AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
6:30 P.M.
February 25, 2020

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, FEBRUARY 25, 2020, 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

C.1 Planning Commission Meeting Minutes held on January 28, 2020

C.2 Planning Commission Meeting Minutes held on February 11, 2020

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: PARK PLACE SUBDIVISION PHASE 3, SUBDIVISION AMENDMENT

Location: 11065 South 1055 West
File No: PLPLA202000041
Applicant: Nick Mason, Bach Homes

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

B.1 Issue: JORDAN CREDIT UNION DRIVE-UP ATM, CONDITIONAL USE PERMIT

Location: 1750 West 11400 South
File No: PLCUP202000046
Applicant: Ben Wheat

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

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

C.1 Issue: ORDINANCE 2020-05
TEXT AMENDMENT SECTION 16.04.200(B) FENCING BETWEEN INCOMPATIBLE ZONES

Location:
File No: PLZTA20200056
Applicant: City of South Jordan

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

VIII. OTHER BUSINESS

D.1 Issue: DISCUSSION REGARDING WIRELESS COMMUNICATION ORDINANCE

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 20th day of February 2020.

Anna M. West

Anna M. West, CMC
South Jordan City Recorder

CITY OF SOUTH JORDAN
PLANNING COMISSION MEETING
COUNCIL CHAMBERS
January 28, 2020

Present: Commissioner Sean Morrissey, Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Steve Catmull, Assistant City Attorney Todd Sheeran, Deputy City Engineer Jeremy Nielson, City Planner Greg Schindler, Planner Brad Sanderson, Planner David Mann, Deputy Recorder Cindy Valdez.

Absent: Commissioner Mike Peirce

Others: Tom Buckley, David George, Humble Finsand

6:30 P.M.
REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chair Hollist welcomed everyone and noted that all Commissioners are present except Commissioner Michael Peirce, and he is excused from tonight's meeting.

B. Motion to Approve Agenda

Commissioner Morrissey made a motion to approve the January 28, 2020 Planning Commission Agenda. Commissioner Gedge seconded the motion. Vote was unanimous in favor.

C. Approval of the Minutes from the Meeting held on January 14, 2020.

Commissioner Gedge made a motion to approve the January 14, 2020 Planning Commission Minutes. Commissioner Darby seconded the motion. Vote was unanimous in favor.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

None

B. Comments from Planning Commission Members

None

III. CITIZEN COMMENT

Chair Hollist opened Public Comment. No speakers. She closed the Public Comment.

IV. SUMMARY ACTION

UNAPROVED

None

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

A.1 Issue: CLOVER RIDGE 5 PRELIMINARY SUBDIVISION
Location: 11709 South Halcom Dr.
File No: PPLPP201900609
Applicant: David George

Planner Brad Sanderson reviewed the background information on this item from the packet staff report. Several lots within the Clover Ridge subdivision (primarily lots 55 - 66) have been rezoned over the past several years, changing the zoning from the R-1.8 to the R-2.5 zone. Subsequently, portions of these lots have been amended resulting in Clover Ridge 2, 3, and 4. The Applicant is proposing to amend the Clover Ridge subdivision, by removing the east portion of lots 55 & 56 from the Clover Ridge subdivision, and further subdivide the east portion of the property into four new single-family residential lots. The remaining (west) portion of lots 55 & 56 will remain within the original Clover Ridge subdivision for the purpose of maintaining the minimum R-1.8 density. Each of the four new lots are designed to meet the minimum lot size, frontage, and density requirements of the R-2.5 zone. All of the proposed new lots will directly front onto a newly designed cul-de-sac, which will be developed at the south end of Halcom Drive. Because of the substantial topography change across the property, there may need to be some retaining walls and land drains installed, the design and review of which will be part of the building permit submittal. Our recommendation is in favor of the proposed application.

David George (Applicant) said we had some retaining walls on the plans that were on the property to the west that is not part of the subdivision but I was talking to the engineer to make sure that everything worked right. We did soils reports and is consistent with what we were anticipating.

Chair Hollist opened the Public Hearing. No speakers. She closed the Public Hearing.

Chair Hollist said I have a question for Jeremy. On something like this, would they be required to get a certified engineering certificate of some sort certifying that the structure is stable; the retaining walls that are needed are in place and does that remove any liability from the city, should one of the retaining walls fail?

Deputy City Engineer Jeremy Nielson said the Engineering department is going to require that the geotechnical engineer, as well as the structural engineer design the retaining walls, and that both of the engineers are stamping that design. There are code requirements that limit the maximum height of the retaining wall, and it has to be terraced. We have very good codes that are protecting us from liability. They will also be getting a building permit.

Chair Hollist asked Planner Sanderson if we have any requirements on the east side of this property for any fencing. Planner Sanderson said we don't. The remaining portion of the properties are .49 acres and they don't have the farm animal rights that the properties to the South has. They did that intentionally. The owner sized the properties just under the ½ acre to alleviate the fence requirement.

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Chair Hollist said in the application it talked about how the property line would be up to the curb instead of the sidewalk. Does that mean that the City does not maintain that sidewalk?

Planner Sanderson said not necessarily. The dark areas on the map is the asphalt, and whatever falls in that dash line, is an easement for the public to access, as well as the City utilities, and the sidewalk specifically. The public has access around those properties and they would maintain the park-strips as they would in any other situation. The real difference is the property owner, owns the actual park-strip, as opposed to our City standard where that would be a City right-of-way. The reason for doing that is the shallow depth on Lot 503 and 502, and because the setbacks measure from the property line it will give them an additional 11feet.

Chair Hollis said so who would maintain the sidewalk?

Planner Sanderson said the property owners would maintain it just like any other subdivision.

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

Commissioner Gedge made a motion to approve File No. PLPP201900609, Clover Ridge 5 Preliminary Subdivision with the following requirements:

- **A six foot tall decorative masonry wall shall be required along the south property line due to the large animal rights on the adjacent property; and**
- **The developer of the property shall incorporate any additional design elements recommended by a geotechnical study or required by the City Engineer; and**
- **Prior to plat recordation, the Applicant shall secure any easements or agreements on adjacent properties pertaining to retaining walls, land drains, drainage swales, etc., as required by the City Engineer.**

Commissioner Catmull seconded the motion. Roll Call vote was 5-0 in favor. Commissioner Peirce was absent.

B.1 Issue: MY CHILD CARE ACADEMY CONDITIONAL USE PERMIT AMENDMENT
Location: 1325 West South Jordan Parkway
File No: PLCUP201900711
Applicant: Colby Ashby

Planner Brad Sanderson reviewed the information on this item from the packet staff report. In July 2018, the Applicant received conditional use permit approval to operate a daycare business known as My Childcare Academy, within a 4,030 square foot office space in the Urban Parkway Center, located at 1325 West South Jordan Pkwy. As part of the conditional use permit approval, the business was required to following an approved circulation and operation plan. The approved circulation plan included some parking lot re-striping, installment of some directional signs as well as designating drop-off/pick-up locations. The operation plan outlined the total number of employees (6 to 8) and the maximum number of students (up to 60 at any given point). The Applicant is now proposing to expand the daycare business by renovating and adding an additional 1,688 square feet of floor area from a portion of the adjoining unit, totaling 5,720 square feet of usable space. The Applicant is also proposing to increase the number of students from between 45 and 50 students to between 60 and 65 students. The Applicant has not proposed modifying the days or hours of operation, which is currently between 6am and 6pm Monday through Friday. The City's Engineering Department reviewed the proposed operation and current circulation plans, and provided its findings and recommendation of the proposed use at this location (see-attached

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memo). In summary, the circulation plan, if enforced properly, should alleviate vehicle congestion from queuing or stacking onto the adjacent public streets. Since the parking area is privately owned, it is the City Engineering Department's judgement that the landowner is responsible to manage the site and individual tenant owners. The landowner has provided a letter agreeing to this responsibility. Staff is in favor of this proposed Conditional Use Permit.

Commissioner Gedge said has there been any discussion regarding the 1300 W. ingress /egress, regarding left turns in and out of the property.

Planner Sanderson said on the circulation plan you can see the direction of the arrows coming from 1300 West on the upper right hand corner. There has been some discussion. They are supposed to come in along the north property line and then turn south on the far left hand side, then egress back out onto 1300 W. They can also come in from the north. The idea is to not have traffic come in directly from 1300 W. and turn immediately south into that first access because the drop off zone is right there.

Deputy City Engineer Jeremy Nielson said as far as limiting the left turn onto 1300 W. at this point in time we were not planning on doing that, but that is something we are watching because that is close to the intersection. There may be a period where we may need to do a raised median or something to only allow right in and right out.

Colby Ashby (Applicant), anytime we enroll new parents we often remind them quarterly of traffic flow. As you can see, for parents that need to go south they can turn right on 1300 W. The other option as they are leaving our complex they can turn left that goes out to South Jordan Parkway to turn right.

Chair Hollist asked how long does the line get in the morning?

Mr. Ashby said at any given time the most we have clocked is 17 cars with an average time frame of 5 minutes per parent.

Chair Hollist said if you have 17 cars there, are you blocking the parking for the rest of the tenants in the building?

Mr. Ashby said that is in any given hour that we generally have about five cars. We open at 6:30 in the morning and most of the drop off is prior to the other tenants opening. At 8:30 am is our highest peak time and that is before the other tenants arrive.

Deputy City Engineer Neilson said I did put a traffic camera out there and watch the pick-up drop-off for several hours and it is exactly as the applicant has described. There were at most, five cars in the parking lot and the parking lot was never full. It seemed like an ideal site for this type of use.

Commissioner Catmull said do you have an idea of where your customers are coming from geographically.

Mr. Ashby said the majority of our customers come from Herriman and the District area. The majority of our clients come from the west side, to the east side flowing from the developments in that direction.

Chair Hollist opened the Public Hearing.

Garn McMullin (Landlord), I just wanted to note that if there were any problem with the parking we would be the first ones to know since we have the lease agreements with the other tenants. They are happy and have no complaints with the traffic flow.

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Chair Hollist closed the Public Hearing.

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

Commissioner Catmull made a motion to approve the Conditional Use Permit application, File No. PLCUP201900711, allowing the My Child Care Daycare business to expand within the current building located at 1325 W. South Jordan Pkwy, with the following conditions:

- **The applicant shall follow the approved circulation plan and proposed operation plan; and**
- **Both the business owner and property owner shall proactively monitor and enforce the approved circulation plan, and as may be further directed by the City Engineer.**

Commissioner Darby seconded the motion. Roll Call vote was 5-0 in favor. Commissioner Peirce was absent.

C.1 Issue: SMALL CELL ANTENNA CONDITIONAL USE PERMIT
Location: 3595 W South Jordan Parkway #100
File No: PLCUP201900495
Applicant: Keri Heflen

Planner David Mann reviewed the background information on this item from the packet staff report. He said the Applicant is seeking approval for a conditional use permit (CUP) to install a roof-mounted small cell telecommunications facility on top of the suite where the Sprint store is located. This type of wireless communication device requires a CUP according to Section 17.112.030 of the City Code. There are two sections of the City Code that outline the requirements or the type of device and installation that the Applicant desired to use at the subject location. Section 17.60.020.G.1 states "all mechanical equipment, antennas (**where possible**), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings." Section 17.112.030.C states "antennas, dishes, supports and related equipment shall be mounted inside a completely enclosed decorative masonry building, or made stealth within a steeple, flagpole, utility pole, or other stealth structure **unless adequate justification for wall or roof mounting can be provided.**" Both of these requirement allow the Applicant to provide justification that additional screening is not necessary. The Applicant provided a letter that describes the small size (similar to a residential satellite dish) and inability for the technology to work properly if significant screening is required. The nearest residential subdivision is over 800 feet away.

Chair Hollist said did I understand the diagram right? will it only extend 3ft. above the existing structure.

Planner Mann said yes that is correct.

Chair Hollist said at this point would it be located against the building on the edge.

Planner Mann said yes.

Commissioner Gedge said because this is a conditional use permit, does this tie to the applicant? If so, and they were going to sell this business, would the pole need to be removed.

City Planner Schindler said a conditional use permit runs with the land, so the next owner could keep the antenna up, but if they were to put up something bigger, they may be in violation of the conditional use approval.

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Assistant City Attorney Todd Sheeran said I would encourage you to make your motion the way it was presented to you in your staff report.

Chair Hollist opened the Public Hearing. No speakers. She closed the Public Hearing.

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

Commissioner Gedge made a motion to approve File No. PLCUP201900495, for the installation of a roof-mounted small cell telecommunications facility located at 3595 W. South Jordan Parkway as presented to the Planning Commission with the condition that the specs of the antenna be as applied on page 35 of the Planning Commission packet. Commissioner Darby seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Peirce was absent.

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

D.1 Issue: BENTLEY AND LAMBORGHINI FRANCHISE REZONE
Location: 1231 W South Jordan Parkway
File No: PLZBA201900715
Applicant: Thomas Buckley

Planner David Mann reviewed the background information on this item from the packet staff report. On January 2, 2020, the Applicant submitted a complete application seeking approval to rezone the Property with the Planned Development floating zone. The Applicant met with the City Council in a work session, as required by City Code, to discuss his proposal to operate a Bentley/Lamborghini franchise within the existing Gun Vault building on South Jordan Parkway. The use being proposed for the subject property is not listed as a permitted use in the current zone. The PD floating zone is used "to allow for flexibility in the application of zoning regulations and development provisions of this title to advance a public interest through prescriptive requirements of a development plan and development agreement approved by the City Council." (City Code § 17.130.050.010) The Applicant is seeking to rezone the subject property to allow him to operate a small vehicle dealership. The building that is currently occupied by the Gun Vault would be reused for this proposal. There would be little to no cars stored on the property. The franchise owner would typically take orders at his showroom and the vehicles would be directly delivered to the customer's residence. The Applicant has stated in his application that this use has the potential to decrease traffic to the subject property and significantly increase tax revenue for the City. The approval process for the floating zone would include a development agreement that lists the proposed use as allowed at this location, restricts the location of any vehicle storage, and possibly grant some flexibility on the design of wall signage on the building. The rezone and development agreement is specific to the Applicant's proposal and would not allow a similar use—a car dealership—if the Applicant changes his plans or stops operating this specific dealership. Staff is recommending approval.

Thomas Buckley (Applicant) said one thing that was not mentioned is that this is a temporary location. We are not seeking to turn this into an automobile dealership. Both manufacturers view themselves as more of a luxury brand than an automotive manufacturer. This would be a 2-3 year temporary facility. We will outgrow this location. The traffic count for the current existing business is between 45 to 50 tickets per day. We would see about 4-5 people per day. This is an ideal location for us temporarily.

Chair Hollist asked where do you anticipate being located permanently?

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Mr. Buckley said we would like to stay in South Jordan. A freeway view is not as important for our brand as it would be for a higher volume manufacturer. We have looked at a couple sites in South Jordan, possibly off the corridor.

Commissioner Catmull said do you have a sense for how much transition this is going to take to move to this location.

Mr. Buckley said the interior and exterior would get a face-lift. The marble and travertine interior will be like walking into a high-end jewelry store. We would need to have a water run-off separation that would be needed for washing the cars. The clean up to get into the site would require lead remediation which would have to be extracted with an environmental approval.

Chair Hollist asked how many vehicles do you anticipate having on site at any given time and where would they be. Mr. Buckley said typically inventory would be 35-45 vehicles. All new cars would be kept indoors. There would be approximately 20 vehicles outside and 20 inside. We pick up cars from the customers and deliver the cars to our customers. The vehicles being stored would be waiting on parts.

Chair Hollist opened the Public Hearing. No Speakers. She closed the Public Hearing.

Commissioner Gedge said there used to be a state law restricting car dealerships, which I would think this would fall under, from being within certain perimeters of State Street, or the freeway. Is that still valid.

Assistant City Attorney Sheeran said I am not aware of a requirement like that, In fact, I think there are dealerships on the Sandy City side, and the South Jordan side right off the freeway.

Chair Hollist said I would like to make sure that we have an agreement in place that would limit this to this specific applicant, especially because it will be just a temporary use.

Assistant City Attorney Sheeran said there is a development agreement required with the floating zone and will be part of the presentation to City Council. What is in the staff report is appropriate.

Chair Hollist asked if we would see a site plan on this in the future. City Planner Schindler said yes.

Assistant City Attorney Sheeran said the reason they are doing the floating zone is because in this current zoning car sales is not allowed. The City Council will negotiate some of the terms such as fencing. You will see a site plan associated with it and it would be in the form of a development agreement as well as the other requirements.

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

Commissioner Gedge made a motion based on the staff report and other information presented to the Planning Commission during the public hearing and the Planning Commission's discussion, to forward a recommendation to the City Council to approve the proposed rezone from C-C to C-C-PD. Commissioner Catmull seconded the motion. Roll Call vote was 5-0 in favor. Commissioner Peirce was absent.

VIII. OTHER BUSINESS

None

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ADJOURNMENT

Commissioner Morrissey motioned to adjourn the January 28, 2020 Planning Commission meeting. Commissioner Gedge seconded the motion. Vote was unanimous in favor.

The January 28, 2020 Planning Commission Meeting adjourned at 7:23 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

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CITY OF SOUTH JORDAN
PLANNING COMISSION MEETING
COUNCIL CHAMBERS
February 11, 2020

Present: Commissioner Sean Morrissey, Commissioner Michele Hollist, Commissioner Mike Peirce, Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Steve Catmull, Assistant City Attorney Todd Sheeran, Deputy City Engineer Jeremy Nielson, City Planner Greg Schindler, Planner Brad Sanderson, City Recorder Anna West

Absent: Commissioner Mike Peirce

Others: See Attachment A

6:30 P.M.
REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chair Hollist welcomed everyone and noted that all Commissioners are present with the exception of Commissioner Peirce. He is excused tonight.

B. Motion to Approve Agenda

Commissioner Gedge made a motion to approve the February 11, 2020 Planning Commission Agenda. Commissioner Darby seconded the motion. Vote was unanimous in favor. Commissioner Peirce was absent.

C. Approval of the Work Meeting Minutes from the Meeting held on January 28, 2020.

Commissioner Gedge made a motion to approve the January 28, 2020 Planning Commission Work Meeting Minutes. Commissioner Darby seconded the motion. Vote was unanimous in favor. Commissioner Peirce was absent.

Commissioner Gedge made a motion to table approval of the 01-28-2020 Planning Commission Meeting Minutes to the next meeting on February 25, 2020. Commissioner Darby seconded the motion. Vote was unanimous in favor. Commissioner Peirce was absent.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

Assistant City Attorney Todd Sheeran referred to a handout passed out to all "Administrative Decisions (site plans and preliminary subdivisions) – no discretion." (Attachment B). He said we did the training on this at the last meeting summarizing their standard and scope of review on administrative items.

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B. Comments from Planning Commission Members

None

III. CITIZEN COMMENT

Chair Hollist opened the Public Comment.

Sam Winkler, 11552 S Copper Stone Dr., SJC; said he is running for office of the Utah House District 42 and wanted to introduce himself. He said he has lived in South Jordan since 2002 and a Police Officer in South Jordan for 22 years. He noted his appreciation for what the Planning Commissioners do.

Chair Hollist closed the Public Comment.

IV. SUMMARY ACTION

None

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

A.1 Issue: DAYBREAK VILLIAGE 3 MULTI FAMILY #1, PRELIMINARY PLAT

Location: 4680 W. Vermillion Drive
File No: PLPP201900673
Applicant: Daybreak Communities

City Planner Greg Schindler reviewed the background information on this item from the Planning Packet Staff Report. Daybreak Communities has filed an application for preliminary subdivision plat approval for the Village 3 Multi Family #1 subdivision. The proposed subdivision will divide the property into 24 townhome lots, 1 park lot (P-lot) and associated private right-of-way. This parcel, recorded as lot C-102 (civic or commercial lot) in the Kennecott Daybreak Plat 9 subdivision, was originally intended to be developed as a small non-denominational church or a small reception center. After over 10 years of seeing little or no interest in this type of development for the property, Daybreak Communities has decided to subdivide the lot for residential use. On February 4, 2020, Daybreak Communities held a "neighborhood informational meeting" regarding this proposed project. The proposed townhomes will be three to four stories (approx. 37 ft. – 47 ft.) in height. Each unit will include a 2-car garage. The residential density of this proposal is 20.2 units per acre (gross density) and 24.0 units per acre (net density), which is consistent with the P-C zone and adopted Community Structure Plan for Daybreak. The proposed lot sizes range from 1,080 sq. ft. to 3,868 sq. ft. with an average lot size of 1,811 sq. ft. WCEC Engineers has completed a traffic assessment for this proposed

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subdivision (see memo attached). Their findings indicate, "The projected traffic volumes generated by the proposed development are minimal and well within the master plan expectations and will be easily accommodated by the roadway network and associated on-site improvements." The PC zone provides for the approval of design guidelines developed for a specific subdivision or site plan. The proposed design guidelines, specific to this plat are attached for review.

Gary Langston, Daybreak Communities, he said I will briefly go over our process when considering these developments. He talked about the Master Plan and multiple other Master Agreements that was approved by the city back in 2003-2004. These are the foundation for all we do in Daybreak. He said this project is found in Plat 9. As Greg mentioned, within the Community Structure Plan, this falls within an area designated as Town. This allows us to do a variety of things in the area. We could put commercial uses in the area, it could be office or retail, or residential uses of any type up to 50 units per acre. When Plat 9 was created it was our desire to have a small commercial use, ideally a nondenominational church, a reception center or a something along the lines of a daycare. In November 2007 we recorded the final Plat for Plat 9 and have spent the last 12 years working with a variety of different groups to understand potential uses of the property. We as Daybreak Communities believe it is time to finish the development in the area. We have decided to proceed with a different development plan for the property and the proposed use that we have submitted to the city falls within the Town designation in the Community Structure Plan. He said each time we begin a project we start with an evaluation and there are many items we consider and evaluate as we pull together our final design and proposal that goes to the city. We develop our plan and develop the design drawings that are given to the City Engineering and Planning Departments for approval. We have received resident feedback on this project in a variety of different forms. Many of the questions posed by them are some of the exact same questions we asked ourselves. Some of the questions have to do with the following topics – parking, traffic impacts, trash can location, impacts on schools, architecture, site plan function, density and scale of the project, and ultimately how does it fit within the Master Plan that we have for Daybreak. From a parking perspective, we are required to have 1 parking stall per unit. Each of the units have a two car garage. We are also assuming there would be on street parking available for residents and their guests. Traffic impacts, we had the same question about what the impact of this project potentially would be on the area. We solicited a traffic engineer to do an analysis for us and that was included in your packet. The peak am and pm volumes for this project range from 11-13 trips per hour on each of the two lanes. The total number of trips for the project is approximately 176 and that is using the ITE Manual to do an estimate on that. If we were to put commercial uses in the area it would likely generate much more traffic than the townhomes we are proposing. When we originally designed Plat 9 there were 587 lots in the development. With the Plat amendments that we have made over the last several years and including the 24 units we are proposing, there are a total of 585 units currently with the proposed developments. The total unit count has remained the same from the first plat that we recorded 12-13 years ago. The overall traffic impact is the same or less as compared to the original approval and a copy of that traffic study is in your packet. He said we recognize there were comments about trash cans. We believe there is adequate space to place 24 cans on each side with approximately 12 cans being north of the lane approach and 12 cans on the south side of the lane approach. We have provided a garbage can plan to the City Engineering and Public Works Departments. He said schools are important to us. We have spent a lot of time and effort working with our partners at the Jordan School District to make sure that they understand not only our forecasted developments projections for our project but also what we actually put in the ground. Members of our team on average meet with Jordan School District about once per quarter to provide updates to them for what we are proposing to do in Daybreak.

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Commissioner Morrissey said for this type of project what type of demographics are we going to see as far as student impact right away.

Mr. Langston said we don't know for sure. Our belief is that we will have a cross section that would have anywhere from single home owners who may not have any children, to potentially empty nesters who want to buy a unit that is low to zero maintenance and we expect there will be some families somewhere in between. That would be typical of our townhome developments.

Mr. Langston said our partner on this will be Sego homes who has built a number of townhomes for us in Daybreak. With regard to density and scale, this project is compatible with the surrounding neighborhoods. There are an extensive number of townhomes in the area along with small single family detached homes. This area falls within the Town designation of the Community Structure Plan and as a result we are allowed to put developments in the area up to 50 units per acre. We have also made it a practice to hold a neighborhood meeting on certain projects with residents living in or near the proposed development boundaries so we can share some of our details regarding our proposal. We are seeking feedback from residents to see if there is something that we have missed or not considered. We held a neighborhood meeting for this project on February 4th. We did not hear anything new that we hadn't previously considered in our development for the project.

Mr. Langston said with each Village in Daybreak we create Disclosure Statements for homebuyers (Attachment C). These disclosures are also referenced in Chapter 14 of our Community Charter (Attachment D) also known as the CC&R's. Each homeowner is a member of the Community Charter and is subject to its requirements, privileges, and benefits. Those documents are critical in the buyer process whether you are the original homeowner or subsequent buyer of the home. Those documents outline the responsibility of residents and also preserve development rights for us as the developer and allows us to make adjustments as needed so we can execute our intentions for the Community Structure Plan and for the Master Development Agreement. With all of the information discussed above we submitted our proposal to the City as you have seen, for your approval. As stated in the staff report, the proposed subdivision is consistent with the Community Structure Plan and meets all of the requirements under the PC Zone. We meet or exceed all of the requirements. We are not requesting any special exceptions or variations for the requirements for this subdivision plat and would respectfully request that you approve our subdivision plat and allow us to proceed with the proposed development.

Chair Hollist opened the Public Hearing.

Patrick Perkins, West Jordan; I have some remarks that are slightly over 3 minutes and would like to ask 2 volunteers that would give their 3 minutes to me. I direct my comments directly to the Daybreak Developers (see Attachment E). I come as a representative of the people that will be mostly impacted by the building of these 24 townhomes. Spoke of their objection to the traffic on Vermillion, inadequate parking, no room for trash cans, and the density and style does not mix with the surrounding area. He said I am here with the backing of hundreds of signatures from our local neighbors (see Attachment F) and confidently say as currently proposed this plan will damage our neighborhood. He said we love what Daybreak is trying to develop. We are not anti-development at all. We are not anti-townhouse, many of our friends and neighbors live in existing townhouses. We moved to Daybreak specifically because we do approve of Planned Communities and we honestly felt like Daybreak got it. This is so far out of line with our expectations that we feel like we are being taken advantage of for a cash grab. We implore you to talk with us, listen to us, and work with us, not around us or over us, in getting this project approved.

UNAPPROVED

Pat Mason, Phoebe Lane; I have some pictures that I have taken (Attachment G) and I have some photos here. She said this is what the single family homes in our neighborhood look like. They are one and two story homes. There are five homes that face this development in this park. It is a small community neighborhood. One of our concerns is parking. If you look at this picture you can see there is already a large setback from the end of the street to where parking starts. If you put trash cans as the design shows, that is just going to narrow the access in and out of this neighborhood on Phoebe Lane. On the other side they are a more modern style home and they are only two story homes; not three and four story homes. She showed pictures of the various style homes in the area. She said the townhomes on Rubicon are older style and they have two car garages and can also park two vehicles behind their garage (refers to photo). On a Sunday afternoon the entire street is a parking lot. Rubicon runs up to where this development is proposed. She shows a picture of 12 garbage cans which only represent 6 units. If you times that by four on each side of Phoebe Lane with trash can and a recycle can, you have taken the majority of the street. She said we looked at what it would be like coming out of the existing alleyway if trashcans are parked where the plan proposes and there are other cars parked on both sides of the street. There is barely enough clearance to turn north on Phoebe Lane or south towards Vermillion. We went door to door in the community and we oppose this proposal.

Troy Lamoreaux, Vermillion Dr.; I am very concerned about how this proposal does not fit our neighborhood. I am also concerned about the number of cars that will be parked there. My biggest concern is what we do on snow days and trash days. You can only park on one side of the street. There will not be ample parking. I ask you to not approve this and go back to the developer and ask them to reconsider this and make something that will fit the neighborhood and be safe and have sufficient parking. Find a way to have the trash cans on the property and not on the streets.

Kyle Mantas, Sacramento Way; I agree with everything that has been said about the proposal. I want to address the gentleman from Daybreak with regards to a feedback session held on the 4th. We were notified about that session in the mail on January 31st and was not enough time to gather our thoughts and attend the event. We would ask that in the future you give us more notice time.

Gino Erevia, Vermillion Dr.; I live right across the street. I think it is sad that you have heard so much about the parking, safety, and the schools and the truth is we have some serious issues here. We would like to ask the developers to rethink this proposal. We only had a limited amount of time to talk to people and get some signatures. We had 298 signatures and comments (Attachment F). I would like you to read some of the comments people left. Many of the people could not make it here tonight or the February 4th meeting. We ask you to ask the developers to reconsider this proposal.

Whitney Lynch, Kettle Way; I agree with everything that has been said. I think we are onto something if 300 of our neighbors feel the exact same way. I went door to door as long as I could and talked with neighbors. I did not find one single happy neighbor or any that agreed with this plan. This is not according to our community. I would like the developers and the Commissioners to think about the children. The parking situation is inevitable. We have already had a child hit on Vermillion. This is not safe for our children.

Cody Christensen, Sacramento Way; I recently moved back to South Jordan. I spent the past 5 years living in Mill Creek. No one knows their neighbors there. I love this community and I know them all. Please reconsider this because it is the right thing to do.

UNAPPROVED

Steven George, Silver Mine Rd.; Silver Mine Road is like a racetrack. Construction vehicles barely stop at Vermillion and Silver Mine. I work as a professional engineer for 30 years and I know how all of these studies get moved around and switched. I just don't see how the numbers that have been presented can even be half true. I think the Commission needs to look closely at this before you approve this. This will impact more than what you think.

Mary Perkins, Vermillion Drive; a lot of the problems that my neighbors are speaking of could be eliminated or greatly reduced by the inclusion of a through alley way which is what almost all the townhomes in Daybreak and in our area have. Snow plows will be a nightmare for the people who live there.

Chair Hollist closed the Public Hearing

Chair Hollist said I will just go down the list of questions that I wrote down. The first issue is traffic and parking. She asked Deputy City Engineer Jeremy Nielson what intervention could the city do should traffic be greater than expected and should parking become an issue down the road.

Deputy City Engineer Nielson said in other areas of the city where parking has become an issue, in some areas we will No Park portions of the street, usually on one side of the street. Depending on the issue we have done some permit parking only. It is really a case by case.

Chair Hollist asked if they have ever had to red curb a side of any of the streets in Daybreak after the fact due to parking problems. Deputy City Engineer Nielson said we have had to mark sections near intersections as No Parking to provide adequate visibility.

Chair Hollist asked if they have had to go back after a traffic study and evaluate the traffic to see if the picture that was predicted is what actually happened?

Deputy City Engineer Nielson said no. That is difficult to do because there are so many other developments that have happen in the area and you wouldn't be able to pinpoint what the issue is. That is why we really rely in the ITE Manual that we always site in our traffic studies. They do the counts at these different land uses to make sure our numbers are reasonable.

Chair Hollist asked if they have any recent grading for Vermillion. Deputy City Engineer Nielson said I did counts on Vermillion just a bit to the west right in front of the church on Silver Mine Road. The ADT there was about 722 which is a level of service C. We try to keep our roads at a level of service D or higher.

Chair Hollist asked what you would do once the road dropped below an acceptable level. Deputy City Engineer Nielson said we try to build the roads to handle the volume of traffic they are receiving. It would depend on what the issue was.

Chair Hollist said if a trash day and snow day happens is parking limited to one side of the road only when plows are out? Deputy City Engineer Nielson said in the winter time on even days you park on the even side of the road and on odd days you park on the odd side of the road. I can't remember if that is required only on snow days or through the entire season. We have a really hard time enforcing the code.

UNAPPROVED

Chair Hollist asked how much notice the city gives on notices like this. City Planner Greg Schindler said we are required to give 10 day notice in advance. These notices went out 11 or 12 days prior.

Chair Hollist asked if there are more pedestrian auto incidents in Daybreak than it the rest of the city. Deputy City Engineer Nielson said I have not noticed anything. No, we do not track that information but I can say that the speeds are quite a bit slower in the streets of Daybreak compared to the rest of South Jordan.

Chair Hollist asked if there is really room for two cars to pass at the same time on these roads with cars parked on two sides. Deputy City Engineer Nielson said Vermillion is a bit wider than the other roads like Phoebe and Kettle. If cars were parked on both sides then probably not. Most likely one car would hold back to let the other car through. If parking got to be wall to wall on both sides then we would have to look at implementing something like no parking to open the road up a bit. In other places in Daybreak it hasn't been an issue because the speeds are so much slower.

Commissioner Gedge asked what code is there for signage. I did not see any on the map. Deputy City Engineer said I don't think there would be any changes to pedestrian crosses. They would be using the existing pedestrian crossing at the intersections.

Chair Hollist said she is concerned that there is not an alley that goes all the way through. Can our emergency vehicles respond appropriately to a development like that? Deputy City Engineer Nielson said I can't speak to the details of the access requirement for the fire truck but I do know that Fire reviews these plans and I am fairly certain that they meet the requirements for fire to access those structures.

Chair Hollist asked if the City Council will weigh in on this at their next meeting. Assistant City Attorney Todd Sheeran said the City Council have reviewed the zoning and the Master Development Plan. Planning Commission is the process to get approval and once approved it will go to final subdivision plat.

Commissioner Gedge asked about the height of the proposed townhomes. What is the height of the surrounding properties and what would be the maximum allowable. City Planner Schindler said there is not a height limit. Commissioner Gedge asked if we could limit the height by motion. City Planner Schindler said no, you do not have the authority to do that.

Commissioner Catmull asked how often the traffic manual gets updated. Deputy City Engineer Nielson said I think it is about ever 4-5 years.

Commissioner Catmull said if the developer put 8 single family homes there that would generate roughly 80 trips per day and with 24 of the multi-family homes it's about 220 trips per day. Are there any concerns on that from a code perspective? Deputy City Engineer Nielson said that is why we rely on that ITE Manual. In the pm peak, which is usually the worst, we are expecting that 24 units would generate 13 trips in the pm peak. That could be 1 car every 5 minutes.

Chair Hollist asked the applicant to return to the podium to answer additional questions.

Commissioner Darby asked if there are locations in Daybreak where you put in a crosswalk with flashing lights where it has the button for pedestrians.

UNAPPROVED

Mr. Langston said that is a good question. We as a developer have not put one in. it is possible that the City installs them. The Hawk signal is completely different and we do have a couple of them. There are also some others that have the flashing light on the crosswalk signs. All the streets are public streets and the right of ways are dedicated to the City and is under their prevue. We are proposing no parking in the section on both sides of those lane entrances. That will keep cars out of there and provide room to stage the cans on garbage day.

Commissioner Gedge asked if there is any consideration to making that one thru way for emergency vehicles or for the snow plow removal. Mr. Langston said we looked at that and those lanes are not fire lanes so we would never expect an emergency vehicle to go into those areas. Our requirement from a code perspective is that each part of the structure has to be within 150 feet of a right of way. Each of these units are within 150 feet. Our assumption would be they would stage from Kettle or Phoebe or Vermillion in a fire event.

Chair Hollist asked what level of input is allowed by the HOA members in what is developed around them. Do they get any say in what gets developed?

Mr. Langston said we have neighborhood meetings where we ask for people's feedback to see if there is anything we have missed. We go to great lengths to study our projects to understand the demographics, the site graphics and the financial viability of it as well as how it is maintained. We don't generally ask for resident feedback. We have learned a lot from our own actions.

Chair Hollist said I will reiterate on what staff has told us in our training last. We really are limited in our scope as to what we are allowed to consider when we are looking at a project like this.

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

Commissioner Gedge motioned to approve File No. PLPP201900673, Daybreak Village 3 Multi-Family #1, Preliminary Plat as proposed. Commissioner Catmull seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Peirce was absent.

B.1 Issue: GARDEN PARK LAKESIDE PHASE 2 1st AMENDMENT, SUBDIVISION AMENDMENT

Location: 11019 S. & 11021 S. Kestrel Rise Road
11029 S. & 11031 S. Kestrel Rise Road
File No: PLPLA201900713
Applicant: IOC Construction

City Planner Greg Schindler reviewed the background information on this item from the Planning Packet Staff Report. The Intent of the amendment is to adjust the lot lines in two different areas between two lots. So four areas are being affected. This is to make one lot wider and one lot narrower to accommodate the townhome structure that will be placed on it. The state changed their requirements last year that the lot line adjustments go through the subdivision amendment process. Nothing is being added. This meets all of our codes as well as state codes and it does not affect the Master Development Plan of Daybreak.

UNAPPROVED

Ken Watson, Ivory Development; this is pretty simple we just found that we needed a couple of wider lots to get bigger buildings in there. Our products have changed to what people want so we are just trying to accommodate that with this amendment.

Chair Hollist opened the Public Hearing. There were no speakers. She closed the Public Hearing

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

Commissioner Gedge made a motion to approve File No. PLPLA201900713, Garden Park Lakeside Phase 2, 1st Subdivision Amendment as presented. Commissioner Darby seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Peirce was absent.

C.1 Issue: DAYBREAK VILLIAGE 12A PLAT 1, PRELIMINARY PLAT

Location: 6950 West 11335 South
File No: PLPP201900662
Applicant: Daybreak Communities

City Planner Greg Schindler reviewed the background information on this item from the Planning Packet Staff Report. Daybreak Communities has filed an application for preliminary subdivision plat approval for the Village 12A Plat 1 subdivision. The proposed subdivision will divide the property into 79 residential lots, 3 park lots (P-lots) and associated public right-of-way. The residential lots are all single family lots. The residential density of this proposal is 4.7 units per acre (gross) density and 7.3 units per acre (net density), which is consistent with the P-C zone and adopted Community Structure Plan for Daybreak. The proposed lot sizes range from 3,825 sq. ft. with an average lot size of 5,899 sq. ft. The PC zone provides for the approval of design guidelines developed for a specific subdivision or site plan. It meets all of the requirements and staff is recommending approval.

Gary Langston, Daybreak Communities, Greg has done a great job covering the information. I am here to answer any questions you have for me.

Chair Hollist asked if this is an area that would be serviced by the new school that Jordan School District just announced last week. Mr. Langston said that is unlikely. There is another school site that is not too far from this location. This is in the middle of Village 9. He pointed the schools out on the overhead screen.

Chair Hollist opened the Public Hearing. There were no speakers. She closed the Public Hearing

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

Commissioner Darby made a motion to approve File No. PLPP201900662, Daybreak Village 12A Plat 1, Preliminary Plat as presented. Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Peirce was absent.

D.1 Issue: DAYBREAK VILLIAGE 11A PLAT 3, PRELIMINARY PLAT

Location: 6800 West 11500 South
File No: PLPP201900705

UNAPPROVED

Applicant: Daybreak Communities

City Planner Greg Schindler reviewed the background information on this item from the Planning Packet Staff Report. This is the third plat in Village 11. This subdivision is proposing to divide the property into 75 residential lots (12 twin home lots and 63 single family detached). 5 park lots (P-lots) and associated public right-of-way. The proposed lot sizes range from 2,550 sq. ft. to 8,555 sq. ft. with an average lot size of 4,140 sq. ft. This meets all city codes as well as state codes and staff is recommending approval based on the findings and conclusions in the report.

Gary Langston, Daybreak Communities, this is fairly straight forward. You have seen the previous two plats for Village 11A in the past several weeks which were plat 1 & 2 and this is plat 3 that fills them in. It is worth noting that in the month of January we sold about 75 homes in Daybreak. In 2019 we sold just over 750 so clearly we are a growing community and adding a number of residents to South Jordan.

Chair Hollist asked how often is your plat geographically separated like this one is.

Mr. Langston said we try not to do that too much. This has ha lot to do with which products we need to allow us to have inventory of all of the different unit types. One the west side we had approval of a road dedication last year where we dedicated the rights away to the city for most of our major streets on the west side. That is part of the reason why these look segregated.

Chair Hollist asked if the park lot will be visible from the road and is it a private park lot. Mr. Langston said it is a bit of an odd space. This is what I would call an inefficiency in our land plan. Rather than just make this a huge island of concrete the plot will include parking with landscaping.

Commissioner Catmull asked about the pedestrian trails in the area. He asked how close this is to the trail system.

Mr. Langston said there are a number of pedestrian routes that go through this area. This would be similar in width and in height that you see going down the middle of Lake Avenue as you are heading past Sunstone and going out towards the hub in Village 7 and Village 8.

Chair Hollist opened the Public Hearing. There were no speakers. She closed the Public Hearing

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

Commissioner Gedge made a motion to approve File No. PLPP201900705, Daybreak Village 11A Plat 3, Preliminary Plat as presented. Commissioner Darby seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Peirce was absent.

E.1 Issue: MABEY LANE ESTATES, PRELIMINARY SUBDIVISION

Location: 10149 South Temple Drive (1300 West)
File No: PLPP201900605
Applicant: Russell Wilson, Symphony Homes

UNAPPROVED

Planner Brad Sanderson reviewed the background information on this item from the Planning Packet Staff Report. In 2019 the City Council approved the R-2.5 zone on the subject property, located at 10149 south Temple Drive (1300 West), in conjunction with a development agreement. The agreement primarily outlines some shared improvements to Mabey Lane. The applicant is proposing to subdivide the 4.43 acre property into a 9 lot subdivision. Each lot will meet the minimum 90 foot frontage requirement as well as the minimum 12,000 square foot lot size, though the majority of the lots will be approximately .50 acres in size and front onto Mabey Lane. As part of the development of the property, the Applicant will be reconstructing Mabey Lane by installing sewer and water utilities across the roadway and into each new lot, as well as installing other surface improvements along the north side such as curb, gutter, park strip, and sidewalk. Additionally, years ago the City acquired Mabey Lane as public right of way, and made commitments to property owners to improve the south side of Mabey Lane. The City also desired to shift the entrance of Mabey Lane to the north in order to better align with the access of the Jordan River Temple access on the west side of Temple View Drive (1300 West). As a result, the Applicant and City entered into a development agreement, stipulating shared design and improvements costs of Mabey Lane. There is one condition added upon approval that the Applicant shall provide all improvement costs to the City pertaining to the construction of Mabey Lane, prior to construction. Our recommendation is in favor of this and this will come back to staff with final approval and we will continue to work with those land owners on the south side as well as all the neighbors in the area to coordinate the improvements for this area.

Commissioner Gedge asked about animal rights. Planner Sanderson said there are no animal rights. The R-2.5 zone does not allow for any animal rights.

Russell Wilson, Symphony homes, said Brad covered this pretty well. I am happy to answer any questions.

Chair Hollist asked if they plan to put in a light on 1300 West.

Deputy City Engineer Jeremy Nielson said currently, no. There may be a need for one in the future. Signals are very expensive and must meet warrant to have one installed.

Chair Hollist opened the Public Hearing.

Tom Gray, Samuel Holt Drive, yes, cars do go all the way across 1300 West now and yes, pedestrians do cross there frequently. I came over to talk with Brad and one of the city engineers and on that morning I nearly had a head on collision. Folks going in and out of the temple are not paying attention to Mabey Lane. I would personally welcome a light there some day.

Karla Richards, Samuel Holt Drive; I like the proposed development and we support that as well as the Mabey Lane upgrade. My concern is the egress during the construction for all of the families to the east. I would like to hear about how you will deal with the private road such as Samuel Holt Drive and Holt Farm Lane and keeping individual vehicles off our private road.

Bruce Bennion, Samuel Holt Drive; I am five lots away from this development. The development sounds like it will be fantastic and it will eliminate the garbage dump that has been on the corner. I want to know if anyone can estimate how long it will impact the development on Mabey Lane.

UNAPPROVED

Bob Burnes, Samuel Holt Drive; I am right on the corner of Mabey Lane and Samuel Holt Drive. There is a lot of traffic going up and down Mabey Lane. I strongly recommend you look at a light there in the future. On 1300 West there is not a light until you get to 10600 South and the next one is on 9800 South; that is more than a mile without a light or crosswalk. It would be a good idea to get the sidewalk put in on our side of Mabey Lane. I would like to know how long it will take them to develop the improvements on the road.

Kim Burgon, 10201 S. 1300 W.; I live in the old house on the corner. I have no objections to this at all. I am here to make a record of what happen on my corner. It all started when my wife and I moved there in 1978 to save the old house. Ed Fraughton, who is in the Chapel, and Rex Holt who was City Council at that time, we talked about saving the Chapel, Aunt Mames, and our house. That is how the concept of the historic zone got started here. Around 1997, when Dix McMullin became the Mayor, he said let's make it a zone and we did that. In 2003 when South Jordan wanted to widen the road from 55 to 66 feet, they said we would love to stack dirt on your field to hold up our road. I worked with Craig Hall who was the Utah Property Ombudsman, and that is when we got that 22 foot wall that comes down our whole field and in front of our place. We got the rod iron fence in with a plan to run and go down Mabey Lane. Then John Gust showed up to do Hidden Village and he said we need some width to get our street up there and we will put in your wall and fence and then it will all be done. My simple comment is, and I have worked with Brad Sanderson throughout this whole time and he is great. The agreement between John Gust and us was a wall. I have a simple drawing of it. Brad said we don't need the rod iron fence anymore but my wife and I are big on having the wall back by the sidewalk so that it is holding up. This wall is 160 feet long and goes from 4 to 2 feet high on the plan. He pointed out his property on the overhead screen and marked where the 22 foot wall is located. (See Attachment G Detailed Wall Specifications).

Shari Harris, 10311 Bonanza View Way; I live about a block away from this. I would like to express my gratitude to you for your service on the Commission. There are many people who want certain things from the intersection, but overall we want the intersection to be effective and reflect the beauty of that across the street. I wanted to also remind you that you are free to choose the way things move forward in South Jordan. I was impressed to see the effort of the citizens that have come here to communicate with you on what you can do to respond to their needs.

Craig Johnson, Generation Lane in Hidden Village; my concern is the traffic being redirected through our neighborhood and on through our private roads and the impact the might have not only during the time of construction but afterwards as well. My question is, when will the construction start, and how long will the construction last. How will you direct that traffic during the construction?

Chair Hollist closed the Public Hearing

Chair Hollist asked what will the length of the road construction last; when will it start.

Mr. Wilson said we anticipate to start construction as soon as we have our final plat approval which should be in the next few weeks. We don't anticipate the construction taking any longer than 3 months start to finish for the road.

Chair Hollist asked if they will deny access to this road.

UNAPPROVED

Mr. Wilson said we always have to provide a way in and a way out. Our contractor will have traffic control measures and we will make sure everyone has access to their properties.

Chair Hollist asked if they would be doing anything to discourage the use of the private roads by people who do not live there.

Mr. Wilson said we would be open to signs as needed.

Deputy City Engineer Jeremy Nielson said as part of the encroachment permit process, we can work with them on the traffic control plan. That is where we identify all the signage needed. One of the residents must have reached out to engineering previously because we are aware of this issue and it is something we will watch out for.

Chair Hollist asked how long it will take to construct the homes.

Mr. Wilson said there are 8 homes and we will build them as we sell them. Our general build time is approximately 6 months.

Chair Hollist said are you responsible for building the retaining wall that was being discussed by Mr. Burgen?

Planner Brad Sanderson said we will be coordinating that. The city will be paying for that wall and will coordinate with their contractor to get that installed. We have talked about this with our City Manager and City Attorney and with Mr. Burgen; it is in the plan.

Chair Hollist said I did notice on the Future Land Use Map that this whole area is designated as a Historical area. Is there going to be anything done with the design or how you build these homes to reflect that?

Mr. Wilson said that is something I was not aware of.

Planner Sanderson said the zone they have is just a standard residential zone but the land use you are referring to is Historic. There is not a requirement to do anything. It would be nice if they did but there are no requirements to do anything.

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

Commissioner Gedge made a motion to approve File No. PLPP201900605, Mabey Lane Estates, Preliminary Subdivision with the following requirement:

- **The Applicant shall provide all improvement costs to the City pertaining to the construction of Mabey Lane, prior to construction.**

Commissioner Catmull seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Peirce was absent.

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

UNAPPROVED

F.1 Issue: PARKVIEW ESTATES, LAND USE AMENDMENT AND REZONE

Location: 10336 South 1000 West
File No: PLZBA201900712
Applicant: Tausha Strang

Planner Brad Sanderson reviewed the background information on this item from the Planning Packet Staff Report. The City generally tries to buffer existing residential land uses from commercial uses with office uses in order to alleviate potential impact. As such, many of the properties generally located along the 10400 South coordinate were envisioned as transitional properties, either as office or smaller lot residential uses (see 2010 General Plan and 2020 General Plan). The Applicant is seeking the City's approval to amend the land use designation on one of the two parcels listed within this application from Economic Center (EC) to Stable Neighborhood (SN). The Applicant is also seeking the City's approval to rezone both parcels from Agriculture A-1 and A-5 to the Residential R-3 Zone. If approved, the Applicant intends to subdivide the combined 2.73 acres property into individual residential lots according to the requirements of the R-3 Zone (see concept plan).

Tausha Strang, Applicant, was present but did not add and comments.

Chair Hollist opened the Public Hearing.

Michael Austin, 1058 W. 10400 S.; I own one of the properties that is being considered for the rezoning. My only concern is, I bought the property 30 years ago and that was a private road and is still a private road and I own access to that. I am wondering how that will affect my ownership of that private lane once the property to the east is developed.

Chair Hollist asked Mr. Austin to show his property on the map. She asked if this has been resolved with the County.

Mr. Austin said I have right of way from when I bought the property across the property to the east of me and then I had to give right of way across my property to houses that were west of me which have since been torn down. There are not residences west of me now. I have basically closed the road off because we were getting a lot of traffic from the Hindu Temple and from construction traffic when they were building it. I put a gate across the road so it is basically closed off on the west end of my property now. I want to make sure that stays private property until and if I happen to decide to develop later.

Chair Hollist said would the city force him to grant access.

Planner Sanderson said he has an easement across the property currently that allows him access to his development. If she were to develop, she would have to develop to our standards. That means she would have to develop the public road. He would still have access in either case. There would only be access by the utility companies. There would not be any cross through traffic. Only him and whomever he allows to go through.

Chair Hollist closed the Public Hearing.

UNAPPROVED

Commissioner Gedge said I live in the area and want to go on the record with that.

F.2 Potential Action Item – (See VII.J.1)

Commissioner Gedge made a motion that the Planning Commission recommend to the City Council to approve the following:

- **Resolution R2020-12, changing the land use designation from Economic Center (EC) to Stable Neighborhood (SN), and**
- **Rezone Ordinance 2020-03-Z, rezoning the property from Agriculture A-1 and A-5 to Residential R-3.**

Commissioner Catmull seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Peirce was absent.

VIII. OTHER BUSINESS

None

ADJOURNMENT

Commissioner Gedge motioned to adjourn the February 11, 2020 Planning Commission meeting. Commissioner Darby seconded the motion. Vote was unanimous in favor.

The February 11, 2020 Planning Commission Meeting adjourned at 9:03 p.m.

Meeting minutes were prepared by City Recorder Anna West

UNAPPROVED

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 02/25/2020

Issue: **PARK PLACE SUBDIVISION PHASE 3 SUBDIVISION AMENDMENT**
Address: 11065 S. 1005 W.
File No: PLPLA202000041
Applicant: Nick Mason, Bach Homes

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

ACREAGE:	Approximately 5.8 acres
CURRENT ZONE:	R-2.5 (Residential, 2.5 lots or units per acre)
CURRENT USE:	Vacant and improved
FUTURE LAND USE PLAN:	SN (Stable Neighborhood)
NEIGHBORING ZONES/USES:	North – A-1 and R-2.5 / Single-family residence South – R-1.8 / Midas creek and single-family residences West – R-2.5 / Single-family residences East – A-5 / Beckstead canal and West Riverfront Park

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:

The Planning Commission reviewed and approved the Park Place subdivision on December 11, 2018. The subdivision consists of four phases. The third phase includes seven lots on a cul-de-sac street that was presented and approved as a public street. Although the applicant has always expressed a desire to make the cul-de-sac in Phase 3 gated and private, based on several factors, including City staff's opposition to gated and private streets, the applicant chose not to pursue a private street at the time.

This application seeks to amend the original approval and convert the cul-de-sac in Phase 3 to a private roadway. The applicant is not proposing a gate at this time.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- Private Streets: **Private streets are strongly discouraged**. When approved, private street rights-of-way and improvements shall comply with the City's Construction Standards and Specifications. The City Engineer may allow or require other right-of-way widths and waive or modify requirements for pavement, curb and gutter, sidewalks and park strips upon the applicant's showing of good cause (a reason rationally related to the development) and in the best interest of the City. In all cases, however, pavement/subbase thickness/depth shall be designed and built as required for public streets, as described in the City's Construction Standards and Specifications. Streetlights within private streets in PUDs shall be private and designed with a meter setting per Rocky Mountain Power standards. Private streets shall be bonded the same as a public street including, but not limited to, road construction, curb and gutter, sidewalk, streetlights, storm drainage, and water system. At the acceptance of the improvements by the City, one hundred percent (100%) of the bond will be released with no retainage for warranty; except for those improvements that will be publicly maintained and owned, if any. (City Code § 16.04.180.A (emphasis added).)
- Recently the City has approved few if any private streets, but has received and approved a number of requests to convert private streets to public. Recent private to public street approvals include streets in the Sand Dunes and Oquirrh Park subdivisions, and were primarily motivated by the high cost of maintaining roads.
- The cul-de-sac street in this application will be built to the City's 55-foot-wide residential street City standard. The only exception to the standard is at the north end, at the intersection with Jordan River Dr., where a wider road section exists to accommodate two six-foot-wide landscaped islands.

ALTERNATIVES:

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

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Park Place Subdivision Phase 3
- Park Place Subdivision Phase 3 (redlines)
- Site Plan C-202
- Site Plan C-203

Damir Drozdek, AICP
Planner III, Planning Department



Legend

STREETS

PARCELS

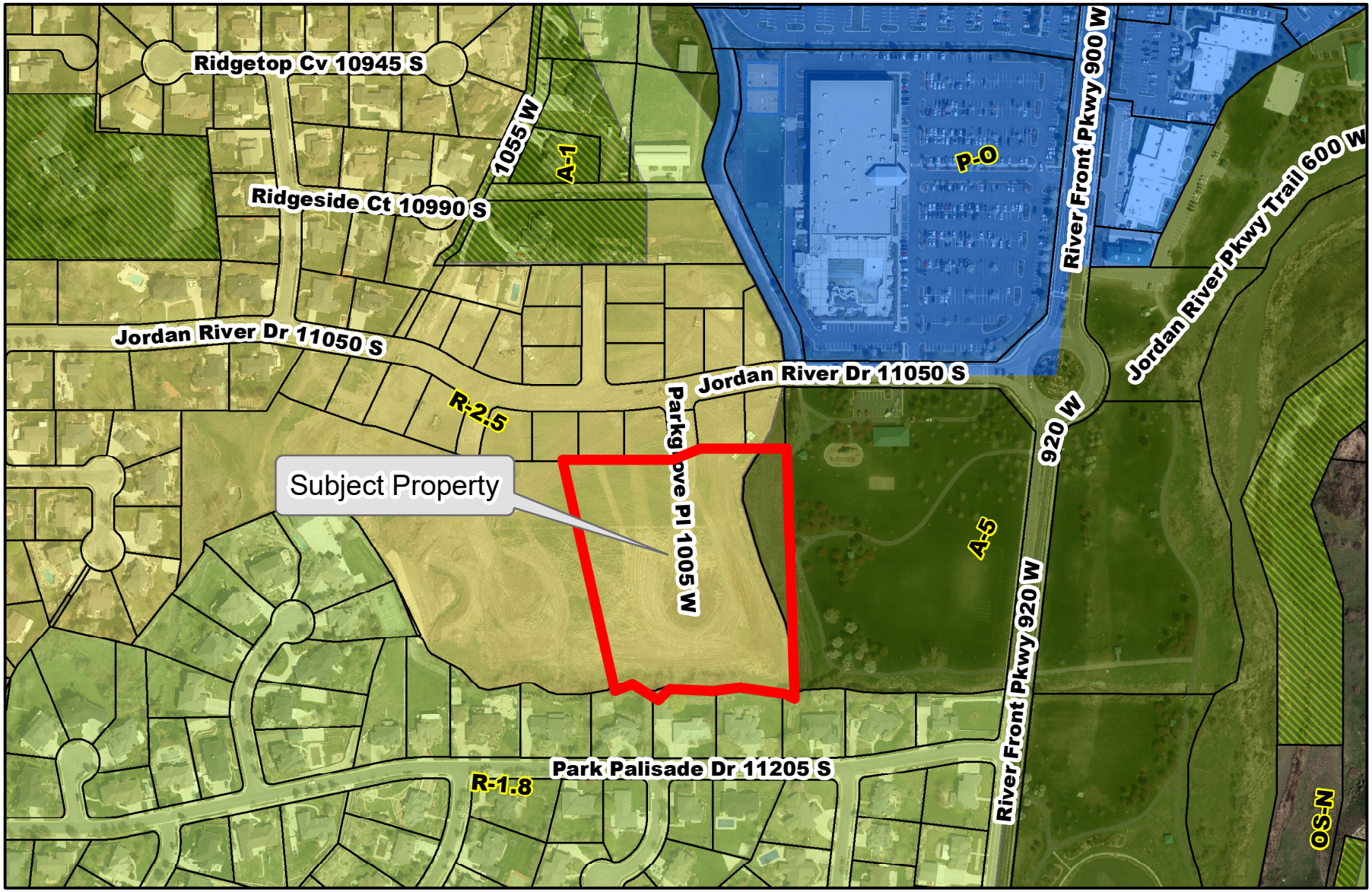
Aerial Map

City of South Jordan

0 105 210 420 630 840 Feet

Aerial Imagery
2019

ESRI



Legend

STREETS

PARCELS

Zoning Map

City of South Jordan

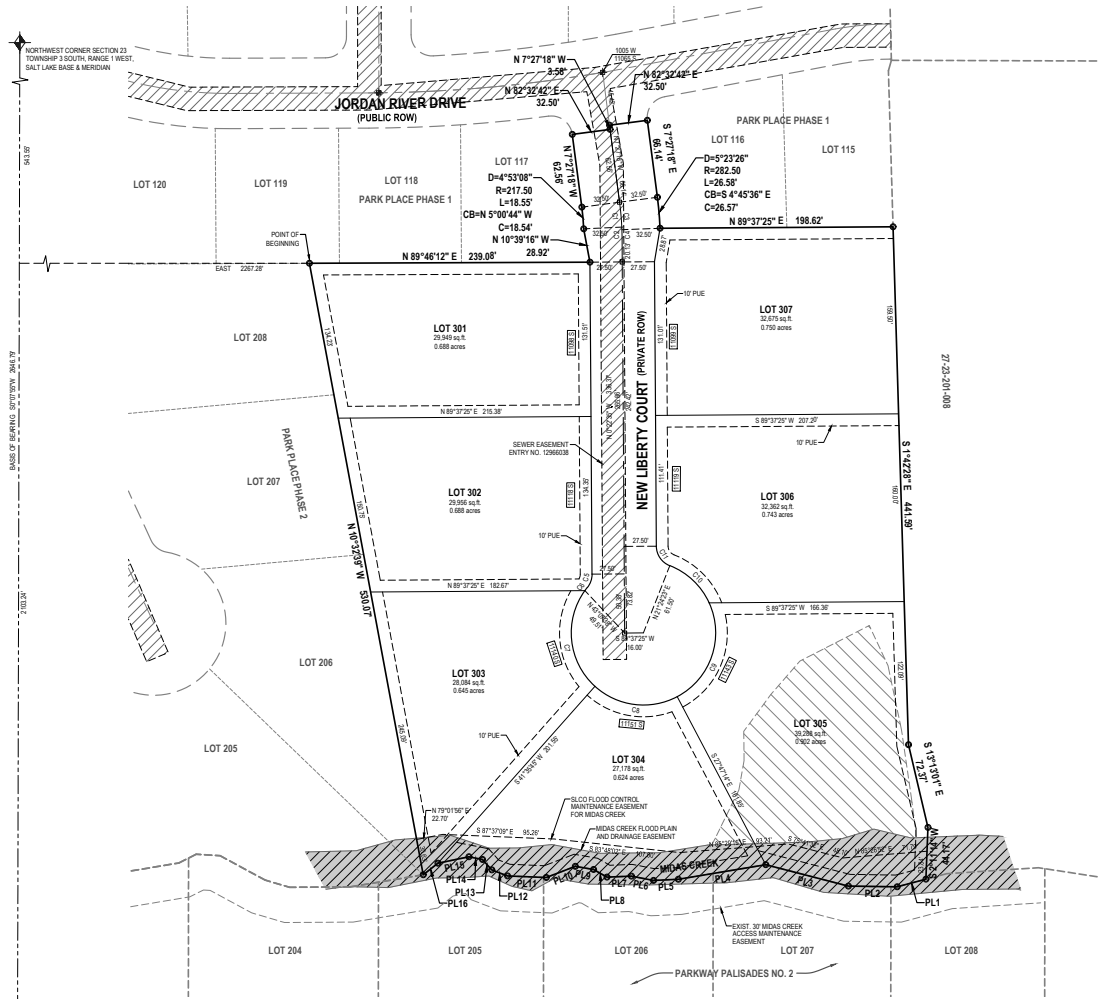
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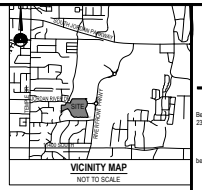
Aerial Imagery
2019

ESRI

PARK PLACE PHASE 3 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH





SOUTH JORDAN CITY PLAT NOTES

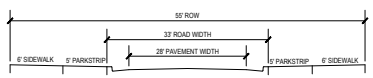
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2. MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO HIGH OR FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IN ANY.
3. THE OWNER CERTIFIES THAT THE TITLE REPORT DATED _____ WHICH WAS PREPARED BY MERIDIAN TITLE COMPANY, WAS PROVIDED TO OWNER'S SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT.
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6. LOT 305 WILL REQUIRE A LETTER OF MAP REVISION FILL (LOMRF) TO CERTIFY LOTS ARE CONSTRUCTED ABOVE THE 100-YR FLOOD PLAIN ELEVATION.

CURVE TABLE

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LINE TABLE

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PL13	N41°35'02"W	11.86'
PL14	N78°46'32"W	11.89'
PL15	S78°15'34"W	26.93'
PL16	S51°43'14"W	15.93'



LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- FEMA ZONE 'AE'
- FEMA REGULATORY FLOODWAY

ENSIGN ENG. LAND SURV.

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ. 1 inch = 50 ft.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as PARK PLACE PHASE 3 SUBDIVISION and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point being South 00°07'55" West 543.55 feet along the section line and East 2,267.28 feet from the Northwest Corner of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°46'12" East 239.08 feet;
thence North 10°39'16" West 28.92 feet;
thence Northeasterly 18.55 feet along the arc of a 217.50 foot radius curve to the left (center bears South 87°25'50" West and the chord bears North 05°00'44" West 18.54 feet with a central angle of 04°53'08");
thence North 07°27'18" West 62.56 feet;
thence North 82°32'42" East 32.50 feet;
thence North 07°27'18" West 3.58 feet;
thence North 82°32'42" East 32.50 feet;
thence South 07°27'18" East 66.14 feet;
thence Southeasterly 26.58 feet along the arc of a 282.50 foot radius curve to the right (center bears South 82°32'42" West and the chord bears South 04°45'36" East 26.57 feet with a central angle of 05°23'26");
thence North 89°37'25" East 198.62 feet;
thence South 01°42'28" East 441.59 feet;
thence South 13°13'01" East 72.37 feet;
thence South 02°11'14" West 44.17 feet to the Northerly Boundary Line of Parkway Palisades No. 2 Subdivision, recorded as Entry No. 6227113, in Book 95-12P, at Page 344 in the Office of the Salt Lake County Recorder;
thence South 77°10'57" West 25.37 feet along said Northerly Boundary Line;
thence North 89°08'54" West 41.56 feet along said Northerly Boundary Line;
thence North 75°29'42" West 72.75 feet along said Northerly Boundary Line;
thence South 80°31'48" West 75.57 feet along said Northerly Boundary Line;
thence South 87°24'37" West 21.15 feet along said Northerly Boundary Line;
thence North 79°07'59" West 19.21 feet along said Northerly Boundary Line;
thence South 87°40'15" West 20.81 feet along said Northerly Boundary Line;
thence North 60°08'07" West 13.16 feet along said Northerly Boundary Line;
thence North 80°29'48" West 15.81 feet along said Northerly Boundary Line;
thence South 68°56'51" West 26.48 feet along said Northerly Boundary Line;
thence North 87°35'27" West 33.04 feet along said Northerly Boundary Line;
thence North 69°07'01" West 14.38 feet along said Northerly Boundary Line;
thence North 41°35'02" West 11.86 feet along said Northerly Boundary Line;
thence North 78°46'32" West 11.89 feet along said Northerly Boundary Line;
thence South 78° 15'34" West 26.93 feet along said Northerly Boundary Line;
thence South 51°43'14" West 15.93 feet along said Northerly Boundary Line;
thence North 10°32'39" West 530.07 feet to the point of beginning.

Contains 253,027 Square Feet or 5.809 Acres and 7 Lots

PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH

Date

PATRICK M. HARRIS
P.L.S. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to the South Jordan City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE ROW" for construction and maintenance of approved public utilities and appurtenances together with right of access thereto.

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

PARK PLACE PHASE 3 SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

Pursuant to Code 10-9a-604d the owner hereby conveys the Private ROW as indicated hereon to The Estates at Park Place HOA, 11650 South State, Draper, Utah 84020.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20_____

By: _____

By: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake) S.S.

On the _____ day of _____ A.D., 20_____ personally appeared before me _____ the signer of the foregoing instrument, who duly acknowledged to me that he/she is the _____ of _____ a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake) S.S.

On the _____ day of _____ A.D., 20_____ personally appeared before me _____ the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ of _____ a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

ROCKY MOUNTAIN POWER NOTES:

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be constructed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also hereby approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

NOTE: THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY SEWER SERVICE TO THE PROPERTY OR ANY APPROVAL OF SEWER LINES OR FACILITIES THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.

NOTE: SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

FLOOD ZONE DESIGNATION

FLOOD ZONE AE AND FEMA REGULATORY FLOODWAY AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP #49035C0441G EFFECTIVE SEPTEMBER 25, 2009.

DEVELOPER
BACH LAND & DEVELOPMENT, LLC
11650 STATE ST #300
DRAPER, UTAH 84020
(801) 727-9500

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone:801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER: 8425
MANAGER : ROE
DRAWN BY : JWJ
CHECKED BY : KFW
DATE : 2/11/20

PARK PLACE PHASE 3 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY FLOOD CONTROL
APPROVED THIS _____ DAY OF _____ 20_____
BY THE SALT LAKE COUNTY FLOOD CONTROL.
SALT LAKE COUNTY FLOOD CONTROL

SOUTH VALLEY SEWER DISTRICT APPROVAL
APPROVED THIS _____ DAY OF _____ 20_____
BY THE SOUTH VALLEY SEWER DISTRICT.
SOUTH VALLEY SEWER DISTRICT MANAGER

BOARD OF HEALTH APPROVAL
APPROVED THIS _____ DAY OF _____ 20_____
BY THE BOARD OF HEALTH
SALT LAKE COUNTY HEALTH DEPARTMENT

CITY PLANNER
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D.,20___
CITY PLANNER

CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND IS HEREBY APPROVED.
SOUTH JORDAN CITY ENGINEER DATE

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D.,20___
ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D.,20___.
ATTEST: CITY CLERK MAYOR

RECORDED #

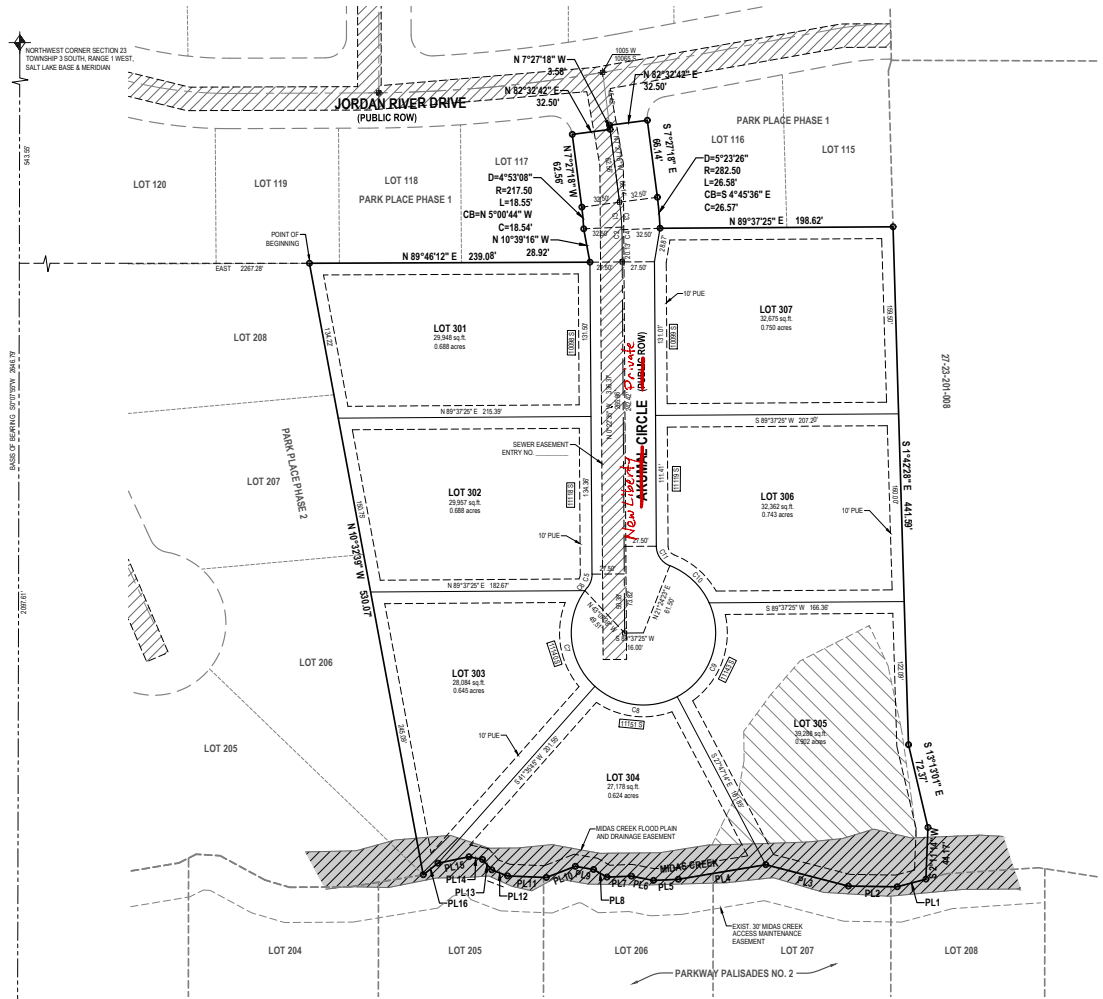
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF : _____

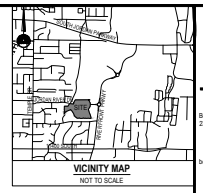
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES DEPUTY SALT LAKE COUNTY RECORDER

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SOUTH JORDAN CITY PLAT NOTES

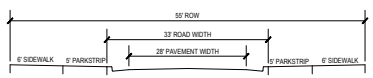
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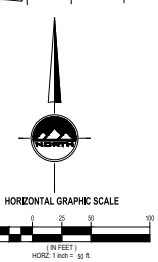
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PL16	S51°43'14"W	15.93'



LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- FEMA ZONE 'AE'
- FEMA REGULATORY FLOODWAY

ENSIGN ENG. LAND SURV.



ROCKY MOUNTAIN POWER NOTES:

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   - 2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   - 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   - 2.4. ANY OTHER PROVISION OF LAW.

DOMINION ENERGY NOTE:
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-215-8032.

NOTE: THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY SEWER SERVICE TO THE PROPERTY OR ANY APPROVAL OF SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.

NOTE: SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

DEVELOPER
BACH LAND & DEVELOPMENT, LLC
11650 STATE ST #300
DRAPER, UTAH 84020
(801) 727-9500

FLOOD ZONE DESIGNATION

FLOOD ZONE AE AND FEMA REGULATORY FLOODWAY AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP #49035C0441G, EFFECTIVE SEPTEMBER 25, 2009.

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone:801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1

PROJECT NUMBER: 8425
MANAGER : ROE
DRAWN BY : JWJ
CHECKED BY : KFW
DATE : 2/28/19

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as PARK PLACE PHASE 3 SUBDIVISION and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point being South 00°07'55" West 543.55 feet along the section line and East 2,267.28 feet from the Northwest Corner of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°46'12" East 239.08 feet;
thence North 10°39'16" West 28.92 feet;
thence Northeasterly 18.55 feet along the arc of a 217.50 foot radius curve to the left (center bears South 87°25'50" West and the chord bears North 05°00'44" West 18.54 feet with a central angle of 04°53'08");
thence North 07°27'18" West 62.56 feet;
thence North 82°32'42" East 32.50 feet;
thence North 07°27'18" West 3.58 feet;
thence North 82°32'42" East 32.50 feet;
thence South 07°27'18" East 66.14 feet;
thence Southeasterly 26.58 feet along the arc of a 282.50 foot radius curve to the right (center bears South 82°32'42" West and the chord bears South 04°45'36" East 26.57 feet with a central angle of 05°23'26");
thence North 89°37'25" East 198.62 feet;
thence South 01°42'28" East 441.59 feet;
thence South 13°13'01" East 72.37 feet;
thence South 02°11'14" West 44.17 feet to the Northerly Boundary Line of Parkway Palisades No. 2 Subdivision, recorded as Entry No. 6227113, in Book 95-12P, at Page 344 in the Office of the Salt Lake County Recorder;
thence South 75°10'57" West 25.37 feet along said Northerly Boundary Line;
thence North 89°08'54" West 41.56 feet along said Northerly Boundary Line;
thence North 75°29'42" West 72.75 feet along said Northerly Boundary Line;
thence South 80°31'48" West 75.57 feet along said Northerly Boundary Line;
thence South 87°24'37" West 21.15 feet along said Northerly Boundary Line;
thence North 79°07'59" West 19.21 feet along said Northerly Boundary Line;
thence South 87°40'15" West 20.81 feet along said Northerly Boundary Line;
thence North 60°08'07" West 13.16 feet along said Northerly Boundary Line;
thence North 80°29'48" West 15.81 feet along said Northerly Boundary Line;
thence South 68°56'51" West 26.48 feet along said Northerly Boundary Line;
thence North 87°35'27" West 33.04 feet along said Northerly Boundary Line;
thence North 69°07'01" West 14.38 feet along said Northerly Boundary Line;
thence North 41°35'02" West 11.86 feet along said Northerly Boundary Line;
thence North 78°46'32" West 11.89 feet along said Northerly Boundary Line;
thence South 78° 15'34" West 26.93 feet along said Northerly Boundary Line;
thence South 51°43'14" West 15.93 feet along said Northerly Boundary Line;
thence North 10°32'39" West 530.07 feet to the point of beginning.

Contains 253,027 Square Feet or 5.809 Acres and 7 Lots

PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS UTAH

Date

PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

PARK PLACE PHASE 3 SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____, A.D., 20____

By: _____

By: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake) S.S.

On the _____ day of _____ A.D., 20_____ personally appeared before me _____ the signer of the foregoing instrument, who duly acknowledged to me that he/she is the _____ of _____ a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.

NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake) S.S.

On the _____ day of _____ A.D., 20_____ personally appeared before me _____ the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ of _____ a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.

NOTARY PUBLIC

SALT LAKE COUNTY FLOOD CONTROL

APPROVED THIS _____ DAY OF _____ 20_____
BY THE SALT LAKE COUNTY FLOOD CONTROL.

SALT LAKE COUNTY FLOOD CONTROL

SOUTH VALLEY SEWER DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____ 20_____
BY THE SOUTH VALLEY SEWER DISTRICT.

SOUTH VALLEY SEWER DISTRICT MANAGER

BOARD OF HEALTH APPROVAL

APPROVED THIS _____ DAY OF _____ 20_____
BY THE BOARD OF HEALTH

SALT LAKE COUNTY HEALTH DEPARTMENT

CITY PLANNER

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D.,20___

CITY PLANNER

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND IS HEREBY APPROVED.

SOUTH JORDAN CITY ENGINEER DATE

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D.,20___

ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D.,20___

ATTEST: CITY CLERK MAYOR

RECORDED #

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

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

FEES DEPUTY SALT LAKE COUNTY RECORDER

PARK PLACE PHASE 3 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

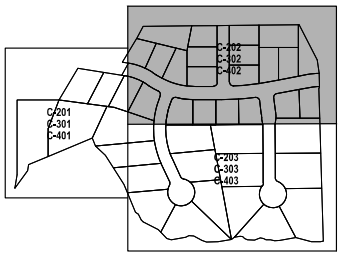
811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

EAST QUARTER CORNER SECTION 14 T3S, R1W SALT LAKE BASE & MERIDIAN

ELEVATION = 4322.02





HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ 1 inch = 30 ft.

City Engineer
City of South Jordan
Approved 03/21/2019
City Engineer

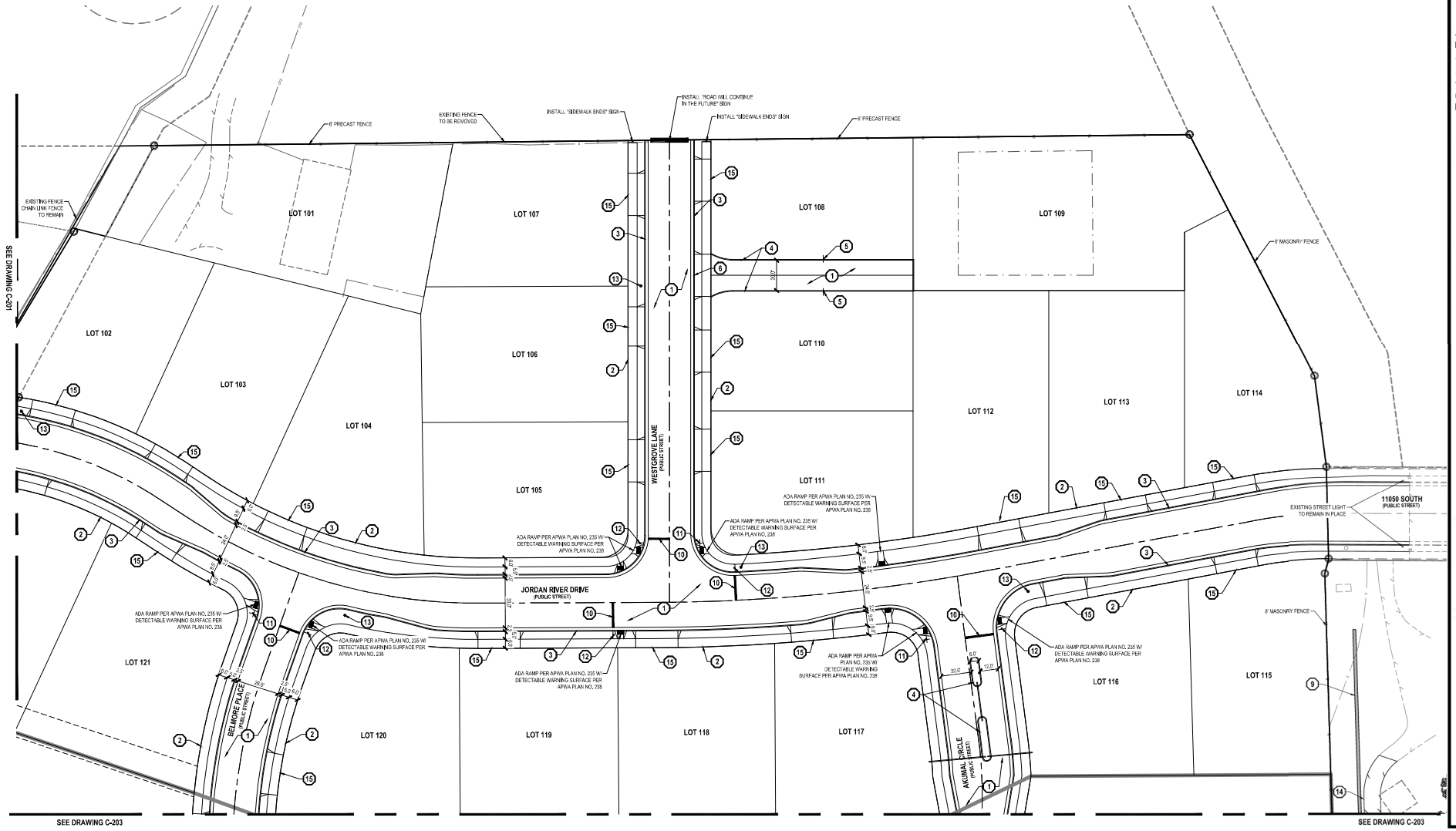
GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. ASPHALT PAVEMENT: 4" THICK ASPHALTIC CONCRETE WITH 14" UNTREATED BASE COURSE WITH A PROPEX GEOTEX MX-401 NON-WOVEN FILTER FABRIC BETWEEN NATIVE MATERIAL AND BASE COURSE PER GEOTECHNICAL REPORT.
2. 6" THICK CONCRETE SIDEWALK PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
3. 30" TYPE "A" CURB AND GUTTER PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
4. 6" TYPE "F" CURB WALL PER APWA STANDARD PLAN NO. 209 AND SPECIFICATIONS.
5. FIRE LANE - NO PARKING SIGN
6. OPEN DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 225 AND SPECIFICATIONS.
7. NOT USED.
8. NOT USED.
9. VERTI-BLOCK RETAINING WALL PER DETAIL 4/C-403.
10. 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
11. STREET SIGN PER M.U.T.C.D. STANDARD PLANS.
12. "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS.
13. CATEGORY 4 STREET LIGHT PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
14. ASPHALT TRAIL: 3" ASPHALTIC CONCRETE WITH 6" UNTREATED BASE COURSE PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
15. APPROXIMATE DRIVEWAY LOCATIONS, EXACT LOCATIONS TO BE DETERMINED AT A LATE DATE.



ENSIGN
THE STANDARD IN ENGINEERING

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FOR:
WRIGHT HOMES
PO BOX 1324
DRAPER, UTAH 84020

CONTACT:
DEREK WRIGHT
PHONE: 801-325-8014

PARK PLACE SUBDIVISION

11065 SOUTH 1055 WEST
SOUTH JORDAN, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT G. ELDER
3-20-19
STATE OF UTAH

NO.	DATE	REVISION	BY
1	12/20/2019	GENERAL CITY REVISIONS	
2			
3			
4			
5			
6			

SITE PLAN

PROJECT NUMBER: 8420
PRINT DATE: 3/20/19
DRAWN BY: JBG
CHECKED BY: RWF
PROJECT MANAGER: RGE

C-202

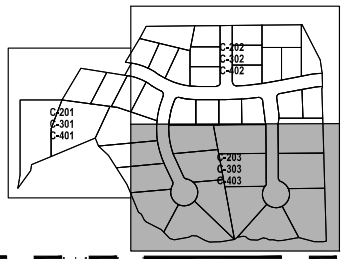
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BENCHMARK

EAST QUARTER CORNER SECTION 14 T3S, R1W SALT LAKE BASE & MERIDIAN

ELEVATION = 4322.02



City Engineer
City of South Jordan
Approved 03/21/2019
City Engineer

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

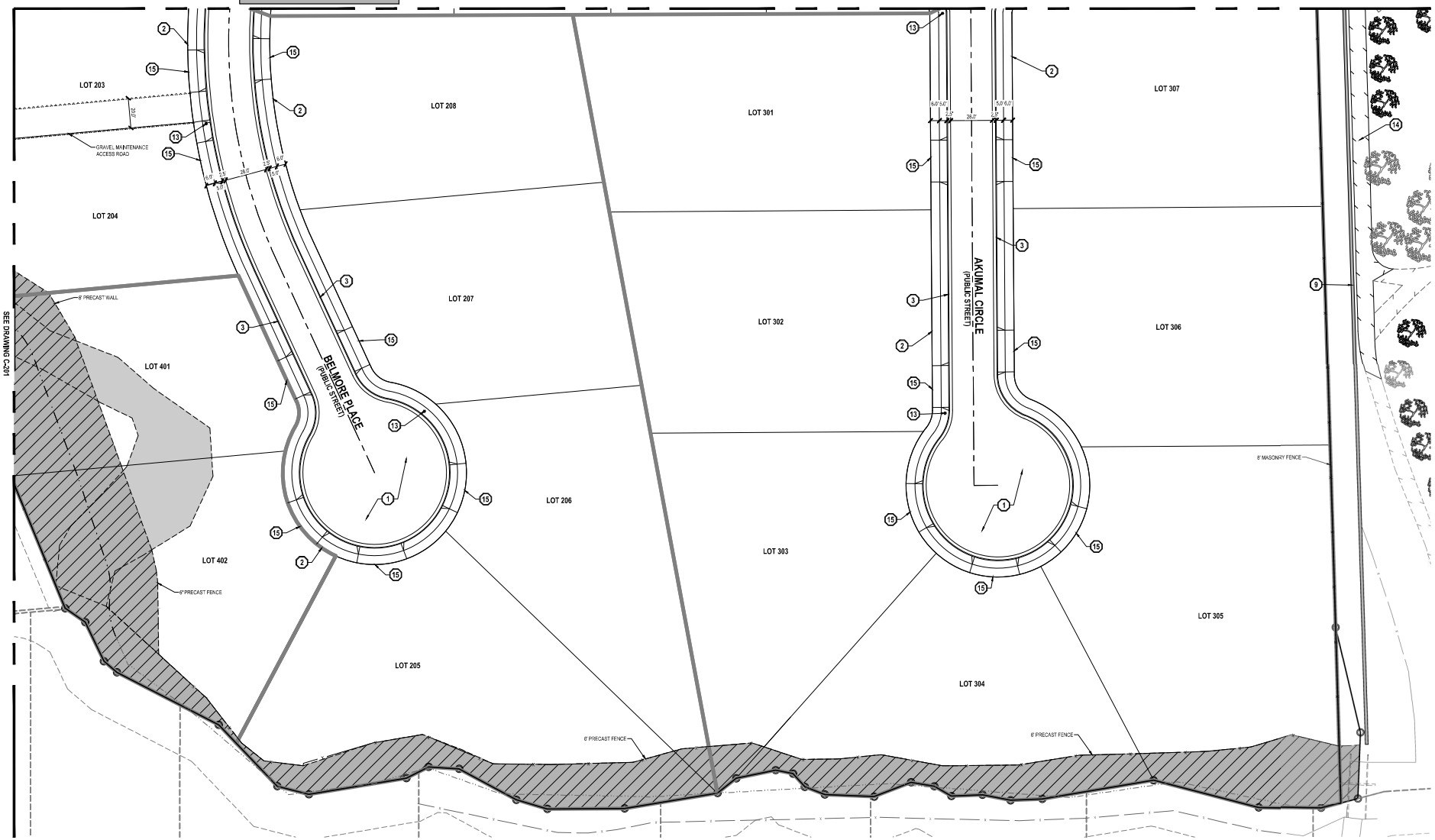
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3. 30" TYPE "A" CURB AND GUTTER PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
4. 6" TYPE "B" CURB WALL PER APWA STANDARD PLAN NO. 200 AND SPECIFICATIONS.
5. FIRE LANE - NO PARKING SIGN
6. OPEN DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 225 AND SPECIFICATIONS.
7. NOT USED.
8. NOT USED.
9. VERTA-BLOCK RETAINING WALL PER DETAIL 4/C-503.
10. 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
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PARK PLACE SUBDIVISION

11065 SOUTH 1055 WEST
SOUTH JORDAN, UTAH



NO.	DATE	REVISION	BY
1	12/22/2018	GENERAL CITY REVISIONS	
2			
3			
4			
5			
6			

SITE PLAN

PROJECT NUMBER: 8420
PRINT DATE: 3/20/19
DRAWN BY: JBG
CHECKED BY: RWE
PROJECT MANAGER: RDE

C-203

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 2/25/2020

Application: **JORDAN CREDIT UNION DRIVE-UP ATM CONDITIONAL USE PERMIT**

Address: 1750 West 11400 South
File No.: PLCUP202000046
Applicant: Ben Wheat

Submitted By: David Mann, Planner II

Staff Recommendation (Motion Ready):

I move the Planning Commission **approve** file no. PLCUP202000046 for the installation of a drive-up ATM located at 1750 West 11400 South as presented to the Planning Commission.

ACREAGE:		2.5 acres
CURRENT ZONE:		MU-SOUTH (Mixed Use-South Center
CURRENT USE:		Future Office Building
FUTURE LAND USE PLAN:		Commercial
NEIGHBORING LU DESIGNATIONS/ (ZONING)/USES	North -	Corridor, (MU-SOUTH) / Future Senior Retirement Community
	South -	Corridor, (MU-SOUTH) / Intermountain Healthcare
	East -	Corridor, (MU-SOUTH) / Gas Station/C-Store
	West -	Low Density, (R-2.5)/ Nelson Farms Subdivision

CONDITIONAL USE REVIEW:

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

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

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

    a. Compliance with all conditions of an applicable conditional use permit;
    b. Observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and

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

2. A conditional use permit may be revoked by the city council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection I.1 of this section.

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

BACKGROUND:

The applicant is seeking approval for a Conditional Use Permit to construct and operate a drive-up ATM in the parking lot on Lot 10 of the Commerce Corner Amended subdivision. Since the ATM is associated with the credit union office building on the property, it is considered an accessory use and not a freestanding kiosk.

ANALYSIS:

The original site plan for the office building on lot 2 was approved with 150 parking stalls, 48 more stalls than what is required by City Code Section 16.26.040. The proposed plan would reduce the total number of stalls to 148. The Applicant anticipates the ATM will be used no more than 2-3 times a day at most. The ATM will be covered with a canopy to match the architectural theme of the office building. One tree will be planted in the planter area adjacent to the parking stalls. The rest of the planter areas will have a mix of plants and shrubs. The canopy will have can lights that will not impact the surrounding neighbors.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The proposal will not affect the required parking ratios for the existing uses on the property.
- Staff reviewed the application and found no potential detrimental effects.

Conclusion:

Based on the application materials and the findings listed above, the proposal is consistent with the City's General Plan and with the purposes and objectives of the pertinent sections of the City's Planning and Land Use Code (see City Code Chapter 17.54).

Recommendation:

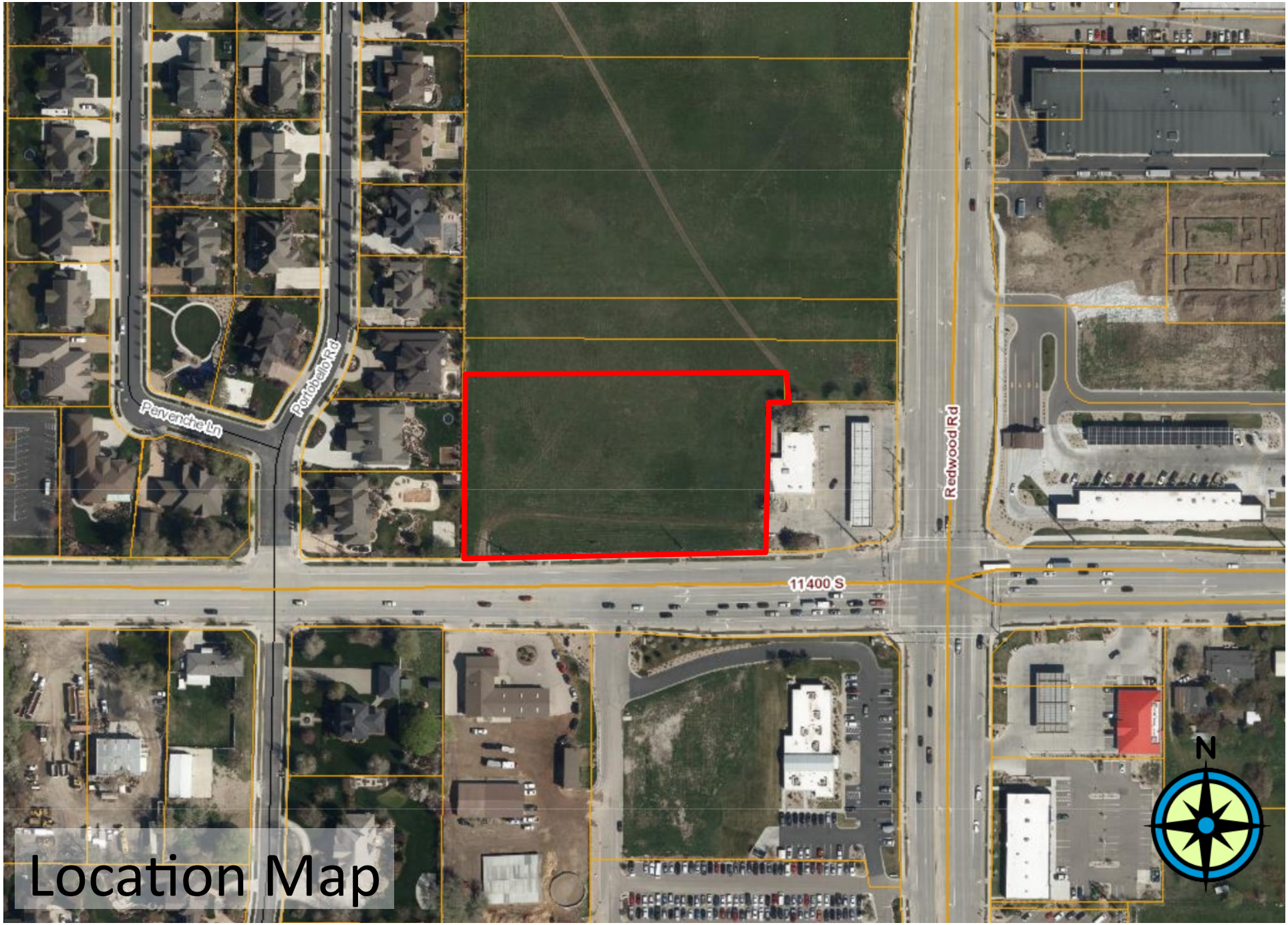
Staff recommends that the Planning Commission take comments at the public hearing and approve the Conditional Use Permit Application File No. PLCUP202000046 for a drive-up ATM proposed at 1750 West 11400 South unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

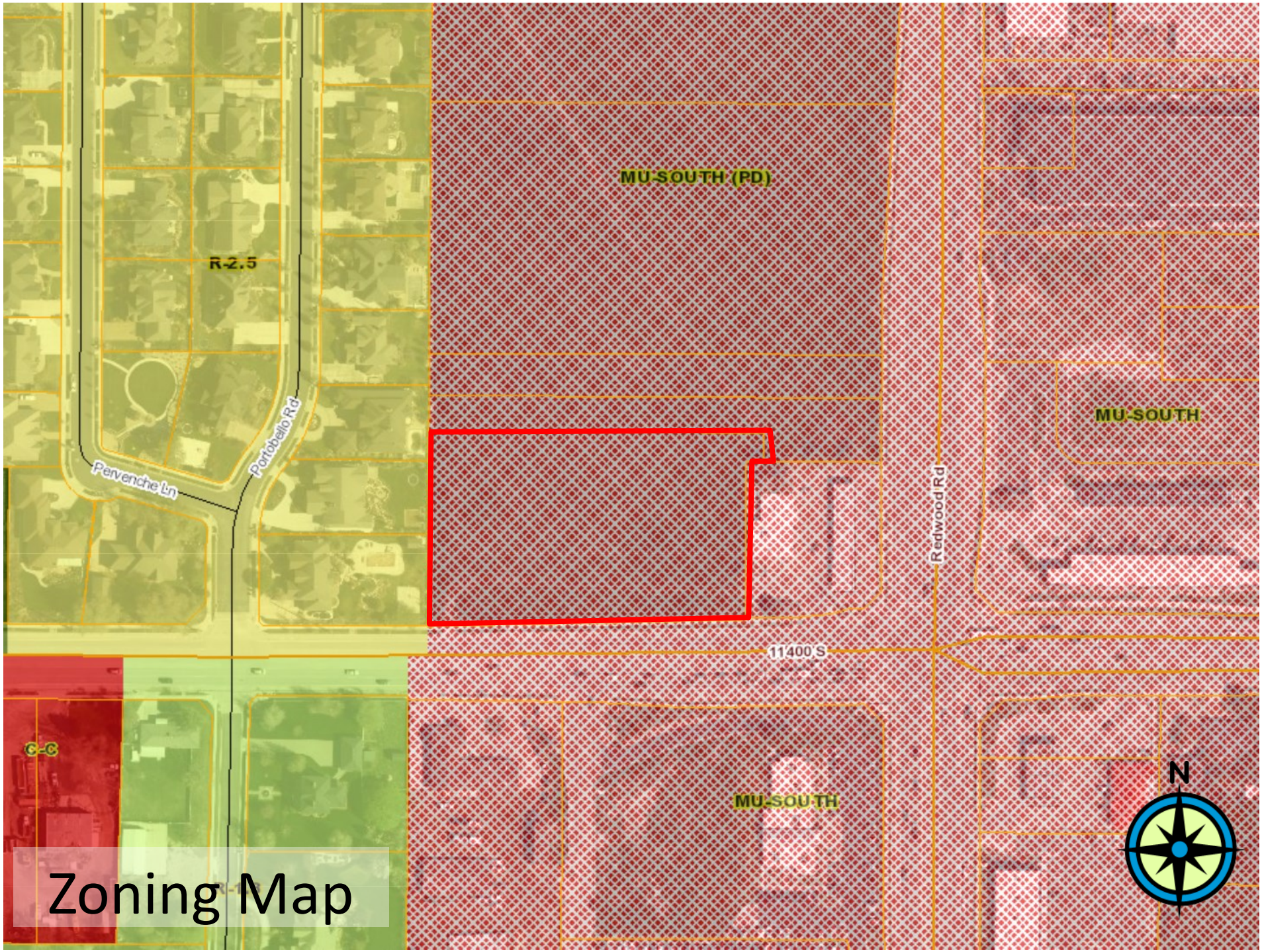
- Deny the Conditional Use Permit
- Modify the provisions for approval.
- Schedule the decision for a later date.

SUPPORT MATERIALS:

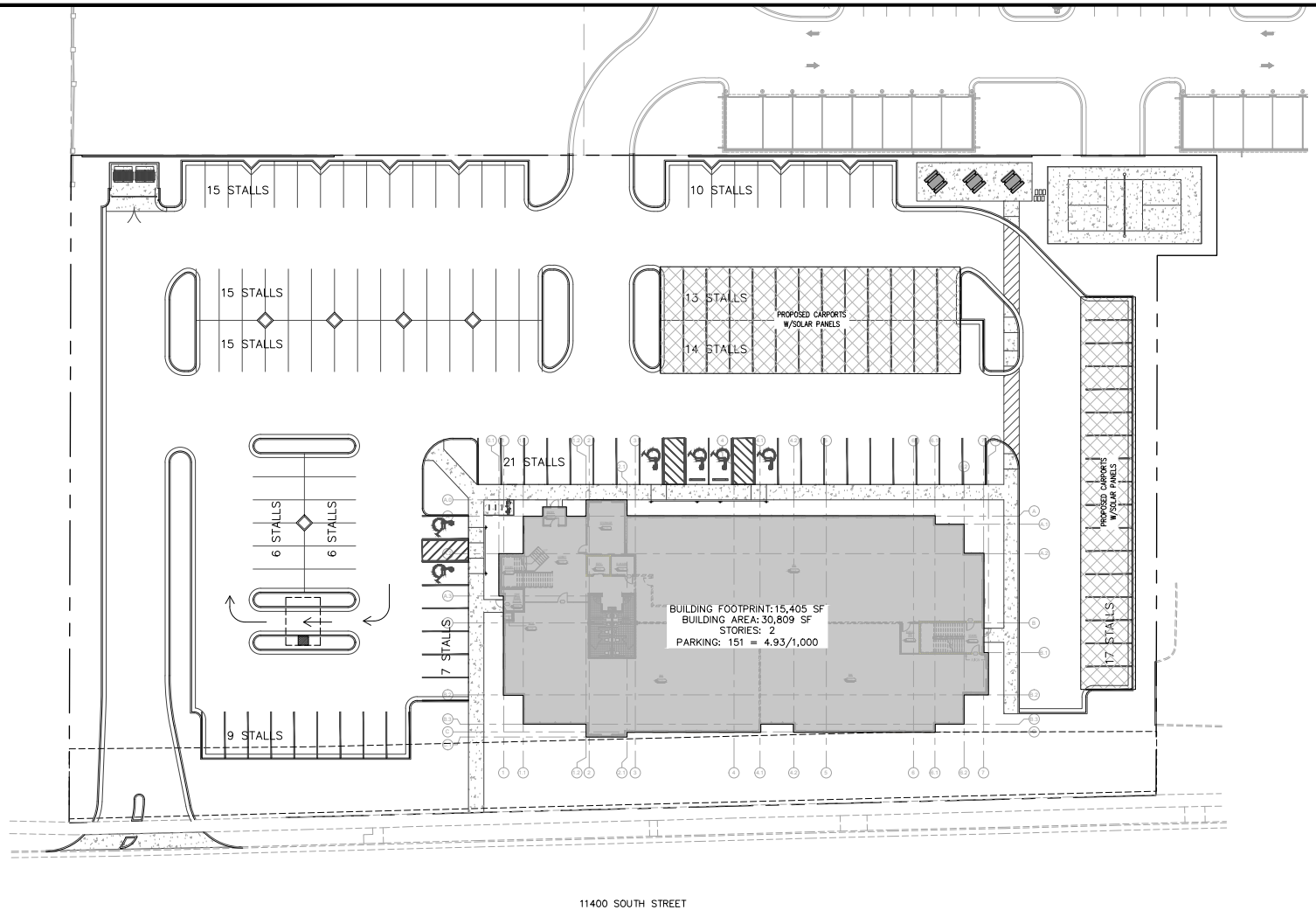
- Location Map
- Zoning Map
- Site Plan
- Architectural Rendering of ATM

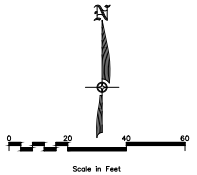


Location Map


MU-SOUTH (PD)
R-2.5
Portobello Rd
Pervenche Ln
MU-SOUTH
Redwood Rd
11400 S
C-C
MU-SOUTH
N

Zoning Map





LOT AREAS:

		SQ. FT. / ACRES
LOT		109,007 SQ. FT. / 2.50 ACRES
	BUILDING FOOTPRINT	15,405 SQ. FT. / 0.35 ACRES
	ASPHALT	58,698 SQ. FT. / 1.35 ACRES
	TOTAL LANDSCAPING	24,361 SQ. FT. / 0.56 ACRES
	CONCRETE	10,543 SQ. FT. / 0.24 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
TOTAL LANDSCAPING	24,361 SQ. FT.	(15% REQ'D: 22.35% PROVIDED)

NOTE:
1. PARKING AREA DOES NOT INCLUDE TRUCK MANUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'MT
OFFICE	30,809 SQ. FT..	102 (1/300)
TOTAL REQUIRED:		102
TOTAL PROVIDED:		150
ACCESSIBLE SPACES		6 (5 REQ'D 101 TO 150)
BICYCLE SPACES		8

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

NO.	REVISIONS	BY	DATE

DESIGNED: SDT PROJECT ENGINEER: SDT

CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

JORDAN CREDIT UNION

1750 WEST 11400 SOUTH, SOUTH JORDAN, UTAH

SITE PLAN

SHEET NO.
C1

PROJECT ID	DATE:
A-1000	09/11/19
FILE NAME: PRJ-JCU	SCALE: 1"=20'





SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: February 25, 2020

Issue **ORDINANCE 2020-05**
TEXT AMENDMENT SECTION 16.04.200(B) FENCING BEWTEEN INCOMPATIBLE ZONES
File No: PLZTA202000056
Applicant: City of South Jordan

Submitted By: Brad Klavano, City Engineer

Staff Recommendation (Motion Ready): Recommend Approval Ordinance 2020-05 amending section 16.04.200.B of the South Jordan City Municipal Code regarding fencing requirements, the City Council.

BACKGROUND:

City Code in section 16.04.200.B requires a six-foot (6') tall, decorative precast or integrally colored and textured block, brick, stone or other masonry fence and/or wall when separating incompatible zones. There is no discretion in the City Code for a waiver or modification of this requirement even if there are issues with topography, utilities, and other unique situations. This change in the City code will give discretion to the City Engineer to waive or modify the requirements based on a set of review criteria.

TEAM FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

FINDINGS:

- City Code does not allow for the waiver of the masonry wall requirement.
- At times, there is a need to waive or modify the requirement of a masonry wall based on a certain criteria.

CONCLUSIONS:

- There is a need to provide the City Engineer with the ability to allow for a waiver or modification of the masonry wall requirement based on certain criteria.

RECOMMENDATIONS:

- City staff is recommending that the Planning Commission recommend approval of Ordinance 2020-05, amending section 16.04.200.B for the South Jordan City Municipal Code regarding fencing requirements, to the City Council.

FISCAL IMPACT:

- None

ALTERNATIVES:

- Recommend denial of Ordinance 2020-05, to the City Council.

SUPPORT MATERIALS: None

Planning Commission Action Requested: Department Head 2/13/2020 Date

ORDINANCE 2020-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SECTION 16.04.200.B OF THE SOUTH JORDAN CITY MUNICIPAL CODE REGARDING THE FENCING REQUIREMENTS.

WHEREAS, Utah Code § 10-9a-102 grants the City Council of the City of South Jordan (the "City Council") authority to enact or amend ordinances that it considers necessary or appropriate for the use and development of land in the City of South Jordan (the "City"); and

WHEREAS, the City Council has adopted Title 17 of the South Jordan City Municipal Code ("City Code"); and

WHEREAS, the City Council desires to amend some of the requirements in City Code § 16.04.200.B to allow the City Engineer to approve exceptions to the City's fencing requirements; and

WHEREAS, the Planning Commission of the City of South Jordan held a public hearing, reviewed and made recommendation concerning the subject test amendments; and

WHEREAS, the City Council held a public hearing and reviewing the subject text amendments; and

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

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

SECTION 1. Amendment. City Code § 16.04.200.B is hereby amended as shown in **Exhibit A**.

SECTION 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions, and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective immediately upon publication and posting as required by Utah law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS ____ DAY OF _____, 2020 BY THE FOLLOWING VOTE:

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

Mayor: _____ Attest: _____

Dawn R. Ramsey City Recorder

Approved as to form:

_____

Office of the City Attorney

EXHIBIT A

(Deletions in ~~strikethrough~~, new language in **bolded underline**)

16.04.200.B.

B. Incompatible Zones: The following shall apply to incompatible zones:

1. A minimum six foot (6') tall, decorative precast or integrally colored and textured block, brick, stone, or other masonry fence and/or wall, with an approved cap shall be installed between the development and any adjacent parcels zoned for and meeting the minimum lot size requirements for large animals or between any adjacent property allowed large animals under a legal, nonconforming use, irrespective of whether or not large animals are on the property at the time of application or development. The type and design of all masonry walls shall be approved by the City Engineer for the purpose of holding large animals.

a. The requirements of this subsection may be waived where the City Engineer determines strict compliance with this subsection would result in a practical difficulty upon the owner of such property. Such circumstances may include topographical conditions, location of public utilities, or other unique situations. The City Engineer must find that such practical difficulties cannot be overcome by any feasible alternative other than the exception and relief can be granted in a manner that will not alter the essential character of the area.

2. A minimum six foot (6') tall, decorative precast or integrally colored and textured block, brick, stone, or other masonry fence and/or wall, with an approved cap, shall be installed between the development and any incompatible zone such as single-family residential or multi-family residential and commercial, office, industrial or as otherwise identified by the Planning Commission.