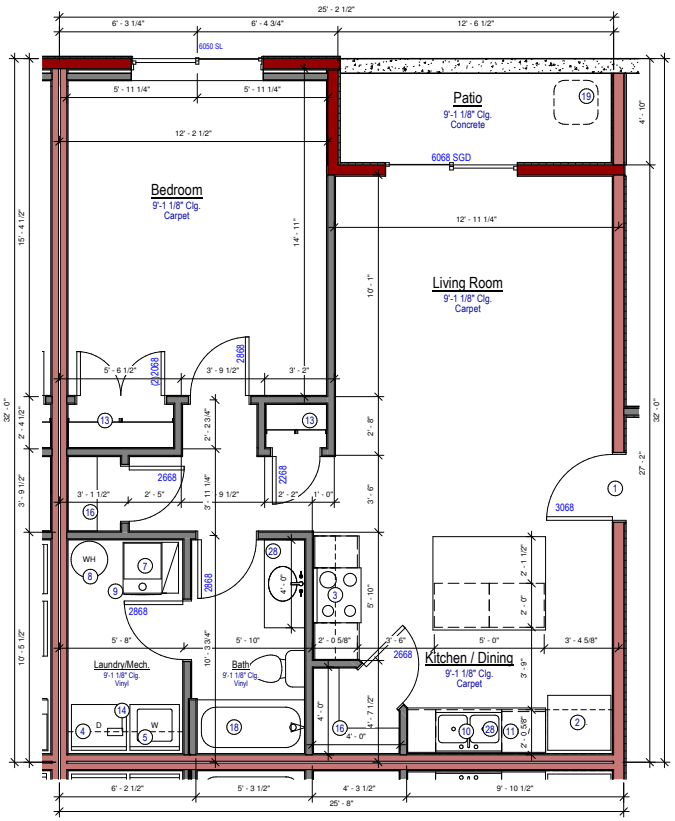
Keyed Notes - Enlarged Floor Plans	
Mark	Note Text
1	Slope Landing away from building; Max 1/4" per foot Slope
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7	Gas Furnace
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Keyed Notes - Enlarged Floor Plans	
Mark	Note Text
10	Double Basin Kitchen SInk
11	Dishwasher
12	30" x 60" Tub / Shower combo surround per spec sheet
13	Closet Shelves per spec sheet
14	Shelf and pole
15	(5) - 18" Shelves
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17	Tankless Water heater
18	Tub Shower Combo w/ Blocking for Fut. Grab Bars; See A7.0/A7.1 for Fut. Grab Bar locations

Keyed Notes - Enlarged Floor Plans	
Mark	Note Text
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20	ADA accessible tub/shower combo with blocking and grab bars
21	ADA toilet with drop-down grab bars
22	Wall mount ADA accessible sink
23	ADA Compliant Refrigerator
24	ADA Compliant Electric Range
25	ADA Compliant Double Basin Kitchen Sink
26	ADA Compliant Dishwasher
27	ADA Compliant Stackable Washer/Dryer
28	ADA Adaptable cabinet below



1 Level 01 - 1 Bedroom Unit "Type A"
3/8" = 1'-0"



2 Level 01 - 1 Bedroom Unit "Type B"
3/8" = 1'-0"

WESTATES companies

Designed by: Designer	Submitted: 25 Jan 2017	REV:			
Drawn by: Author	File:				
Reviewed by: Checker	Scale: As indicated				
Submitted by: Approver	Project Number: BPA 2				

Rev.	Description	Date	Appr.

30 - PLEX
SOUTH RIDGE LOT 2 APARTMENTS
10656 S WINDSOR RIDGE WAY, SOUTH JORDAN, UT

Level 01 - Enlarged Floor Plan 1 Bed Units

SHEET NUMBER
A1.2

PLOT DATE: 9/25/2019 8:57:23 AM

NOTE:

PLUMBING FIXTURES, TYPES & QUANTITIES MUST BE INSTALLED PER TABLE 403.1 OF THE IPC

ALL WINDOWS TO BE WHITE VINYL, LOW-E GLASS DOUBLE PANE

ALL ENTRY DOORS TO BE 3068 INSULATED FIBERGLASS

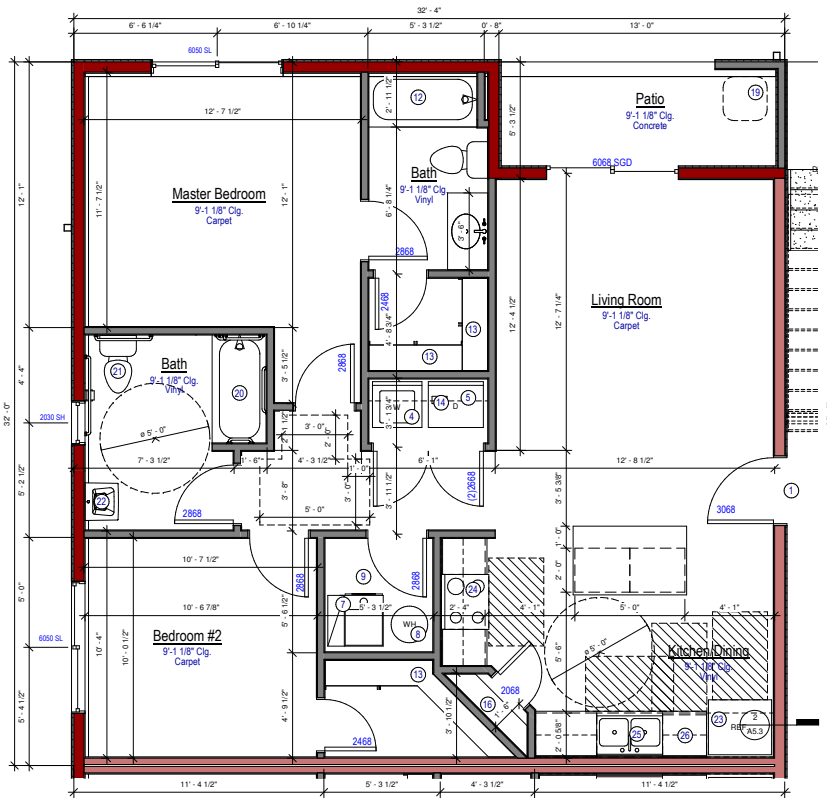
ALL INTERIOR DOORS TO BE PRIMED MASONITE DOORS

Fire Rate Legend
Non fire rated
1 hour fire rated
2 hour fire rated

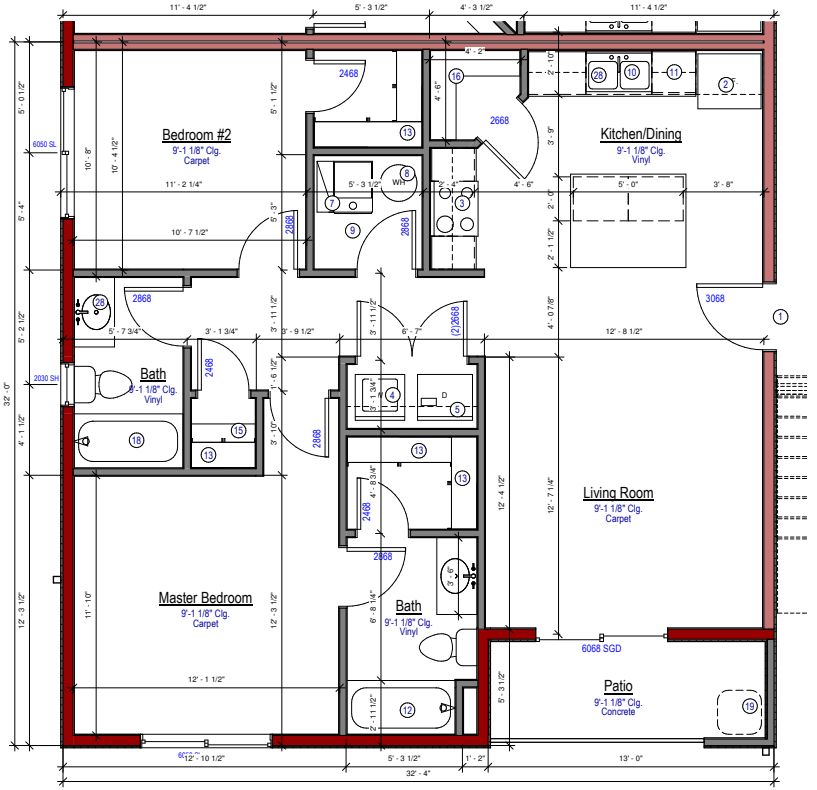
Keyed Notes - Enlarged Floor Plans	
Mark	Note Text
1	Slope Landing away from building; Max 1/4" per foot Slope
2	Refrigerator
3	Electric Range; Microwave with hood above
4	Clothes Washer
5	Electric Dryer
6	Stackable Washer and Dryer
7	Gas Furnace
8	Water Heater with Seismic strapping as per spec sheet
9	Insulate Mech. Closet walls w/ R-19 per 2018 IECC

Keyed Notes - Enlarged Floor Plans	
Mark	Note Text
10	Double Basin Kitchen SInk
11	Dishwasher
12	30" x 60" Tub / Shower combo surround per spec sheet
13	Closet Shelves per spec sheet
14	Shelf and pole
15	(5) - 18" Shelves
16	(5) - 14" Shelves
17	Tankless Water heater
18	Tub Shower Combo w/ Blocking for Fut. Grab Bars; See A7.0/A7.1 for Fut. Grab Bar locations

Keyed Notes - Enlarged Floor Plans	
Mark	Note Text
19	Location of A/C Condencer Unit
20	ADA accessible tub/shower combo with blocking and grab bars
21	ADA toilet with drop-down grab bars
22	Wall mount ADA accessible sink
23	ADA Compliant Refrigerator
24	ADA Compliant Electric Range
25	ADA Compliant Double Basin Kitchen Sink
26	ADA Compliant Dishwasher
27	ADA Compliant Stackable Washer/Dryer
28	ADA Adaptable cabinet below



1 Level 01 - 2 Bedroom Unit "Type A"
3/8" = 1'-0"



2 Level 01 - 2 Bedroom Unit "Type B"
3/8" = 1'-0"

WESTATES companies

Designed by:	
Designer:	
Drawn by:	
Author:	
Reviewed by:	
Checker	
Submitted by:	
Approver	
Submitted:	25 Jan 2017
File:	
Scale:	As indicated
Project Number:	BPA 2
REV:	

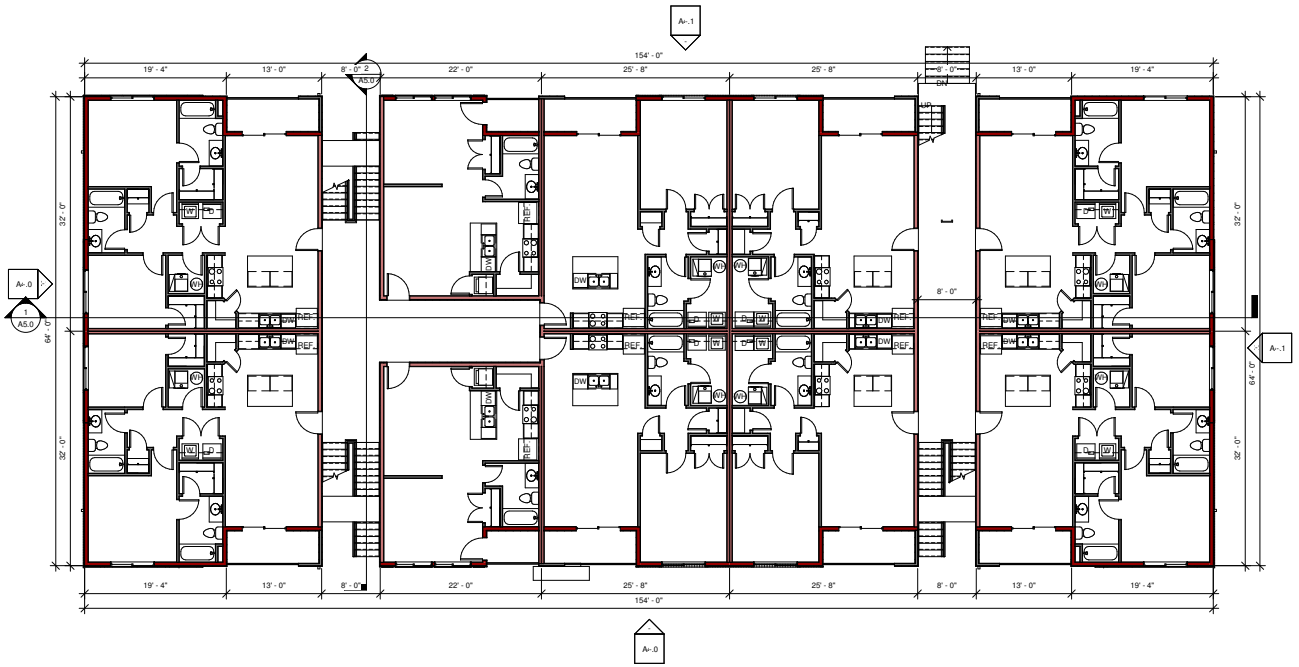
Rev.	Description	Date	Appr.

30 - PLEX
SOUTH RIDGE LOT 2 APARTMENTS
10656 S WINDSOR RIDGE WAY, SOUTH JORDAN, UT

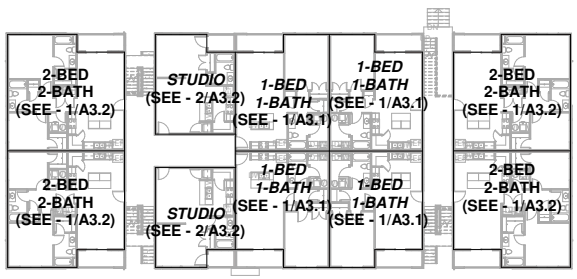
Level 01 - Enlarged Floor Plan 2 Bed Units

SHEET NUMBER
A1.3

PLOT DATE: 9/25/2019 8:57:25 AM



1 Level 02 - Overall
1/8" = 1'-0"



2 Level 02 - Unit Designation Plan
1/16" = 1'-0"

Fire Rate Legend

- Non fire rated
- 1 hour fire rated
- 2 hour fire rated

ACCESSIBILITY NOTES:

1. MAIN FLOOR UNITS (TYPE "B" UNITS) TO BE BUILT TO CONFORM TO FAIR HOUSING REQUIREMENTS AND INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING
   - A. 1/2" THRESHOLD AND APPROACH TO DOOR NOT GREATER THAN 5%
   - B. STEP TO OUTSIDE PORCH TO NOT BE GREATER THAN 4" (RAMP NOT GREATER THAN 1IN 8 IF CONVERTED.)
   - C. BATHROOM WITH 3' CLEAR AREA AT WATER CLOSET. (SEE PLANS)
   - D. BACKING IN WALL FOR GRAB BARS AT TUB AND WATER CLOSET. (SEE PLANS)
   - E. INCLUDE BLOCKING FOR A SWING OUT SIDE BAR BETWEEN WATER CLOSET AND SINK.
   - F. PROVIDE CLEAR FLOOR SPACE OF 30" X 48" AT ALL APPLIANCES AND PLUMING FIXTURES. (SEE PLANS)
   - G. ALL DOORS TO ACCESSIBLE ROOMS TO BE MINIMUM OF 2' 10" NOMINAL WIDTH WITH 32" CLEAR OPENING.
   - H. ALL GROUND FLOOR UNITS TO COMPLY WITH SECTION 1107 OF 2018IB I.B.C. (TYPE "B" UNITS).
   - I. VANITY MUST COMPLY WITH ICC A117.1 (REMOVABLE CABINET FACE W/CLEARANCE UNDER SINK. (SEE DETAILS)
   - J. ALL DOOR KNOBS TO BE LEVER TYPE HANDLES.
   - K. ALL PLUMING FIXTURES TO CONFORM TO ADA REQ. LEVER TYPE.
   - L. DOOR TO BATHROOM TO BE ABLE TO CHANGE SWING INTO HALL, AS NEEDED, UPON REQUEST OF FAIR HOUSING TENANT.
2. TYPE "A" UNITS TO BE FULLY ACCESSIBLE PER I.C.C A117.1, CHAPTER 11 OF THE 2018 I.B.C. AND ADAAG STANDARDS, INCLUDING BUT NOT LIMITED TO KITCHEN CABINETS, PLUMBING FIXTURES, AND APPLIANCES.
3. SMOKE DETECTORS IN ALL TYPE "A" & TYPE "B" UNITS TO BE HORN STROBES TO COMPLY WITH BOTH 2018 IBC, ICC A117.1 AND ADAAG STANDARDS.
4. ALL SWITCHES, OUTLETS, THERMOSTATES, CONTROLS, KNOBS, ETC. IN TYPE "A" UNITS MUST CONFORM WITH SEC. 1109 OF THE 2018 IBC
5. ALL DOORS IN TYPE "A" & TYPE "B" UNITS TO COMPLY WITH SEC. 404 OF THE 2009 ANSI 117.1 STANDARDS.
6. DOOR KNOBS & HANDLES MUST COMPLY WITH ANSI STANDARDS FOR OPERABLE PARTS TO BE OPENABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.

WESTATES companies

Rev.	Description	Date	Appr.

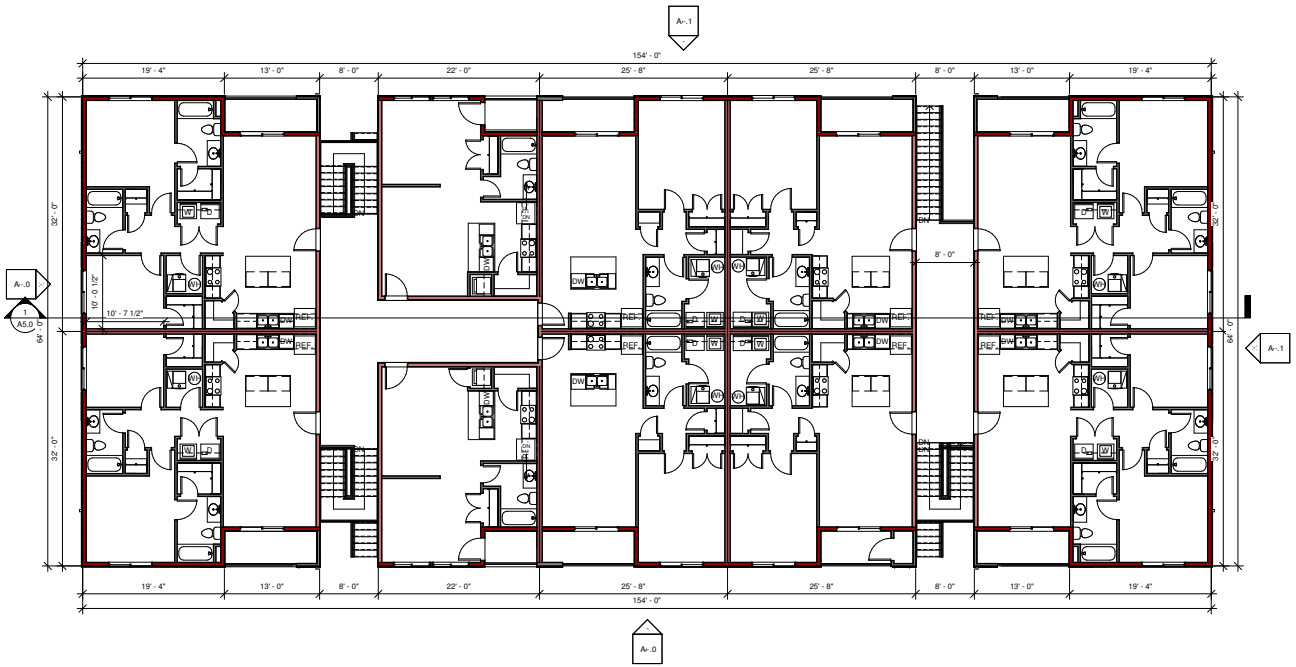
Designed by: Designer
Drawn by: Author
Reviewed by: Checker
Submitted by: Approver
Submitted: 26 Jan 2017
File:
Scale: As indicated
Project Number: BPA 2
REV:

30 - PLEX
SOUTH RIDGE LOT 2 APARTMENTS
10656 S WINDSOR RIDGE WAY, SOUTH JORDAN, UT

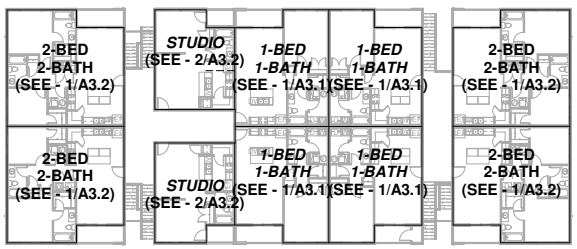
Level 02 - Overall Floor Plan

SHEET NUMBER
A2.0

PLOT DATE: 9/25/2019 8:57:27 AM



1 Level 03 - Overall
1/8" = 1'-0"



2 Level 03 - Unit Designation Plan
1/16" = 1'-0"

Fire Rate Legend

- Non fire rated
- 1 hour fire rated
- 2 hour fire rated

ACCESSIBILITY NOTES:

1. MAIN FLOOR UNITS (TYPE "B" UNITS) TO BE BUILT TO CONFORM TO FAIR HOUSING REQUIREMENTS AND INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING
   - A. 1/2" THRESHOLD AND APPROACH TO DOOR NOT GREATER THAN 5%
   - B. STEP TO OUTSIDE PORCH TO NOT BE GREATER THAN 4" (RAMP NOT GREATER THAN 1IN 8 IF CONVERTED.)
   - C. BATHROOM WITH 3' CLEAR AREA AT WATER CLOSET. (SEE PLANS)
   - D. BACKING IN WALL FOR GRAB BARS AT TUB AND WATER CLOSET. (SEE PLANS)
   - E. INCLUDE BLOCKING FOR A SWING OUT SIDE BAR BETWEEN WATER CLOSET AND SINK.
   - F. PROVIDE CLEAR FLOOR SPACE OF 30" X 48" AT ALL APPLIANCES AND PLUMING FIXTURES. (SEE PLANS)
   - G. ALL DOORS TO ACCESSIBLE ROOMS TO BE MINIMUM OF 2' 10" NOMINAL WIDTH WITH 32" CLEAR OPENING.
   - H. ALL GROUND FLOOR UNITS TO COMPLY WITH SECTION 1107 OF 20189 I.B.C. (TYPE "B" UNITS).
   - I. VANITY MUST COMPLY WITH ICC A117.1 (REMOVABLE CABINET FACE W/CLEARANCE UNDER SINK. (SEE DETAILS)
   - J. ALL DOOR KNOBS TO BE LEVER TYPE HANDLES.
   - K. ALL PLUMING FIXTURES TO CONFORM TO ADA REQ. LEVER TYPE.
   - L. DOOR TO BATHROOM TO BE ABLE TO CHANGE SWING INTO HALL, AS NEEDED, UPON REQUEST OF FAIR HOUSING TENANT.
2. TYPE "A" UNITS TO BE FULLY ACCESSIBLE PER I.C.C A117.1, CHAPTER 11 OF THE 2018 I.B.C. AND ADAAG STANDARDS, INCLUDING BUT NOT LIMITED TO KITCHEN CABINETS, PLUMBING FIXTURES, AND APPLIANCES.
3. SMOKE DETECTORS IN ALL TYPE "A" & TYPE "B" UNITS TO BE HORN STROBES TO COMPLY WITH BOTH 2018 IBC, ICC A117.1 AND ADAAG STANDARDS.
4. ALL SWITCHES, OUTLETS, THERMOSTATES, CONTROLS, KNOBS, ETC. IN TYPE "A" UNITS MUST CONFORM WITH SEC. 1109 OF THE 2018 IBC
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6. DOOR KNOBS & HANDLES MUST COMPLY WITH ANSI STANDARDS FOR OPERABLE PARTS TO BE OPENABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.

WESTATES companies

Rev.	Description	Date	Appr.
-			

REV:

Submitted: 25 Jan 2017
File:
Scale: As indicated
Project Number: BPA 2

Designed by: Designer
Drawn by: Author
Reviewed by: Checker
Submitted by: Approver

30 - PLEX
SOUTH RIDGE LOT 2 APARTMENTS
10656 S WINDSOR RIDGE WAY, SOUTH JORDAN, UT

Level 03 - Overall Floor Plan

SHEET NUMBER
A3.0

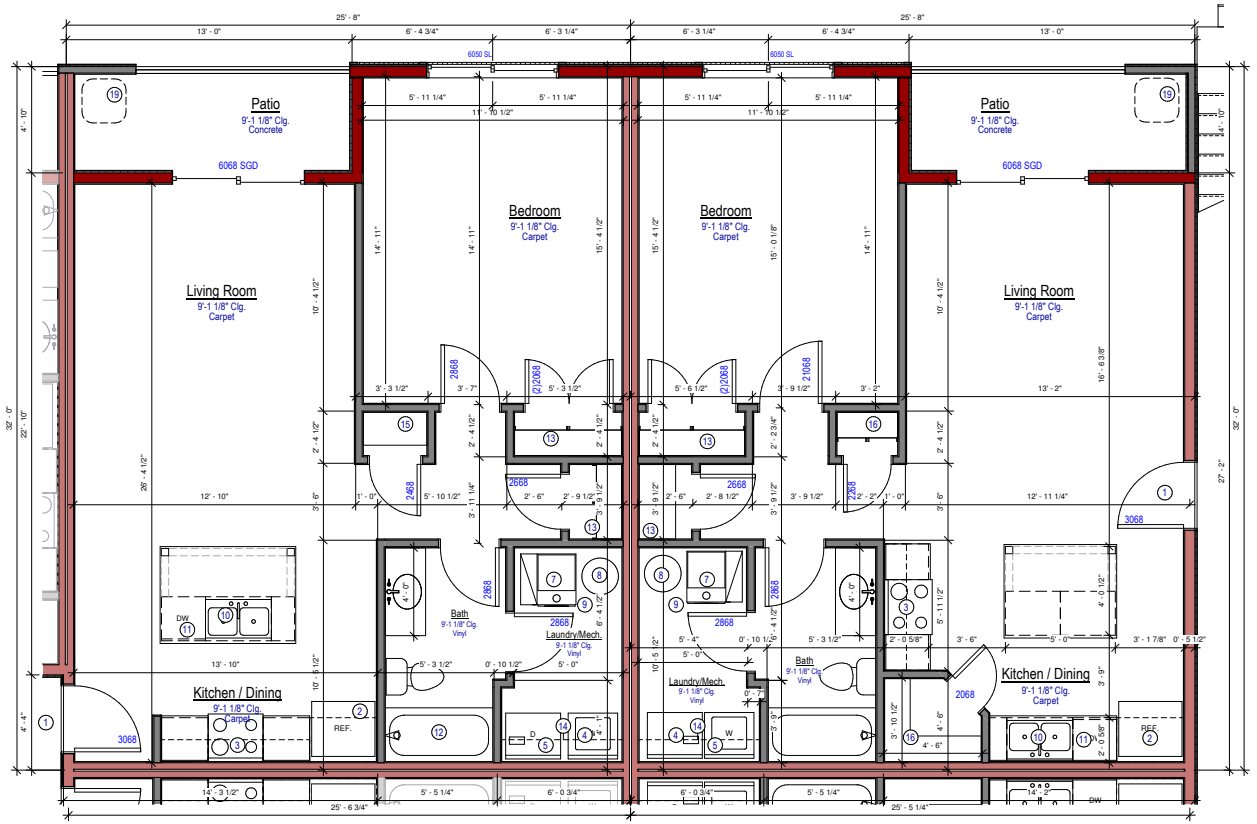
PLOT DATE: 9/25/2019 8:57:29 AM

Fire Rate Legend
Non fire rated
1 hour fire rated
2 hour fire rated

Keyed Notes - Enlarged Floor Plans	
Mark	Note Text
1	Slope Landing away from building; Max 1/4" per foot Slope
2	Refrigerator
3	Electric Range; Microwave with hood above
4	Clothes Washer
5	Electric Dryer
6	Stackable Washer and Dryer
7	Gas Furnace
8	Water Heater with Seismic strapping as per spec sheet
9	Insulate Mech. Closet walls w/ R-19 per 2018 IECC

Keyed Notes - Enlarged Floor Plans	
Mark	Note Text
10	Double Basin Kitchen SInk
11	Dishwasher
12	30" x 60" Tub / Shower combo surround per spec sheet
13	Closet Shelves per spec sheet
14	Shelf and pole
15	(5) - 18" Shelves
16	(5) - 14" Shelves
17	Tankless Water heater
18	Tub Shower Combo w/ Blocking for Fut. Grab Bars; See A7.0/A7.1 for Fut. Grab Bar locations

Keyed Notes - Enlarged Floor Plans	
Mark	Note Text
19	Location of A/C Condencer Unit
20	ADA accessible tub/shower combo with blocking and grab bars
21	ADA toilet with drop-down grab bars
22	Wall mount ADA accessible sink
23	ADA Compliant Refrigerator
24	ADA Compliant Electric Range
25	ADA Compliant Double Basin Kitchen Sink
26	ADA Compliant Dishwasher
27	ADA Compliant Stackable Washer/Dryer
28	ADA Adaptable cabinet below



1 Level 02/03 - 1 Bedroom Unit
3/8" = 1'-0"

WESTATES companies

REV:	Submitted:	Designed by:	Designer	Drawn by:	Author	Reviewed by:	Checker	Submitted by:	Approver
	25 Jan 2017	File:		Scale:	As indicated	Project Number:	BPA 2		

Rev.	Description	Date	Appr.

30 - PLEX
SOUTH RIDGE LOT 2 APARTMENTS
10656 S WINDSOR RIDGE WAY, SOUTH JORDAN, UT

Level 02/03 Enlarged Floor Plans

SHEET NUMBER
A3.1

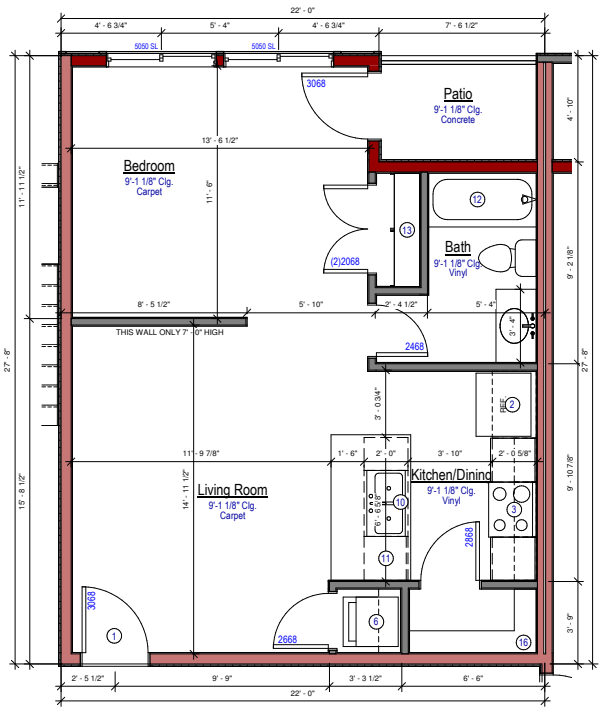
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Fire Rate Legend	
	Non fire rated
	1 hour fire rated
	2 hour fire rated

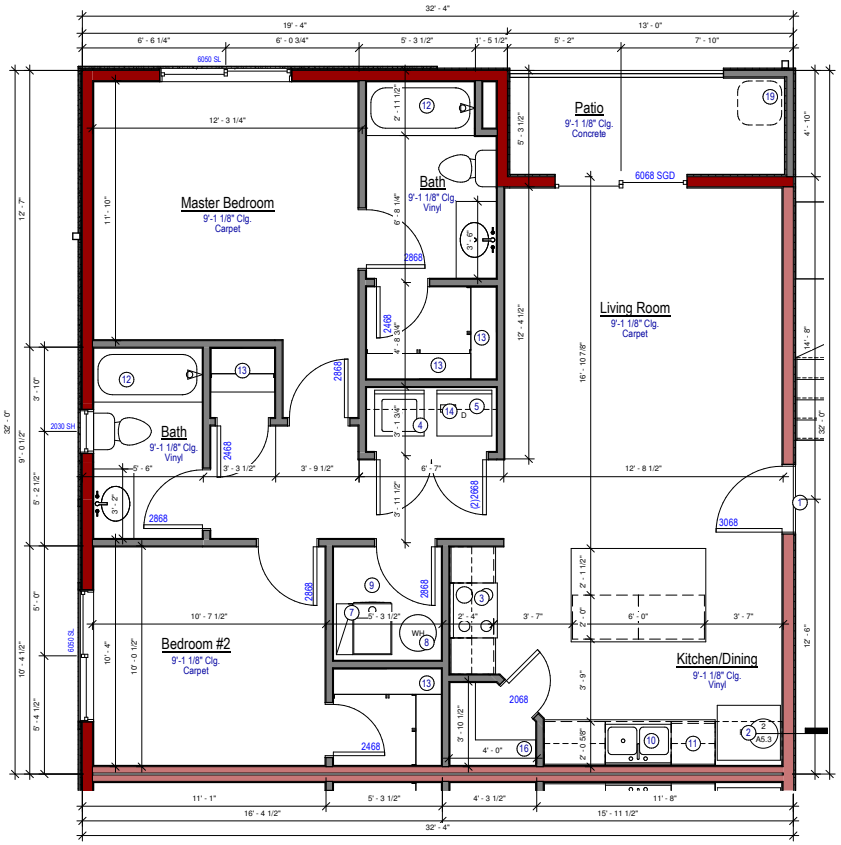
Keyed Notes - Enlarged Floor Plans	
Mark	Note Text
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3	Electric Range; Microwave with hood above
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7	Gas Furnace
8	Water Heater with Seismic strapping as per spec sheet
9	Insulate Mech. Closet walls w/ R-19 per 2018 IECC

Keyed Notes - Enlarged Floor Plans	
Mark	Note Text
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14	Shelf and pole
15	(5) - 18" Shelves
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17	Tankless Water heater
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Keyed Notes - Enlarged Floor Plans	
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23	ADA Compliant Refrigerator
24	ADA Compliant Electric Range
25	ADA Compliant Double Basin Kitchen Sink
26	ADA Compliant Dishwasher
27	ADA Compliant Stackable Washer/Dryer
28	ADA Adaptable cabinet below



2 Level 02/03 - Studio Unit
3/8" = 1'-0"



1 Level 02/03 - 2 Bedroom Unit
3/8" = 1'-0"

WESTATES companies

Designed by:	
Designer:	
Drawn by:	
Author:	
Reviewed by:	
Checker:	
Submitted by:	
Approver:	
Submitted:	25 Jan 2017
File:	
Scale:	As indicated
Project Number:	BPA 2

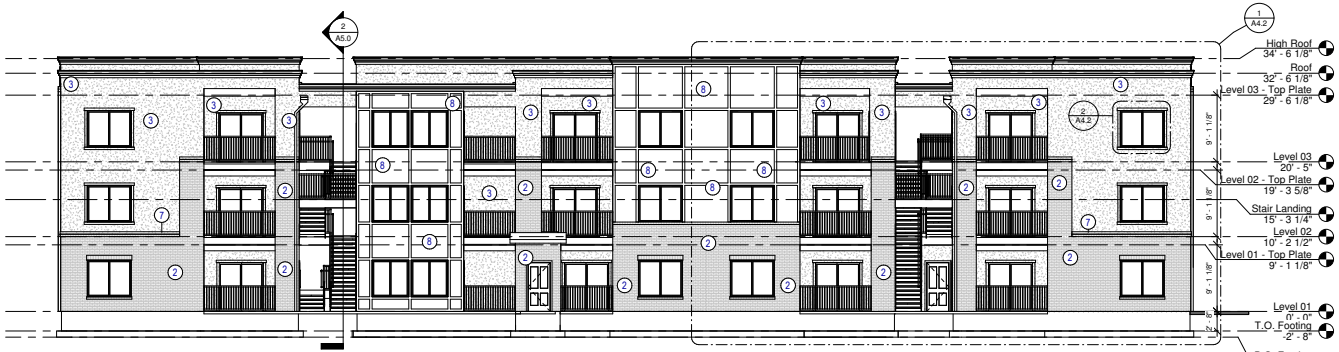
REV:	Description	Date	Appr.

30 - PLEX
SOUTH RIDGE LOT 2 APARTMENTS
10656 S WINDSOR RIDGE WAY, SOUTH JORDAN, UT

Level 02/03 Enlarged Floor Plans

SHEET NUMBER
A3.2

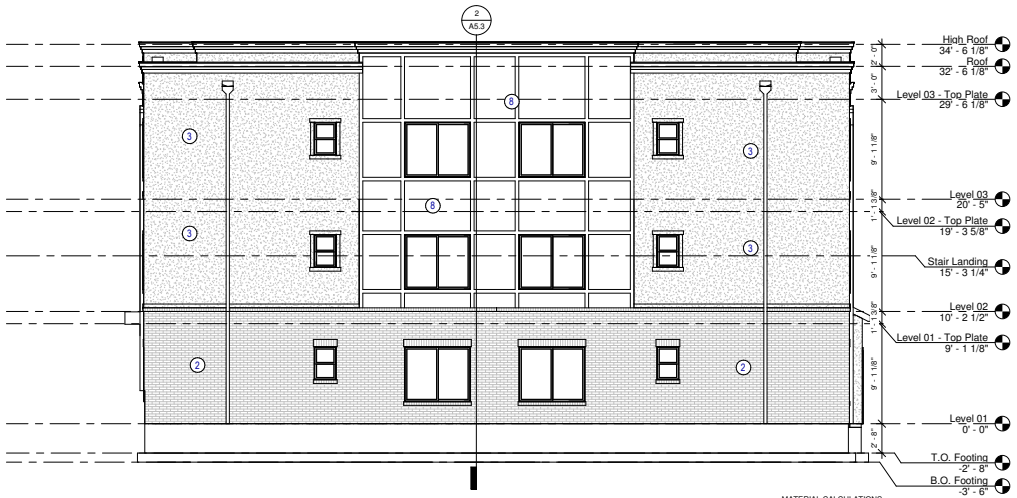
PLOT DATE: 9/25/2019 8:57:32 AM



1 Front
1/8" = 1'-0"

MATERIAL CALCULATIONS
OVERALL = 3,722 SQ. FT.

STUCCO	= 1,697 SQ. FT.	45.6%
BRICK	= 945 SQ. FT.	25.4%
HARDI	= 1,068 SQ. FT.	28.7%



2 Left
3/16" = 1'-0"

MATERIAL CALCULATIONS
OVERALL = 1,993 SQ. FT.

STUCCO	= 840 SQ. FT.	42.1%
BRICK	= 603 SQ. FT.	30.3%
HARDI	= 549 SQ. FT.	27.5%

Keyed Notes - Elevations

Mark	Note Text
1	Trim around roofing
2	Brick Veneer; Maintain 1" Air Gap and provide ties @ 16" O.C. Each Way
3	Stucco Finish over (2) Layers Grade D Felt
4	Vertical Cement Fiber Siding over (1) Layer Grade D Felt
5	42" Black Metal Guardrail
7	6" Trim Band
8	Board and batten siding over (1) Layer Grade D Felt
9	Decorative hardi patio beam

WESTATES companies

No.	Description	Date	Appr.
Rev.			

REV:

Designed by: Designer
Drawn by: Author
Reviewed by: Checker
Submitted by: Approver

Submitted: 25 Jan 2017
File:
Scale: As indicated
Project Number: BPA 2

30 - PLEX
SOUTH RIDGE LOT 2 APARTMENTS
10656 S WINDSOR RIDGE WAY, SOUTH JORDAN, UT

Elevations

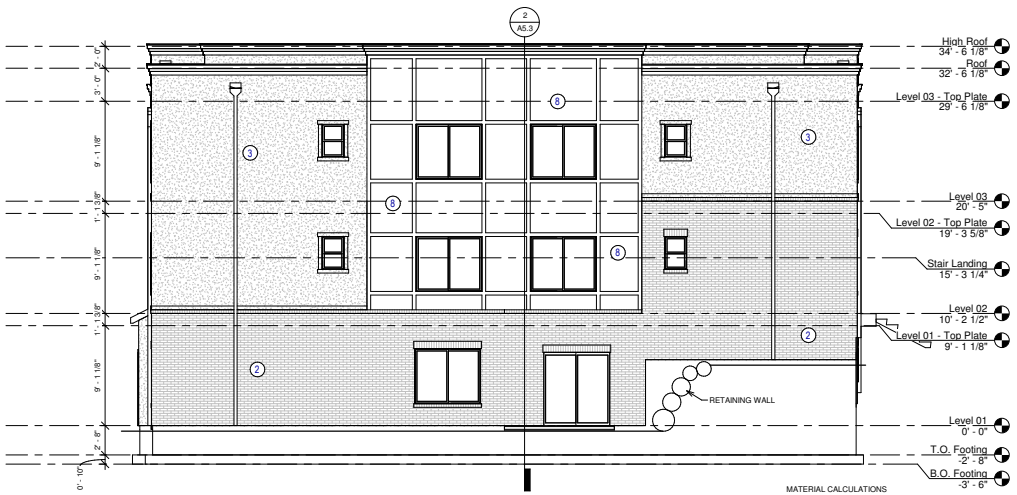
SHEET NUMBER
A4.0

PLOT DATE: 9/25/2019 8:57:35 AM



1 Rear
1/8" = 1'-0"

MATERIAL CALCULATIONS
OVERALL = 3,238 SQ. FT.
STUCCO = 1,499 SQ. FT. 46.3%
BRICK = 728 SQ. FT. 22.5%
HARDI = 1,023 SQ. FT. 31.6%



2 Right
3/16" = 1'-0"

MATERIAL CALCULATIONS
OVERALL = 1,879 SQ. FT.
STUCCO = 647 SQ. FT. 34.4%
BRICK = 683 SQ. FT. 36.3%
HARDI = 549 SQ. FT. 29.2%

WESTATES companies

Rev.	Description	Date	Appr.

REV:

Submitted: 25 Jan 2017
File:
Scale: As indicated
Project Number: BHA 2

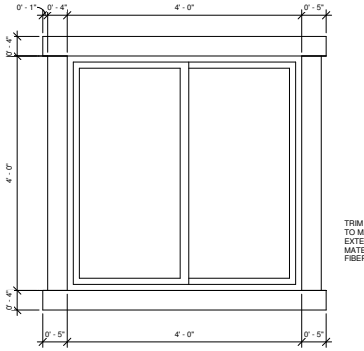
Designed by: Designer
Drawn by: Author
Reviewed by: Checker
Submitted by: Approver

30 - PLEX
SOUTH RIDGE LOT 2 APARTMENTS
10656 S WINDSOR RIDGE WAY, SOUTH JORDAN, UT

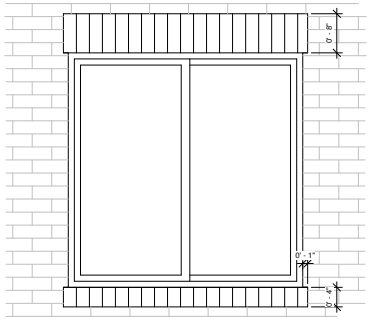
Elevations

SHEET NUMBER
A4.1

PLOT DATE: 9/25/2019 8:57:37 AM



2 Typ. Window Trim Dtl.
1" = 1'-0"



3 Typ. Window Trim Dtl. on Brick
1" = 1'-0"

Keyed Notes - Elevations	
Mark	Note Text
1	Trim around roofing
2	Brick Veneer; Maintain 1" Air Gap and provide ties @ 16" O.C. Each Way
3	Stucco Finish over (2) Layers Grade D Felt
4	Vertical Cement Fiber Siding over (1) Layer Grade D Felt
5	42" Black Metal Guardrail
7	6" Trim Band
8	Board and batten siding over (1) Layer Grade D Felt
9	Decorative hardi patio beam



1 North/South Elev. Detail
1/4" = 1'-0"

WESTATES companies

Designed by: Designer	Submitted: 25 Jan 2017	Scale: As indicated	Project Number: BHA 2
Drawn by: Author	File:		
Reviewed by: Checker			
Submitted by: Approver			

Rev.	Description	Date	Appr.

REV:

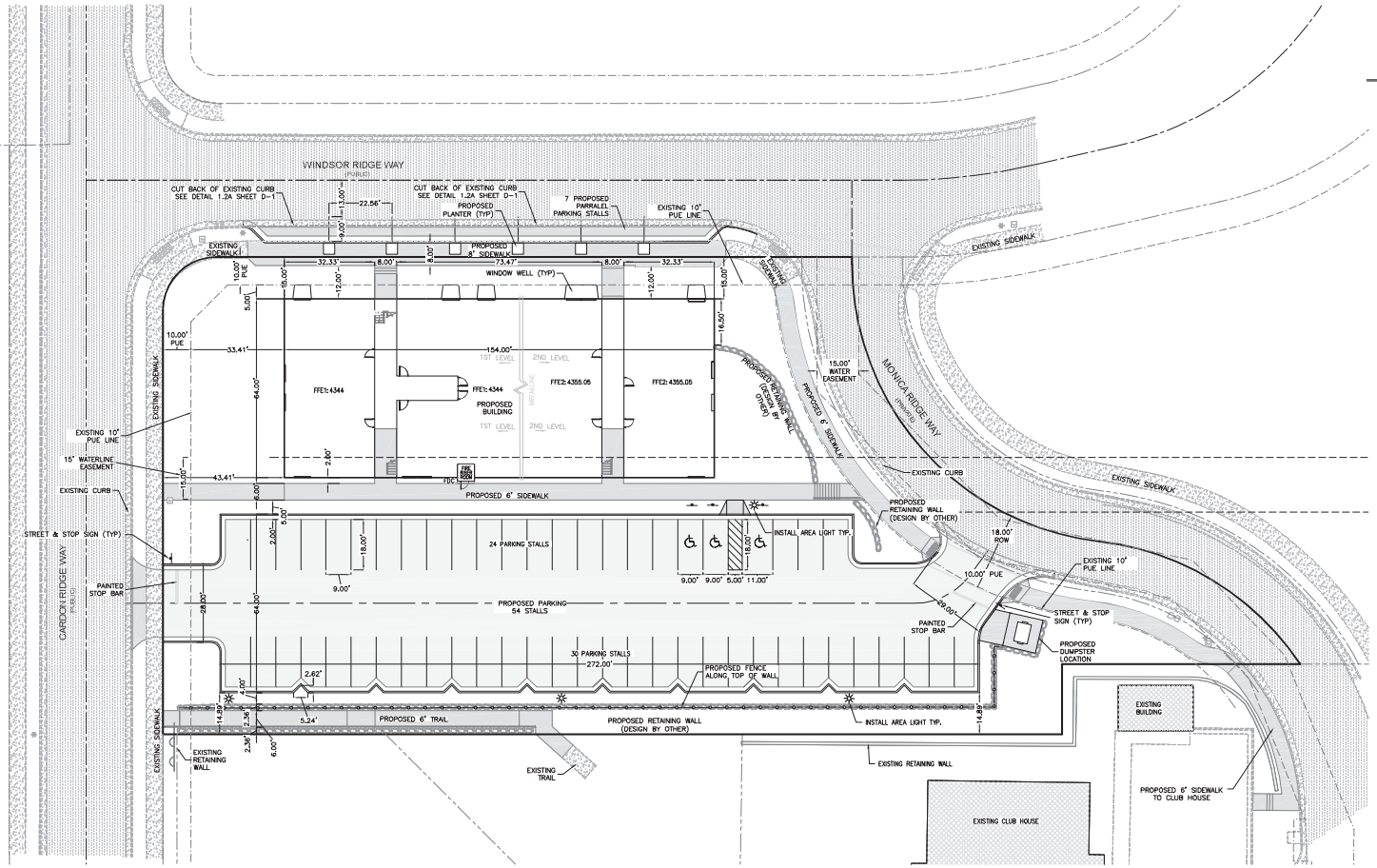
30 - PLEX
SOUTH RIDGE LOT 2 APARTMENTS
10656 S WINDSOR RIDGE WAY, SOUTH JORDAN, UT

Elevation Details

SHEET NUMBER
A4.2

PLOT DATE: 9/25/2019 8:57:39 AM

Site Plan



0 20' 40'

HORIZONTAL SCALE:
1"= 20' (22x34)
1"=40' (11x17)

FFE1 = FINISH FLOOR 1
FFE2 = FINISH FLOOR 2

PROJECT BUILDING AND PARKING INFORMATION

UNIT TYPE	UNIT COUNT	PARKING REQ'D	PARKING PROVIDED
STUDIO UNITS	6	9	9
1 BEDROOM UNITS	12	18	19
2 BEDROOM UNITS	12	24	26
TOTALS	30	51	54

*3 ADA PARKING STALLS

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	100.00'	145.67'	83°27'13"	133.13'	N48°16'06"E
C2	100.00'	86.81'	49°44'28"	84.11'	S31°24'26"W
C3	19.00'	29.85'	90°00'00"	26.87'	N45°00'00"W

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BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
800-662-4111

EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEER'S KNOWLEDGE. UTILITIES FOUND IN THE FIELD, THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS, THAT HAVE NOT BEEN IDENTIFIED SHALL BE RAISED, RELOCATED, REMOVED, ETC. AT OWNER'S EXPENSE.

Summit Engineering Group Inc.
STRUCTURAL • CIVIL • LAND SURVEYING
85 WEST CENTER, PROVO, UTAH 84601
Ph: 435-654-3929 • Fx: 435-654-9931

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DRAWN & DESIGNED

REVISIONS

	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		

DESIGN ENGINEER

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB

DRAWN BY: SFS
ISSUE DATE: 11/15/2019

PROJECT
SOUTH RIDGE GATEWAY LOT 2

SHEET TITLE
SITE PLAN

PROJECT
C18-032

SHEET
C-2.0

21-001 PROJECTS\CURRENT PROJECTS\C18-032 WESTVIEW SOUTH JORDAN\WORKING FILES\SYSHEETS\DWG\C18-032 SITE.DWG

Exterior Renderings

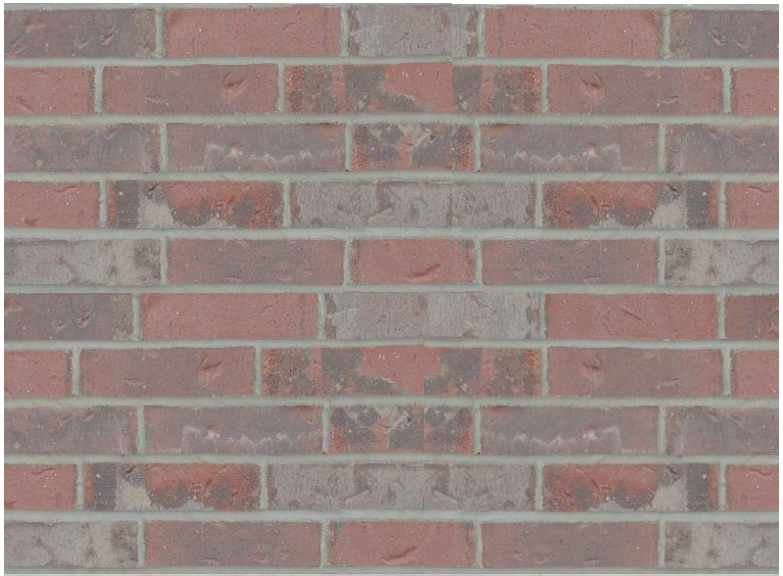




Exterior Colors & Materials

HARDI SIDING – PAINTED SW 6147 PANDA WHITE

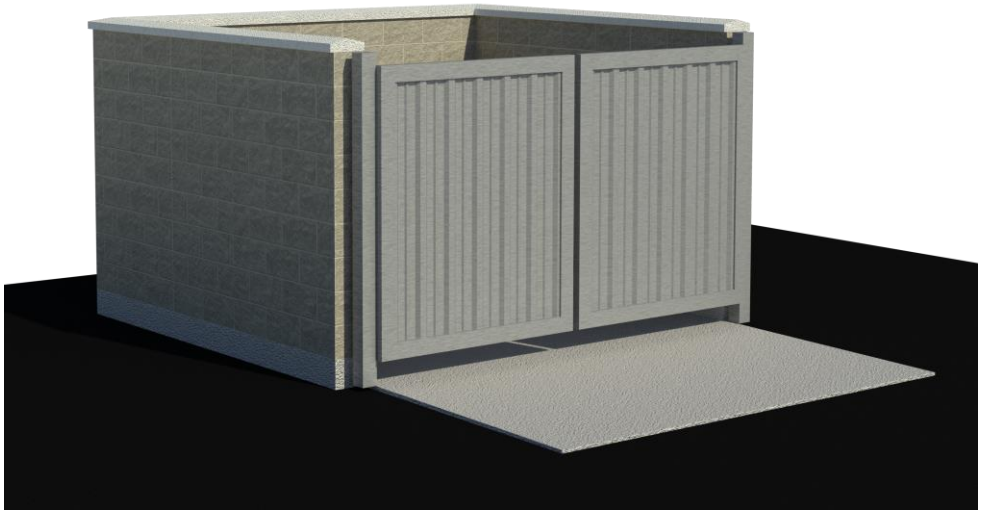
DRYVIT STUCCO – SW 7569 STUCCO



INTERSTATE BRICK 3 5/8 MODULAR – HAMPTON

DRYVIT STUCCO – SW 7006 EXTRA WHITE

SOUTH RIDGE GATEWAY LOT 2 COLOR BOARD





PRECAST CONCRETE WALL CAP

STEEL GATE/PANEL PAINTED – SW 7657 TINSMITH
TO MATCH METAL RAILING COLOR OF BUILIDNG



SPLIT FACE CMU – COLOR: PUEBLO (OR SIM.) – TO MATCH STUCCO COLOR OF BUILDING (SW 7569)
MORTAR – TAUPE

SOUTHRIDGE LOT 02 - DUMPSTER ENCLOSURE COLOR BOARD

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 11/26/19

Application: **FRAUGHTEN PROPERTY REZONE**
Rezoning from Agricultural (A-5) and Residential (R-M) to Agricultural (A-1).

Address: 10353 S Temple Drive
File No: PLZBA201900607
Applicant: South Jordan City

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 rezone from **A-5** and **R-M** to **A-1**.

STANDARD OF APPROVAL

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

On October 16, 2019, the City, on behalf of the current property owners, created an application seeking approval to rezone the Property. Staff engaged in discussions with the property owners, Edward and Ann Fraughton, about the existing R-M zone that covers the majority of the Property. Since that zone no longer exists and the property owner has no plans to sell or develop the Property, the City began the process to change the zone to reflect the current use. A description of the Property is as follows:

ACREAGE:	approx. 2.4 acres
CURRENT ZONE:	R-M & A-5
CURRENT USE:	Residential
FUTURE LAND USE PLAN:	Historical

NEIGHBORING LU DESIGNATIONS, (ZONING)/USES

North - Historical, (M-U HISTORIC) / Hidden Village Subdivision
South - Office, (P-O) / Office Complex
East - Historical, (M-U HISTORIC) / Hidden Village Subdivision
West - Office, (R-1.8) / Medical Office

ANALYSIS

In 1973, the previous property owner applied for a rezone to the R-M zone to allow the Fraughtons to live in one building on the Property and use the existing LDS chapel as Mr. Fraughton's art studio and showroom. At that time, Staff was considering this proposed use in the same category as professional office. At no time did the Fraughtons consider redeveloping the property for higher density residential use. The current proposal to change the zone to A-1 Zone will ensure that any future plans for this property will require review by Staff and approval by the City Council, allow the Fraughtons to continue using the property as they have done for many years, and could have a positive affect for the Fraughtons of how the Salt Lake County Assessor values the Property.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Proposals for zoning amendments are legislative and the City Council has broad discretion when considering each proposal.
- The property owners have no plans to develop the property.
- The surrounding properties north, south, and west of the subject property are already developed, so this rezone will not impair the development potential of neighboring properties.
- Staff finds that the proposed zoning is appropriate for the area.

Conclusions:

Based on the findings listed above, Staff concludes that the proposed rezone meets the standard of approval for rezoning property as outlined in City Code § 17.22.020.

ALTERNATIVES:

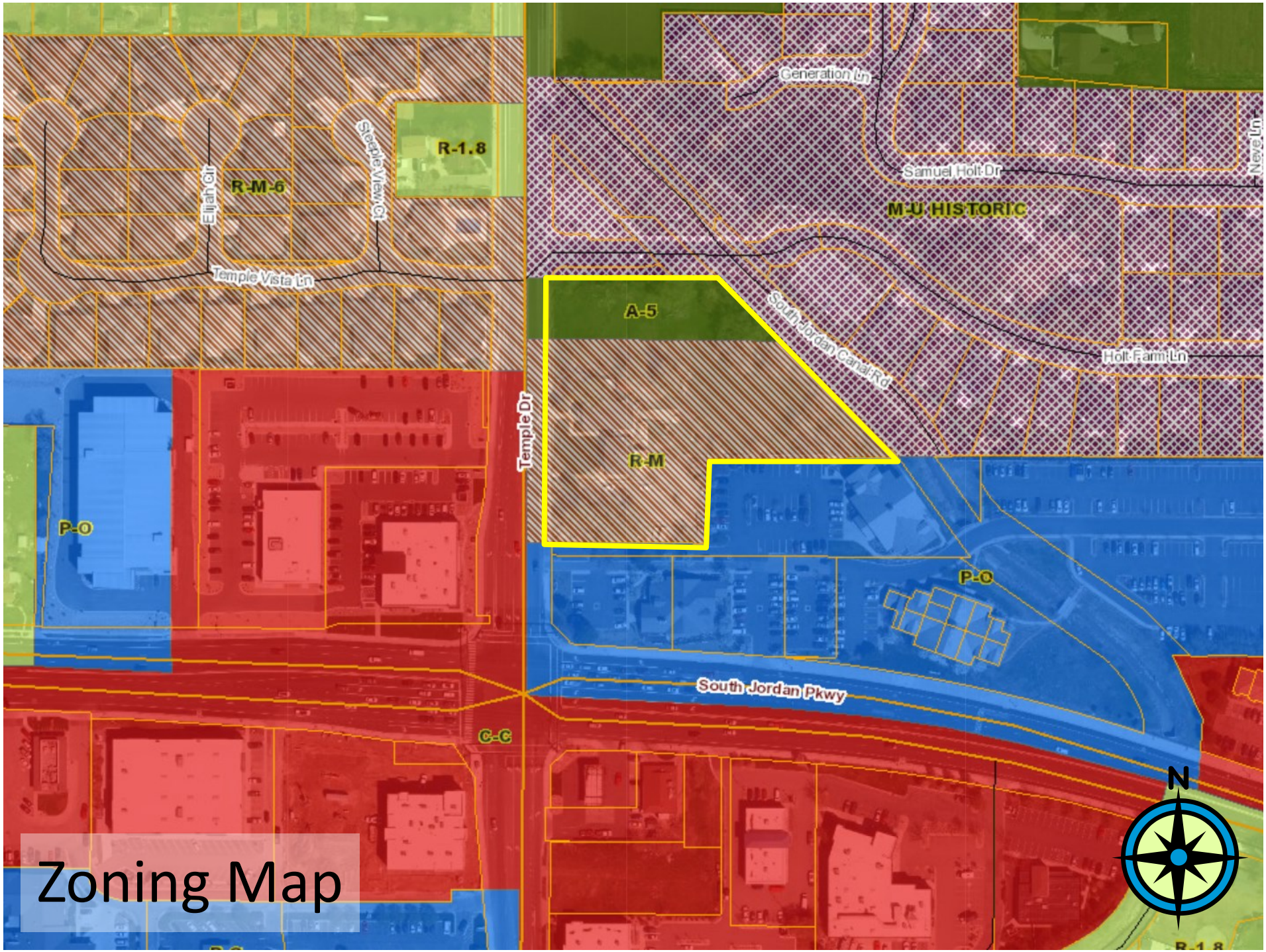
- Recommend denial of the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Street view of the Property



Location Map


R-1.8
R-M-6
Elijah Cir
Steeple View Ct
Temple Vista Ln
Generation Ln
Samuel Holt Dr
Neve Ln
M-U HISTORIC
A-5
South Jordan Canal Rd
Holt Farm Ln
Temple Dr
R-M
P-O
P-O
South Jordan Pkwy
C-C
N
Zoning Map


P