

**ELECTRONIC MEETING AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
6:30 P.M.
APRIL 14, 2020**

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS MEETING **ELECTRONICALLY, VIA ZOOM PHONE AND VIDEO CONFERENCING**, ON TUESDAY, APRIL 14, 2020. PERSONS WITH DISABILITIES WHO MAY NEED ASSISTANCE SHOULD CONTACT THE PLANNING STAFF AT (801) 254-3742, AT LEAST 24 HOURS PRIOR TO THIS MEETING.

In accordance with Governor Herbert's Utah Executive Order 2020-1, declaring a state of emergency in response to COVID-19, and pursuant to Utah Executive Order 2020-5, modifying the Open and Public Meetings Act requirements allowing electronic meetings without an anchor location and authorizing resolution or ordinance, the City of South Jordan will be holding City Council, Planning Commission, and meetings of other South Jordan Committees and Boards electronically, until further notice is given. Utah Executive Order 2020-5 allows a public body to hold an electronic meeting, to "provide means by which interested persons and the public may remotely hear or observe, live, by audio or video transmission the open portions of the meeting", and "comments from the public will be accepted during the electronic meeting".

In the event an electronic meeting is disrupted in any way that the City in its sole discretion deems inappropriate, including the posting of offensive pictures, remarks, or making offensive statements, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end the electronic meeting with or without a motion and vote. If a meeting is ended prior to all items being addressed, any items not addressed shall be moved to the next regularly scheduled meeting or a special meeting, whichever is first.

Attendees will be allowed to join via phone or video, using Zoom phone and video conferencing. Note, public comment will be accessed through video conferencing, and a participant must have their video on and working to speak. Those who join via phone may listen, but not comment. Ability to connect and comment is dependent on an individual's internet connection, not the City. To ensure your comments are taken regardless of technical issues, please have them submitted in writing to the City Planner, Greg Schindler at GSchindler@sjc.utah.gov, by 5:00 p.m. on April 14, 2020.

Instructions on how to join the meeting electronically are below.

Join South Jordan Planning Commission April 14, 2020 Zoom Meeting

Join on any device, with mobile and desktop availability.

Visit: www.sjc.utah.gov/planning-commission/

Zoom link, Meeting ID and Meeting Password will be provided 24 hours prior to meeting start time.

Zoom instructions are posted www.sjc.utah.gov/planning-commission/

THE ELECTRONIC MEETING WILL BEGIN AT 6:30 P.M. AND THE AGENDA IS AS FOLLOWS:

- I. **WELCOME AND ROLL CALL** – *Commission Chair Michele Hollist*
- II. **MOTION TO APPROVE AGENDA**

III. APPROVAL OF THE MINUTES

IV. STAFF BUSINESS – *Planning Commission: Background, Findings, and Order*

A. Föhn EVENT VENUE

Location: 1098 W. South Jordan Parkway, Ste. 103 & 104
File No: PLCUP202000016
Applicant: Föhn, LLC c/o Jinkee McFadden

V. COMMENTS FROM PLANNING COMMISSION MEMBERS

VI. SUMMARY ACTION – *None*

VII. ACTION – *None*

VIII. ADMINISTRATIVE PUBLIC HEARINGS -

A. DAYBREAK VILLAGE 8 PLAT 8, PRELIMINARY PLAT

Location: 6100-6500 W. South Jordan Parkway
File No: PLPP201900716
Applicant: Daybreak Communities

B. DAYBREAK VILLAGE 8 PLAT 9, PRELIMINARY PLAT

Location: 6100-6450 W. South Jordan Parkway
File No: PLPP202000065
Applicant: Daybreak Communities

C. DAYBREAK VILLAGE 11A PLAT 4, PRELIMINARY PLAT

Location: 11500 S. Bingham Rim Road
File No: PLPP202000028
Applicant: Daybreak Communities

D. DAYBREAK SOUTH STATION PLAT 3, PRELIMINARY PLAT

Location: 11280 South 5260 West
File No: PLPP202000061
Applicant: Daybreak Communities

IX. OTHER BUSINESS – *None*

ADJORNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)
 : §
COUNTY OF SALT LAKE)

I, Cindy Valdez, certify that I am the duly appointed City Deputy 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 10th day of April 2020.

Cindy Valdez
South Jordan City Deputy Recorder

... **CITY OF SOUTH JORDAN**
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
March 24, 2020

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

Absent: Commissioner Mike Peirce

Others: John Bergen, Mike Wilcox, Bob Wagner, Andrea Sorenson, Brian Rindlisbacher, Holly Adams, Jinkee McFadden, Mike Wilcox, Kenalee Mead, Nathan Winward, Megan Taufa, Tyler White, Peter Gamvroulas, Brandon Aymes,

7:00 P.M.

REGULAR MEETING

I. Welcome and Roll Call – *Commission Chair Michele Hollist*

Chair Hollist welcomed everyone to the Electronic Meeting and noted that all Commissioners have joined the electronic meeting.

Chair Hollist shared a message from Mayor Ramsey by video - (Attachment A)

II. Motion to Approve Agenda

Commissioner Morrissey made a motion to approve the March 24, 2020 Planning Commission Agenda. Commissioner Gedge seconded the motion. Vote was unanimous in favor; Commissioner Peirce was absent.

III. Approval of the Minutes

Commissioner Morrissey made a motion to approve the March 10, 2020 Planning Commission Meeting Minutes with corrections. Commissioner Darby seconded the motion. Vote was unanimous in favor.

IV. Staff Business

Assistant City Attorney Sheeran said in accordance with Governor Herbert's Utah Executive Order 2020-1 and 2020-05, we are modifying the Open and Public Meetings Act to be an Electronic Meeting only, to not spread the Covid-19 Virus. We have had to make some changes to do that, but everything meets the code requirements and is properly done.

V. Comments from Planning Commission Members - None

VI. SUMMARY ACTION – None

VII. ACTION

A. FÖHN BOUTIQUE AND EVENT CENTER, CONDITIONAL USE PERMIT

Location: 1098 W. South Jordan Parkway, Suites 103 & 104

File No: PLCUP202000016

Applicant: Jinkee McFadden

Chair Hollist said I wanted to remind everyone that is here tonight for the Fohn Boutique and Event Center Conditional Use Permit that we had a Public Hearing at the last meeting, so we will not be taking comments tonight. We are here tonight to have the staff present to us what they found over the last 2 weeks concerning the parking situation.

Planner Brad Sanderson said I sent out an email and I apologize for the tardiness of it, but you should have received it about 45 minutes ago. If you haven't seen it yet, please get into your email so you can see the updated information (Attachment B).

Planner Brad Sanderson reviewed background information on this item from the staff report. He said we can only condition this based on what the parking demand would be that is above and beyond what the permitted use would be, so based on the operation plan that the applicant gave us called for roughly 100 guests, we figured they would need 13 extra parking stalls for their portion of the businesses. We have added a condition that if they can find 13 extra stalls above and beyond of what they parking center already has, then the rest of the conditions would apply. Since the staff report went out to you originally, the applicant has been diligently working to get those stalls. As you know, there is a site plan approved to the north for an office complex and they are over parked by about 20 stalls. They are under construction right now, but I asked the applicant (Jinkee McFadden) and the land lord (Bob Wager) to approach them and see if they could get a shared parking agreement. I think they are still in the process of having that conversation, we can ask the applicant where they are in the process. If in the event, they can't get the stalls that is where the email I sent you will come in play. They are willing to reduce the number of guest to fall into the number of stalls required for a permitted use

Chair Hollist said so they are 36 stalls short of the current use for all of the businesses combined, and because of the space that this business has you are requiring them to have 13 additional stalls, is that correct?

Planner Sanderson said that is correct. The reason is, we can't require a Conditional Use applicant to solve all of the conditions.

Commissioner Catmull said at the last meeting I asked if you can require that the shared parking agreement be in place as part of the conditional use. I didn't see that in your conditions.

Planner Sanderson said I am not opposed to that, but I would think at some point you would want to have a discussion with the applicant and see where they are at in the process.

Megan Taufa, (Applicant) – said we have been in contact with the construction people that are doing the office building complex to the north of us. They have some excess parking, so we are looking for a shared parking agreement, or if we can rent some parking spaces from them. We are still in the discussion phase of working on things with them, but because of everything that has been happening things are moving much slower. We did discuss stripping the back side of the building, and that would give us an additional 8 stalls, but that would still leave us trying to find 4 more spaces, at least until we could get those 13 parking stalls from the office space on the north side. I think they are open to it, but we don't have anything in writing yet.

Chair Hollist said if you striped the parking stalls in the back will there still be room for a car to pass?

Ms. Taufa said yes there would be room, because the stalls would be at 45 degree angles.

Planner Sanderson said where the stalls would be striped on the back of the building is a public right of way, so I don't know what the City's stand would be on that.

Commissioner Gedge said on the email we received with the revised plan it said they would reduce their guests to 50 to 65, so I would like to ask the applicant how long they could last with the reduced number of guests. I guess I am looking for a time line that they would have to increase their guests.

Ms., Taufu said at this time we don't know. We are experimenting with the microwaving, which will be very popular in the next year because of the covid-19 and having a limited capacity. We would need to have the venue filled to capacity pretty much every weekend. I think we are caught in the middle of some things right now, but there will be a lot of businesses that will be hurting too. All reception and wedding venues are struggling right now, because of all the restrictions, and I think these restrictions will probably go on through the summer.

Commissioner Morrissey said the applicant mentioned she was working with the complex to the north on a shared parking agreement, could I get the name of that business.

Ms. Taufu said it is not a business, it is an office complex that is being constructed, but I don't know the name of the complex.

Commissioner Catmull said what would happen if that parking agreement was to get dissolved and the leaser has the conditional use to do that, what happens in that type of situation?

Assistant Attorney Sheeran said the conditional use would be revoked at that time. If there is a condition that the 13 stall need to be in place, and the condition goes away, they would not be meeting that condition, so at that point a conditional use can get revoked.

Commissioner Gedge said condition #2 is regarding those 13 stalls, could we amend that condition to say "the stalls are obtained through a recorded shared parking agreement."

Assistant Attorney Sheeran said the approved parking stalls would need to be in a forum acceptable to you, and a recorded agreement would be great.

Commissioner Catmull said can we say a sum total of 38 stalls dedicated, or shared parking and however it gets met.

Planner Sanderson said I would like to clarify that this conditional use only needs 26 stalls, and 13 of those stalls are part of this conditional use.

Commissioner Catull said can it say 26 dedicated or shared sum total of stalls? That is my concern, how we address that, if we address that, or can we address that, because if the HOA survives it is on the property.

Assistant Attorney Sheeran said it would be best to have something in writing, but this conditional use permit if approved, would run with the land. The conditions you add would also apply to the business

until the business is no longer there. If there is going to be a shared parking agreement with the complex to the north and the business were to go away, the conditional use permit could be revoked at that time.

Assistant City Engineer Nielsen said I would like to address a question that Commissioner Gedge had earlier about if the Fire Marshall had reviewed this. He reviewed the original site plan, but he has not reviewed the conditional use permit, but he would review it if they made tenant improvements. It would be part of the building permit process and that is how they would be involved. The access ways are not going to be changed, it is only going to be the parking stalls, and so as long as the access stays the same there would be no problem with the emergency vehicles.

Commissioner Gedge said I am concerned about Friday and Saturday nights when people are at the restaurants and they are parked on both ingresses, on both sides of the street. I understand that the police have no enforcement on private properties. If it was parked on both sides I would be concerned that an emergency vehicle could not squeeze in, but I guess it would be up to the HOA to enforce the parking on this property.

Assistant City Engineer Nielsen said I can make the Fire Marshall aware of that concern so they can monitor the situation.

Commissioner Hollist said what would it take for the City to stripe Hindu Lane with additional spots on the west side of this complex?

City Planner Schindler said the only place that I know we have striped on Public Streets for commercial businesses would be in Daybreak on Soda Row. I would think they would be able to park there any way, whether they were striped or not, unless there were some “no parking” signs.

Planner Sanderson said the only thing striping really does is help the spacing of cars the access for parking is already there.

Commissioner Gedge motioned to approve Conditional Use Permit application, file number PLCUP202000016, for the Fohn Boutique and Event Center business, based on the information provided to the Planning Commission and the evidence collected thereto, the Planning Commission approves the Application with the following conditions of approval, all limited to the event/reception portion of the business, based on the number of guests to mitigate the detrimental effect identified:

1 to 50 Guests:

- A. Föhn shall follow the second submitted Operations and Circulation plan. See Exhibit A.
- B. Föhn shall notify its guests that there is limited parking and people are to carpool at four people per vehicle on average.

51 to 100 Guests:

- A. Föhn shall follow the first submitted Operations and Circulation plan. See Exhibit B.
- B. Föhn shall provide 13 additional parking stalls through a recorded parking agreement before the reception/event portion of Föhn operates. These additional parking stalls shall meet all the City’s parking standards, including that they be located within 400 feet of

the proposed use and not divided from the use by a public street (see City Code § 16.26.030.N).

- C. Föhn shall provide adequate notice to guests and place signs in the parking lot for the additional parking stalls directing its guests where to park for all events.
- D. Föhn shall only operate events, receptions, and similar gatherings after 6:00 p.m. on Thursdays and Fridays, and from 9:00 a.m. to 10:00 p.m. on Saturdays.

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

B. EQUESTRIAN PARK IMPROVEMENTS AND REPLACEMENT,

CONDITIONAL USE PERMIT AND SITE PLAN

Location: 11160 South Redwood Rd.

File No: PLCUP201900702

PLSPR201900520

Applicant: Andrea Sorensen, Salt Lake County

Planner Damir Drozdek reviewed background information on this item from the staff report.

Chair Hollist said I appreciate the letter we received from the director of the facility stating that they will be emptying the bins at least 3 times a week, so they should be on site regularly taking care of that situation.

Commissioner Gedge said I would like to echo your statement, and I would like to thank the County for their work on this memorandum, it alleviated the concern that I had at the last meeting,

Commissioner Gedge motioned to approve applications:

- **PLSPR201900642 to allow for demolition of existing structures and construction of new; and**
- **PLCUP201900702 to allow public or quasi-public facilities in the MU-SOUTH Zone;**
- **And that the County operate the manure operations according to the County's Memorandum from March 17, 2020.**

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

VIII. ADMINISTRATIVE PUBLIC HEARINGS

C. DAYBREAK VILLAGE 5 MULTI FAMILY #6 AMENDED SUBDIVISION AMENDMENT

Location: 10499 & 10501 S. Liv Way
10523 S. Liv Way & 5504 W. Burntside Avenue
File No: PLPLA202000026
Applicant: Daybreak Communities

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

Tyler White, (Perigee Consulting) – said those lots are actually owned by HOMES-HOMES, and we did file in their behalf, we just offered that as a service for them. They did change a couple of those units, they are shared homes, so they do share a wall. They changed the dimensions on one of the units, and on the other one they added a porch, because they needed to extend the property line to meet the set-backs. That is the purpose for it, and that is how it came to be.

Chair Hollist opened the Public Hearing to comments. There were none. She closed the Public Hearing.

Commissioner Gedge motioned to approve File No. PLPLA202000026 as presented. Commissioner Darby seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Peirce was absent from the vote.

D. BINGHAM COURT, PRELIMINARY SUBDIVISION PLAT

Location: 1414 W. 11400 S.
File No: PLPP201900538
Applicant: Peter Gamvroulas / Ivory Development LLC

Planner Damir Drozdek review background information on this item from the staff report.

Chair Hollist said I remember when this came to us before, and all of the homes bordering the existing homes needed to be single family homes that were one-story homes, is that still the case?

Planner Drozdek said yes that is still the case, they will be ramblers.

Planner Hollist said are 9 of these Town Homes still going to be “D” restricted, which the City would control?

Planner Drozdek said yes that is correct. They won’t be any different than the other units in the development, so you won’t be able to tell which ones they are, but they will be subsidized by the City.

Peter Gamvroulas, (Applicant) – said I commend you for jumping on to this new forum that we are all getting used to virtually. This is a product that we are really excited about, and appreciate the partnership that we have with the City, and using RDA funds to do this. I would like to reiterate that we have worked with the neighbors having meetings, phone calls, emails, and text messages, and part of that agreement is in the development agreement. There will be a thoughtful barrier with trees that will go along the north property line. All of the homes on the north are limited to ramblers only, and we will also be installing a new masonry fence along the north property line. We have worked with the neighbors and they are very supportive. These 9 Town Homes will have the same interior and exterior as the ones being sold at market rate.

Chair Hollist said has the City Council decided who is eligible for these deed restricted units.

Planner Drozdek said priority will be given to essential employees, but I don't know if we have a list or not.

Mr. Gamvroulas said it will be for essential employees, and I already have a list of 8 or 9 City employees. Director Brian Preece with the City has been giving them my information to contact me and a few of them have started the qualifying process.

Chair Hollist opened the Public Hearing. There were none. She closed the Public Hearing.

Commissioner Gedge motioned to approve the Bingham Court preliminary subdivision plat, File No. PLPP201900538. Commissioner Catmull seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Darby and Commissioner Peirce were absent from the vote.

E. PEARL COVE PHASE 3, FIRST AMENDMENT - SUBDIVISION AMENDMENT

Location: 1962 W. Nicholas Farm Ln.

File No: PLPLA202000073

Applicant: Brian Rindlisbacher Planner Brad Sanderson reviewed background information from the staff report.

Chair Hollist said would this come back to the Planning Commission when they build the garage to make sure it meets the City ordinances, and restrictions.

Planner Sanderson said the Planning Commission will not, but it will be reviewed by the Planning and Building staff.

Chair Hollist said is there a reason that we don't remove the second meter now. I wasn't entirely clear on what you were stating.

Planner Sanderson said we as staff recommended it and pushed that it be removed, but the applicant strongly insisted that they wanted to keep it. I don't know if they are planning to use it for their landscaping, or for use in the garage. It does cause us some concern when we see those things, especially when we haven't seen the layout of this yet, but it is hard to say no when we don't have a code that required for that meter to be abandoned.

Brandon Aymes – said I am representing Brian Rindlisbacher on the subdivision amendment. There are absolutely no intentions for the garage to be anything else but a garage. The reason we felt that it was a good idea to keep the meter there, was so that there wouldn't be a need for any construction or digging if we leave it there, and the water line does run across the street into the neighbors park strip. The water was always just intended to supply the garage with water for the recreation room, and game area for the grandkids. It just makes more sense to run water from both directions on this particular lot and the way it lays out, rather than running a line across the entire lot.

Chair Hollist opened the Public Hearing.

Mike Wilcox, South Jordan - said I am curious how the code applies to the fencing, because it is a corner lot impacting the front yard, and they proposing to make it a rear yard, is that going to impact the neighborhood? I would also, like to know why this was done as a subdivision amendment, and not a lot line adjustment to consolidate the lots?

Chair Hollist closed the Public Hearing.

Assistant Attorney Sheeran said I can address the reason for the subdivision amendment. The Utah Code dictates whether things should be done by a subdivision amendment, or a lot line adjustment. The codes states that anything that changes the boundaries of the subdivision, or any changes in a subdivision need to be processed by a subdivision amendment. There was an attempt at this last Legislature Session to include an easier process to do lot consolidations. They are fairly simple, and there are not as many concerns as there would be with a subdivision amendment, but that ultimately wasn't brought forth at the Legislature, so until we have some clarification to the Utah Code we will be processing a lot consolidation in a subdivision through a subdivision amendment.

Planner Sanderson said if and when this lot gets approved and consolidated it is intend to all become the rear yard, in which case the applicant could run a fence along the adjacent sidewalk around the home to the north. That being said and based on the concept that you have there is a 30 x 30 clear vision site triangle on the corner that needs to be maintained so traffic can see there. There is also a clear vision site area next to the driveway that is 10 x 10 triangle, and that is there to allow a vehicle to be able to pull out and see a pedestrian coming down the sidewalk.

Commissioner Gedge motioned to approve Pearl Cove Phase 3 First Amendment, File No, PLPLA202000073, as proposed. Commissioner Catmull seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Darby and Commissioner Peirce were absent from the vote

IX. OTHER BUSINESS – None

ADJOURNMENT

Commissioner Catmull motioned to adjourn the March 24, 2020 Planning Commission meeting. Commissioner Morrissey seconded the motion. Vote was unanimous in favor.

The March 24, 2020 Planning Commission Meeting adjourned at 8:30 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

**PLANNING COMMISSION -
BACKGROUND, FINDINGS, AND ORDER**

Application:	Conditional Use Permit - Event Center
Address:	1098 W. South Jordan Parkway, Ste. 103 & 104
File No:	PLCUP202000016
Applicant:	Föhn, LLC c/o Jinkee McFadden

BACKGROUND

1. The Applicant proposed to locate a wedding boutique and event center at the above-listed address (the Property), which is located in the South Jordan Plaza East development (also known as “The Peaks Centre”). There are currently 20 businesses, including Föhn, located at The Peaks Centre.

2. The Property is located in the City’s Community-Commercial zone (the C-C Zone) and is subject to the South Jordan City Municipal Code (City Code). According to the submitted operations plan, the Applicant plans to operate the boutique portion of the business during regular business hours on weekdays, and conduct the reception/event portion of the business during evenings and weekends. The wedding boutique portion of the business is considered a permitted use but the event center is listed as a conditional use in City Code § 17.18.020.

3. On March 10, 2020, the Application was presented to the South Jordan Planning Commission (the Planning Commission). During the public hearing, several business owners at The Peaks Centre voiced their concern that the parking at The Peaks Centre was already insufficient and adding the event center would cause further parking problems.

4. Based on City staff’s recommendation, the Planning Commission moved to table the Application to the next Planning Commission meeting so City staff could investigate the parking claims further.

5. On March 24, 2020, City staff and the Applicant provided additional information to the Planning Commission.

LEGAL STANDARD

City Code § 17.18.050.F states:

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards.

The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards.

FINDINGS

The Planning Commission considered information, evidence and testimony submitted by the Applicant, the residents, and City staff. If an issue was raised on the record but not mentioned below, it is because the Planning Commission did not find the issue would cause any additional detrimental effects beyond the detrimental effects listed below.

1. *Parking.*

a. The Planning Commission incorporates the information submitted by the Applicant, the residents, and City staff (including the staff reports).

b. WCEC Engineers conducted a traffic study but the study did not examine parking requirements or related impacts to The Peaks Centre.

c. Pursuant to the March 24, 2020 staff report, the Planning Commission finds that The Peaks Centre is under parked even without Föhn locating therein. This evidence is corroborated by the testimony of local businesses at The Peaks Centre and its HOA.

d. The Planning Commission finds that if Föhn operates an event at 100 guests, without any conditions, the event operations would exacerbate the parking issue severely. According to Föhn's business plan, it notes that "[m]ost guests arrive as couples." If this statement is true (and the Planning Commission does not dispute that it is), Föhn would be using approximately 50 parking stalls for a 100 guest event. To put that number into perspective, Föhn would need a third of the parking stalls at The Peaks Centre for such an event to the detriment of the entire The Peaks Centre.

e. Föhn, at City staff's suggestion, voluntarily agreed that it could limit the number of event guests to mitigate some of the parking concerns.

ORDER

Based on the information provided to the Planning Commission and the evidence collected thereto, the Planning Commission approves the Application with the following conditions of approval, all limited to the event/reception portion of the business, based on the number of guests to mitigate the detrimental effect identified:

1 to 50 Guests:	51 to 100 Guests:
A. Föhn shall follow the second submitted Operations and Circulation plan. <i>See</i> Exhibit A.	A. Föhn shall follow the first submitted Operations and Circulation plan. <i>See</i> Exhibit B.

B. Föhn shall notify its guests that there is limited parking and people are to carpool at four people per vehicle on average.

B. Föhn shall provide 13 additional parking stalls through a recorded parking agreement before the reception/event portion of Föhn operates. These additional parking stalls shall meet all the City's parking standards, including that they be located within 400 feet of the proposed use and not divided from the use by a public street (*see* City Code § 16.26.030.N).

C. Föhn shall provide adequate notice to guests and place signs in the parking lot for the additional parking stalls directing its guests where to park for all events.

D. Föhn shall only operate events, receptions, and similar gatherings after 6:00 p.m. on Thursdays and Fridays, and from 9:00 a.m. to 10:00 p.m. on Saturdays.

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS ____ DAY OF _____, 2020 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Nathan Gedge	_____	_____	_____	_____
Michele Hollist	_____	_____	_____	_____
Trevor Darby	_____	_____	_____	_____
Steve Catmull	_____	_____	_____	_____
Sean Morrissey	_____	_____	_____	_____
Mike Peirce (alt)	_____	_____	_____	_____

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

EXHIBIT A

Description of Business

Our brand caters to the Do It Yourself (DIY) bride or party planner. Resources such as Pinterest, YouTube, and Etsy enable anyone to find a tutorial and make something themselves. This saves the customer a significant amount of money on their wedding or party. These DIY projects are also shared on social media, giving the individual a sense of accomplishment. Föhn will provide DIY workshops where attendees will learn skills or complete projects that can be used for their wedding or event. Possible workshop topics might include wedding planning 101, floral arranging, making custom signage, making personalized favors, or other popular wedding and craft trends.

The business will offer our customers access to our decor inventory. This is consistent with embracing the DIY culture and will help sell our space. The average bride creates a Pinterest board of ideas for their wedding. These ideas reflect current trends like a beautiful arch in the background, gold geometric terrarium centerpieces or dessert displayed on a unique set of cake stands and risers. As they plan, they realize that most of these details are too expensive for one time use. Access to our decor inventory will provide the event they dreamed of and can now afford.

Our flexibility and open vendor policy will appeal to the diverse range of events and receptions in the area whether it is a traditional, cultural, or unorthodox reception or event. Our customer base will consist of couples in their twenties that come from middle class families. We anticipate that many of our customers will be students and their parents.

Company Ownership/Legal Entity

Föhn is a Limited Liability Company, women and minority owned and operated by Co-Owners, Jinkee McFadden and Megan Taufa

Employees and Hours of Operation

Föhn event venue will have 2 employees Owners Jinkee McFadden and Megan Taufa. Hours of operation will be by appointment only. With most appointments lasting 45min to 1 hour for venue showings probably 2-4 appt. Per week. Events will take place Monday - Friday evenings 6-10pm and Saturdays 9am-10pm. We will be closed on Sundays. With the majority of events taking place Friday and Saturday evenings from 7-9pm.

Businesses next to venue

To the south there is Saffron Valley Restaurant and to the north 3 key elements offices and sos technical support.

Capacity

Seated at tables: 50-65 persons

EXHIBIT B

Description of Business

Our brand caters to the Do It Yourself (DIY) bride or party planner. Resources such as Pinterest, YouTube, and Etsy enable anyone to find a tutorial and make something themselves. This saves the customer a significant amount of money on their wedding or party. These DIY projects are also shared on social media, giving the individual a sense of accomplishment. Föhn will provide DIY workshops where attendees will learn skills or complete projects that can be used for their wedding or event. Possible workshop topics might include wedding planning 101, floral arranging, making custom signage, making personalized favors, or other popular wedding and craft trends.

The business will offer our customers access to our decor inventory. This is consistent with embracing the DIY culture and will help sell our space. The average bride creates a Pinterest board of ideas for their wedding. These ideas reflect current trends like a beautiful arch in the background, gold geometric terrarium centerpieces or dessert displayed on a unique set of cake stands and risers. As they plan, they realize that most of these details are too expensive for one time use. Access to our decor inventory will provide the event they dreamed of and can now afford.

Our flexibility and open vendor policy will appeal to the diverse range of events and receptions in the area whether it is a traditional, cultural, or unorthodox reception or event. Our customer base will consist of couples in their twenties that come from middle class families. We anticipate that many of our customers will be students and their parents.

Company Ownership/Legal Entity

Föhn is a Limited Liability Company, women and minority owned and operated by Co-Owners, Jinkee McFadden and Megan Taufa

Employees and Hours of Operation

Föhn event venue will have 2 employees Owners Jinkee McFadden and Megan Taufa. Hours of operation will be by appointment only. With most appointments lasting 45min to 1 hour for venue showings probably 2-4 appt. Per week. Most events will take place Thursday evenings 6-10pm, Friday evening 6-10pm and Saturdays 9am-10pm. We will be closed on Sundays.

Businesses next to venue

To the south there is Saffron Valley Restaurant and to the north 3 key elements offices and sos technical support.

Capacity

Seated at tables: 80 persons

Free standing flow through reception: 100 persons (seating for 40 with a maximum of 60 standing or flowing through = 100 persons)

Note: Most guests arrive as couples

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 04-14-2020

Issue DAYBREAK VILLAGE 8 PLAT 8
PRELIMINARY PLAT
Location: 6100-6500 W. South Jordan Parkway
File No: PLPP201900716
Applicant: Daybreak Communities

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

Staff Recommendation (Motion Ready): Approve Project No. PLPP201900716 subject to the following:

1. That all South Jordan City requirements are met prior to recording the plat.

STANDARDS FOR SUBDIVISION REVIEW

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

BACKGROUND

ACREAGE	7.738 acres
CURRENT LU DESIGNATION	Mixed Use
CURRENT ZONING	PC
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North - Mixed Use (P-C)/Single Family Residential Subdivisions South - Mixed Use (P-C)/ Single Family Residential Subdivisions East - Mixed Use (P-C)/ Single Family Residential Subdivisions West - Mixed Use (P-C)/Generally Vacant

Daybreak Communities has filed an application for preliminary subdivision plat approval for the Village 8 Plat 8 subdivision. The proposed subdivision will divide the property into 70 townhome lots, 8 multi family lots to be further divided in the future (M-lots), 2 park lots (P-lots) and associated public and private rights-of-way.

ANALYSIS

The residential density of this proposal is 9.0 units per acre (gross density) and 21.5 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 1,490 sq. ft. to 3,247 sq. ft. with an average lot size of 2,023 sq. ft.

The PC zone provides for the approval of Design Guidelines developed for a specific subdivision or site plan. The Design Guidelines for this plat will be the same as those approved for all previous Village 8 Plats.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

- The Daybreak Community Structure Plan designates this area as Village.
- Section 17.72.020 describes the Village Land Use Designation as follows: “This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, industrial, public/semipublic and recreation/open space uses, without a predetermined emphasis on any single use. This category may accommodate gross residential density of twenty five (25) units per acre.”
- All PC zone and Kennecott Master Subdivision requirements will be met regarding the preliminary subdivision plat.
- All State and Local subdivision review requirements have been followed.
- The proposal meets all City ordinances
- All lots in the proposed subdivision will have culinary water (South Jordan City) and sanitary sewer available (South Valley Sewer District).

Conclusions:

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

Recommendation:

- Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Subdivision, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by staff.

FISCAL IMPACT:

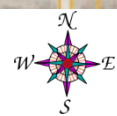
- Minimal.

ALTERNATIVES:

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

SUPPORT MATERIALS:

- Aerial Map
- Preliminary Plat



VP DAYBREAK
OPERATIONS-INVESTMENTS PLAT 1

DAYBREAK VILLAGE 8 PLAT 5A

SOUTH JORDAN PARKWAY
(Public Right-of-Way)

SOUTH JORDAN PARKWAY
(Public Right-of-Way)

DAWNING LANE
(Public Right-of-Way)

PURPLE ORCHID DRIVE
(Public Right-of-Way)

DAYBREAK VILLAGE 8
PLAT 5B

DAYBREAK VILLAGE 8
PLAT 5B

DAYBREAK VILLAGE 8
PLAT 3

DAYBREAK VILLAGE 8
PLAT 3

DAYBREAK VILLAGE 8
PLAT 3

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DAYBREAK VILLAGE 8
PLAT 3

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MATCHLINE - SEE SHEET 3

SEE DTL 'A'

SEE DTL 'B'

SEE DTL 'C'

SEE DTL 'D'

SEE DTL 'E'

SEE DTL 'F'

SEE DTL 'G'

SEE DTL 'H'

SEE DTL 'I'

SEE DTL 'J'

SEE DTL 'K'

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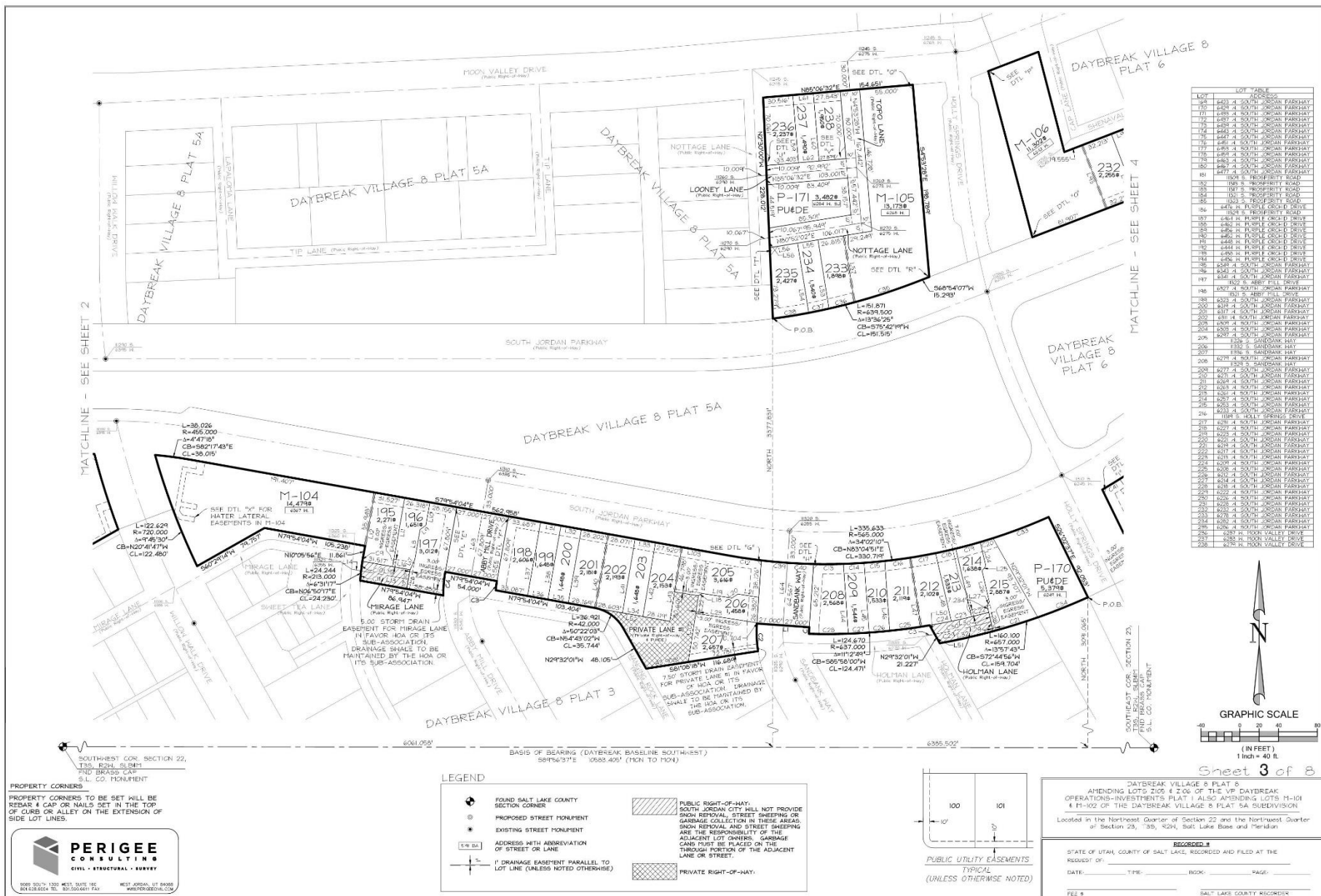
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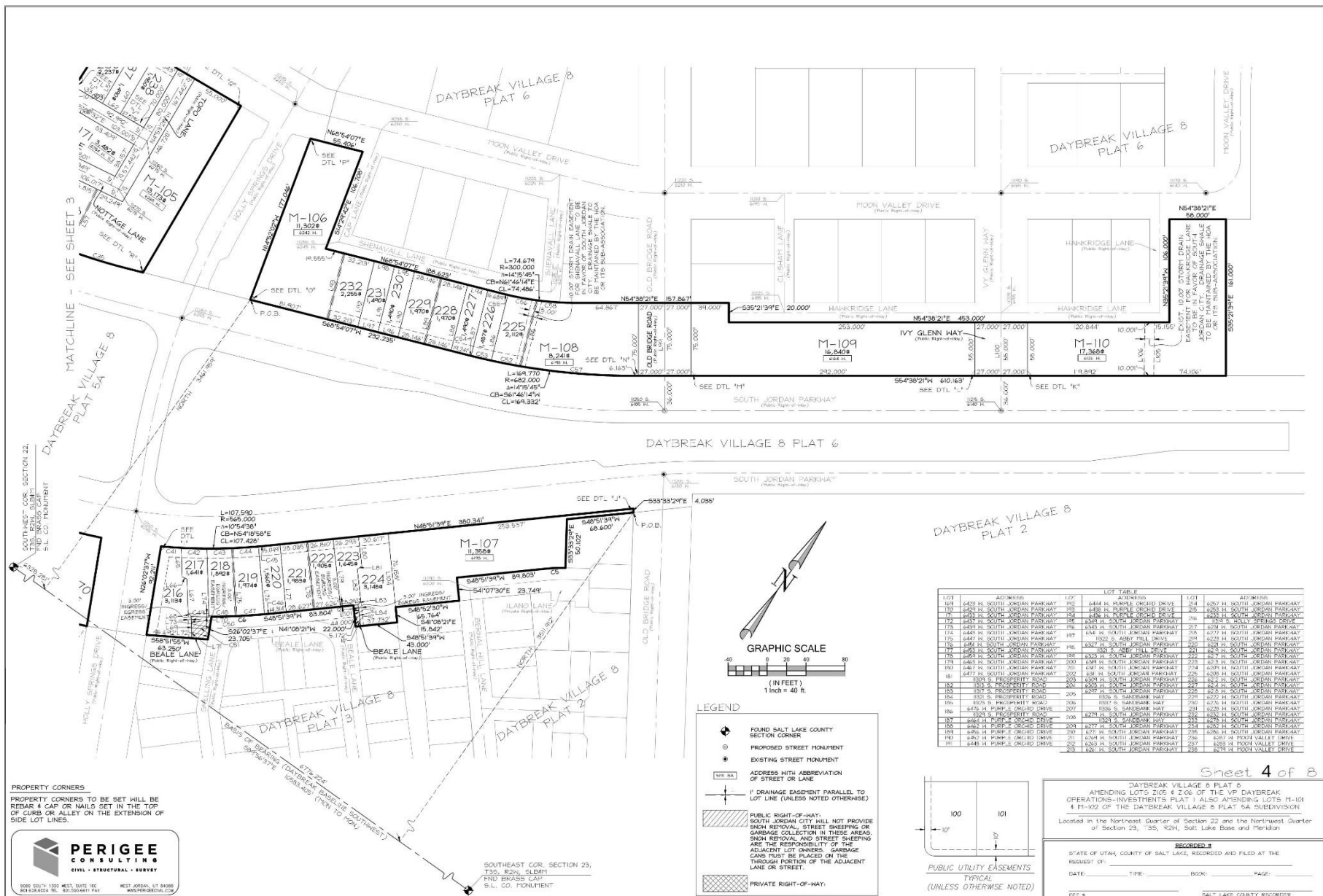
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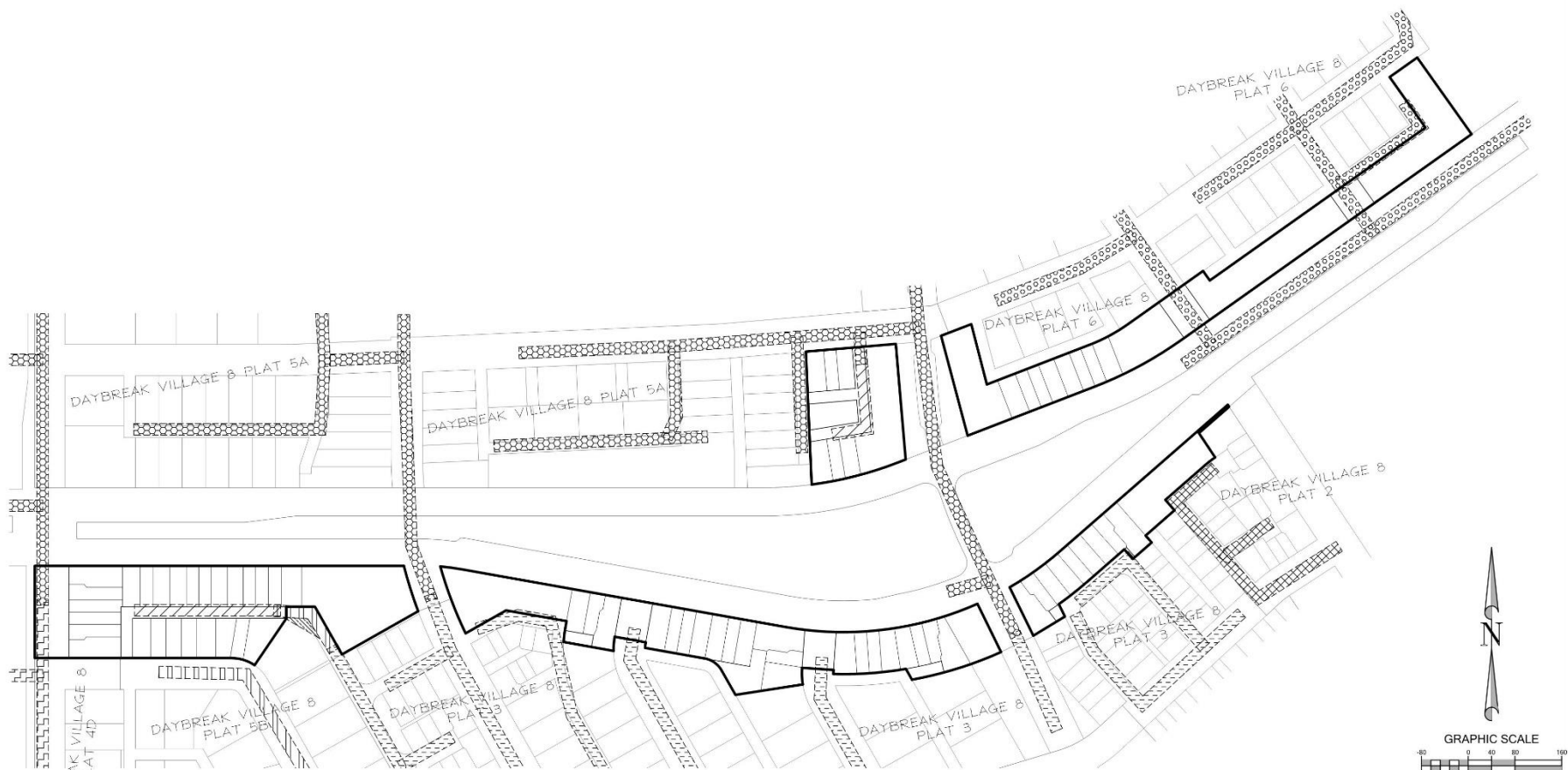
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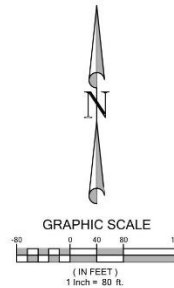
LEGEND

	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10744 PAGE 480		EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10717 PAGE 4130
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	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10623 PAGE 4244		EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10610 PAGE 5402
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10649 PAGE 644		EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10775 PAGE 7643

PROPERTY CORNERS
PROPERTY CORNERS TO BE SET WILL BE
REBAR 4 CAP OR NAILS SET IN THE TOP
OF CURB OR ALLEY ON THE EXTENSION OF
SIDE LOT LINES.



808 SOUTH 100 WEST, SUITE 101 WEST DES MOINES, IOWA 50319
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Sheet 5 of 8

DAYBREAK VILLAGE 8 PLAT 5
AMENDING LOTS 2105 & 2106 OF THE VP DAYBREAK
OPERATIONS-INVESTMENTS PLAT 1 ALSO AMENDING LOTS 11-101
& 11-102 OF THE DAYBREAK VILLAGE 8 PLAT 5A SUBDIVISION
Located in the Northeast Quarter of Section 23 and the Northwest Quarter
of Section 23, 135, 4294, Salt Lake Base and Meridian

RECORDED IN
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
RECORDS OF:
DATE: TIME: BOOK: PAGE:
FEE \$ SALT LAKE COUNTY RECORDER

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 04-14-2020

Issue DAYBREAK VILLAGE 8 PLAT 9
PRELIMINARY PLAT
Location: 6100-6450 W. South Jordan Parkway
File No: PLPP202000065
Applicant: Daybreak Communities

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

Staff Recommendation (Motion Ready): Approve Project No. PLPP202000065 subject to the following:

1. That all South Jordan City requirements are met prior to recording the plat.

STANDARDS FOR SUBDIVISION REVIEW

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

BACKGROUND

ACREAGE	3.288 acres
CURRENT LU DESIGNATION	Mixed Use
CURRENT ZONING	PC
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North - Mixed Use (P-C)/Single Family Residential Subdivisions South - Mixed Use (P-C)/ Single Family Residential Subdivisions East - Mixed Use (P-C)/ Single Family Residential Subdivisions West - Mixed Use (P-C)/Future Residential Development

Daybreak Communities has filed an application for preliminary subdivision plat approval for the Village 8 Plat 9 subdivision. The proposed subdivision will divide the M-lots approved in Village 8 Plat 5A and Plat 8 into 76 townhome lots, 6 park lots (P-lots) and associated public and private rights-of-way.

ANALYSIS

The residential density of this proposal is 23.1 units per acre (gross density) and 25.3 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 1,049 sq. ft. to 3,735 sq. ft. with an average lot size of 1,718 sq. ft.

The PC zone provides for the approval of Design Guidelines developed for a specific subdivision or site plan. The Design Guidelines for this plat will be the same as those approved for all previous Village 8 Plats.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

- The Daybreak Community Structure Plan designates this area as Village.
- Section 17.72.020 describes the Village Land Use Designation as follows: “This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, industrial, public/semipublic and recreation/open space uses, without a predetermined emphasis on any single use. This category may accommodate gross residential density of twenty five (25) units per acre.”
- All PC zone and Kennecott Master Subdivision requirements will be met regarding the preliminary subdivision plat.
- All State and Local subdivision review requirements have been followed.
- The proposal meets all City ordinances
- All lots in the proposed subdivision will have culinary water (South Jordan City) and sanitary sewer available (South Valley Sewer District).

Conclusions:

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

Recommendation:

- Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Subdivision, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by staff.

FISCAL IMPACT:

- Minimal.

ALTERNATIVES:

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

SUPPORT MATERIALS:

- Aerial Map
- Preliminary Plat



Daybreak South
Mixed Use Plat 1

Daybreak
Village
8 Plat 6

Daybreak
Village
8 Plat 5A

Daybreak
School Site
C-101

Holly Springs Dr.

South Jordan Parkway

Daybreak
Village 8 Plat 9

South Jordan Parkway

VILLAGE 8 PLAT 9

Preliminary Daybreak
Village 8 Plat 8

Willow Walk Dr.

Holly Springs Dr.

Daybreak
Village
8 Plat 2

Preliminary
Daybreak Village
8 Plat 4D

Daybreak
Village 8
Plat 5B

Daybreak
Village
8 Plat 3

Daybreak
Village
8 Plat 1

Daybreak
Village 7

Daybreak
Village 7
Plat 2



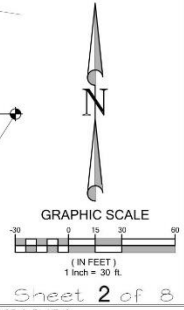
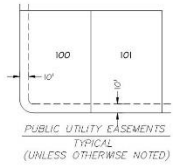
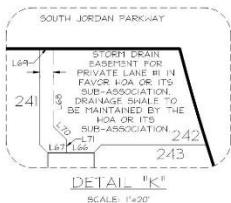
SOUTHWEST COR. SECTION 22, T35S, R24W, S10E111 AND BRASS CAP S.L. CO. MONUMENT

BASIS OF BEARING (DAYBREAK BASELINE SOUTHWEST) 56°45'37"E 105°03'40"E (MON TO MON)

SOUTHEAST COR. SECTION 22, T35S, R24W, S10E111 AND BRASS CAP S.L. CO. MONUMENT

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- ✦ EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1" DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PUBLIC RIGHT-OF-WAY: SOUTH JORDAN CITY WILL NOT PROVIDE SIGN REMOVAL, STREET SWEEPING OR GARBAGE COLLECTION IN THESE AREAS. SIGN REMOVAL AND STREET SWEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.
- PRIVATE RIGHT-OF-WAY



PROPERTY CORNERS

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

PERIGEE CONSULTING

CIVIL • STRUCTURAL • SURVEY

3000 SOUTH 1200 WEST SUITE 100 WEST JORDAN, UT 84088
801.538.0524 TEL. 801.538.0611 FAX WWW.PERIGEECONSULTING.COM

DAYBREAK VILLAGE 8 PLAT 3

VACATING 4 APPLICANT LOTS 11-103 THROUGH 11-101 OF THE DAYBREAK VILLAGE 8 PLAT 8, ALSO VACATING 4 APPLICANT LOTS 11-101 OF THE DAYBREAK VILLAGE 8 PLAT 5A SUBDIVISION

Located in the Northeast Quarter of Section 22 and the Northwest Quarter of Section 23 T35S, R24W, Salt Lake Base and Meridian

RECORDED

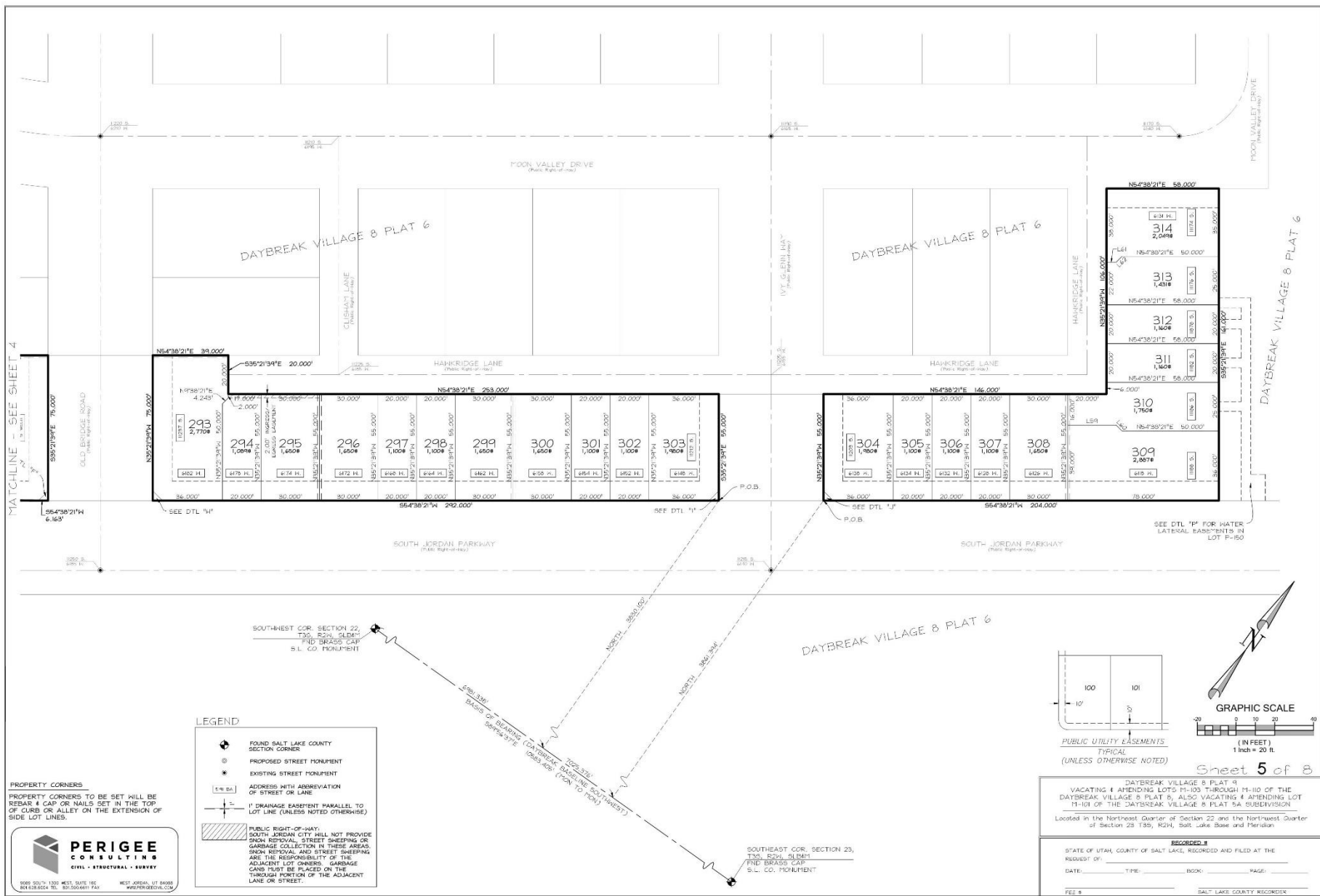
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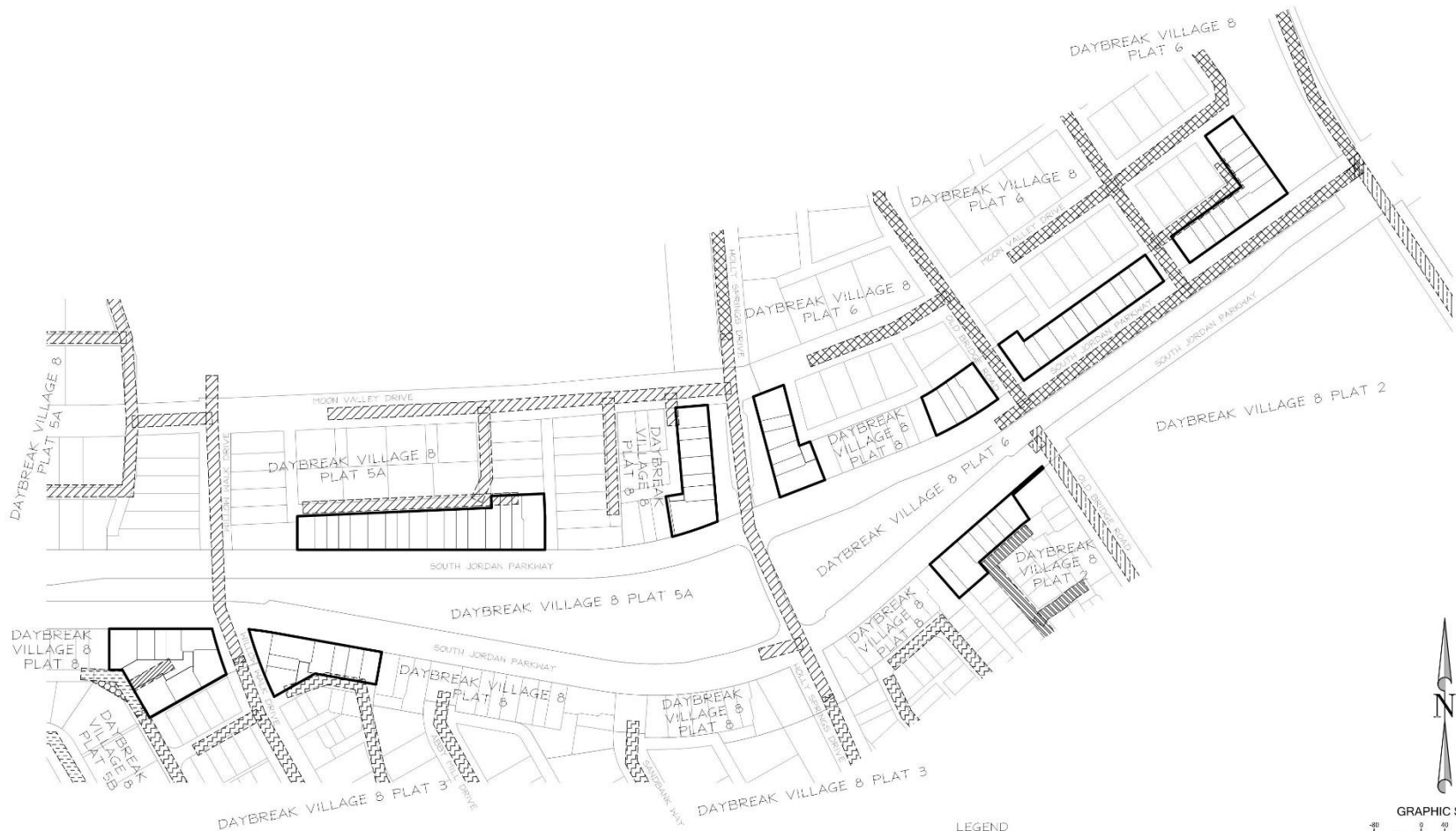
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FEE \$ _____ SALT LAKE COUNTY RECORDER



MATCHLINE - SEE SHEET 4





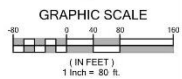
PROPERTY CORNERS
PROPERTY CORNERS TO BE SET WILL BE
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OF CURB OR ALLEY ON THE EXTENSION OF
SIDE LOT LINES.

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2095 SOUTH 1200 WEST, SUITE 100 WEST JORDAN, UT 84086
801-555-0004 TEL. 801-555-0011 FAX WWW.PERIGEECONSULTING.COM

LEGEND

	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10744 PAGE 480
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10776 PAGE 7643
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10546 PAGE 3764
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10717 PAGE 4930
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10694 PAGE 494
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10610 PAGE 6402
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10488 PAGE 1932



Sheet 6 of 8

DAYBREAK VILLAGE 8 PLAT 3
VACATING 4 APPLICANT LOTS 11-103 THROUGH 11-101 OF THE
DAYBREAK VILLAGE 8 PLAT 8, ALSO VACATING 4 APPLICANT LOT
11-101 OF THE DAYBREAK VILLAGE 8 PLAT 5A SUBDIVISION

Located in the Northeast Quarter of Section 23 and the Northwest Quarter
of Section 29 T8S, R24E, Salt Lake Base and Meridian

RECORDED

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE \$ _____ SALT LAKE COUNTY RECORDER

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 04-14-2020

Issue DAYBREAK VILLAGE 11A PLAT 4
PRELIMINARY PLAT
Location: 11500 S. Bingham Creek Road
File No: PLPP202000028
Applicant: Daybreak Communities

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

Staff Recommendation (Motion Ready): Approve Project No. PLPP202000028 subject to the following:

1. That all South Jordan City requirements are met prior to recording the plat.

STANDARDS FOR SUBDIVISION REVIEW

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

BACKGROUND

ACREAGE	6.141 acres
CURRENT LU DESIGNATION	Mixed Use
CURRENT ZONING	PC
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North - Mixed Use (P-C)/Vacant South - Mixed Use (P-C)/Vacant East - Mixed Use (P-C)/Vacant West - Mixed Use (P-C)/Vacant

Daybreak Communities has filed an application for preliminary subdivision plat approval for the Village 11A Plat 4 subdivision. The proposed subdivision will divide the property into 41 single family residential lots, 3 park lots (P-lots) and associated public right-of-way.

ANALYSIS

The residential density of this proposal is 6.6 units per acre (gross density) and 11.7 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 2,450 sq. ft. to 5,938 sq. ft. with an average lot size of 3,697 sq. ft.

The PC zone provides for the approval of Design Guidelines developed for a specific subdivision or site plan. The Design Guidelines for this plat will be the same as those approved for all previous Village 11A Plats.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

- The Daybreak Community Structure Plan designates this area as Village.
- Section 17.72.020 describes the Village Land Use Designation as follows: “This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, industrial, public/semipublic and recreation/open space uses, without a predetermined emphasis on any single use. This category may accommodate gross residential density of twenty five (25) units per acre.”
- All PC zone and Kennecott Master Subdivision requirements will be met regarding the preliminary subdivision plat.
- All State and Local subdivision review requirements have been followed.
- The proposal meets all City ordinances
- All lots in the proposed subdivision will have culinary water (South Jordan City) and sanitary sewer available (South Valley Sewer District).

Conclusions:

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

Recommendation:

- Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Subdivision, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by staff.

FISCAL IMPACT:

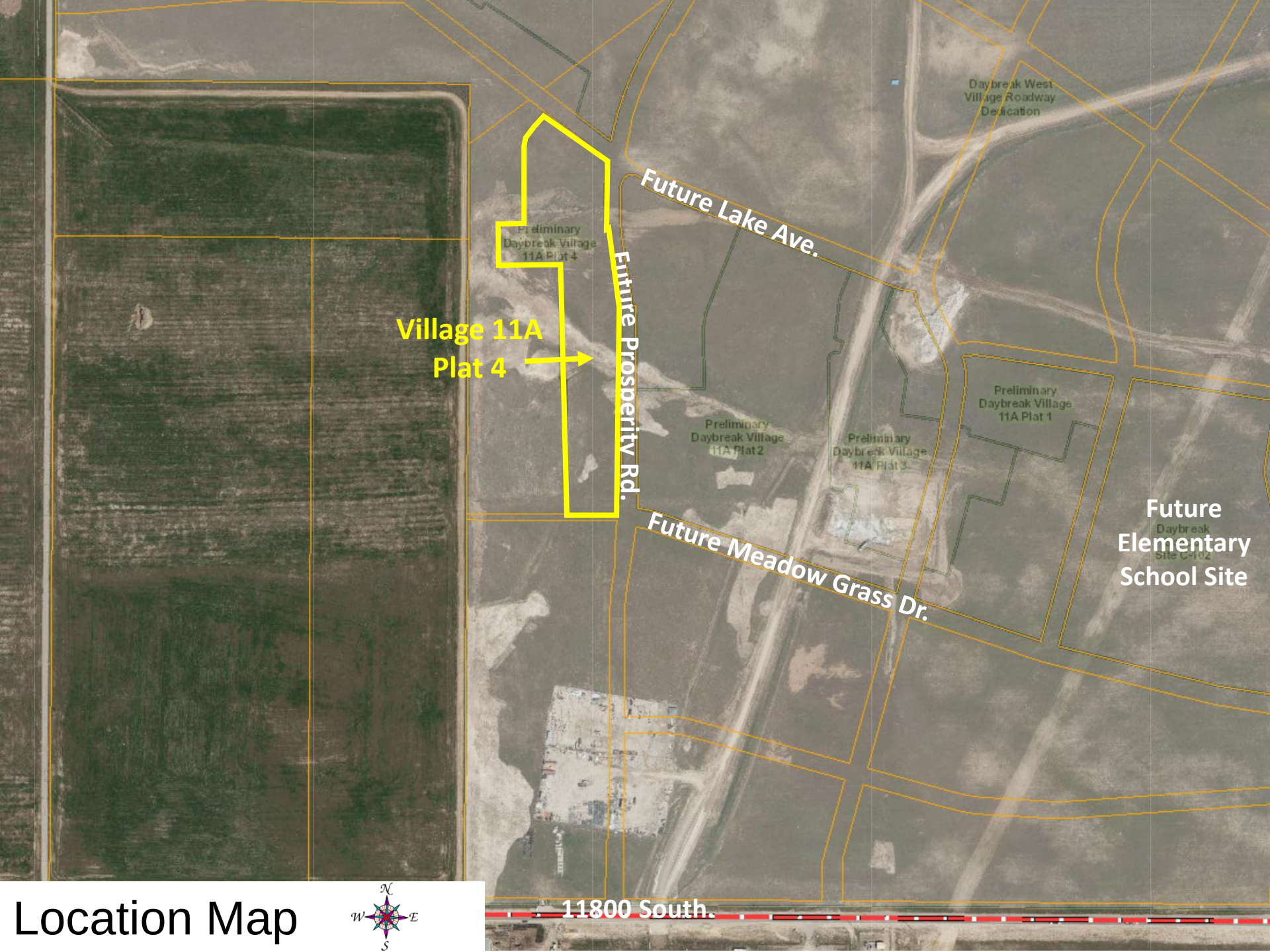
- Minimal.

ALTERNATIVES:

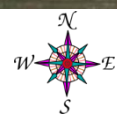
- Approve the preliminary plat.
- Deny the preliminary plat.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Preliminary Plat



Location Map

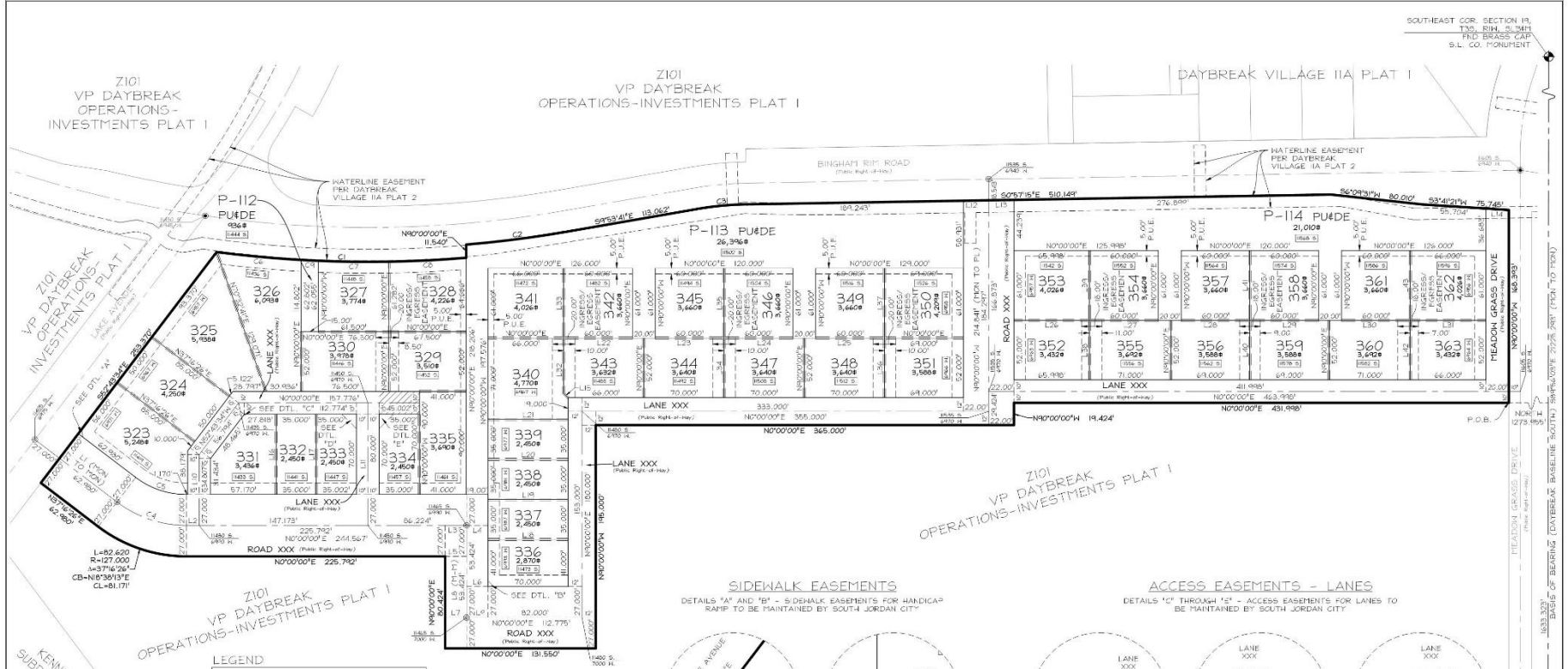


SOUTHEAST COR. SECTION 14,
T35, R24, S24M
FIND BRASS CAP
S.I. CO. MONUMENT

DAYBREAK VILLAGE IIA PLAT 1

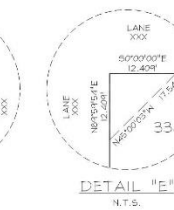
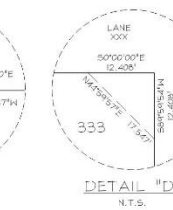
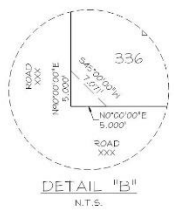
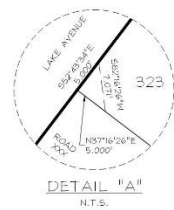
Z101
VP DAYBREAK
OPERATIONS-INVESTMENTS PLAT I

Z101
VP DAYBREAK
OPERATIONS-
INVESTMENTS PLAT I



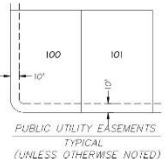
SIDEWALK EASEMENTS
DETAILS "A" AND "B" - SIDEWALK EASEMENTS FOR HANDICAP
RAMP TO BE MAINTAINED BY SOUTH JORDAN CITY

ACCESS EASEMENTS - LANES
DETAILS "C" THROUGH "E" - ACCESS EASEMENTS FOR LANES TO
BE MAINTAINED BY SOUTH JORDAN CITY



LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PUBLIC RIGHT-OF-WAY: SOUTH JORDAN CITY WILL NOT PROVIDE SIGN REMOVAL, STREET SWEEPING OR GARBAGE COLLECTION IN THESE AREAS. SIGN REMOVAL AND STREET SWEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.



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

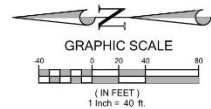
PER CONSULTING
CIVIL • STRUCTURAL • SURVEY
3000 SOUTH 1200 WEST SUITE 100
801-536-0524 FAX 801-500-6611
NEW JORDAN UT 84058
WWW.PERCONSULTING.COM

Line Table				
Line #	Length	Direction		
L1	94.980	N07°16'26"E		
L2	1.170	N00°00'00"E		
L3	8.775	N00°00'00"E		
L4	8.775	S00°00'00"E		
L5	8.775	S00°00'00"E		
L6	8.775	N00°00'00"E		
L7	8.775	N00°00'00"E		
L8	80.424	N00°00'00"E		
L9	8.775	N00°00'00"E		
L10	61.807	N00°00'00"E		
L11	107.000	N00°00'00"E		

Line Table				
Line #	Length	Direction		
L12	22.003	N02°57'15"N		
L13	22.003	N00°00'00"E		
L14	20.042	N03°41'2"E		
L15	5.497	N00°00'00"E		
L16	70.000	N00°00'00"E		
L17	70.000	N00°00'00"E		
L18	70.000	N00°00'00"E		
L19	70.000	N00°00'00"E		
L20	70.000	N00°00'00"E		
L21	70.000	N00°00'00"E		
L22	70.000	N00°00'00"E		

Line Table				
Line #	Length	Direction		
L23	70.000	N00°00'00"E		
L24	70.000	N00°00'00"E		
L25	70.000	N00°00'00"E		
L26	65.996	N00°00'00"E		
L27	71.000	N00°00'00"E		
L28	69.000	N00°00'00"E		
L29	69.000	N00°00'00"E		
L30	71.000	N00°00'00"E		
L31	66.000	N00°00'00"E		
L32	48.000	N00°00'00"E		
L33	61.000	N00°00'00"E		

Line Table				
Line #	Length	Direction		
L34	52.000	N00°00'00"E		
L35	61.000	N00°00'00"E		
L36	52.000	N00°00'00"E		
L37	61.000	N00°00'00"E		
L38	52.000	N00°00'00"E		
L39	61.000	N00°00'00"E		
L40	52.000	N00°00'00"E		
L41	61.000	N00°00'00"E		
L42	52.000	N00°00'00"E		
L43	61.000	N00°00'00"E		



SOUTHWEST COR. SECTION 22,
T35, R24, S24M
FIND BRASS CAP
S.I. CO. MONUMENT

Sheet 2 of 4

DAYBREAK VILLAGE IIA PLAT 4 SUBDIVISION
AMENDING LOT 201 OF THE VP DAYBREAK
OPERATIONS-INVESTMENTS PLAT I

Located in the Southwest Quarter of Section 22, T35, R24,
S24M

RECORDED

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

DATE: _____ TIME: _____ BKG: _____ PAGE: _____

FEE \$ _____ SALT LAKE COUNTY RECORDER

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 04-14-2020

Issue: DAYBREAK SOUTH STATION PLAT 3
PRELIMINARY SUBDIVISION
Address: 11280 SOUTH 5260 WEST
Project No: PLPP202000061
Applicant: Daybreak Communities

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

Staff Recommendation (Motion Ready): Approve Project No. PLPP202000061 subject to the following:

1. That all South Jordan City requirements are met prior to recording the plat.

STANDARDS FOR SUBDIVISION REVIEW

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

BACKGROUND

ACREAGE	8.522 Acres
CURRENT LU DESIGNATION	Large Scale Master Planned Community
CURRENT ZONING	PC
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North - Large Scale Master Planned Community, (P-C)/Vacant South- Large Scale Master Planned Community, (PC)/Apartments, Future SLCo Library East - Large Scale Master Planned Community, (P-C)/Apartments, Vacant West - Large Scale Master Planned Community, (P-C)/Vacant

Daybreak Communities has filed an application for preliminary plat review and approval of the South Station Plat 3 subdivision. The proposed subdivision will divide the property into 3 commercial lots and associated public right-of-way. Lots C-101 and C-102 will eventually have condominium buildings constructed on them. Lot C-103 will be the location of a new concert venue in South Station.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The Daybreak Community Structure Plan designates this area as Town.
- Section 17.72.020 describes the Town Land Use Designation as follows: “This category is designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single- and multi-family), public/semipublic, industrial and open space uses. This category may accommodate gross residential density of fifty (50) units per acre.”
- All PC zone and Kennecott Master Subdivision requirements will be met regarding the preliminary subdivision plat.
- All State and Local subdivision review requirements have been followed.
- The proposal meets all City ordinances.
- All lots in the proposed subdivision will have culinary water (South Jordan City) and sanitary sewer available (South Valley Sewer District).

Conclusions:

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

Recommendation:

- Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Subdivision, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by staff.

FISCAL IMPACT:

- Minimal.

ALTERNATIVES:

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

SUPPORT MATERIALS:

- Aerial Map
- Proposed Subdivision Plat



Lake Avenue

**Daybreak
South Station
Plat 3**

Black Twig Drive

Grandville Avenue

Rambutan Way

Preliminary
Daybreak South
Station 3

Daybreak South
Station Library

Daybreak South
Station Plat 1

Daybreak Lake
Fun Rd
Dedication

Daybreak
Village
4A Plat 9

Daybreak
Village
4A 8

Daybreak
Village
4A 4

Daybreak
Garden Park
Plot 1 & 3

Daybreak
Village
4A 5

Daybreak
Garden
Park 6

Daybreak
South Station
Multi-Family Plat 2

Daybreak South
Station Multi-Family
Plat 3 Amended

Daybreak
South Station
Multi-Family Plat 4

Location Map



