ELECTRONIC MEETING AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISION MEETING
6:30 P.M.
August 25, 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, AUGUST 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.

Notice of Meeting Without an Anchor Location due to Substantial Risk to Health and Safety.

I, Michelle Hollist, Chair of the South Jordan City Planning Commission, hereby determine that conducting the Planning Commission meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The President of the United States, The Governor of Utah, the Salt Lake County Health Department, Salt Lake County Mayor, the South Jordan City Mayor and City Council, and the World Health Organization have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS- CoV-2 and outbreaks of the coronavirus disease COVID-19 that has now spread globally including in the State of UTAH. Due to the State of emergency caused by the global pandemic, the current situation in Utah and specifically in Salt Lake County, and the manner in which the COVID-19 virus spreads in groups, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the anchor location. According to information from State Epidemiology, the State is currently in an acceleration phase, which has the potential to threaten the State's healthcare system. This determination not to meet in an anchor location shall be valid for thirty days.

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 August 25, 2020.

Instructions on how to join the meeting electronically are below.

Join South Jordan Planning Commission August 25, 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 – *None*

V. COMMENTS FROM PLANNING COMMISSION MEMBERS

VI. SUMMARY ACTION – *None*

VII. ACTION – *None*

VIII. ADMINISTRATIVE PUBLIC HEARINGS –

A. DAYBREAK VILLAGE 11A PLAT 6, PRELIMINARY SUBDIVISION
Location: 11705 South 6740 West
File No: PLPP202000146
Applicant: Daybreak Communities

B. RIDGEVIEW COMMERCIAL PARCEL F, SITE PLAN AND CONDITIONAL USE PERMIT
Location: 1553 West 11400 South
File No: PLSPR202000048
Applicant: Reed Stallings

C. SILVERSTONE AUTOMATION, SITE PLAN
Location: 10096 South Jordan Gateway
File No: PLSPR202000181
Applicant: Ryan Berry, MHTN Architects

IX. LEGISLATIVE PUBLIC HEARINGS –

A. OTTO JONES PROPERTY REZONE Rezone from R-1.8 (Single-Family Residential, 1.8 lots per acre) to R-2.5 (Single-Family Residential, 2.5 lots per acre) Zone
Location: 10431 South 3200 West
File No: PLZBA202000131
Applicant: Justin Jones

B. TEXT AMENDMENT, AMENDING CHAPTER 17.130.030 OF THE SOUTH JORDAN CITY MUNICIPAL CODE REGULATING THE ACCESSORY LIVING UNIT FLOATING ZONE
File No: 2020-10
Applicant: South Jordan City

C. TEXT AMENDMENT – ADDING SUBSECTION 17.130.060 TO THE SOUTH JORDAN CITY MUNICIPAL CODE REGARDING THE CREATING OF THE FLAG LOT OVERLAY ZONE
File No: PLZTA201900519
Applicant: Cody Pearson

X. OTHER BUSINESS - *None*

ADJOURNMENT

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 20rd day of August 2020.
Cindy Valdez
South Jordan City Deputy Recorder

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

Present: Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Sean Morrissey, Commissioner Michael Peirce, Staff Attorney Greg Simonson, Assistant City Engineer Shane Greenwood, City Planner Greg Schindler, Planner David Mann, Planner, Damir Drozdek, Planner Brad Sanderson, Deputy Recorder Cindy Valdez

Absent: Commissioner Stephen Catmull, Commission Trevor Darby

Others: Brad Robins, Riaz Sait, Sundar Bose, Charlie, Steve McDowell, Steven Loudon, Rajeev Sood, Ryan Landis, Michael Butler, Jaime Mencie, Carrie Butler

6:30 P.M.
REGULAR MEETING

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

Chair Hollist welcomed everyone to the Electronic Meeting and noted that (3) of the Commissioners have joined the electronic meeting, Commissioner Catmull and Commissioner Darby may be late joining the meeting. We have been holding our meeting in an electronic format since the Governor gave an Executive Order and declared a State of Emergency, which has allowed us to do so.

II. Motion to Approve Agenda

Commissioner Gedge made a motion to approve the August 11, 2020 Planning Commission Agenda. Commissioner Hollist seconded the motion. Vote was unanimous in favor; Commissioner Catmull and Commissioner Darby were absent from the vote.

III. Approval of the Minutes

Commissioner Gedge made a motion to approve the July 28, 2020 Planning Commission Meeting Minutes as printed. Commissioner Hollist seconded the motion. Vote was unanimous in favor; Commissioner Catmull and Commissioner Darby were absent from the vote.

IV. STAFF BUSINESS - *None*

V. COMMENTS FROM PLANNING COMMISSION MEMBERS

Chair Hollist read the Notice of Meeting without an Anchor Location due to Substantial Risk to Health and Safety.

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Jordan City Mayor and City Council, and the World Health Organization have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS- CoV-2 and outbreaks of the coronavirus disease COVID-19 that has now spread globally including in the State of UTAH. Due to the State of emergency caused by the global pandemic, the current situation in Utah and specifically in Salt Lake County, and the manner in which the COVID-19 virus spreads in groups, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the anchor location. According to information from State Epidemiology, the State is currently in an acceleration phase, which has the potential to threaten the State's healthcare system. This determination not to meet in an anchor location shall be valid for thirty days.

VII. ACTION – *None*

VIII. ADMINISTRATIVE PUBLIC HEARINGS –

A. HIGHRIDGE RETAIL BUILDING C, SITE PLAN AMENDMENT

Location: 3537 West 11400 South
File No: PLSPR202000253
Applicant: Charlie Openshaw

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

Chair Hollist said with the shared parking that they have with SOJO Remax, do both facilities meet the parking requirement?

Planner Sanderson said will both meet the requirements.

Chair Hollist said the spots at the very end of the property are beyond what this unit needs for their parking requirements, is that correct?

Planner Sanderson said that is correct.

Chair Hollist said what are the parking spots on the east side of the private drive for?

Planner Sanderson said it is part of the conceptual plan, they do not exist, they are showing how they could exist in the future.

Chair Hollis said who owns the private drive?

Planner Sanderson said it is part of the commercial properties.

Chair Hollist opened the Public Hearing to comments.

Brad Robbins, South Jordan – said I live in the Highridge development south of the commercial area that we were just talking about. I would like to know if the entrances, and exits are final, or are there going to be additional ones put in the communities, I am mainly talking about the one on SOJO Drive that goes north, and south, because it looked like there was and additional inlet on Loma Linda Lane.

Carrie Butler, South Jordan – said I live in Highridge as well, and I am wondering about the additional parking inside that was created for both of the commercial properties. Will that eliminate the need for

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street parking on SOJO Drive? I know that some of the residents are concerned about that. The concern is for residents traveling east, and west on SOJO Drive, because there is an area where people will flip a U-Turn and take advantage of the on-street parking. There is a safety concern in that area with on-street parking, because we have a lot of kids that live in that area. I would also like to know if there is going to be any more additional accesses put in.

Chair Hollist closed the Public Hearing.

Charlie Openshaw (Applicant) – said I would like to speak to the question about additional access off of SOJO Drive. I do not own the property on SOJO Drive that far down, so it would not be part of this site plan, or application tonight. We have no plans to put in any other accesses on SOJO Drive.

Chair Hollist said Planner Sanderson can you comment on the street parking on SOJO drive, and have you heard anything about it being stripped as parking spots?

Planner Sanderson said what was approved on the SOJO site plan is on the south side of SOJO Drive, they have proposed to pull the curb and gutter, so it will allow for some wider asphalt on the north side where they will allow for some parallel parking, but it will only be on the north side. The inside parking will not eliminate the on street parking, so nothing is being eliminated or changed.

Assistant City Engineer Greenwood said I think the Remax site has an additional access that will be installed at the east end.

Commissioner Gedge motioned to approve File No. PLSPR202000253 for the proposed Highridge Retail Building C site plan amendment, located at 3537 West 11400 S, as presented to the Planning Commission. Commissioner Hollist seconded the motion. Roll Call Vote was 3-0 unanimous in favor; Commissioner Catmull and Commissioner Darby were absent from the vote.

B. CANYON VIEW SUBDIVISION
Location: Approximately 11044 South Temple Drive
File No: PLPLA202000082
Applicant: Jaime Mencia

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

Commissioner Gedge said I have a question regarding the new street in the cul-de-sac, is that cul-de-sac large enough to handle snow removal and garbage collection?

Planner Mann said this new street and cul-de-sac will be a public street, so there will be trash pickup and there will be room for snow maintenance.It was reviewed by engineering to make sure it met all of the minimum requirements for the width, and cul-de-sac.

Chair Hollist said the arm that comes off of the cul-de-sac will it be a private lane that they will maintain themselves, correct?

Planner Mann said that is correct. It will be something that will need to be worked out by the owners.

Chair Hollist said is lot parcel (3) going to be responsible for the snow removal and maintenance of the park-strip around the entire cul-de-sac?

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Planner Mann said the private drive is primarily on lot (4), and there is a part of the hammerhead that will be increased as required by engineering to meet the requirements, and the maintenance would need to be arranged privately.

Jaime Mencia (Applicant) – said I am the applicant and the agent for the owner, and I would request that the City approve our subdivision. As stated in the staff report we are in compliance with the zoning, and all of the City conditions. This is a relatively unique site, and if you look at the shape it was hard to work something out, but I am glad that we have something that is going to be attractive and a benefit for the City. I would like to thank Jared, and David, because they helped assist us in this project, it was quite controversial because of the shape. The maintenance on the snow removal for the private lane will be worked out when the properties are ready for sale.

Commissioner Gedge said did the Fire Department sign off the on emergency access for the private lane?

Mr. Mencia said the Fire Department did review it and they allowed for the hammer head to have a larger access for emergency vehicles. There is a slight issue in terms of the length that still needs to be resolved, but as for the emergency vehicles they would have the ability to turn around there.

Planner Mann said there is also a proposed installation of a fire hydrant right next to that private drive.

Chair Hollist opened the Public Hearing to comments.

Steve McDowell, South Jordan- said I am here tonight representing (3) other people due to the short notice they could not be here tonight. I have a lot of property myself adjoining this development. I am on the corner north of the cul-de-sac, so I am concerned about snow removal, because the initial place I received did not show a sidewalk. I am worried about my fence being taken out by snowplows, because I just spent $7,000 on a new fence. I have a very sharp corner coming into the cul-de-sac, so I would like to know the proximity of traffic coming to that corner. It was mentioned that there is a 6ft. vinyl fence and I am not quite sure where that fence is going to go, but there are animals on (3) sides of this property. In the past we have been fencing to keep our animals in, but know we are going to have neighbors and we don't want anyone dumping grass in there to feed the horses, because grass can poison them. They could also try petting the horses and possibly getting bit, so that is a concern for all of us that have horses, so it is a concern of ours regarding a barrier fence from the subdivision site. On the south-east corner of the cul-de-sac there is a larger corner that I am think is going to become a weed patch, so I would like to know who is going to maintain that. On the hammer road the snow removal is going to be a major problem because there is a fence there and I don't know if there is going to be the room to remove the snow, it will probably get pushed up against the fence and cause issues. I think we need better protection there, and possibly a concrete fence. I would like to know about the storm drains, and drainage that is part of the subdivision. I don't see anything mentioned about it in anything that I have received. This is all agricultural land and horse property and they have to know coming in here there is going to be flies. Everyone that already lives here is good about picking up their manure, but the previous land owners made a mess of the place. The new owner has been good about mowing it, but there are some tall weeds behind my house now, but it is appreciated that he did do that. There is also a power pole that sits in the corner of the cul-de-sac, so I would like to know what is going to happen there, is he crowding the road to my property so he doesn't have to move that pole?

Chair Hollis said what kind of fence do you have on your property?

Mr. McDowell said I have a very expensive galvanized metal horse fence with 2x3 grids in it.

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Chair Hollist said is it the kind that someone could stick their hand through?

Mr. McDowell said yes, they could, but I don't think that should be our responsibility. I am hoping that access road can be moved from my fence. I appreciate the sidewalk there, but I am very concerned about the corner.

Steven Louden, South Jordan –said I have some of the same concerns that Mr. McDowell has brought before you tonight. My property is to the south-east corner off of 1300 W. so the vinyl fencing is a concern of mine, because vinyl fencing degrades in the sunlight, and will eventually need to be replaced. My current fencing now due to the previous landowner is built a foot inside the property line, so I am concerned that it will make the property line skewed during construction. I am also concerned about the lighting in the area. I know the City has gone down 1300 W. and Temple Drive and put new light poles, but they are not active yet. There are round circles on the map around the cul-de-sac and I am not sure what those even are, and on the drawing that was sent to us with those circles don't even exist. On the south-east corner of the cul-de-sac, I would like to know who is maintaining that, because the previous landowner made a mess of that property and didn't take care of it, or the animals on it. There is also a privacy issue, because it is right in my backyard. I have dogs, and I don't want people throwing stuff over the fence, and I have a concern of people antagonizing my dog. This is really an odd shaped parcel and I think it would have been a better fit to not develop it and let Mr. McDowell, Mr. Kennedy, and Mr. Christenson expand their property and incorporate what was already there. I think that would have been a better use, than trying to cram (3) house back there in an area that should have been developed differently, so it wasn't a little island of open-space. That was lack of planning on the City's part. These additional homes are going to bring traffic, noise, and disruption to this area.

Mr. McDowell said I would really like to see more than a vinyl fence for the animals, and a traffic barrier.

Chair Hollits closed the Public Hearing.

Jaime Mencia, (Applicant) – said I would like to address some of the issues that the adjacent owners have discussed. In terms of the fencing we are proposing to put fencing around the new lots that we are creating, so our fencing is not going to disturb any of their fencing. Their fencing already exists, and our fencing is going to be in addition to their fencing, and it is going to be a solid fence. They have a galvanized fencing, and down on the south end there is a goat wire and typical fencing for livestock settings. In terms of Mr. McDowell's concern about the corner, keep in mind the roadway doesn't touch his corner, there is a parkway that is larger than normal and a standard radius. What we are proposing is something that ist done typically. The roadway does not touch his fence, and there is a parkway and sidewalk. I understand the concern regarding the snow removal and maintenance on the hammer head, but other than a maintenance agreement that is subject to the future property owners. Having large private drives in Utah is not uncommon, and they have the same issues, and I am talking about the private drive, not the main streets. Mr. Louden mentioned that we were crowding (3) homes on this property, but we are not cramming anything, because our (3) homes are on 50,000 sq. ft. of land, so we are not pushing the density.

Chair Hollist said what fencing is required in this zone with animal rights?

Planner Mann said we typically see neighborhoods that come into agricultural properties that are subdivided in a way that the future landowners will no longer have property rights. In this case the (3) properties will all be over a ½ acre, and in the R-1.8 Zone they will all continue to have farm animal

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rights, so there is no requirement for fencing between these properties. The applicant has been generous enough to install vinyl fencing all the way around the property to help support the development.

Chair Hollist I think you said in the staff report that this does meet the requirements for snowplowing and garbage collection, so that shouldn't be an issue, but if they snow plow were to damage Mr. McDowell's fence, what would happen?

Planner Mann said if it was something that the City damaged, I am sure the City has something in place to address those types of things. There is about 12, or 15 ft. here, there is not going to be cars going 40 mph around this turn, so I would anticipate that there won't be anything getting that close to his fence.

Chair Hollist said will lot (1) have access to the road?

Planner Mann said yes. There are curb cuts so they can access.

Chair Hollist said Mr. McDowell also asked about storm drains. I assume that the City Engineers addressed the drains.

Planner Mann said there were 4, or 5 reviews done before this came to the Planning Commission, so any concerns that the City had for meeting the minimum standards for storm drainage, or anything associated with the utilities have all been addressed.

Chair Hollist said what is someone moves in and there is a complaint about flies?

Planner Mann said there is really nothing they can do if they are meeting all of the requirements for animals based on the County Health requirements. They should know when they move in that this is an agricultural area, and the existing property owners are allowed to do what they have been doing by having horses, and animals.

Chair Hollist said so they are protected by the zoning, so complaints won't change that.

Chair Hollist said there was a concern about a power pole in the corner of the property and it being moved.

Planner Mann said I am not sure where the existing power pole is and the Jeremy Nielsen is on vacation, so he is not here to answer that question. There was a question about the lighting, and there is some lighting proposed in that area, so that should provide lighting and will help with safety. We don't want any dark corners that would lead to crime or any vehicle incidents with not enough light on the street.

Chair Hollist said what are the circles on the map in the cul-de-sac?

Planner Mann said they are trees.

Chair Hollist said what would happen if someone was to put their arm through a property owner's fence and gets injured?

Planner Mann said I don't know how that would be handled, but I don't think it is something that would be in the City's control with this application process.

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Chair Hollist said Mr. Loudon has a concern because his property line sits a foot inside his property, and what that will do if the fence is put inside his property.

Planner Mann said this development is all done by an engineering firm and surveyed to locate the current property lines, so I don't anticipate that there would be any issues, because what will be installed will be done with the surveying measurements.

Chair Hollist said what should he do if he has concerns after things are going in?

Planner Mann said would advise him to be in contact with Mr. Mencia and make sure there is an open dialog to make sure that any concerns in the process are being addressed.

Chair Hollist said do you know of any history on the development of this property, and if any of the adjacent properties had the opportunity to bid on this land.

Planner Mann said I would think that Mr. McDowell is much more familiar with this land than I am, but I anticipate that these were parcels that were farmed and built decades ago, and over time there have been developments that have been proposed and built. It is one of those things that as a planning department with the City, we do our best to anticipate these changes and try to put in ordinances, and processes, to protect property owner's rights, as well as guide the development to make the best developments that we can, but there are just things that are out of our control.

Commissioner Gedge motioned to approve File No. PLPLA202000082 to create a 5-lot subdivision, located at approximately 11044 S Temple Drive, as presented to the Planning. Commissioner Hollist seconded to the motion.

Commissioner Morrissey dropped off the Zoom Meeting. They are trying to see if he can get back on the electronic zoom meeting to vote on this item.

Commissioner Gedge motioned to take a 10 minute recess, and will reconvene at 8:10 p.m. Commissioner Hollist seconded the motion.

Chair Hollist motioned to reconvene the 08-11-2020 Planning Commission Electronic Meeting at 8:10 p.m.. Commissioner Gedge seconded the motion.

Commissioner Morrissey is back on the electronic zoom meeting.

Commissioner Morrissey voted "yes". Roll Call Vote was 3-0 unanimous in favor; Commissioner Catmull and Commissioner Darby were absent from the vote.

C. DAYBREAK COMMERCE PARK 5B SUBDIVISION AMENDMENT

Location: 6153 West Broken Rock Circle
File No: PLPLA202000190
Applicant: Nate Reiner

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

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

Commissioner Michael Peirce arrived at the meeting.

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Chair Hollist said I assume this fits in with the Daybreaks overall plan and meets their requirements, as well as the City requirements.

Planner Mann said that is correct. With the site plan review, as with all projects in Daybreak the civil plans need to have initial approval by Daybreak, so the plans have been approved before the City began reviewing it. Daybreak has given their blessing on this subdivision and any development on these lots to continue based on their Master Plan.

Commissioner Gedge motioned to approve File No. PLPLA202000190 to amend lot C-122 of the Daybreak Commerce Park 5 subdivision, located at 6153 W. Broken Road Circle, to create two commercial lots, as presented to the Planning Commission. Commissioner Hollist seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Catmull and Commissioner Darby were absent from the Vote.

IX. LEGISLATIVE PUBLIC HEARINGS

A. THE CLIFFS AT JORDAN STATION REZONE

Rezone from C-F (Commercial – Freeway) Zone to MU-TOD (Mixed Use – Transit Oriented Development) Zone

Location: 10448 S. Jordan Gateway
File No: PLZBA202000215
Applicant: Chris Simms, GMC Turtle Creek LLC

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

Chair Hollist said what uses are allowed in the Mixed Use Zone that are not allowed in the Commercial Freeway Zone?

Planner Drozdek said I had a conversation with the applicant in regards to this, and I think how this came about was stemming from the Lender and them thinking that apartments were allowed in the MU-TOD Zone, which is not the case. The Lender was under the assumption that in the C-F Zoning that this project was a non-conforming use, and being in a non-conforming use their preference was to be in the type of development that this use is allowed. However, with the recent changes we made to the code, not even the MU- TOD Zone would you be able to have apartments without the PD Overlays on them. At this time I haven't heard back from the Lender, so I don't know how they are going to proceed, so he said he will talk to the Lender and let me know what he wants to do.

Chair Hollist said so you are saying, that both zoning are a non- conforming use.

Planner Drozdek said that is correct. It used to be conforming, but due to the changes that have been made it is not anymore.

Commissioner Gedge said if they were individually owned and not apartments, would they be conforming at that point?

Planner Drozdek said any kind of Multi- Family is not allowed in either zone.

Commissioner Gedge said would the TOD Zone change the parking density at all?

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Planner Drozdek said it does not. Parking standards are a separate requirement for the zoning ordinance.

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

Commissioner Gedge motioned the Planning Commission recommend that the City Council approve the following rezone Ordinance No. 2020-=06-Z. Commissioner Hollist seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Catmull and Commissioner Darby were absent from the Vote.

X. OTHER BUSINESS

The Commissioner's had a brief discussion about Planning Commission Attendance.

ADJOURNMENT

Commissioner Gedge motioned to adjourn the August 11, 2020 Planning Commission meeting. Commissioner Morrissey seconded the motion. Vote was unanimous in favor; Commissioner Catmull and Commissioner Darby were absent from the Vote.

The August 11, 2020 Planning Commission Meeting adjourned at 8:37 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

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SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 08-25-2020

Issue: DAYBREAK VILLAGE 11A PLAT 6 PRELIMINARY SUBDIVISION
Address: 11705 S. 6740 West
Project No: PLPP202000146
Applicant: Daybreak Communities

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

Staff Recommendation (Motion Ready): Approve Project No. PLPP202000146 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	4.661 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)/Herriman City East - Large Scale Master Planned Community, (P-C)/Vacant West - Large Scale Master Planned Community, (P-C)/Vacant

Daybreak Communities has filed an application for preliminary plat review and approval of the Village 11A Plat 6 subdivision. The proposed subdivision will divide the property into 32 residential lots, 1 park lot and associated public right-of-way.

The residential density of this proposal is 6.8 units per acre (gross density) and 13.6 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 1,750 sq. ft. to 5,755 sq. ft. with an average lot size of 3,251 sq. ft.

The PC zone provides for the approval of design guidelines developed for a specific subdivision or site plan. The design guidelines, specific to this plat are attached for review.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- 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:

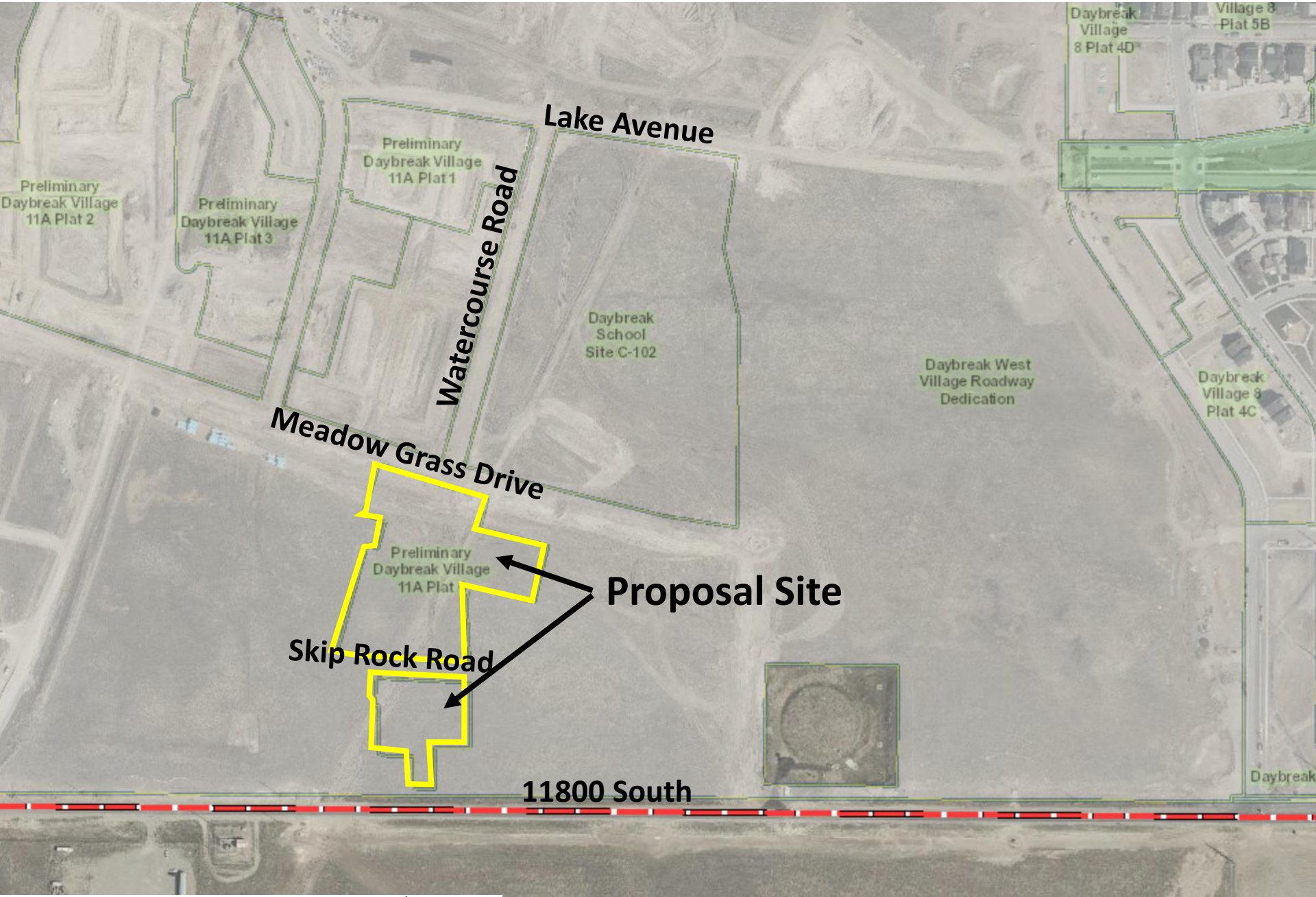
- Minimal.

ALTERNATIVES:

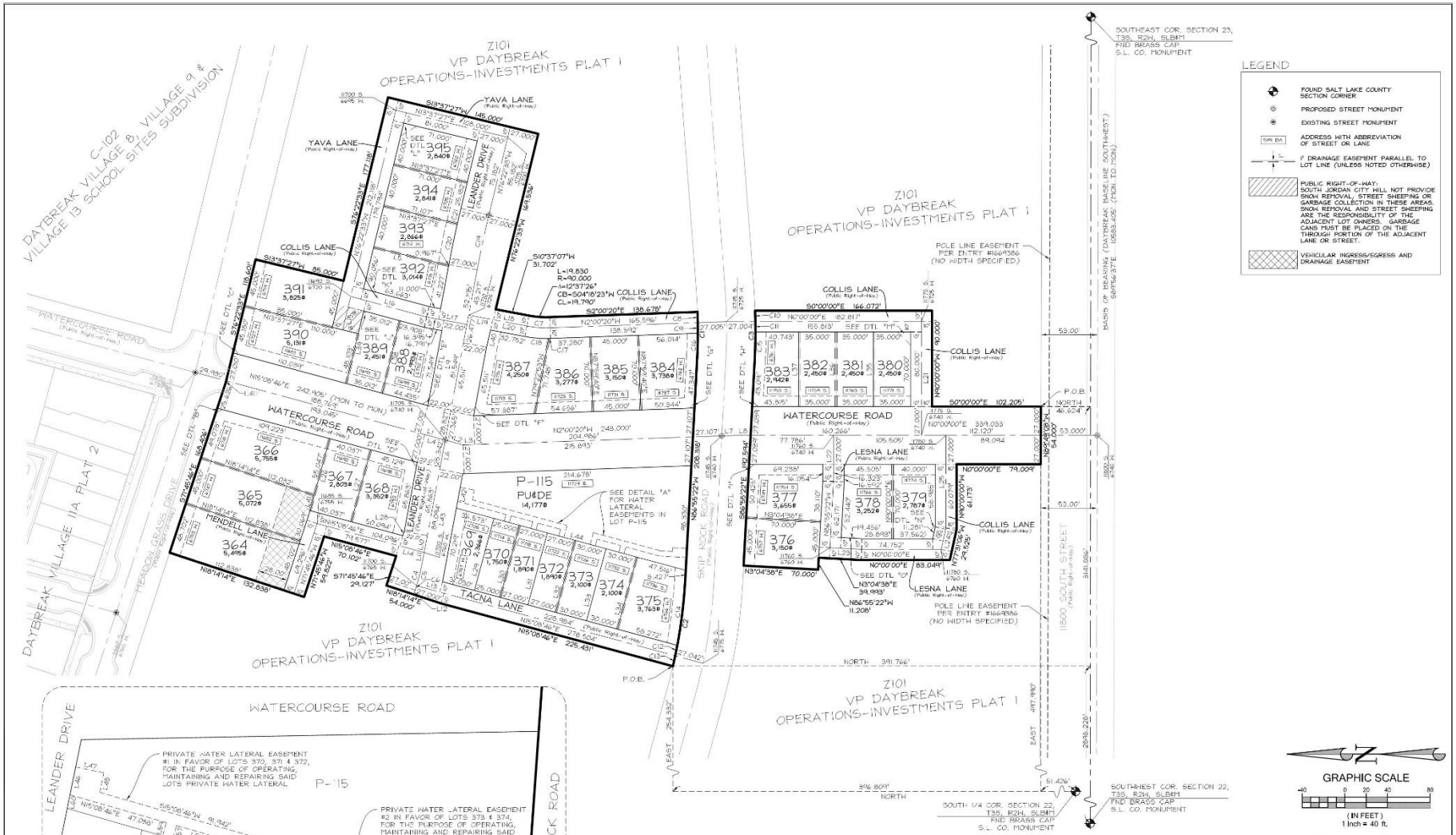
- Approve the preliminary subdivision.
- Deny the preliminary subdivision.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Proposed Subdivision Plat
- Design Guidelines



Location Map



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
9980 SOUTH 1300 WEST, SUITE 100 WEST JORDAN, UT 84088
801.638.6004 TEL 801.590.6611 FAX WWW.PERIGEECIVIL.COM

DAYBREAK VILLAGE IIA PLAT 6
AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the Southeast Quarter of Section 22, T3S, R2W, Salt Lake Base and Meridian

RECORDED #

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

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

FEE $ _____ SALT LAKE COUNTY RECORDER

Design Guidelines/Development Standards - DAYBREAK VILLAGE 11A PLAT 6

I. SINGLE FAMILY

Single-family, duplex, town house and row house residential units that do not stack dwellings on a single parcel. Typically each unit has a private parcel that has street frontage and contains its own parking with a one to three story height. Single family homes are composed using the following building types. Main Building; defined by the conditioned space of the primary residence with or without a garage engaged under a singular roof form. Out Building: a detached conditioned ancillary structure not used as a garage. Semi-Detached Garage: A garage with or without a ancillary residence above the garage that is connected to the "Main Building" with a conditioned single story wing that separates the roof forms. Detached Garage: A garage with or without an ancillary residence above the garage that is not connected to the "Main Body" with a conditioned wing.

	A. TOWNHOUSE	B. GREEN COURT/FLAG LOT	C. SMALL LOT	D. STANDARD LOT	E. LARGE LOT
1 LOT DIMENSIONS	Min. 15' lot frontage/unit	Min. 30' lot frontage; 15' min. for attached dwellings	Min. 30', Max.70" lot frontage	Min. 55', Max. 100' lot frontage	Min. 65', Max. 120' lot frontage
	Min. 50' lot depth	Min. 50' lot depth	Min. 50' lot depth	Min. 90' lot depth	Min. 90' lot depth
2 LOT COVERAGE	Max. 90% lot coverage	Max. 75% lot coverage	Max. 70% lot coverage	Max. 55% lot coverage	Max. 45% lot coverage
3 BUILDING SETBACKS AND HEIGHT RESTRICTIONS	Min. setbacks for main building: 5' front, 0' each side, 0' rear	Min. setbacks for main building: 5' front, 4' rear. Side setbacks must be 3' min. or 5' from adjacent building. Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations	Min. setbacks for main building: 10' front, 10' rear. Side setbacks must be 3' min. or 6' from adjacent building. Attached, Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations	Min. setbacks for main building: 10' front, 5' each side, 20' rear. Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations	Min. setbacks for main building: 11' front, 5' each side, 20' rear. Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations
	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot
	For corner lots, side setback min. 5'	Min. 10' setback for lots with side street frontage	Min. 10' setback for lots with side street frontage	Min. 10' setback for lots with side street frontage	Min. 10' setback for lots with side street frontage
		For attached dwellings, minimum side setback is 0'			
	Porches, terraces, balconies, stairs and landings, and bays may encroach beyond front, side and side street setback lines. Structures, bays and balconies above the ground floor may encroach beyond the rear property line provided they do not extend beyond the edge of the lane surface.	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line
	80% of lot frontage must have building w/in 30' of min. setback	40% of lot frontage must have building w/in 25' of min. setback	40% of lot frontage must have building within 15' of min. setback	40% of lot frontage must have building within 15' of min. setback, unless the garage loads from a forward driveway court.	40% of lot frontage must have building within 15' of min. setback,unless the garage loads from a forward driveway court.
4 BUILDING MATERIALS	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.
	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.
	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.
	Glazing: No reflective glass	Glazing: No reflective glass	Glazing: No reflective glass	Glazing: No reflective glass	Glazing: No reflective glass
	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.
5 GARAGE, PARKING LOT AND ACCESS PLACEMENT STANDARDS	Each unit requires 1 parking space which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed
		Parking spaces may be accessed by Lane or common drive.	Parking spaces may be accessed by lane, side, or front drive.	Parking spaces may be accessed by lane, side, or front drive.	Parking spaces may be accessed by lane, side, or front drive.
	Parking spaces must be lane-accessed		Alley-accessed ancillary units require 1 parking space. Side drive-accessed ancillary units may park on-street.	Alley-accessed ancillary units require 1 parking space. Side drive-accessed ancillary units may park on-street.	Alley-accessed ancillary units require 1 parking space. Side drive-accessed ancillary units may park on-street.
				Front-loaded garages may be max. 45% of primary façade, and must be recessed 5' behind the primary façade.	Front-loaded garages may be max. 40% of primary façade, and must be recessed 5' behind the primary façade.
	Min. 4' garage setback from lane if garage door opens directly or perpendicular to alley. Min. 0' setback is permissible when garage door opens parallel to alley	Min. 4' garage setback from alley if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.	Min.4' garage setback from alley if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.	Min. 4' garage setback from alley if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.	Min. 4' garage setback from alley if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 8/25/2020

Application: **RIDGEVIEW COMMERCIAL PARCEL F - SITE PLAN & CONDITIONAL USE PERMIT**

Address: 1553 W. 11400 South
File No: PLSPR202000048
Applicant: Reed Stallings

Submitted By: Brad Sanderson, Planner III
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready):
I move that the Planning Commission **approve** file no. PLSPR202000048 for the proposed Ridgeview Commercial Parcel F site plan and conditional use permit, located at 1553 West 11400 South, with the following requirements which need to be completed prior to construction:

- Provide the original Storm Water Facilities Maintenance Agreement to the Engineering Department.
- Provide a 15' wide water line easement for all main lines, hydrants and services up to and including water meters.

STANDARD OF REVIEW:

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements outlined in Chapter 16.24 and the requirements of the individual zone in which a development is proposed. All provisions of Titles 16 & 17 of the City Code, and other city requirements, shall be met in preparing site plan applications and in designing and constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions or deny the site plan.

CONDITIONAL USE REVIEW:

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

To impose a condition, the detrimental effect must be identified and be based on substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect. Further, under City Code Section 17.84.090:

A. 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.

B. 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 [S]ubsection A of this [S]ection.

C. 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 property was rezoned in 2019 to the Redwood Road MU-South and Planned Development (PD) Floating Zone. The property is part of a larger area plan which includes a Development Agreement, Master Development Plan and Design Guidelines. Various portions of development have since been sold to residential home builders. The applicant, however, has retained ownership of the property designated for commercial uses, which is located adjacent to the 11400 South at approximately 1500 West.

Proposal:

The applicant is proposing to construct four individual commercial buildings on Parcel F. Each building is proposed with a vehicle drive-thru, which requires a conditional use permit. Building B (located near the northwest corner of the parcel) will be approximately 2,200 square feet in size and is intended for a coffee shop/retail business. Buildings C, D, and E will each be approximately 4,260 square feet in size. The tenants for these remaining three buildings is unknown at this time, but the underlying zone allows for a variety of retail and office uses. The northeast portion of Parcel F will be temporarily covered with rock mulch until a new site plan or a site plan amendment application is approved and constructed.

Staff is anticipating a parking demand based on one parking stall per 200 square feet of floor area (1/200). Based on the proposed total floor area, 75 parking stalls are required. The proposal shows 118 parking stalls.

A six foot tall masonry wall was recently installed along the south property line abutting the townhouses that are currently under construction. The developer will be installing trees in the parking lot and other landscaping along the south property line to further buffer the commercial uses from the residential uses.

The City's Architectural Review Committee reviewed all four building and unanimously recommended approval for the proposed materials, colors, and overall building design.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Most impacts associated with drive-thru facilities pertain to noise, odor, or lighting often generated from a building canopy, menu board, pick-up window, and queued vehicles.
- All four buildings will be located along the north property line furthest from adjoining residential uses, and the drive-thru component of each building will be primarily located on the north side of each building and between buildings. The Design Guidelines require a minimum three foot tall landscaped berm between the drive-thru and the right of way, which alleviates potential impact by screening the drive-thru from public view along 11400 South.

- The City Council recently agreed with the applicant to amend the development agreement. These amendment change requirements pertain to the total minimum building square footages and maximum setbacks or yard area along the north property line. All buildings comply with these recent changes.

Conclusion:

- Staff did not identify any detrimental impacts associated with the drive-thrus that have not already been mitigated by the requirements of the development agreement and the location of the drive-thrus. Therefore Staff is not recommending any conditions of approval pertaining to the drive-thru uses.
- The proposal does not conflict with City Code, the Development Agreement, the Master Development Plan, or the Design Guidelines.

ALTERNATIVES:

- Deny the application.
- Identify impacts associated with the drive-thru and impose conditions of approval to mitigate those impacts.
- Propose modification to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Master Development Plan Concept
- Proposed Plans
- Elevations

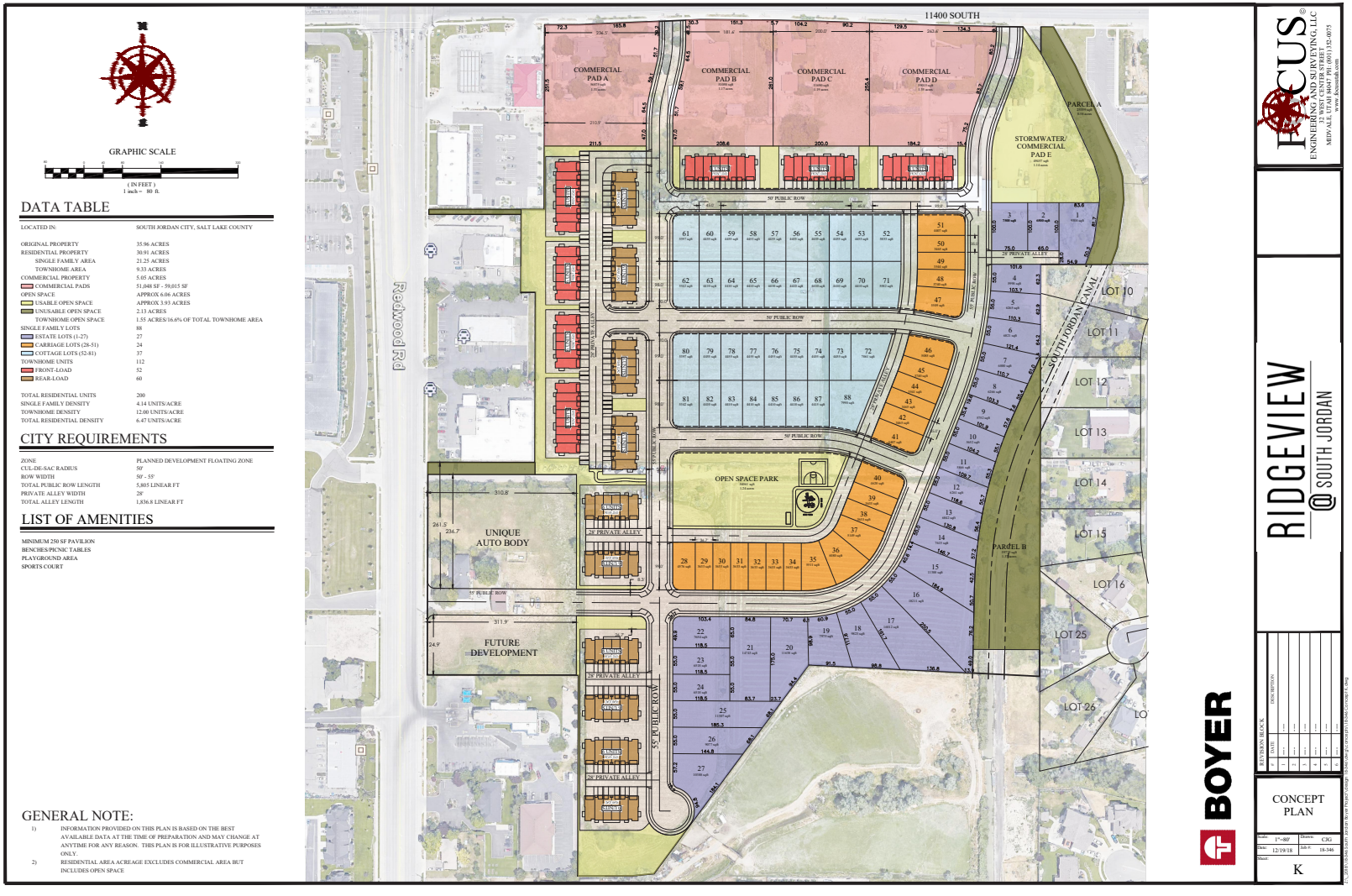
Brad Klavano, City Engineer

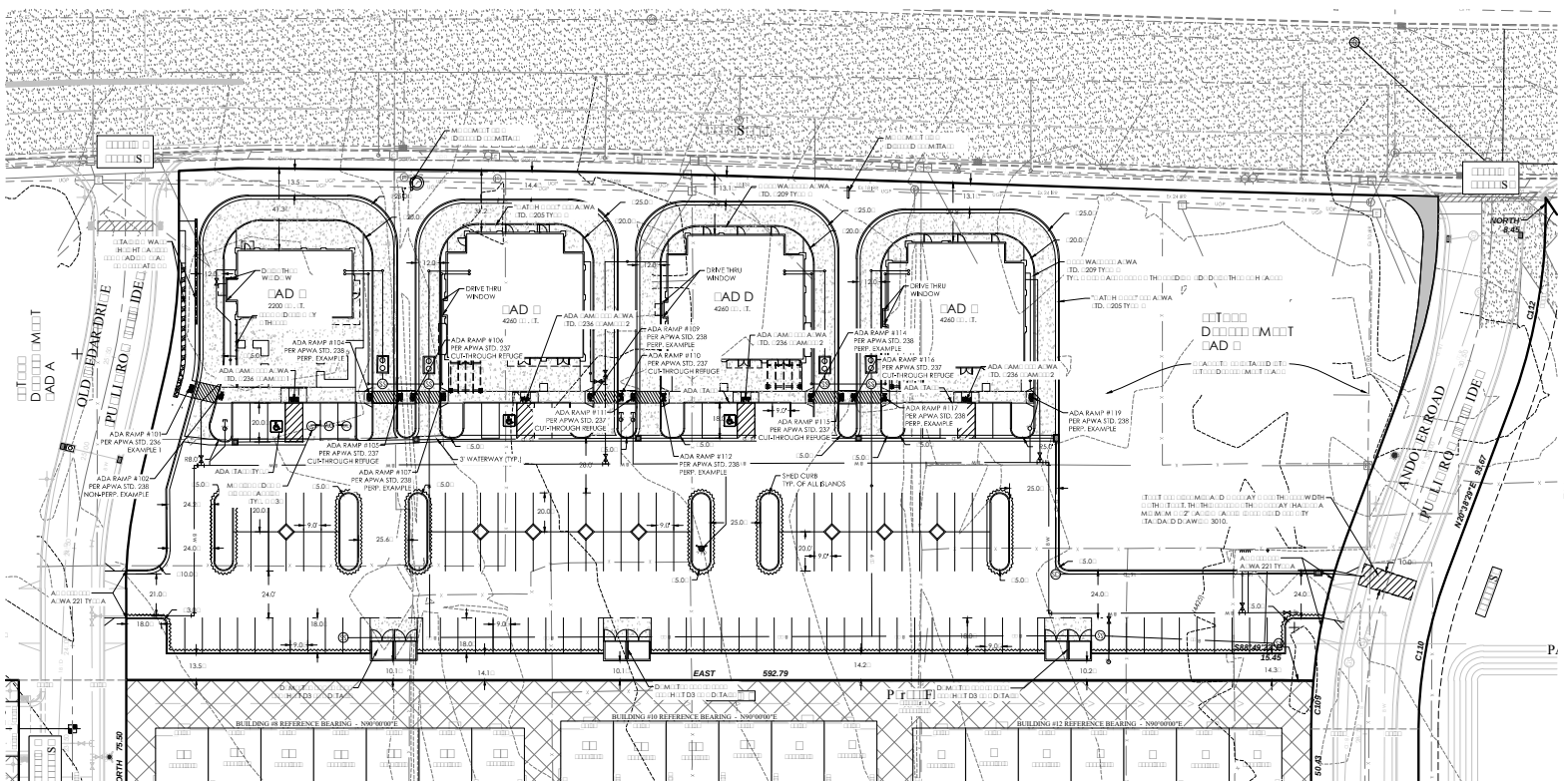
08/20/2020

Date


N
11400 South
Subject Property
(3.71 acres)
Sparta Way
Redwood Road
Cedar Drive
Andover Road

Concept Plan - Ridgeview @ South Jordan





FOCUS
ENGINEERING AND SURVEYING LLC

THOMAS M. ROMNEY
No. 8020660-2202
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH

RIDGE RETAIL

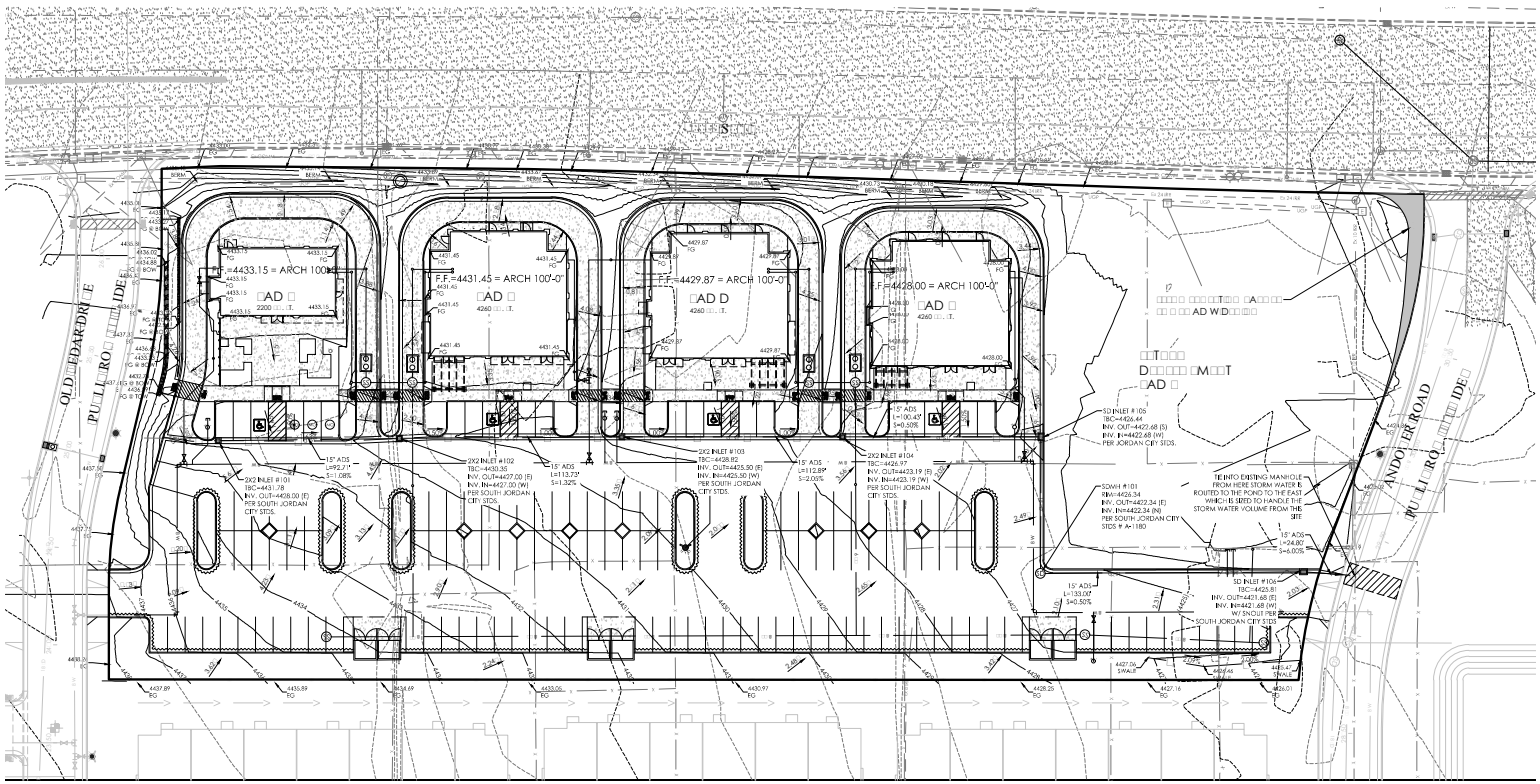
SOUTH JORDAN UT

SITE PLAN

REVISIONS	DATE
1	10/6/2020

SITE PLAN

SGA



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" D STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST STORM DRAIN
- EXIST SANITARY SEWER
- EXIST CULINARY WATER
- EXIST FENCE
- EXIST CONTOUR MAJOR
- EXIST CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH/INLET/SAND/COMBO
- SEWER MANHOLE
- CAL/E/TEE/END
- WATER/LOW/OFF
- FIRE HYDRANT
- STREET MONUMENT/TOWNSITE
- EXIST STREET MONUMENT
- EXIST SD INLET/MH
- EXIST SEWER MH
- EXIST CAL/E/TEE/END
- EXIST FIRE HYDRANT
- SPOT ELEVATION

GRAPHIC SCALE

0 5 10 20 30 40

IN FEET

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FOCUS ENGINEERING AND SURVEYING, LLC
SUITE

LICENSED PROFESSIONAL ENGINEER
No. 8020660-2202
THOMAS M. ROMNEY
STATE OF UTAH

RIDGE IE RETAIL

SOUTH ORDAN IT

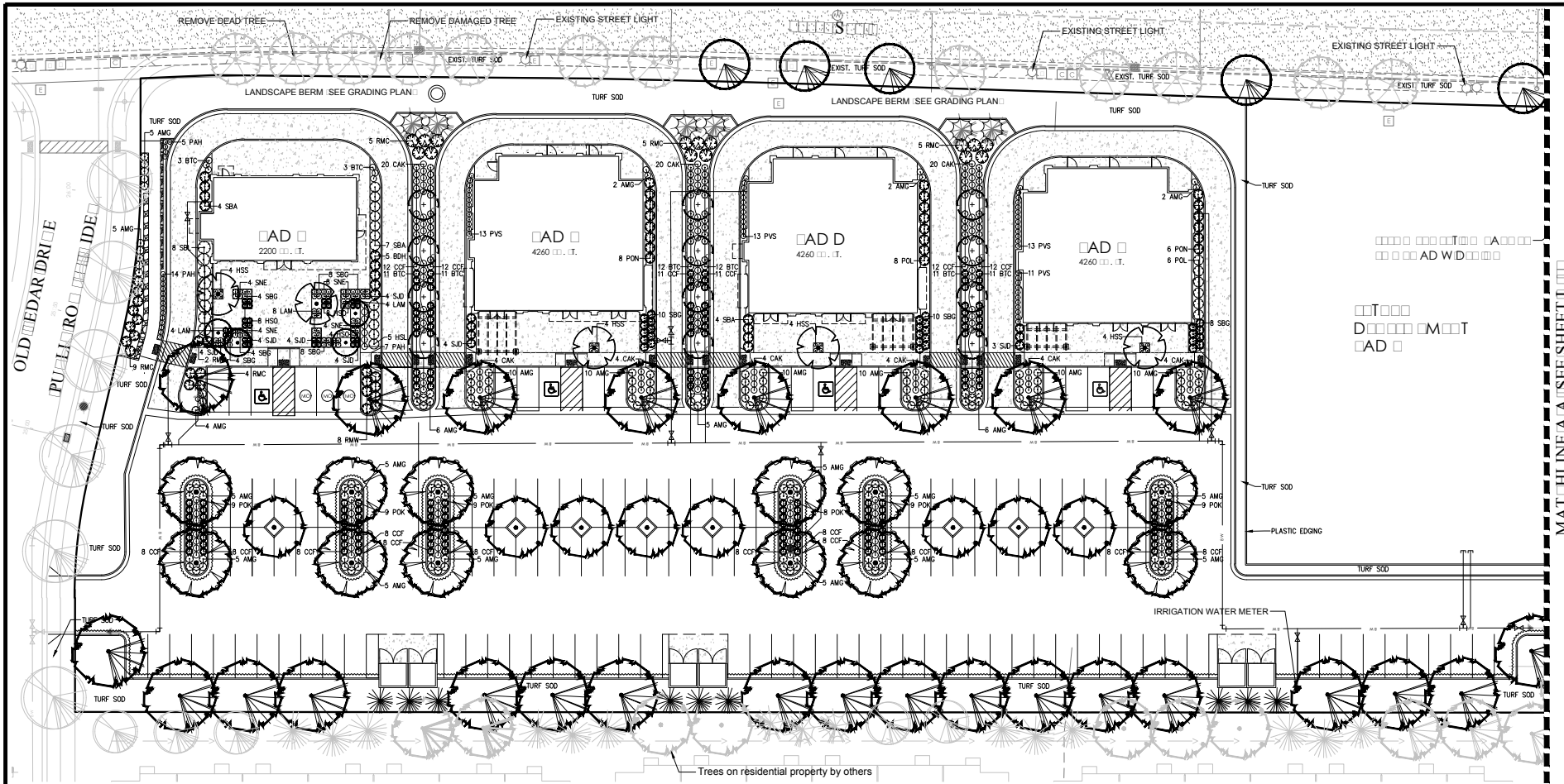
DRAINAGE PLAN

REVISION LOG		
NO.	DATE	
1		80% RFP/DS
2		
3		
4		
5		
6		

DRAINAGE PLAN

SGA

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TREE LEGEND

- Acer truncatum x A. platanoides 'Warrenred' Pacific Sunset Maple (6 total) 2" cal. (By others along Old Cedar Drive)
- Amalanchier alnifolia (12 total) Western Serviceberry 2" cal. (By others along 11400 South)
- Gleditsia triacanthos i. 'Shademaster' (6 total) Shademaster Honeylocust 2" cal. (By others along Andover Road)
- Gleditsia triacanthos i. 'Sunburst' Sunburst Honeylocust 2" cal. (12 total)
- Malus 'Spring Snow' (5 total) Spring Snow Flowering Crab 2" cal.
- Malus 'Velvetcole' Velvet Pillar (4 total) Velvet Pillar Columnar Crab 2" cal.
- Pinus aristata Bristlecone Pine 5' ht. (6 total)
- Pinus leucodermis 'Heldreichii' Bosnian Pine 7' ht. (9 total)
- Quercus x 'Adeline' Castle Green (12 total) Castle Green Columnar Oak 2" cal.
- Ulmus 'Frontier' (8 total) Frontier Elm 2" cal.
- Zelkova serrata 'Green Vase' (26 total) Green Vase Zelkova 2" cal.
- (6) Existing Serviceberry Tree to remain

PLANT SCHEDULE

Symbol	Scientific Name	Common Name	Size	Quantity	Waterwise
SHRUBS					
AMG	Aronia melanocarpa 'Ground Hog'	Ground Hog Aronia	2 Gal	157	No
BTC	Berberis thunbergii atro 'Concorde'	Dark Red-Purple Barberry	2 Gal	74	No
BDH	Buddleia davidii 'Buzz Hot Raspberry'	Hot Raspberry Butterfly Bush	2 Gal	5	Yes
CCF	Caryopteris clandonensis 'First Choice'	First Choice Bluebeard	2 Gal	166	Yes
HSL	Hibiscus syriacus 'Lil Kim'	Dwarf Rose of Sharon	5 Gal	5	Yes
POL	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	5 Gal	14	Yes
PON	Physocarpus opulifolius 'Nugget'	Dwarf Ninebark	5 Gal	14	Yes
RMC	Rosa 'Meidiland Crimson'	Crimson Meidiland Rose	5 Gal	30	No
RMW	Rosa 'Meidiland White'	White Meidiland Rose	5 Gal	8	No
SBA	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	2 Gal	15	No
SBG	Spiraea bumalda 'Goldmound'	Gold Spiraea	2 Gal	56	No
SJD	Spiraea japonica 'Doozie'	Doozie Spiraea	2 Gal	27	No
SBL	Syringa x 'Bloomerang'	Dark Purple Reblooming Lilac	5 Gal	8	No
PERENNIALS & ORNAMENTAL GRASSES					
CAK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	84	Yes
HSS	Helictotrichon sempervirens 'Sapphire'	Blue Oat Grass	1 Gal	16	Yes
HSO	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 Gal	20	Yes
LAM	Lavandula angustifolia 'Munstead'	Munstead Lavender	1 Gal	16	Yes
PVS	Panicum virgatum 'Shenandoah'	Switch Grass	1 Gal	50	Yes
PAH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 Gal	26	Yes
POK	Pennisetum orientale 'Karley Rose'	Karley Rose Fountain Grass	1 Gal	53	Yes
SNE	Salvia nemorosa 'East Friesland'	East Friesland Salvia	1 Gal	20	Yes

LANDSCAPE NOTES

1. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER.
2. NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
3. ALL PLANTING BEDS WILL HAVE 3" DEEP ROCK MULCH OF 2" TO 3" SOUTH TOWN COBBLE ROCK MULCH FROM NEPHI SANDSTONE IN NEPHI, UTAH. APPLY PRE-EMERGENT TO SOIL BEFORE INSTALLING ROCK MULCH.
4. SANDY LOAM TOPSOIL TO BE INSTALLED AT 4" DEPTH. INCLUDE MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING IN ALL NEW LAWN AREAS.
5. TREES LOCATED IN LAWN AREAS SHALL HAVE A 6 FOOT DIAMETER GRASS FREE TREE RING AROUND BASE OF TREE WITH 3" DEPTH OF BARK MULCH.
6. TREES LOCATED IN DIAMOND SHAPED PLANTERS IN PARKING LOT WILL HAVE 4" COBBLE ROCK 2" TO 3" SIZE.
7. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
8. LAY SOD IN ROWS WITH JOINTS STAGGERED WITHOUT OVERLAPPING OR LEAVING GAPS.
9. WATER SODDED AREAS IMMEDIATELY AFTER SOD LAYING AND ROLLING SMOOTH.
10. COORDINATE WITH RIDGEPOINT RESIDENTIAL FOR TREES PLANTING IN PARK STRIPS.
11. INSTALL 4"x6" CONCRETE MOW STRIP BETWEEN LAWN AREAS AND PLANTING BEDS.

LANDSCAPE TABLE

ITEM	AMOUNT
TOTAL LANDSCAPE AREA	25,124 SQ.FT.
TREES REQUIRED	36 EA.
TREES SPECIFIED (NOT INCLUDING PARKING LOT TREES)	36 EA.
EVERGREEN TREES REQUIRED (30% REQUIRED)	11 EA.
EVERGREEN TREE SPECIFIED	15 EA.

GRAPHIC SCALE

IN FEET

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

FOCUS ENGINEERING AND SURVEYING, LLC

LICENSED LANDSCAPE ARCHITECT No. 103994 ALAN K. WEAVER STATE OF UTAH 5/18/20

RIDGEPOINTE RETAIL

SOUTH JORDAN

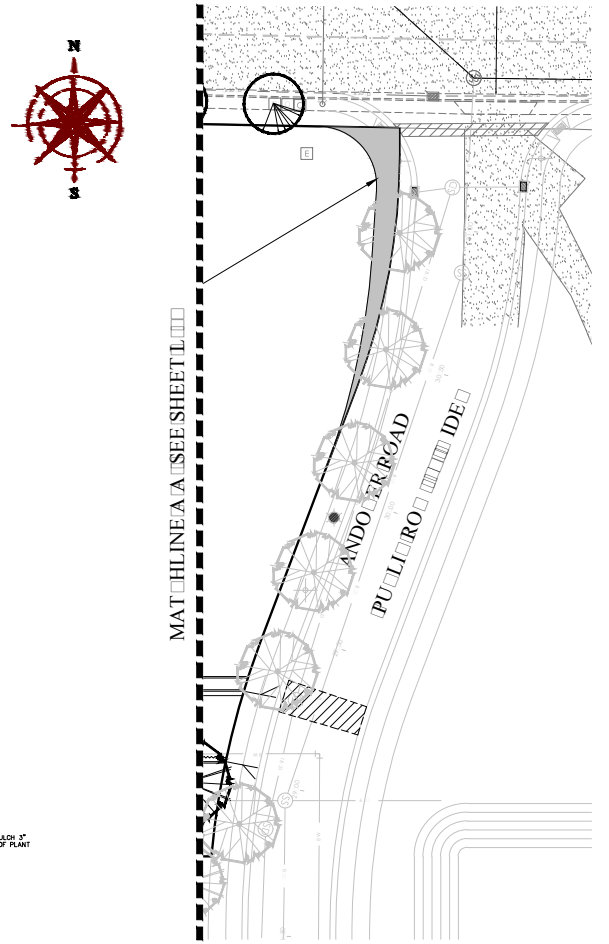
LANDSCAPE PLAN

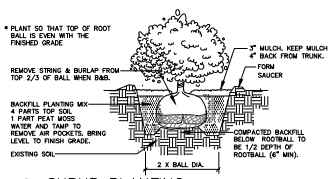
MATCHLINE A (SEE SHEET L)

REVISIONS	DATE
30% SUBMITTAL	

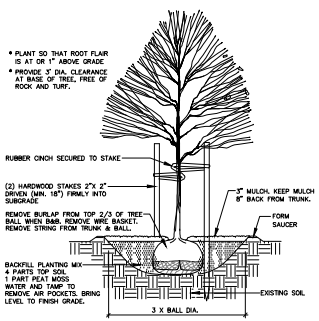
LANDSCAPE PLAN

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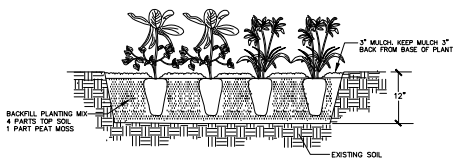




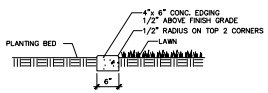
A SHRUB PLANTING
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B TREE PLANTING & STAKING
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C PERENNIAL PLANTING
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D CONCRETE EDGING
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LANDS APE PLAN

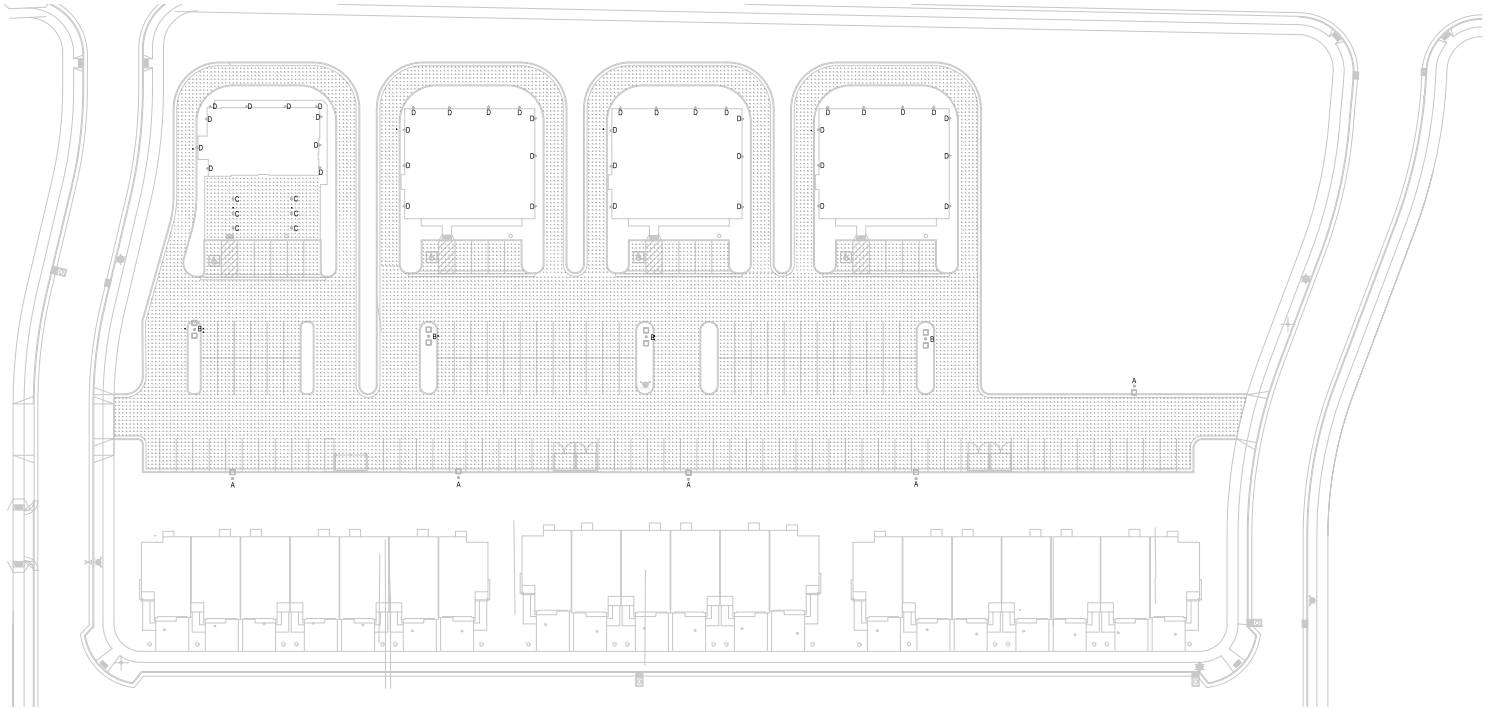
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GENERAL NOTES:

1. ALL POLE LIGHTING SHALL BE PROVIDED WITH HOUSE SIDE SHIELDS TO PREVENT GLARE ON ADJACENT PROPERTIES.



A / E1.2 SITE PHOTOMETRIC CALCULATION
SCALE: 1/32 = 1'-0"

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	5	Lithonia Lighting	AS1 LED 42C 350 30K SR2 MVOLT	AS1 AREA LIGHT 42 LEDs 350 mA DRIVE CURRENT 30K COLOR TEMP TYPE 2 DISTRIBUTION	HLM LIGHT ENGINE	1	AS1_LED_42C_350_30K_SR2_MVOLT.ies	4179	1	49
	B	4	Lithonia Lighting	AS1 LED 42C 350 30K SR2 MVOLT	AS1 AREA LIGHT 42 LEDs 350 mA DRIVE CURRENT 30K COLOR TEMP TYPE 2 DISTRIBUTION	HLM LIGHT ENGINE	1	AS1_LED_42C_350_30K_SR2_MVOLT.ies	4179	1	98
	C	6	Lithonia Lighting	ASBX 100M CYB	AERIS ARCHITECTURAL BOLLARD WITH SQUARE ACRYLIC LENS AND BLACK CYLINDRICAL REFLECTOR	ONE 100-WATT COATED E17 METAL HALIDE, VERTICAL BASE DOWN POSITION	1	ASBX_100M_CYB.ies	7900	1	128
	D	40	Lithonia Lighting	WSTM 42TRT MD	MINIATURE TRAPEZOID ARCHITECTURAL SCONCE, 42-WATT TRIPLE TUBE, MEDIUM DISTRIBUTION HYDROFORM REFLECTOR CLEAR, FLAT GLASS LENS MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 42-WATT TRIPLE TUBE COMPACT FLUORESCENT, HORIZONTAL POSITION	1	WSTM_42TRT_MD.ies	3200	1	44

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE LANE	+	0.9 fc	9.8 fc	0.0 fc	N/A	N/A
PATIO LIGHTING	+	8.4 fc	41.7 fc	0.2 fc	208.5:1	42.0:1

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DEVELOPER

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CONSTRUCTION DOCUMENTS

#	DATE	DESC.

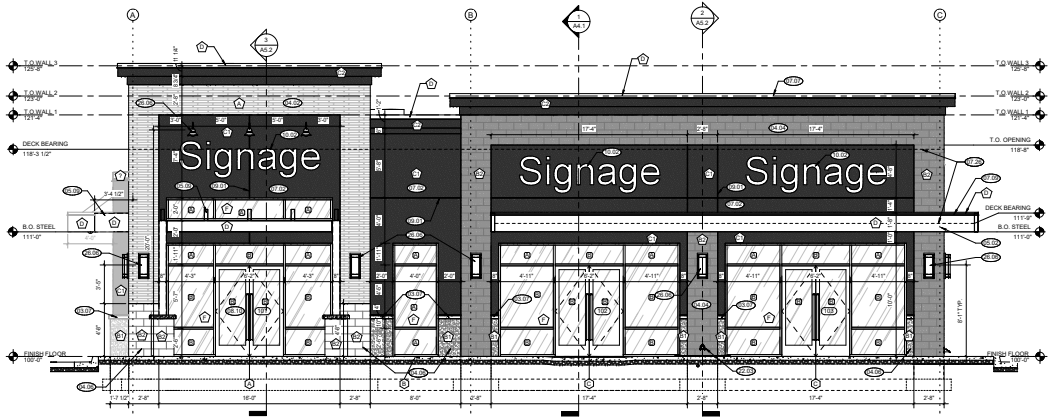
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PROJECT NO:	20016
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CHECKED BY:	TH

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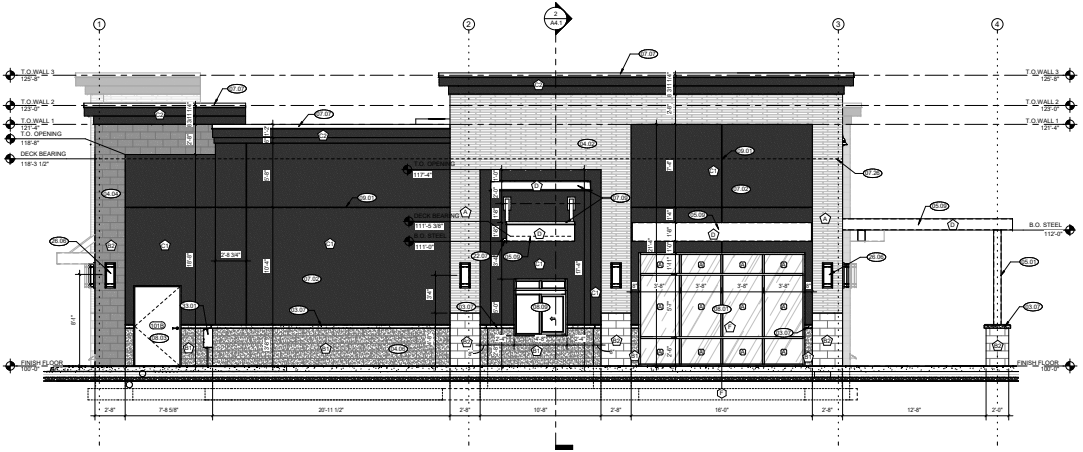
SITE PHOTOMETRIC CALCULATION

E1.2

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1 SOUTH ELEVATION
A3.1 scale: 1/4" = 1'-0"



2 WEST ELEVATION
A3.1 scale: 1/4" = 1'-0"

REFERENCE NOTES:

03. CONCRETE

03.07 PRE-CAST CONCRETE SILL, SEE WALL SECTIONS.

04. MASONRY

04.02 2 1/4" EMPEROR BRICK, 1/3 OFFSET. FIELD COLOR: "IRONSTONE" (INTERSTATE BRICK). GROUT COLOR TO MATCH LIGHT TONED BRICK.

04.04 8" MASONRY SEE STRUCTURAL FOR REINFORCEMENT. SEE ELEVATIONS FOR COLOR. ALL EXTERIOR WALLS SHALL BE SEALED. SEE SPECS.

04.06 4" MASONRY WAINSCOT, SEE STRUCTURAL. SEE FINISH LEGEND FOR COLOR AND FINISH. ALL MASONRY SHALL BE SEALED. SEE SPECS. GROUT TO MATCH ADJACENT BLOCK COLOR. WITH 1" AIR GAP OVER (USE LIQUID-APPLIED VAPOR BARRIER).

05. METALS

05.01 STEEL COLUMN. SEE STRUCTURAL DRAWINGS.

05.02 STRUCTURAL BEAM/JOIST/GIRDER-. SEE STRUCTURAL DRAWINGS.

05.09 TUBE STEEL TRELLIS/CANOPY. PAINTED. SEE STRUCTURAL FOR CONNECTIONS AND DETAILS.

07. THERMAL & MOISTURE PROTECTION

07.02 EIFS OVER 1-1/2" RIGID INSULATION BOARD. (USE LIQUID-APPLIED VAPOR BARRIER). SEE ELEVATIONS AND WALL SECTIONS.

07.07 FACTORY PAINTED STANDING SEAM PARAPET CAP/FLASHING AND CONTINUOUS METAL COPING WITH DRIP FLASHING AND HOLD DOWN CLIPS BOTH SIDES, SLOPE CAP TO INTERIOR OF BUILDING. SEE ELEVATION FOR COLOR. SEE STRUCTURAL DRAWINGS FOR REINFORCING OF PARAPET WALL.

07.09 FACTORY PAINTED STANDING SEAM PARAPET CAP/FLASHING AND CONTINUOUS METAL COPING WITH DRIP FLASHING AND HOLD DOWN CLIPS BOTH SIDES.

07.26 DASHED LINE REPRESENTS DECK BEARING BEHIND WALL.

08. OPENINGS

08.01 ALUMINUM STOREFRONT. SEE PLANS, ELEVATIONS AND SCHEDULES FOR DIMENSIONS. SEE ELEVATIONS FOR COLOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

08.03 HOLLOW METAL SERVICE DOORS, PAINTED COLOR SHERWIN WILLIAMS, (SW 7641). SEE DOOR SCHEDULE.

08.09 DRIVE THROUGH WINDOW. REID ACCESS OR QUICK SERVE WINDOW WITH ELECTRONIC AIR CURTAIN AND STAINLESS INTERIOR SILL AND EXTERIOR STAINLESS SHELF. 4'-6" X 5'-0".

08.10 SCHEDULED DOOR, SEE DOOR SCHEDULE.

09. FINISHES

09.01 "V-GROOVE' IN EIFS, SEE DETAIL 5/A7.1.

10. SPECIALTIES

10.02 SIGNAGE PROVIDED BY OTHERS (PROVIDE ACCESS BEHIND PARAPET WALL OR ON INTERIOR SIDE OF WALL).

22. PLUMBING

22.03 OVERFLOW ROOF DRAIN ESCUTCHEON. VERIFY MOUNTING HEIGHT & LOCATION WITH PLUMBING DRAWINGS.

22.07 ROOF DRAIN AT CANOPY. SEE DETAIL 11/A7.1 AND SEE PLUMBING DRAWINGS.

26. ELECTRICAL

26.06 WALL-MOUNTED LIGHT, SEE ELECTRICAL.

33. UTILITIES

33.01 GAS METER LOCATION, PAINTED TO MATCH COLOR BEHIND. SEE PLUMBING DRAWINGS FOR DETAILS. GAS LINE SHALL PENETRATE WALL JUST ABOVE THE METER AND THEN BE RUN VERTICALLY ALONG THE INSIDE FACE OF THE WALL BEFORE BRANCHING OUT AND PENETRATING THE ROOF FOR DISTRIBUTION.

FINISH LEGEND

A **MASONRY: (INTERSTATE BRICK OR APROVED EQUAL)**
A: 2-1/4" EMPEROR BRICK 1/3" OFFSET COLOR: IRONSTONE

B **MASONRY: (AMCOR BLOCK OR APPROVED EQUAL)**
B1: SPLIT-FACED: AMCOR BLOCK, EBONY, SEALED
B2: HONED: AMCOR BLOCK, CONFETTI, SEALED

C **EXTERIOR FINISH INSULATION SYSTEM (E.F.I.S.):(FIRESTONE OR APPROVED EQUAL)**
C1: SHERWIN WILLIAMS, COLOR ELEPHANT EAR (SW 9168), LIMESTONE FINISH
C2: SHERWIN WILLIAMS, COLOR BLACK FOX (SW 7020), LIMESTONE FINISH

D **METAL PARAPET COPING / FLASHING: (MBCI SIGNATURE 300 OR APPROVED EQUAL)**
D1: SIGNATURE 300, DARK BRONZE

E **STEEL TRELLIS:**
E: PAINTED, SHERWIN WILLIAMS, COLOR BLACK FOX (SW 7020)

F **ALUMINUM STOREFRONT SYSTEM: (U.S. ALUMINUM CORP. OR APPROVED EQUAL)**
F: ALUMINUM STOREFRONT SYSTEM, DARK BRONZE ALUMINUM FINISH

G **DOORS:**
G: PAINT EXTERIOR METAL DOORS/UTILITY EQUIPMENT, PAINTED, SHERWIN WILLIAMS (SW 9168).

GENERAL NOTES

1. WINDOW MULLIONS ARE ASSUMED TO BE 2" THICK
2. FIELD VERIFY ALL FINISHED WINDOW OPENINGS PRIOR TO MANUFACTURING
3. PROVIDE SHOP DRAWINGS FOR ALL WINDOWS PRIOR TO MANUFACTURING
4. IF THERE ARE ANY EXISTING CONDITIONS FOR REPLACEMENT STOREFRONT , IF OTHER THAN INDICATED IN DETAILS CONTACT ARCHITECT FOR ATTACHMENT CLARIFICATION.
5. DIMENSIONS ARE TO OUTSIDE OR CENTER OF MULLION.
6. INSTALL STOREFRONT SYSTEM PER MANUFACTURER'S RECOMMENDATIONS. SHIM WINDOWS AS REQD AT HEAD.
7. CONCRETE SPLASH BLOCK AT ALL DOWNSPOUT / ROOF DRAIN ESCUTCHEON LOCATIONS.

GLAZING TYPES:

1 1" CLEAR, INSULATED, LOW E, SEALED.
2 1" CLEAR, INSULATED, LOW E, TEMPERED GLASS, SEALED

GLAZING PERFORMANCE:

NOTE: GLASS TO HAVE THE FOLLOWING CHARACTERISTICS
VISIBLE LIGHT TRANSMITTANCE: 68%
SHGC: .38
U-VALUE: .29
SHADING COEFFICIENT: .43

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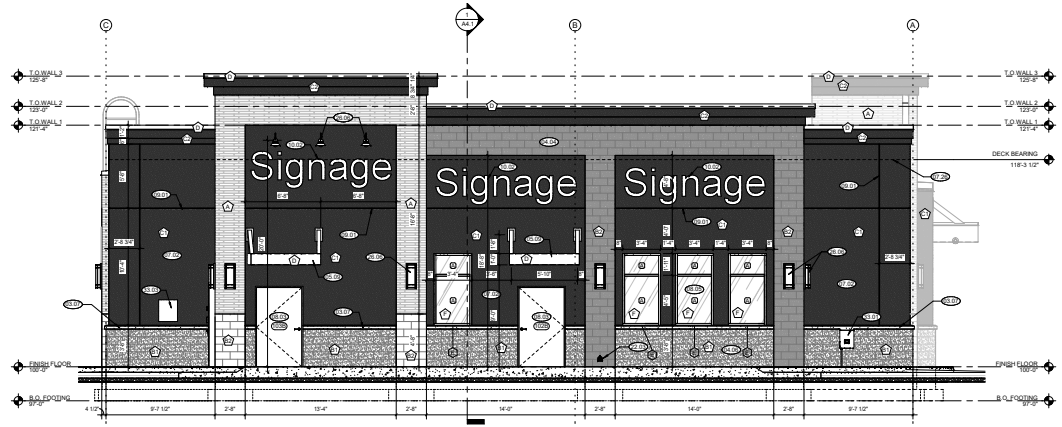
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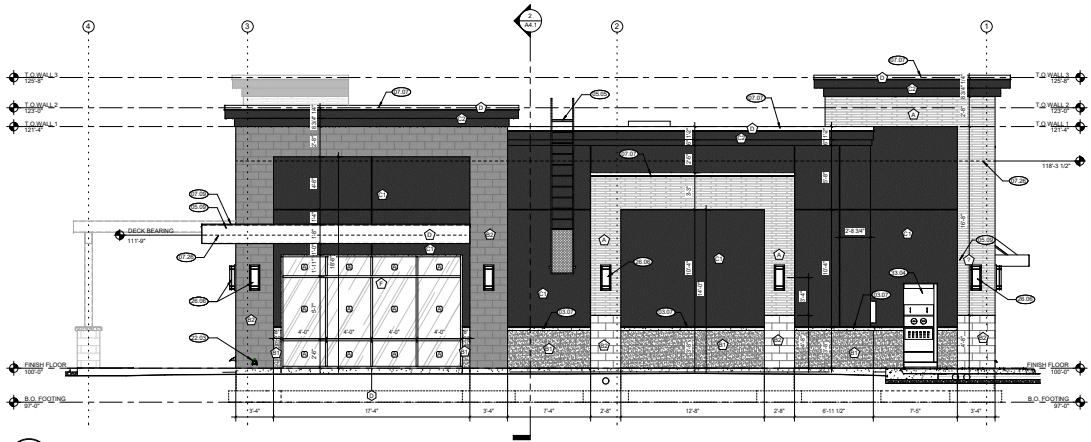
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1 A3.2 **NORTH ELEVATION**
scale: 1/4" = 1'-0"



2 A3.2 **EAST ELEVATION**
scale: 1/4" = 1'-0"

REFERENCE NOTES:

03. CONCRETE

03.07 PRE-CAST CONCRETE SILL. SEE WALL SECTIONS.

04. MASONRY

04.04 8" MASONRY SEE STRUCTURAL FOR REINFORCEMENT. SEE ELEVATIONS FOR COLOR. ALL EXTERIOR WALLS SHALL BE SEALED. SEE SPECS.

04.06 4" MASONRY WAINSCOT. SEE STRUCTURAL. SEE FINISH LEGEND FOR COLOR AND FINISH. ALL MASONRY SHALL BE SEALED. SEE SPECS. GROUT TO MATCH ADJACENT BLOCK COLOR. WITH 1" AIR GAP OVER (USE LIQUID-APPLIED VAPOR BARRIER).

05. METALS

05.05 ROOF ACCESS LADDER. SEE DETAIL 1.2/A7.1.

05.09 TUBE STEEL TRELLIS/CANOPY, PAINTED. SEE STRUCTURAL FOR CONNECTIONS AND DETAILS.

07. THERMAL & MOISTURE PROTECTION

07.02 EIFS OVER 1-1/2" RIGID INSULATION BOARD, (USE LIQUID-APPLIED VAPOR BARRIER), SEE ELEVATIONS AND WALL SECTIONS.

07.07 FACTORY PAINTED STANDING SEAM PARAPET CAP/FLASHING AND CONTINUOUS METAL COPING WITH DRIP FLASHING AND HOLD DOWN CLIPS BOTH SIDES, SLOPE CAP TO INTERIOR OF BUILDING. SEE ELEVATION FOR COLOR. SEE STRUCTURAL DRAWINGS FOR REINFORCING OF PARAPET WALL.

07.09 FACTORY PAINTED STANDING SEAM PARAPET CAP/FLASHING AND CONTINUOUS METAL COPING WITH DRIP FLASHING AND HOLD DOWN CLIPS BOTH SIDES.

07.28 DASHED LINE REPRESENTS DECK BEARING BEHIND WALL.

08. OPENINGS

08.03 HOLLOW METAL SERVICE DOORS, PAINTED COLOR SHERWIN WILLIAMS, (SW 7641). SEE DOOR SCHEDULE.

08.05 ALUMINUM STOREFRONT SYSTEM THERMALLY BROKEN FRAME.

09. FINISHES

09.01 'V-GROOVE' IN EIFS, SEE DETAIL 5/A7.1.

10. SPECIALTIES

10.02 SIGNAGE PROVIDED BY OTHERS (PROVIDE ACCESS BEHIND PARAPET WALL OR ON INTERIOR SIDE OF WALL).

22. PLUMBING

22.03 OVERFLOW ROOF DRAIN ESCUTCHEON, VERIFY MOUNTING HEIGHT & LOCATION WITH PLUMBING DRAWINGS.

26. ELECTRICAL

26.06 WALL-MOUNTED LIGHT, SEE ELECTRICAL.

33. UTILITIES

33.01 GAS METER LOCATION, PAINTED TO MATCH COLOR BEHIND. SEE PLUMBING DRAWINGS FOR DETAILS. GAS LINE SHALL PENETRATE WALL JUST ABOVE THE METER AND THEN BE RUN VERTICALLY ALONG THE INSIDE FACE OF THE WALL BEFORE BRANCHING OUT AND PENETRATING THE ROOF FOR DISTRIBUTION.

33.03 TELEPHONE 'D-MARK' LOCATION, PAINTED TO MATCH COLOR BEHIND. SEE ELECTRICAL DRAWINGS. EMPTY OVERHEAD CONDUIT SHALL BE RUN TO EACH TENANT SPACE FOR FUTURE PHONE SERVICE.

33.04 ELECTRICAL METERING SECTION LOCATION, PAINTED TO MATCH COLOR BEHIND. VERIFY EXACT SECTION DIMENSIONS PRIOR TO FOUGH FRAMING. COORDINATE ANY DIMENSIONAL DISCREPANCIES WITH THE ARCHITECT.

FINISH LEGEND

MASONRY: (INTERSTATE BRICK OR APPROVED EQUAL)
A: J-1/4" EMPEROR BRICK 1/3" OFFSET COLOR: IRONSTONE

MASONRY: (AMCOR BLOCK OR APPROVED EQUAL)
B1: SPLIT-FACED: AMCOR BLOCK, EBONY, SEALED
B2: HONED: AMCOR BLOCK, CONFETTI, SEALED

EXTERIOR FINISH INSULATION SYSTEM (E.F.I.S.):(PRESTONE OR APPROVED EQUAL)
C1: SHERWIN WILLIAMS, COLOR ELEPHANT EAR (SW 9168), LIMESTONE FINISH
C2: SHERWIN WILLIAMS, COLOR BLACK FOX (SW 7020), LIMESTONE FINISH

METAL PARAPET COPING / FLASHING: (MBCI SIGNATURE 300 OR APPROVED EQUAL)
D1: SIGNATURE 300, DARK BRONZE

STEEL TRELLIS:
E: PAINTED, SHERWIN WILLIAMS, COLOR BLACK FOX (SW 7020)

ALUMINUM STOREFRONT SYSTEM: (U.S. ALUMINUM CORP. OR APPROVED EQUAL)
F: ALUMINUM STOREFRONT SYSTEM, DARK BRONZE ALUMINUM FINISH

DOORS:
G: PAINT EXTERIOR METAL DOORS/UTILITY EQUIPMENT, PAINTED, SHERWIN WILLIAMS (SW 9168).

GENERAL NOTES

1. WINDOW MULLIONS ARE ASSUMED TO BE 2" THICK
2. FIELD VERIFY ALL FINISHED WINDOW OPENINGS PRIOR TO MANUFACTURING
3. PROVIDE SHOP DRAWINGS FOR ALL WINDOWS PRIOR TO MANUFACTURING
4. FIELD VERIFY CONNECTION CONDITIONS FOR REPLACEMENT STOREFRONT. IF OTHER THAN INDICATED IN DETAILS CONTACT ARCHITECT FOR ATTACHMENT CLARIFICATION.
5. DIMENSIONS ARE TO OUTSIDE OR CENTER OF MULLION.
6. INSTALL STOREFRONT SYSTEM PER MANUFACTURER'S RECOMMENDATIONS. SHIM WINDOWS AS REQ'D AT HEAD.
7. CONCRETE SPLASH BLOCK AT ALL DOWNSPOUT / ROOF DRAIN ESCUTCHEON LOCATIONS.

GLAZING TYPES:

1" CLEAR, INSULATED, LOW E, SEALED
1" CLEAR, INSULATED, LOW E, TEMPERED GLASS, SEALED

GLAZING PERFORMANCE:

NOTE: GLASS TO HAVE THE FOLLOWING CHARACTERISTICS
VISIBLE LIGHT TRANSMITTANCE: 68%
SHGC: .38
U-VALUE: .29
SHADING COEFFICIENT: .43

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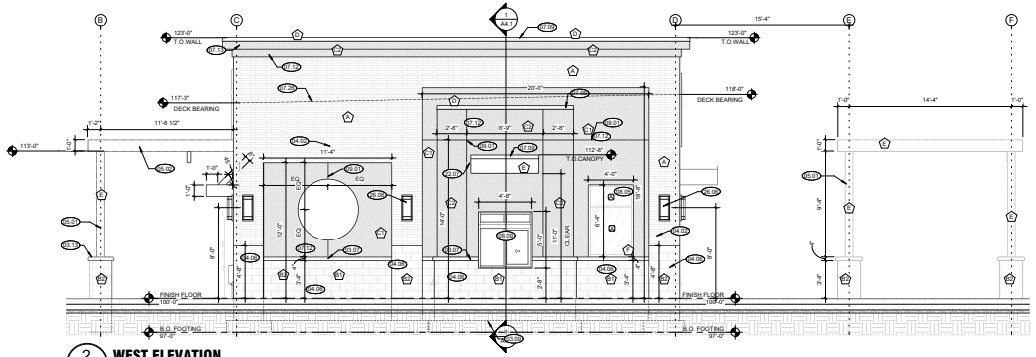
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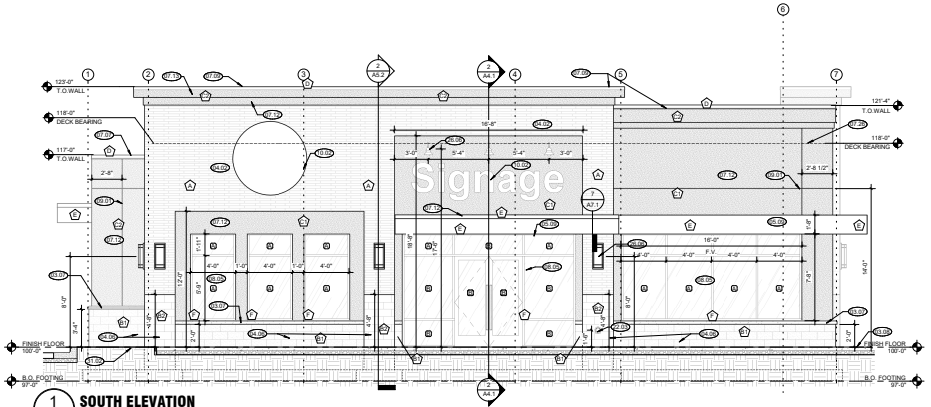
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2 A3.1 **WEST ELEVATION**
scale: 1/4" = 1'-0"



1 A3.1 **SOUTH ELEVATION**
scale: 1/4" = 1'-0"

REFERENCE NOTES:

03. CONCRETE
03.07 4" PRE-CAST CONCRETE SILL, SEE WALL SECTIONS.
03.08 SLOPE SIDEWALKS AWAY FROM BUILDING ALL AROUND, TYP.
03.09 THESE DASHED LINES INDICATE THE FOOTING AND FOUNDATION, SEE STRUCTURAL.
03.13 PRE-CAST CONCRETE SILL WITH DRIP CHANNEL.

04. MASONRY
04.02 2 1/4" EMPEROR BRICK, 1/3 OFFSET, FIELD COLOR: "IRONSTONE" (INTERSTATE BRICK). GROUT COLOR TO MATCH LIGHT TONED BRICK.
04.06 4" MASONRY WAINSCOT, SEE STRUCTURAL. SEE FINISH LEGEND FOR COLOR AND FINISH. ALL MASONRY SHALL BE SEALED. SEE SPECS. GROUT TO MATCH ADJACENT BLOCK COLOR. WITH 1" AIR GAP OVER (USE LIQUID-APPLIED VAPOR BARRIER).

05. METALS
05.01 STEEL COLUMN. SEE STRUCTURAL DRAWINGS.
05.02 STRUCTURAL BEAM/JOIST/GIRDER - SEE STRUCTURAL DRAWINGS.
05.09 TUBE STEEL TRELLIS/CANOPY, PAINTED. SEE STRUCTURAL FOR CONNECTIONS AND DETAILS.

07. THERMAL & MOISTURE PROTECTION
07.07 FACTORY PAINTED STANDING SEAM PARAPET CAP/FLASHING AND CONTINUOUS METAL COPING WITH DRIP FLASHING AND HOLD DOWN CLIPS BOTH SIDES. SLOPE CAP TO INTERIOR OF BUILDING. SEE ELEVATION FOR COLOR. SEE STRUCTURAL DRAWINGS FOR REINFORCING OF PARAPET WALL.
07.09 FACTORY PAINTED STANDING SEAM PARAPET CAP/FLASHING AND CONTINUOUS METAL COPING WITH DRIP FLASHING AND HOLD DOWN CLIPS BOTH SIDES.
07.12 SYNTHETIC STUCCO (EIFS) OVER 1 1/2" RIGID INSULATION BOARD OVER MOISTURE BARRIER OVER SHEATHING OVER METAL STUD FRAMING.
07.13 EIFS OVER 3/4" RIGID INSULATION OVER 1/2" SHEATHING, SEE WALL SECTIONS.
07.26 DASHED LINE REPRESENTS DECK BEARING BEHIND WALL.

08. OPENINGS
08.05 ALUMINUM STOREFRONT SYSTEM THERMALLY BROKEN FRAME.
08.09 DRIVE THROUGH WINDOW. USE TENANTS STANDARD.

09. FINISHES
09.01 "V-GROOVE" IN EIFS, SEE DETAIL 9/A7.1.

10. SPECIALTIES
10.02 SIGNAGE PROVIDED BY OTHERS (PROVIDE ACCESS BEHIND PARAPET WALL OR ON INTERIOR SIDE OF WALL).

22. PLUMBING
22.03 OVERFLOW ROOF DRAIN ESCUTCHEON. VERIFY MOUNTING HEIGHT & LOCATION WITH PLUMBING DRAWINGS.
22.07 ROOF DRAIN AT CANOPY. SEE DETAIL 9/A7.1 AND SEE PLUMBING DRAWINGS.

26. ELECTRICAL
26.06 WALL-MOUNTED LIGHT, SEE ELECTRICAL.

31. EARTHWORK
31.02 SLOPE GRADE AWAY FROM BUILDING ALL AROUND, TYPICAL. 1/4" PER FOOT MIN.

FINISH LEGEND

A **MASONRY: (INTERSTATE BRICK OR APROVED EQUAL)**
A: 2-1/4" EMPEROR BRICK 1/3 OFFSET COLOR: IRONSTONE

B **MASONRY: (AMCOR BLOCK OR APROVED EQUAL)**
B1: SPLIT-FACED: AMCOR BLOCK, EBONY, SEALED
B2: HONED: AMCOR BLOCK, CONFETTI, SEALED

C **EXTERIOR FINISH INSULATION SYSTEM (E.F.I.S.) (FIRESTONE OR APPROVED EQUAL)**
C1: SHERWIN WILLIAMS, COLOR ELEPHANT EAR (SW 9188), LIMESTONE FINISH
C2: SHERWIN WILLIAMS, COLOR BLACK FOX (SW 7020), LIMESTONE FINISH

D **METAL PARAPET COPING / FLASHING: (MBCI SIGNATURE 300 OR APPROVED EQUAL)**
D1: SIGNATURE 300, DARK BRONZE

E **STEEL TRELLIS:**
E: PAINTED, SHERWIN WILLIAMS, COLOR BLACK FOX (SW 7020)

F **ALUMINUM STOREFRONT SYSTEM: (U.S. ALUMINUM CORP. OR APPROVED EQUAL.)**
F: ALUMINUM STOREFRONT SYSTEM, DARK BRONZE ALUMINUM FINISH.

G **DOORS:**
G: PAINT EXTERIOR METAL DOORS/UTILITY EQUIPMENT. PAINTED, SHERWIN WILLIAMS ELEPHANT EAR (SW 9188).

GENERAL NOTES

1. WINDOW MULLIONS ARE ASSUMED TO BE 2" THICK
2. FIELD VERIFY ALL FINISHED WINDOW OPENINGS PRIOR TO MANUFACTURING.
3. PROVIDE SHOP DRAWINGS FOR ALL WINDOWS PRIOR TO MANUFACTURING.
4. FIELD VERIFY CONNECTION CONDITIONS FOR REPLACEMENT STOREFRONT. IF OTHER THAN INDICATED IN DETAILS CONTACT ARCHITECT FOR ATTACHMENT CLARIFICATION.
5. DIMENSIONS ARE TO OUTSIDE OR CENTER OF MULLION.
6. INSTALL STOREFRONT SYSTEM PER MANUFACTURER'S RECOMMENDATIONS. SHIM WINDOWS AS REQ'D AT HEAD.
7. CONCRETE SPLASH BLOCK AT ALL DOWNSPOUT / ROOF DRAIN ESCUTCHEON LOCATIONS.

GLAZING TYPES:

GB 1" CLEAR, INSULATED, LOW E, SEALED.
GS 1" CLEAR, INSULATED, LOW E, TEMPERED GLASS, SEALED

GLAZING PERFORMANCE:

NOTE: GLASS TO HAVE THE FOLLOWING CHARACTERISTICS
VISIBLE LIGHT TRANSMITTANCE: 68%
SHGC: .38
U-VALUE: .29
SHADING COEFFICIENT: .43

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1553 WEST 11400 SOUTH SOUTH JORDAN, UTAH 84095

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#	DATE	DESCRIPTION

ISSUE: 05.31.2020
PROJECT NO: 20016
DRAWN BY: AO
CHECKED BY: TA

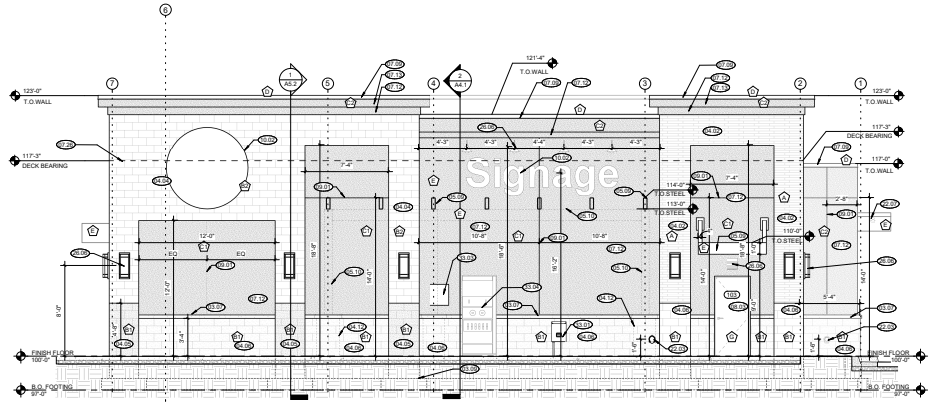
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BUILDING ELEVATIONS

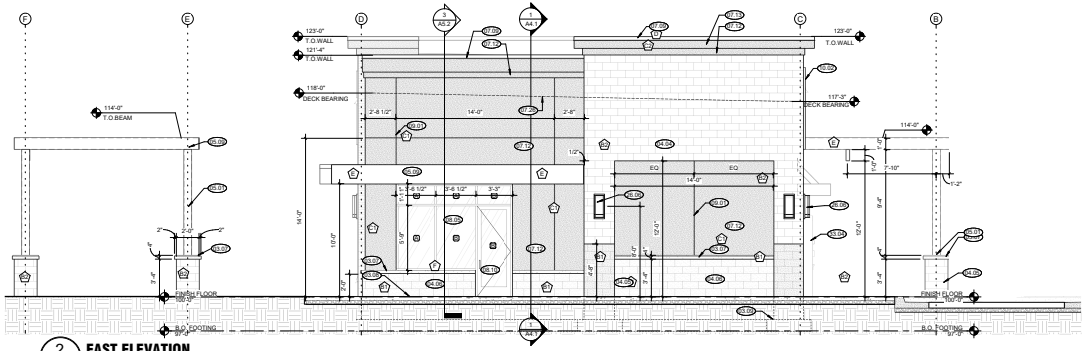
A3.1

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1 A3.2 **NORTH ELEVATION**
scale: 1/4" = 1'-0"



2 A3.2 **EAST ELEVATION**
scale: 1/4" = 1'-0"

REFERENCE NOTES:

03. CONCRETE

03.07 4" PRE-CAST CONCRETE SILL, SEE WALL SECTIONS.
03.08 SLOPE SIDEWALKS AWAY FROM BUILDING ALL AROUND, TYP.
03.09 THESE DASHED LINES INDICATE THE FOOTING AND FOUNDATION, SEE STRUCTURAL.

04. MASONRY

04.02 2 1/4" EMPEROR BRICK, 1/3 OFFSET, FIELD COLOR: "IRONSTONE" (INTERSTATE BRICK). GROUT COLOR TO MATCH LIGHT TONED BRICK.
04.04 8" MASONRY SEE STRUCTURAL FOR REINFORCEMENT. SEE ELEVATIONS FOR COLOR. ALL EXTERIOR WALLS SHALL BE SEALED. SEE SPECS.
04.05 8" MASONRY WAINSCOT, SEE STRUCTURAL. SEE FINISH LEGEND FOR COLOR AND FINISH. ALL MASONRY SHALL BE SEALED. SEE SPECS. GROUT TO MATCH ADJACENT BLOCK COLOR. WITH 1" AIR GAP OVER (USE LIQUID-APPLIED VAPOR BARRIER).
04.06 4" MASONRY WAINSCOT, SEE STRUCTURAL. SEE FINISH LEGEND FOR COLOR AND FINISH. ALL MASONRY SHALL BE SEALED. SEE SPECS. GROUT TO MATCH ADJACENT BLOCK COLOR. WITH 1" AIR GAP OVER (USE LIQUID-APPLIED VAPOR BARRIER).
04.12 THESE DASHED LINES INDICATE MASONRY WALL BEHIND VIEW, SEE FLOOR PLAN AND STRUCUTRAL DRAWINGS.

05. METALS

05.01 STEEL COLUMN, SEE STRUCTURAL DRAWINGS.
05.09 TUBE STEEL TRELLIS/CANOPY, PAINTED. SEE STRUCTURAL FOR CONNECTIONS AND DETAILS.
05.10 THESE DASHED LINES INDICATE STEEL TRELLIS BEHIND VIEW, SEE FLOOR PLAN AND STRUCUTRAL DRAWINGS.

07. THERMAL & MOISTURE PROTECTION

07.09 FACTORY PAINTED STANDING SEAM PARAPET CAP/FLASHING AND CONTINUOUS METAL COPING WITH DRIP FLASHING AND HOLD DOWN CLIPS BOTH SIDES.
07.12 SYNTHETIC STUCCO (EIFS) OVER 1 1/2" RIGID INSULATION BOARD OVER MOISTURE BARRIER OVER SHEATHING OVER METAL STUD FRAMING.
07.13 EIFS OVER 3/4" RIGID INSULATION OVER 1/2" SHEATHING, SEE WALL SECTIONS.
07.26 DASHED LINE REPRESENTS DECK BEARING BEHIND WALL.

08. OPENINGS

08.03 HOLLOW METAL SERVICE DOORS, PAINTED COLOR SHERWIN WILLIAMS, BLACK FOX (SW 7020). SEE DOOR SCHEDULE.
08.05 ALUMINUM STOREFRONT SYSTEM THERMALLY BROKEN FRAME.
08.10 SCHEDULED DOOR, SEE DOOR SCHEDULE.

09. FINISHES

09.01 "V-GROOVE" IN EIFS, SEE DETAIL 5/A7.1.

10. SPECIALTIES

10.02 SIGNAGE PROVIDED BY OTHERS (PROVIDE ACCESS BEHIND PARAPET WALL OR ON INTERIOR SIDE OF WALL).

22. PLUMBING

22.03 OVERFLOW ROOF DRAIN ESCUTCHEON, VERIFY MOUNTING HEIGHT & LOCATION WITH PLUMBING DRAWINGS.
22.07 ROOF DRAIN AT CANOPY. SEE DETAIL 9/A7.1 AND SEE PLUMBING DRAWINGS.

26. ELECTRICAL

26.06 WALL-MOUNTED LIGHT, SEE ELECTRICAL.

33. UTILITIES

33.01 GAS METER LOCATION, PAINTED TO MATCH COLOR BEHIND. SEE PLUMBING DRAWINGS FOR DETAILS. GAS LINE SHALL PENETRATE WALL JUST ABOVE THE METER AND THEN BE RUN VERTICALLY ALONG THE INSIDE FACE OF THE WALL BEFORE BRANCHING OUT AND PENETRATING THE ROOF FOR DISTRIBUTION.
33.03 TELEPHONE 'D-MARK' LOCATION, PAINTED TO MATCH COLOR BEHIND. SEE ELECTRICAL DRAWINGS. EMPTY OVERHEAD CONDUIT SHALL BE RUN TO EACH TENANT SPACE FOR FUTURE PHONE SERVICE.
33.04 ELECTRICAL METERING SECTION LOCATION, PAINTED TO MATCH COLOR BEHIND. VERIFY EXACT SECTION DIMENSIONS PRIOR TO FOUGH FRAMING. COORDINATE ANY DIMENSIONAL DISCREPANCIES WITH THE ARCHITECT.

FINISH LEGEND

MASONRY: (INTERSTATE BRICK OR APROVED EQUAL)
A: 2-1/4" EMPEROR BRICK 1/3" OFFSET COLOR: IRONSTONE

MASONRY: (AMCOR BLOCK OR APROVED EQUAL)
B1: SPLIT-FACED: AMCOR BLOCK, EBONY, SEALED
B2: HONED: AMCOR BLOCK, CONFETTI, SEALED

EXTERIOR FINISH INSULATION SYSTEM (E.F.I.S.) (FIRESTONE OR APPROVED EQUAL)
C1: SHERWIN WILLIAMS, COLOR ELEPHANT EAR (SW 9166), LIMESTONE FINISH
C2: SHERWIN WILLIAMS, COLOR BLACK FOX (SW 7020), LIMESTONE FINISH

METAL PARAPET COPING / FLASHING: (MBCI SIGNATURE 300 OR APPROVED EQUAL)
D1: SIGNATURE 300, DARK BRONZE

STEEL TRELLIS:
E: PAINTED, SHERWIN WILLIAMS, COLOR BLACK FOX (SW 7020)

ALUMINUM STOREFRONT SYSTEM: (U.S. ALUMINUM CORP. OR APPROVED EQUAL.)
F: ALUMINUM STOREFRONT SYSTEM, DARK BRONZE ALUMINUM FINISH,

DOORS:
G: PAINT EXTERIOR METAL DOORS/UTILITY EQUIPMENT. PAINTED, SHERWIN WILLIAMS ELEPHANT EAR (SW 9166).

GENERAL NOTES

1. WINDOW MULLIONS ARE ASSUMED TO BE 2" THICK.
2. FIELD VERIFY ALL FINISHED WINDOW OPENINGS PRIOR TO MANUFACTURING.
3. PROVIDE SHOP DRAWINGS FOR ALL WINDOWS PRIOR TO MANUFACTURING.
4. FIELD VERIFY CONNECTION CONDITIONS FOR REPLACEMENT STOREFRONT. IF OTHER THAN INDICATED IN DETAILS CONTACT ARCHITECT FOR ATTACHMENT CLARIFICATION.
5. DIMENSIONS ARE TO OUTSIDE OR CENTER OF MULLION.
6. INSTALL STOREFRONT SYSTEM PER MANUFACTURER'S RECOMMENDATIONS. SHIM WINDOWS AS REQ'D AT HEAD.
7. CONCRETE SPLASH BLOCK AT ALL DOWNSPOUT / ROOF DRAIN ESCUTCHEON LOCATIONS.

GLAZING TYPES:

1" CLEAR, INSULATED, LOW E, SEALED.
1" CLEAR, INSULATED, LOW E, TEMPERED GLASS, SEALED

GLAZING PERFORMANCE:

NOTE: GLASS TO HAVE THE FOLLOWING CHARACTERISTICS
VISIBLE LIGHT TRANSMITTANCE: 68%
SHGC: .38
U-VALUE: .29
SHADING COEFFICIENT: .43

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ISSUE: 05.31.2020
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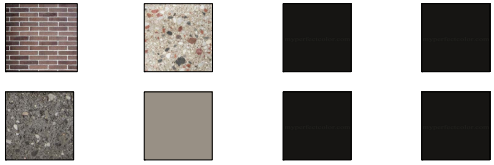
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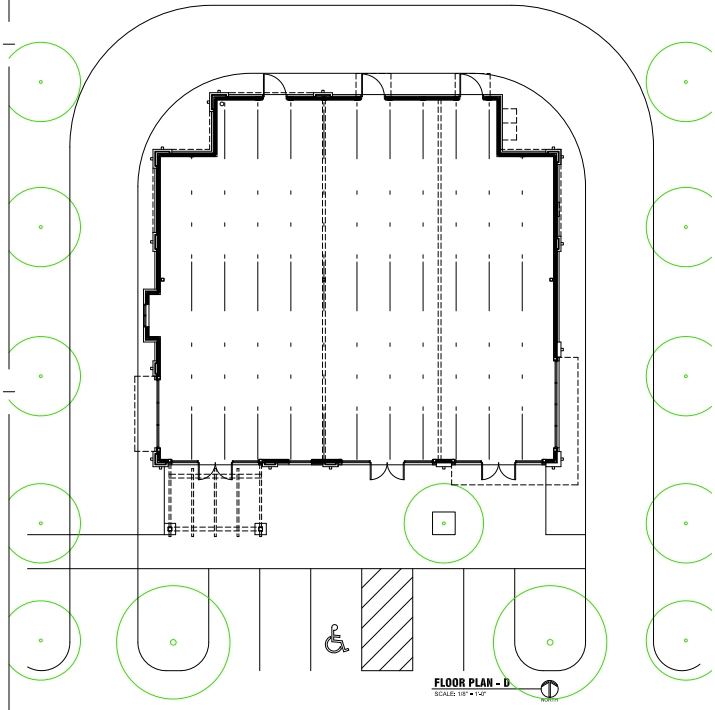
BUILDING ELEVATIONS

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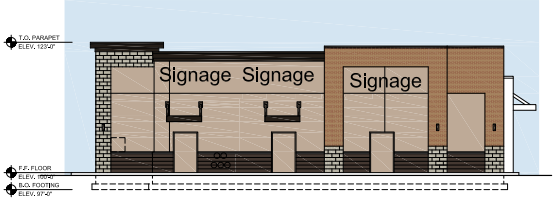




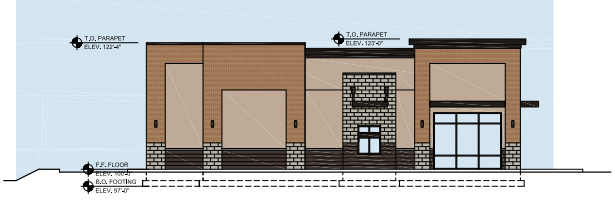
SOUTH ELEVATION - D
SCALE: 1/8" = 1'-0"



EAST ELEVATION - D
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - D
SCALE: 1/8" = 1'-0"



WEST ELEVATION - D
SCALE: 1/8" = 1'-0"

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DEVELOPER

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CONSTRUCTION DOCUMENTS

#	DATE	DESC.

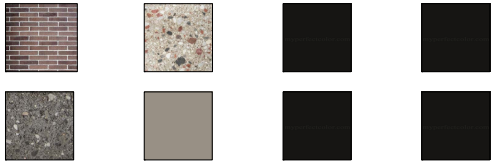
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PROJECT NO:	20016
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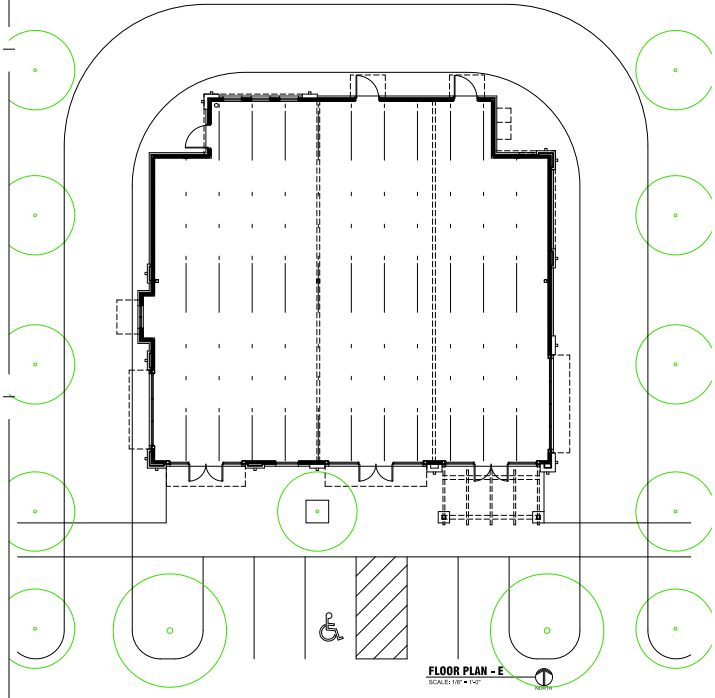
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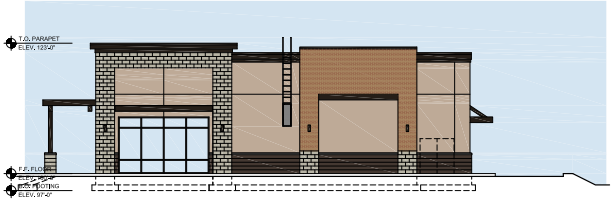




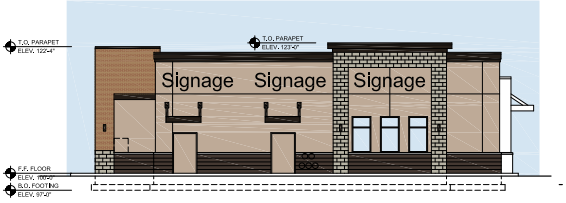
FLOOR PLAN - E
SCALE: 1/8" = 1'-0"



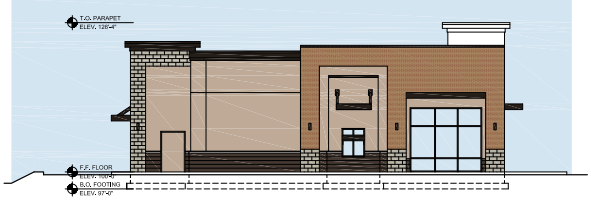
SOUTH ELEVATION - E
SCALE: 1/8" = 1'-0"



EAST ELEVATION - E
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - E
SCALE: 1/8" = 1'-0"



WEST ELEVATION - E
SCALE: 1/8" = 1'-0"

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CONSTRUCTION DOCUMENTS

#	DATE	DESC.

ISSUE:	25 MARCH 2020
PROJECT NO:	20016
DRAWN BY:	-
CHECKED BY:	-

SHEET TITLE

BUILDING E

A4.1

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SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 08/25/2020

Issue: **SILVERSTONE AUTOMATION SITE PLAN**
Address: 10096 South Jordan Gateway
File No: PLSPR202000181
Applicant: Ryan Berry, MHTN Architects

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

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** application PLSPR202000181 to allow for construction of a new commercial building on property located at 10096 South Jordan Gateway.

ACREAGE:	Approximately 0.75 acres
CURRENT ZONE:	I-F (Industrial - Freeway) Zone
CURRENT USE:	Undeveloped and vacant
FUTURE LAND USE PLAN:	IND (Industrial)
NEIGHBORING ZONES/USES:	North – I-F / Parking Lot South – I-F / Social Security Offices West – I-F / Vacant land East – I-F / Parking Lot

STANDARD OF REVIEW:

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements outlined in chapter 16.24 and the requirements of the individual zone in which a development is proposed. All provisions of titles 16 & 17 of the City Code, and other city requirements, shall be met in preparing site plan applications and in designing and constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions or deny the site plan.

BACKGROUND:

The applicant is seeking approval to construct a new commercial building on property located at 10096 S. Jordan Gateway. The building will consist of an office and shop space. The shop space will primarily be used to build machines that are delivered to medical manufacturing companies. The building will be two stories tall and 32 feet above grade at its highest point. The exterior finish materials will include brick, eifs siding system, aluminum/composite wood siding and metal cladding. Mechanical equipment will be located on the rooftop and screened from view by a parapet wall.

Access to the building from Jordan Gateway will be via a shared driveway with the Social Security Administration building immediately to the south. No improvements will be made to the existing private drive or along Jordan Gateway. Parking will be provided along the east and the north project boundary. Public improvements will be minimal and consisting of a new fire hydrant, water meters and a water line. Storm water will be collected and retained in an underground storage facility located at the northwest corner of the project. It will be privately maintained.

Landscaping will consist of various trees, shrubs, grasses and stone mulch around the building and the parking area. No sod will be installed with the project. A dumpster enclosure will be located at the northeast end of the project. No new fencing will be constructed with the project. The existing barbed wire fence which runs along the north boundary will be removed.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The business is classified as "assembly" and "research and development" per City Code. These two uses are listed as permitted uses in the I-F zone.
- Impact Control Measures of the City Code require an "operations plan" for the assembly-type use and "operations plan", "sound plan" and "additional notice" for the research and development use. The operations and sound plan are attached in the Support Materials as a letter from the applicant. The additional notice was completed as well. The notice was sent to all property owners within 600' of the project boundary.
- The Architectural Review Committee reviewed the proposed building on June 24, 2020 and unanimously recommended approval as long as service doors at the rear of the building are painted to match the building colors and mechanical equipment is screened from view. Those two items have been changed on the new elevation drawings showing new colors for service doors and a parapet wall around the building edge.
- The project meets the Planning and Zoning (Title 17) and the Subdivision and Development (Title 16) Code requirements.

Conclusion:

- The proposed project will meet the requirements of the Subdivision and Development (Title 16) and the Planning and Zoning (Title 17) Codes.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, 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:

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

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Site Plan
- Landscape Plan
- Elevations
- Cabco Jordan Subdivision plat map
- Silverstone Business Description (applicant's letter)



Damir Drozdek, AICP
Planner III
Planning Department



Legend

STREETS

PARCELS

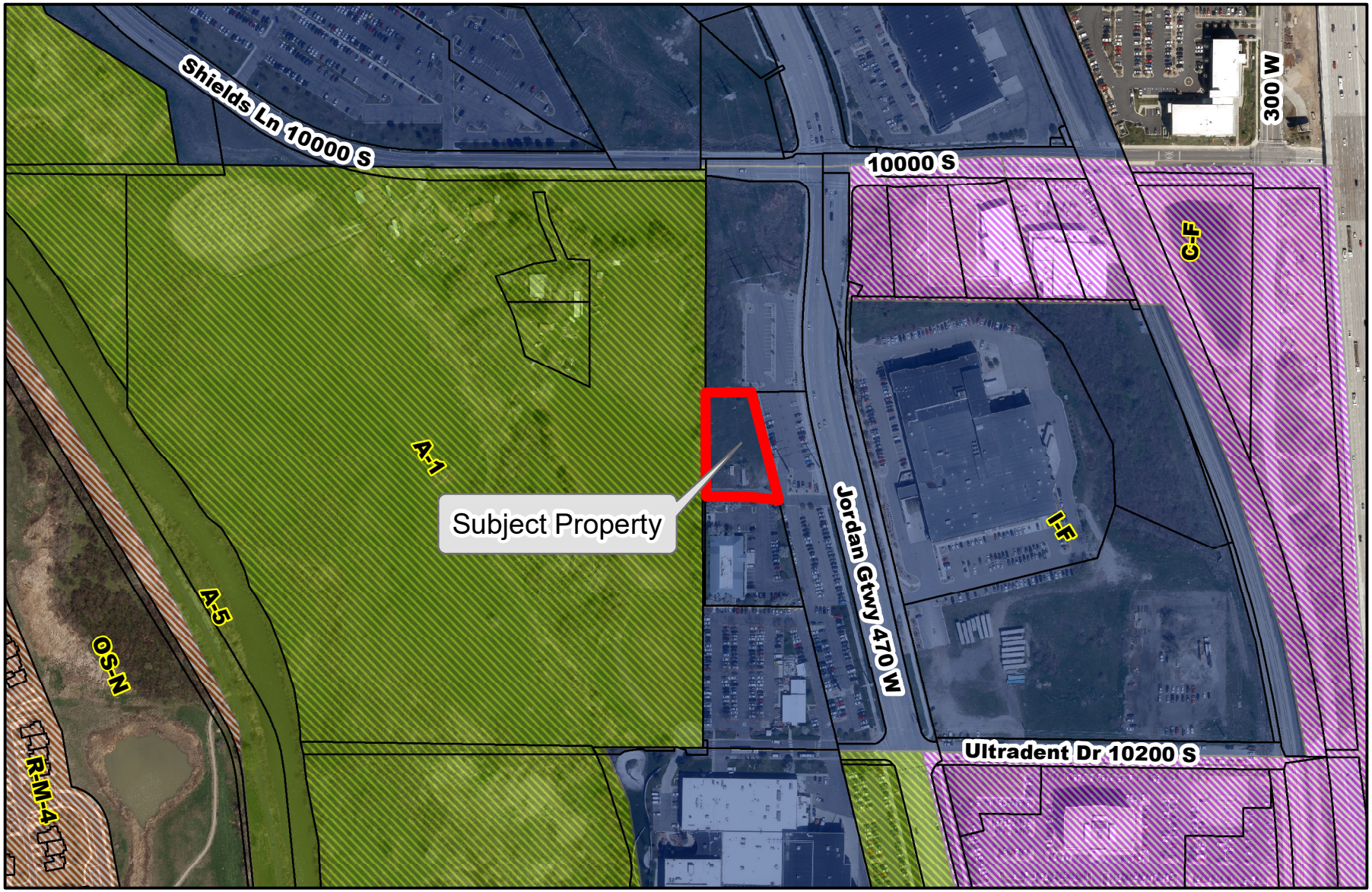
Aerial Map

City of South Jordan

0 105 210 420 630 840 Feet

Aerial Imagery
2019

ESRI



Legend

STREETS

PARCELS

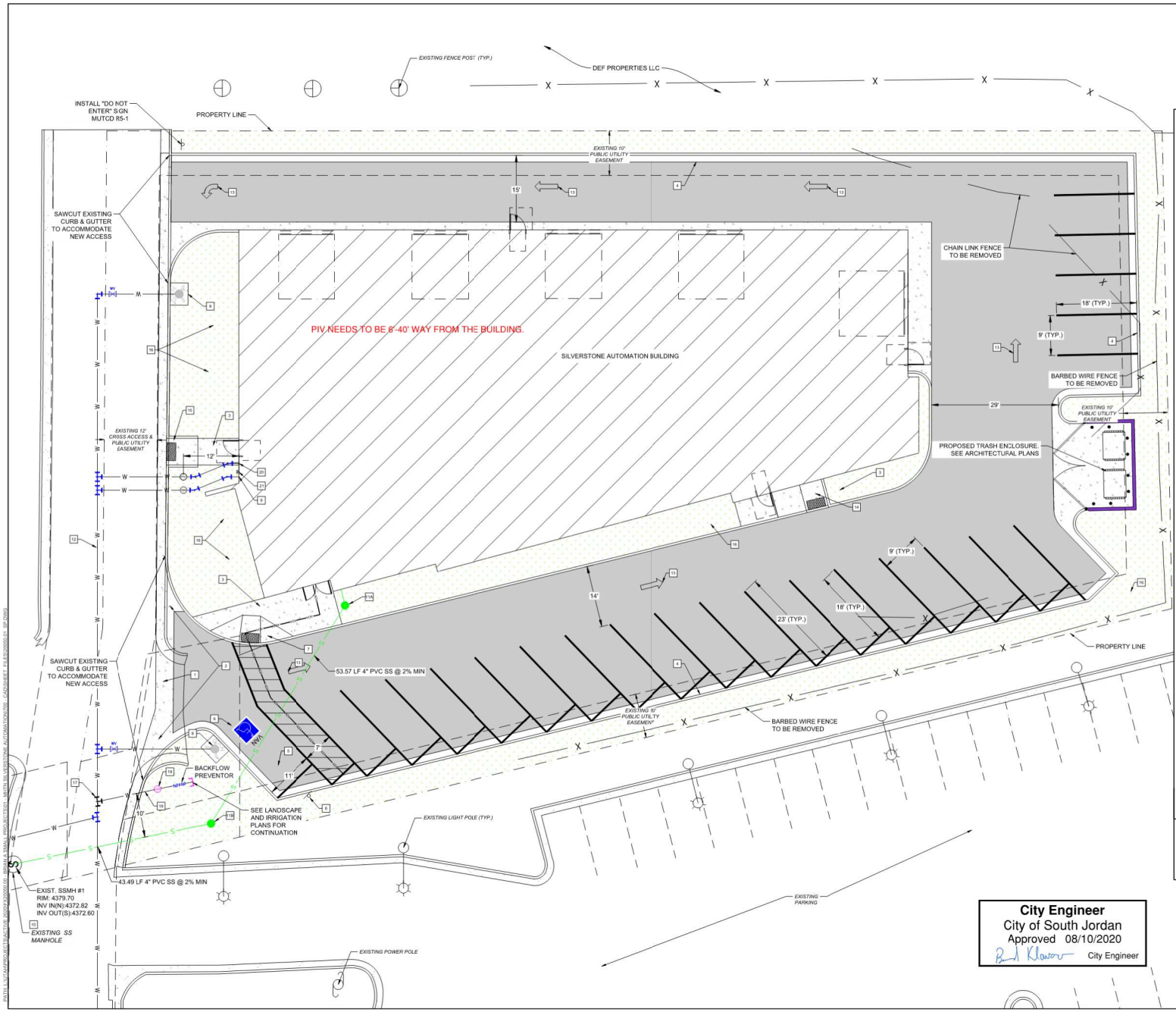
Zoning Map

City of South Jordan

0 105 210 420 630 840 Feet

Aerial Imagery
2019

ESRI



0 5 10 20

SCALE: 1" = 10'

(SCALE ONLY VALID FOR 24" x 36" PAPER)

LEGEND

- PROPOSED ASPHALT PAVEMENT PER SECTION ON SHEET DT1
- PROPOSED CONCRETE
- PROPOSED BUILDING
- LANDSCAPING
- ACCESSIBLE ROUTE

KEYNOTES:

1. CONSTRUCT 4' CONCRETE WATERWAY PER APWA PLAN 211. SEE SHEET DT1.
2. CONSTRUCT CONCRETE WATERWAY TRANSITION PER APWA PLAN 213. SEE SHEET DT1.
3. CONSTRUCT THICKENED EDGE SIDEWALK PER DETAIL ON SHEET DT2.
4. CONSTRUCT 24" CURB & GUTTER TYPE E PER APWA PLAN 205.2. SEE SHEET DT1.
5. CONSTRUCT ACCESSIBLE PARKING STALL PER DETAIL ON SHEET DT2.
6. CONSTRUCT ACCESSIBLE STALL SIGN AND STRIPING PER DETAIL ON SHEET DT2.
7. CONSTRUCT ACCESSIBLE RAMP PER APWA PLAN 236.1. SEE SHEET DT1.
8. INSTALL FIRE HYDRANT PER SOUTH JORDAN CITY STANDARDS. LOCATE AT LEAST 2 FT BEHIND THE CURB ON A 4' X 5',6" THICK CONCRETE PAD. SEE SHEET DT3.
9. INSTALL 1 1/2" WATER SERVICE AND METER PER SOUTH JORDAN CITY STANDARDS.
10. CONNECT PROPOSED 4" SERVICE LATERAL TO EXISTING SANITARY SEWER MANHOLE PER SOUTH VALLEY SEWER DISTRICT STANDARDS. INV 4372.82
11. INSTALL 4" CLEANOUT AT BUILDING CONNECTION WITH 4" PVC SEWER LATERAL AT 2% MINIMUM SLOPE. INV 4375.46
12. INSTALL 4" CLEANOUT WITH PVC SEWER LATERAL AT 2% MINIMUM SLOPE. INV 4374.30
13. INSTALL 8" WATER MAIN WITH ALL CONNECTIONS AND FITTINGS AND CONNECT TO EXISTING WATER LINES CREATING A LOOP SEE SHEET SP2 FOR POINTS OF CONNECTION.
14. INSTALL PARKING LOT TRAFFIC DIRECTION MARKINGS.
15. CONSTRUCT ACCESSIBLE RAMP PER APWA PLAN 236.3. SEE SHEET DT3.
16. CONSTRUCT ACCESSIBLE RAMP PER. SEE SHEET GP.
17. LANDSCAPING. SEE LANDSCAPE SHEETS.
18. CONNECT WITH 8" X 1" TEE.
19. INSTALL 1" IRRIGATION WATER LINE.
20. INSTALL 1" WATER METER. SEE LANDSCAPE AND IRRIGATION SHEETS.
21. INSTALL 6" FIRE SERVICE WITH POST INDICATOR VALVE PER SOUTH JORDAN CITY STANDARDS.
22. INSTALL FDC PER SOUTH JORDAN CITY STANDARDS.

PARKING CALCULATIONS:

2,634 FT² / 300 ppl	= 9
10,123 FT² / 800 ppl	= 13
TOTAL STALLS	22 STALLS REQ'D
TOTAL PROVIDED	24 STALLS
(1) ADA STALL PROVIDED	

City Engineer
City of South Jordan
Approved 08/10/2020
City Engineer

SEWER NOTES:

1. ALL CONSTRUCTION TO COMPLY WITH SOUTH VALLEY SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
3. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

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PROFESSIONAL ENGINEER
No. 11395943
ROBERT BURKHILL III
08.04.20
STATE OF UTAH

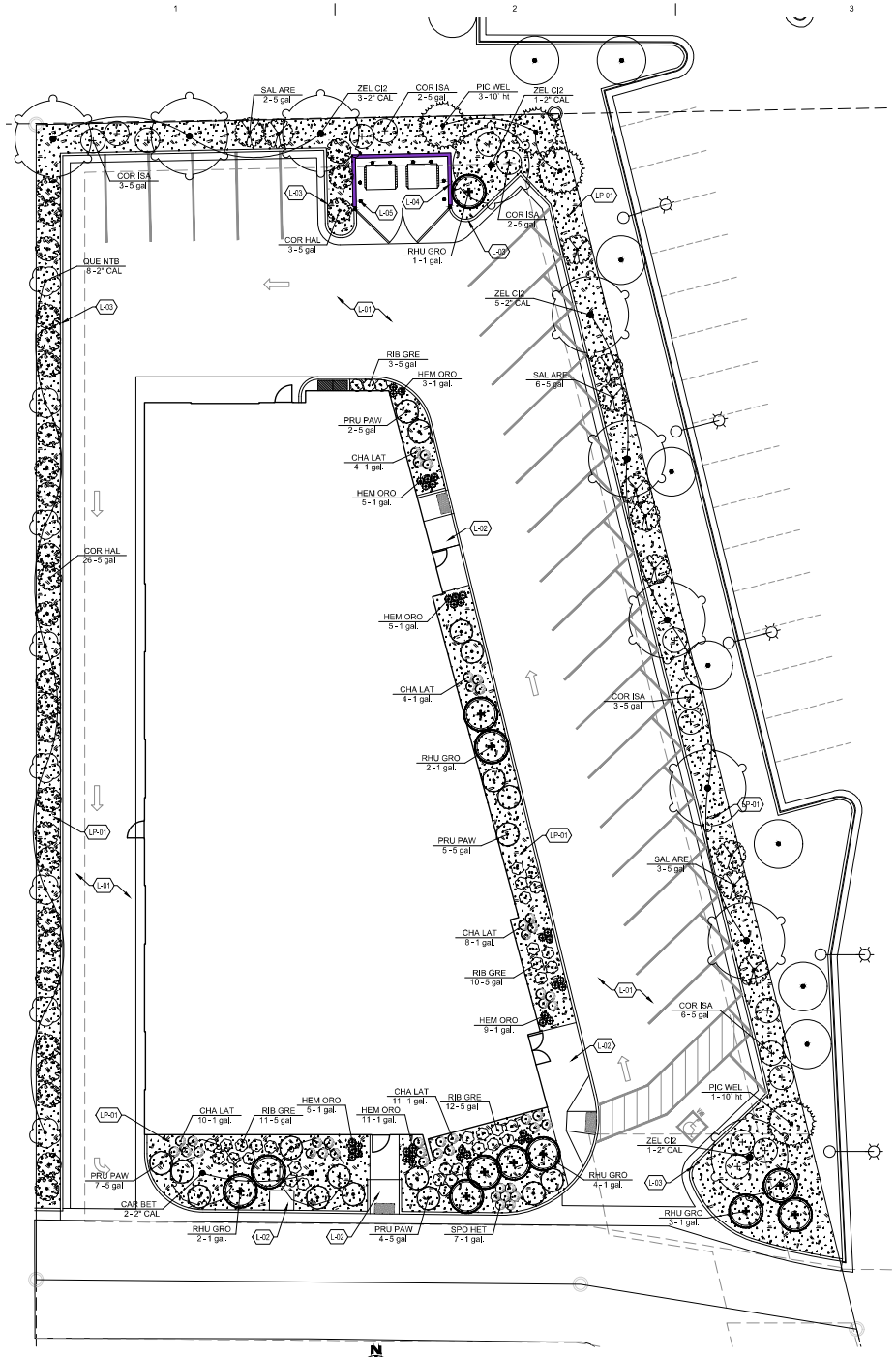
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NO.	DESCRIPTION	REVISION	BY	APR	DATE

SITE AND UTILITY PLAN

SILVERSTONE AUTOMATION BUILDING
SOUTH JORDAN, UT

PROJ. #: FF 20050.01
DATE: AUGUST 4, 2020
DESIGN BY: RBIII
CHECKED BY: JGJ
SHEET SP1



E1 LANDSCAPE PLAN

0 5' 10' 20'

SCALE: 1" = 10'-0"

LANDSCAPE CALCULATIONS			
TOTAL LANDSCAPE AREA	5,955 SF		
		REQUIRED	PROVIDED
TOTAL TREES (1/500 SF REQ.)		12	24
EVERGREEN TREES (30% REQ.)		4	4
DECIDUOUS TREES		8	20

REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION
L-01	ASPHALT PAVING
L-02	CONCRETE PAVING
L-03	CONCRETE CURB & GUTTER
L-04	CMU SCREEN WALL
L-05	BOLLARD TYP.

SYMBOL	PLANTING NOTES DESCRIPTION
LP-01	STONE MULCH, 3/4"-1-1/2" CRUSHED AGGREGATE 3" DEEP

City Engineer
City of South Jordan
Approved 08/10/2020
City Engineer

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SILVERSTONE AUTOMATION

HOLDINGS10 LLC
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SOUTH JORDAN CITY, UT 84117

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SEAL



MHTN PROJECT NO. 2019575

Project drawing is 22 x 34. Any smaller numbers of the drawing are not to scale.
DO NOT scale drawing - CONTRACTOR TO VERIFY DIMENSIONS IN FIELD USE FIGURES ONLY
LAST REVISION DATE:

NO.	DATE	DESCRIPTION

ISSUE
CONSTRUCTION DOCUMENTS
07.10.2020

SHEET NAME
LANDSCAPE PLAN

SHEET NUMBER
LP100



MATERIAL TYPES:

1



GeoLam or equal
Wood Hybrid system facade
Aluminium/composite wood siding
Teak finish

2



INTERSTATE BRICK
SIZE: KING SIZE
COLOR: COAL

3



EIFS SIDING SYSTEM
COLOR: LIGHT GREY
BUILD SPACE SIDE, PART NORTH/
SOUTH, AND ALL WEST

4



EIFS SIDING SYSTEM
COLOR: DARK GREY
FRONT OFFICE AREA

5



BLACK METAL
FASCIA CLADDING

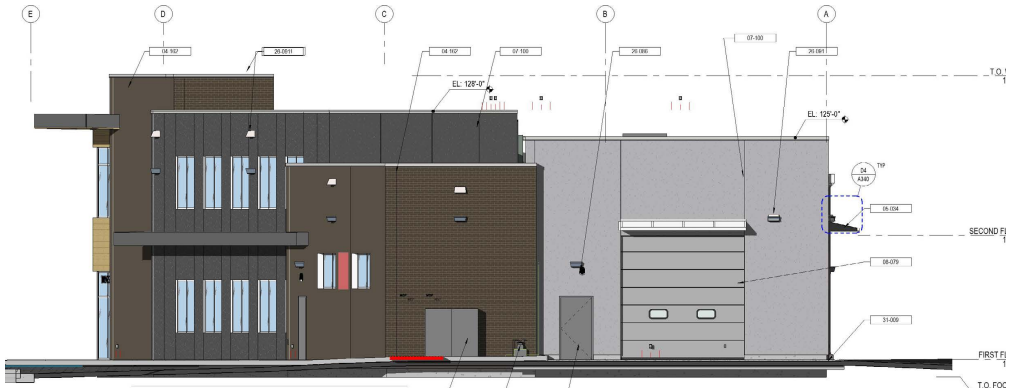
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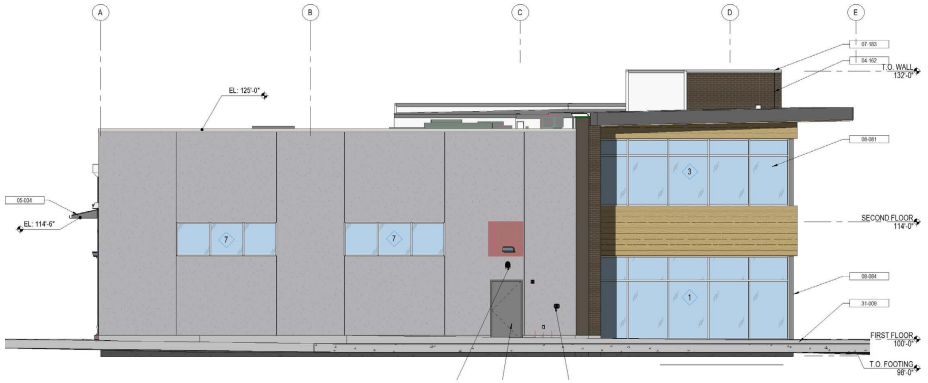
ANODIZED
ALUMINUM
STOREFRONTS/
AWNINGS

MATERIAL BOARD

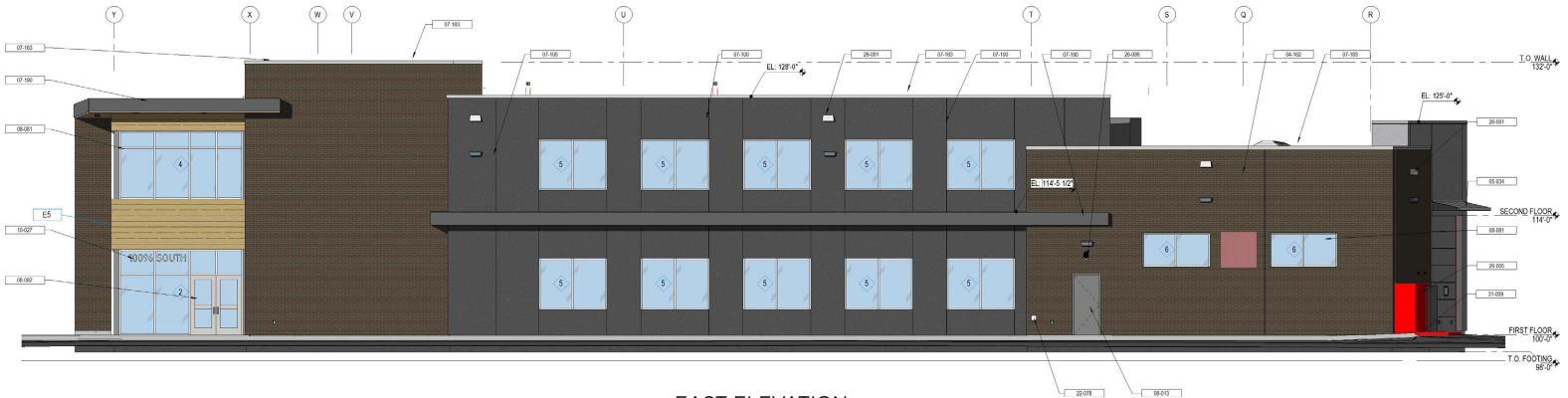
JULY 2020



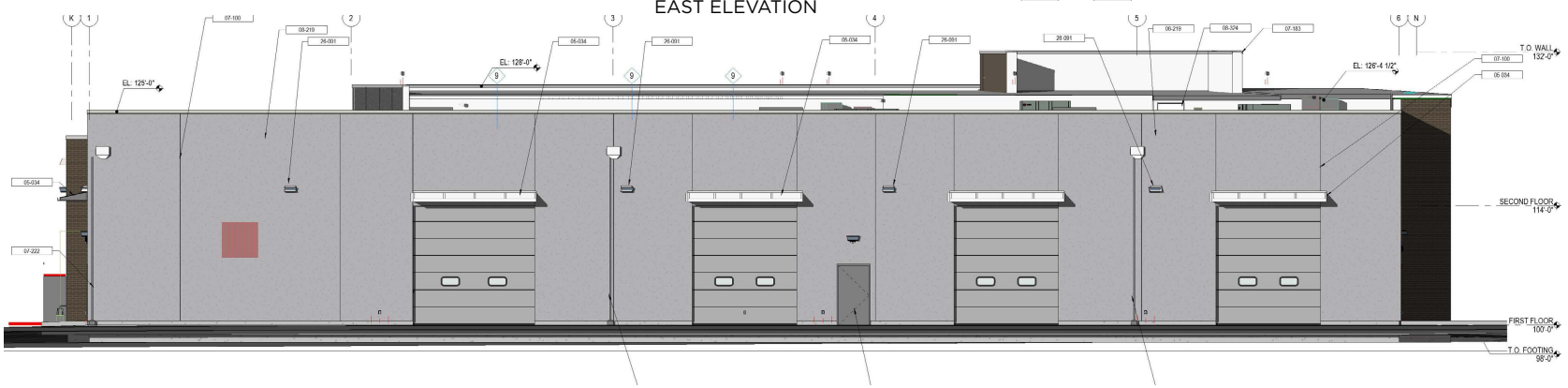
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

CABCO JORDAN SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, TRAVIS J. BALEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 6397184 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS

CABCO JORDAN SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR TRAVIS J. BALEY No. 6397184 STATE OF UTAH

BOUNDARY DESCRIPTION

PARCEL 1:

BEGINNING AT A POINT ON THE WEST LINE OF THE UTAH POWER AND LIGHT COMPANY'S TRANSMISSION CORRIDOR, SAID POINT BEING NORTH 89 DEG. 27'04" WEST ALONG THE SECTION LINE 1319.64 FEET AND NORTH 13 DEG. 46'24" WEST ALONG SAID WEST LINE 355.62 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89 DEG. 27'04" WEST 227.95 FEET; THENCE NORTH 487.21 FEET TO THE SOUTH LINE OF THE UTAH POWER AND LIGHT COMPANY PROPERTY; THENCE NORTH 89 DEG. 50'00" EAST 107.46 FEET TO THE WEST LINE OF THE UTAH POWER AND LIGHT COMPANY TRANSMISSION CORRIDOR; THENCE SOUTH 13 DEG. 46'24" EAST ALONG SAID WEST LINE 506.14 FEET TO THE POINT OF BEGINNING.

PARCEL 1A: TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT OF WAY AS GRANTED IN WARRANTY DEED RECORDED SEPTEMBER 20, 1979, AS ENTRY NO. 3339496 IN BOOK 4948 AT PAGE 130 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF THE UTAH POWER AND LIGHT COMPANY TRANSMISSION CORRIDOR, SAID POINT BEING NORTH 89 DEG. 27'04" WEST ALONG THE SECTION LINE 1319.64 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89 DEG. 27'04" WEST 28.775 FEET; THENCE NORTH 13 DEG. 46'24" WEST 355.62 FEET; THENCE SOUTH 89 DEG. 27'04" EAST 25.775 FEET TO THE WEST LINE OF THE UTAH POWER AND LIGHT COMPANY TRANSMISSION CORRIDOR; THENCE SOUTH 13 DEG. 46'24" EAST ALONG SAID WEST LINE 355.62 FEET TO THE POINT OF BEGINNING.

PARCEL 1B: TOGETHER WITH A RIGHT OF WAY AS GRANTED IN THAT CERTAIN EASEMENT, RECORDED NOVEMBER 15, 2007, AS ENTRY NO. 10078311 IN BOOK 9537 AT PAGE 6421 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF JORDAN GATEWAY (600 WEST) 1738.89 FEET SOUTH 89 DEG. 27'04" EAST ALONG THE SECTION LINE AND 572.62 FEET NORTH 13 DEG. 46'24" WEST FROM THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89 DEG. 27'04" WEST 105.28 FEET TO THE WEST RIGHT OF WAY LINE OF THE UTAH POWER AND LIGHT COMPANY TRANSMISSION CORRIDOR; THENCE NORTH 13 DEG. 46'24" WEST ALONG SAID WEST LINE 24.77 FEET; THENCE SOUTH 89 DEG. 27'04" EAST 102.28 FEET TO THE WEST LINE OF JORDAN GATEWAY; THENCE SOUTH 13 DEG. 46'24" EAST ALONG SAID WEST LINE, 24.77 FEET TO THE POINT OF BEGINNING.

CONTAINS 82,186 SQ. FT., OR 1.884 ACRES, AND 2 LOTS

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT I THE UNDERSIGNED OWNER OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS:

CABCO JORDAN SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND TO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES. IN WITNESS WHEREOF, I HAVE HEREUNTO SET ASIDE MY HAND THIS 11 DAY OF October A.D. 2013

CABCO PRIME, LLC
ADAM MAHER
AGENT
DATE 10/4/13

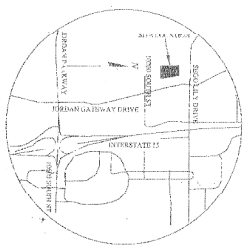
ACKNOWLEDGMENT

STATE OF UTAH)
) S.S.
COUNTY OF Salt Lake)

ON THE 11th DAY OF Oct A.D. 2013 ADAM MAHER, PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN, BY ME, DID SAY THAT HE IS THE AUTHORIZED AGENT OF CABCO PRIME, LLC AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING DULY AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF SAID COMPANY, AND HE DID DULY ACKNOWLEDGE IT TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/29/17



VICINITY MAP (NTS)

"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."

GENERAL NOTES

1. WARNING: AT THE DATE OF RECORDING, THE ZONE IN WHICH THIS PLAT IS LOCATED ALLOWS FOR SINGLE-FAMILY DWELLING UNITS ONLY. RENTING OUT ROOMS, APARTMENTS, OR OTHER AREAS WITHIN THE MAIN BUILDING OR ACCESSORY BUILDINGS TO OTHER PERSONS IS UNLAWFUL. THIS DOES NOT PRECLUDE THE LEASING OF THE ENTIRE HOME TO ONE FAMILY (SEE THE CITY OF SOUTH JORDAN ZONING ORDINANCE FOR DEFINITION OF "FAMILY").

2. MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO HIGH FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.

3. POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBED BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTES, EASEMENTS CC&RS OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE WITH ALL NOTES, EASEMENTS, CC&RS, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.

"SURVEYOR AND OR ENGINEER, CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED IN THE TITLE REPORT DATED August 29, 2013 PREPARED BY METRO NATIONAL TITLE ARE SHOWN ON THIS PLAT. OWNER FURTHER CERTIFIES THAT THE LEGAL DESCRIPTION OF THE PROPERTY REFERENCED IN THE TITLE REPORT MATCHES THE DESCRIPTION SHOWN ON THIS PLAT."

0 30 60 90
Scale In Feet

LEGEND

- SALT LAKE COUNTY MONUMENT
- SET REBAR AND CAP MARKED "LEGEND ENG"
- EXISTING FENCE

QUESTAR GAS COMPANY

QUESTAR HEREBY APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE ADDITIONAL EASEMENT IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF SERVICE.

APPROVED THIS 3 DAY OF September 2013.
BY: Richard Brown
TITLE: Asset Rep

CENTURY LINK — DATE 9/30/2013
ROCKY MOUNTAIN POWER — DATE 9/30/2013
COMCAST — DATE 9/30/13

CITY MAYOR

APPROVED AS TO FORM THIS 14th DAY OF October A.D., 2013

MAYOR

ATTEST: CITY RECORDER

SOUTH VALLEY SEWER DISTRICT

APPROVED AS TO FORM THIS 2 DAY OF October A.D., 2013

GENERAL MANAGER

Board Chairman

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS 7 DAY OF November A.D., 2013

ATTORNEY FOR SOUTH JORDAN CITY

HEALTH DEPARTMENT

APPROVED AS TO FORM THIS 3 DAY OF October A.D., 2013

APPROVED BY

CITY PLANNING

APPROVED AS TO FORM THIS 30th DAY OF October A.D., 2013

SOUTH JORDAN CITY PLANNER

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

SOUTH JORDAN CITY ENGINEER

10/30/13
DATE

SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF [redacted]

DATE: TIME: BOOK: PAGE:

FEE $

Business description:
Design, build, program, test, and document custom automation machines that are delivered primarily to medical manufacturing companies. Silverstone also builds a handful of standard machines for medical manufactures.

Noise:
Standing outside our building, you might hear the faint sounds (~70db) of:

- Air compressor.
- Maybe a customer's machine running in debug mode.
- About one time per week, we use our forklift to access a delivery truck. The forklift sound is similar to a car.
- Band saw sometimes one time per day.
- Prototyping tools (mill, lathe) a few times a day.

Odor:
None

Dust:
None

Vibration:
None would be felt outside the building. On our build floor, when certain machines are in debug, you might feel faint floor vibrations. Some machines use vibratory feeder bowls which transmit small vibrations into the floor near the machine.

Visual impacts:
None. Our customers are medical companies which means cleanliness is an important selling point.

Hazardous materials used or stored on site:
1 gallon of lacquer thinner to wipe surfaces of the machine.

Hazardous activities:
None

Is there any heavy equipment or trucks coming or leaving the site and how often?
Tractor trailer pick up or drop off approximately 1 time per week.

Let us know what the hours and days of operation are:
7AM to 6:00PM M, T, W, TH, F
Occasionally Sat 7 to 12PM

Employees:
Eleven employees drives to and from work.

Customers:
Customers visit about 2 times per week.

Vendors:
Vendors visit about 2 times per week.

UPS/FedEX/DHL:
Usually 2 or 3 deliveries per day.

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 08/25/2020

Issue: **OTTO JONES PROPERTY REZONE**
Rezone from R-1.8 (Single-Family Residential, 1.8 lots per acre) to R-2.5 (Single-Family Residential, 2.5 lots per acre) Zone

Address: **10431 South 3200 West**
File No: **PLZBA202000131**
Applicant: **Justin Jones**

Submitted by: Damir Drozdek, Planner III
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission recommend that the City Council **approve** the following:

- Resolution R2020-51 authorizing the Mayor to sign the development agreement;
- Ordinance No. 2020-07-Z approving the zone change.

ACREAGE:	Approximately 7 acres
CURRENT ZONE:	R-1.8 (Single-Family Residential, 1.8 lots per acre) Zone
CURRENT USE:	Single family residence and vacant land
FUTURE LAND USE PLAN:	SN (Stable Neighborhood)
NEIGHBORING ZONES/USES:	North – R-1.8 / South Jordan Parkway South – R-1.8 / Single-family residences West – R-M-7 and R-2.5 / 3200 West East – R-1.8 / Alexander Park Lane

STANDARD OF APPROVAL:

2. REZONE:

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

A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.

B. The parcel to be rezoned can accommodate the requirements of the proposed zone.

C. The rezoning will not impair the development potential of the parcel or neighboring properties.

(City Code § 17.22.020)

BACKGROUND:

The applicant seeks to amend the Zoning Map on an approximately seven-acre property generally located at 10431 South 3200 West. The property is located at the southeast intersection corner of 3200 West and South Jordan Parkway. The applicant proposes amending the Zoning Map from its current R-1.8 (single-family residential, 1.8 lots per acre) zoning designation to the R-2.5 (single-family residential, 2.5 lots per acre) zoning designation to develop a 17-lot single-family subdivision.

The subject property consists of three parcels of land. The corner parcel contains an existing single-family residence that will remain throughout Phase 1 of the development. The other two parcels contain sheds and barns, but are otherwise largely undeveloped and vacant. The majority of the land from these two parcels will developed during Phase 1 of the project.

Phase 2 of the project will include the corner parcel and the remaining land from the other two parcels. The existing home will remain until Phase 2 to provide housing for the property owners. Phase 2 will only be developed once the home is no longer needed. There will be only two phases to the project.

A concept plan submitted with the application shows a single row of homes along Alexander Park Lane, which will be the eastern boundary of the subdivision. These homes will have direct access onto and will front the road. On the western side of the project, two rows of homes will abut 3200 West. These homes will not front the road, but will be accessed via private lanes to facilitate efficient use of the land and limit curb cuts along 3200 West. There will be no public roads constructed with the project.

A development agreement will accompany the project if the City Council approves the zone change request. The agreement contains obligations that the developer has agreed to and will abide by if the project is approved. These obligations go beyond the standard City Code requirements and provide additional improvements to the project, in exchange for approval of the zone change and approval of the non-standard private accesses along 3200 West. The development agreement also reiterates commitments and obligations the property owner made in a 2007 development agreement when the City approved the Alexander Place subdivision. Some of the improvements and obligations that the developer has agreed to are listed below, and the complete development agreement is attached.

- The curb adjacent sidewalk along 3200 West will be replaced with the City's standard parkstrip and sidewalk.
- Alexander Park Lane will be fully improved along the project frontage and the sidewalk will be extended from the northeast project boundary on Alexander Park Lane to South Jordan Parkway.
- Homes on 3200 West will face private drives and a decorative masonry wall will be installed along the project frontage on 3200 West.
- Utilities will be finished and stubbed for all lots during Phase 1 of the project to prevent cutting into the roads more than once.

- The project will be developed according to the concept and phasing plans included in the development agreement.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:
- The application meets the City Code rezone standards of approval.
- The project will utilize existing roads. No new public streets will be constructed.
- Lot sizes in the project will be comparable to the lot sizes in adjacent subdivisions.
- The project density will be slightly higher than the density in the neighborhoods to the east of the project. However, the density will be considerably lower than density of the project across 3200 West (Harvest Crossing Villas), will accommodate the efficient use of land and will help create more of a neighborhood feel along Alexander Place Lane.

Conclusion: Based on the findings and information provided in the application City staff believes the subdivision will contribute to the surrounding neighbors, is consistent with the goals of the Stable Neighborhood land use designation and General Plan, and should be approved.

Recommendation: Based on the findings and conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and **recommend approval** of the application, 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:

A fiscal impact analysis table and graphics are attached to the report that show that revenues from the project will be sufficient to cover the cost of City services.

ALTERNATIVES:
- Recommend approval of an amended application.
- Recommend denial of the application.
- Schedule the application for a decision at some future date

SUPPORT MATERIALS:
- Aerial Map
- Future Land Use Map
- Zoning Map
- Concept Plan
- Phasing Plan
- Infrastructure Analysis
- Fiscal Analysis
- Resolution R2020-51
- Draft Development Agreement
- Ordinance 2020-07-Z
  - Exhibit ‘A’ – Zoning Map



Damir Drozdek, AICP
Planner III
Planning Department



Legend

STREETS

PARCELS

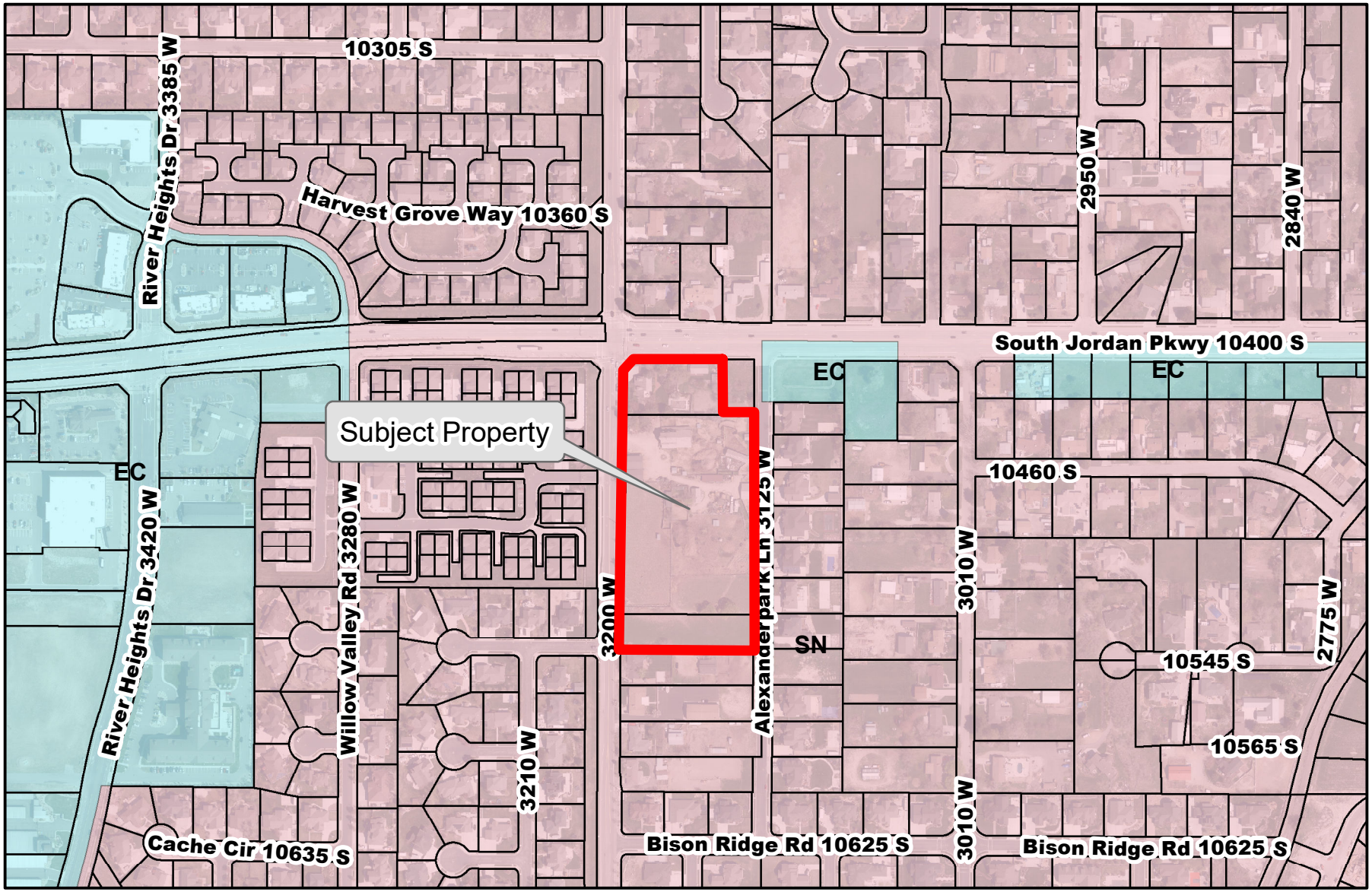
Aerial Map

City of South Jordan

0 130 260 520 780 1,040 Feet

Aerial Imagery
2019

ESRI



Legend

STREETS

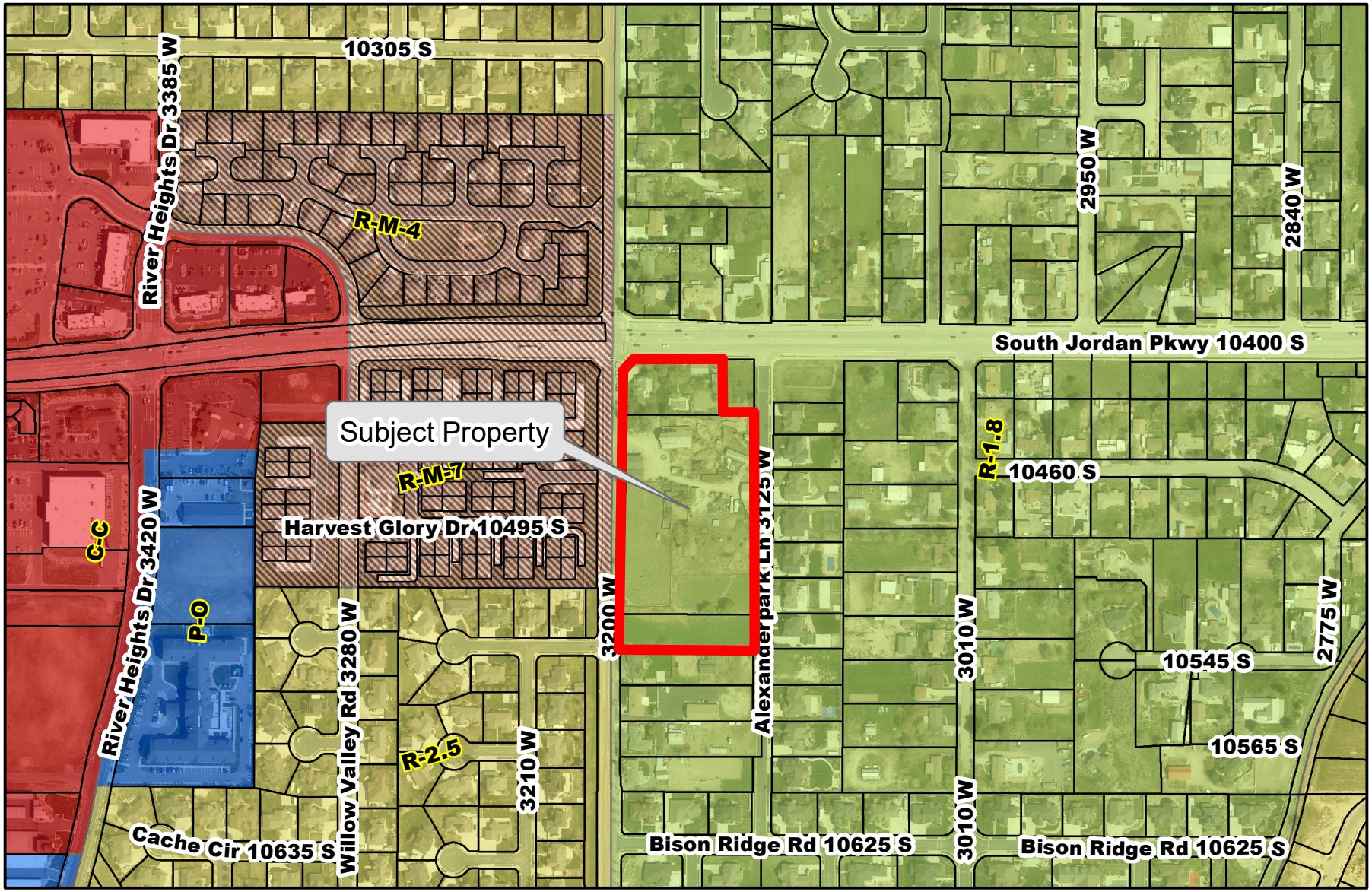
PARCELS

Future Land Use Map

City of South Jordan

0 130 260 520 780 1,040 Feet

Aerial Imagery
2019



Legend

STREETS

PARCELS

Zoning Map

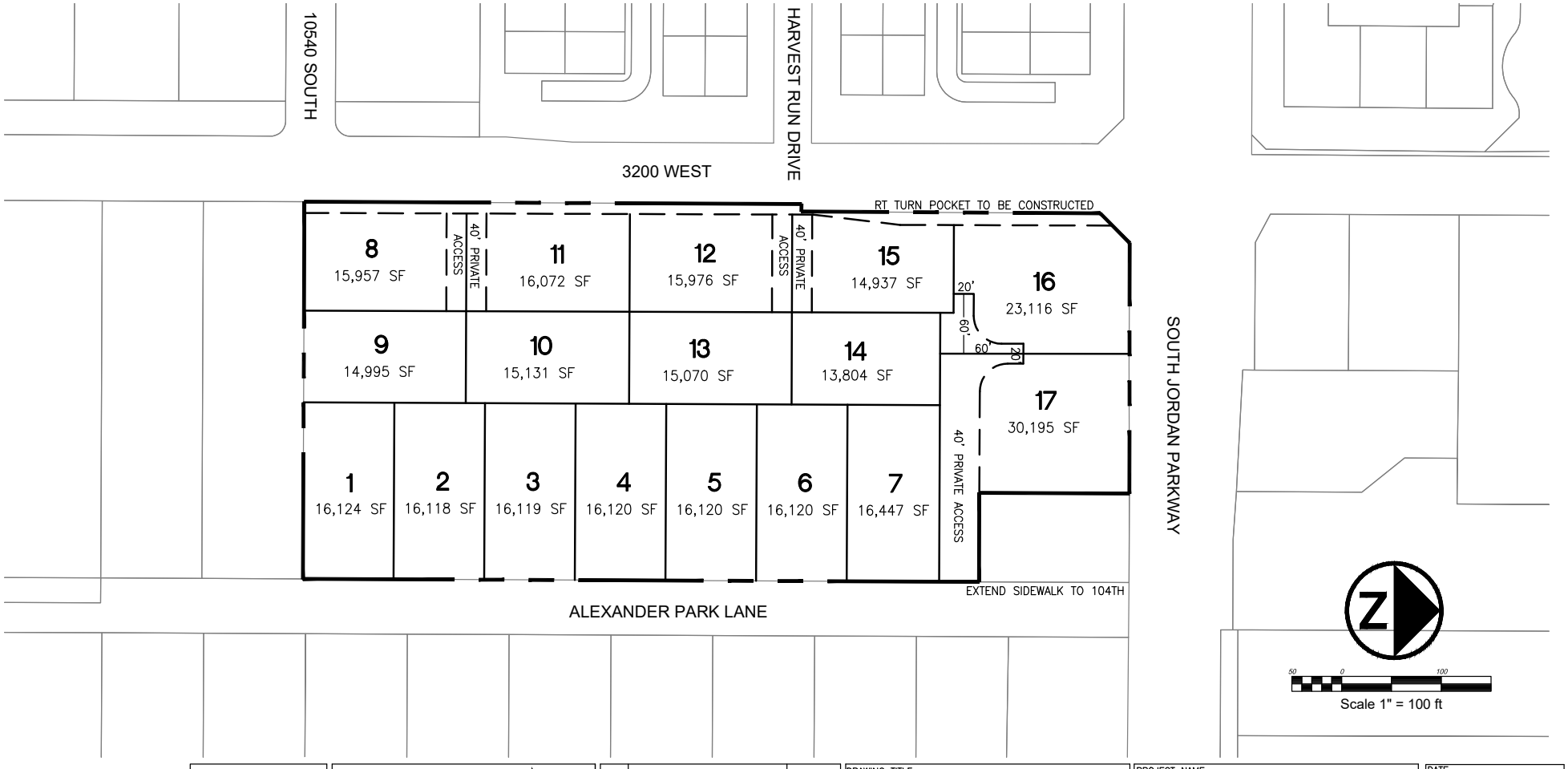
City of South Jordan

0 130 260 520 780 1,040 Feet

Aerial Imagery
2019

ESRI

SAGEWOOD RANCH SUBDIVISION

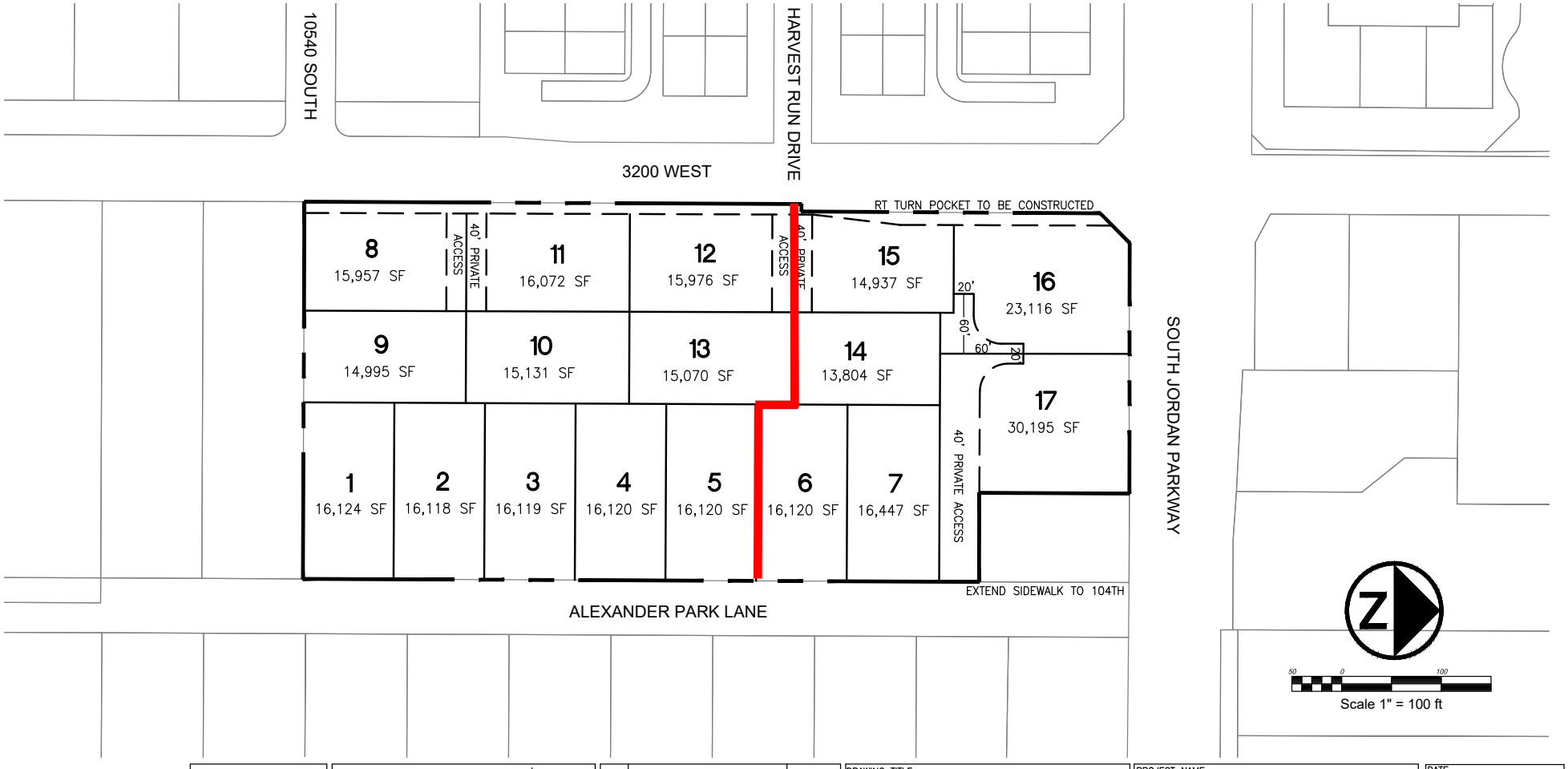


WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.1112
www.wildingengineering.com

NO.	REVISION	DATE

DRAWING TITLE	R-2.5 CONCEPT PLAN
PROJECT NAME	SAGEWOOD RANCH SUBDIVISION
DATE	6/09/2020
SCALE	1"=100'-0"
LOCATION	3200 SOUTH JORDAN PARKWAY
DRAWN	GDW
CHECKED	-
	SOUTH JORDAN, UTAH
FILE NAME:	G:\DATA\20028...\DWG\R2.5 – Single Family 4.DWG
SHEET	1 OF 1

SAGEWOOD RANCH SUBDIVISION



WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.1112
www.wildingengineering.com

NO.	REVISION	DATE

DRAWING TITLE	R-2.5 CONCEPT PLAN
PROJECT NAME	SAGEWOOD RANCH SUBDIVISION
DATE	6/09/2020
SCALE	1"=100'-0"
LOCATION	3200 SOUTH JORDAN PARKWAY
DRAWN	GDW
CHECKED	-
	SOUTH JORDAN, UTAH
FILE NAME:	G:\DATA\20028...\DWG\R2.5 – Single Family 4.DWG
SHEET	1 OF 1

LAND USE AMMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Sagewood Ranch Subdivision

Planner Assigned	Damir Drozdek
Engineer Assigned	Jared Francis

The Engineering Department has reviewed this application and has the following comments:

Transportation: ***(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)***

The subject property is bordered on the east by Alexander Park Lane, on the west by 3200 West and on the north by South Jordan Parkway. There won't be any new public streets constructed as part of this development other than the dedication and improvement of property for a right turn lane on 3200 West, turning eastbound onto South Jordan Parkway. The concept plan shows the proposed lots bordering 3200 West and South Jordan Parkway as being accessed from shared private drives. This would reduce the overall number of accesses onto those public streets, but the proposal must be approved by the City Engineer. Cuts made in City roads for utility service laterals for the proposed development must be repaired per the City's Construction Standards and Specifications.

Culinary Water: ***(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)***

There is an existing City owned water main running north/south in 3200 West and another City water main running in the park strip on the east side of Alexander Park Lane. A water model submittal will be required during the subdivision review. Fire Hydrants will be required on site as per City standards.

Secondary Water: ***(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)***

A secondary water system appears to be located in Alexander Park Lane, along the east side of the subject property. Further investigation will be required to determine if the

existing system has enough capacity to provide service to this new residential subdivision. If the capacity is not sufficient, an engineer's cost estimate may be required to determine if upgrading the existing system or otherwise providing a functioning secondary water system would be feasible.

Sanitary Sewer: ***(Attach letter from South Valley Sewer stating that this zone/land use change does not affect service and that any future project can be services by the District)***

Sewer mains are located in 3200 West, Alexander Park Lane and in South Jordan Parkway.

Storm Drainage: ***(How will this area be services for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)***

In order to comply with State and City guidelines, the proposed development must retain on site, through use of approved low impact development devices and best management practices, all rainfall events less than or equal to the 80th percentile rainfall event. For rainfall events exceeding the 80th percentile, there are existing storm drain systems in 3200 West and Alexander Park Lane, depending on capacity requirements.

Other Items: ***(Any other items that might be of concern)***

Report Approved:

Janet Francis
Development Engineer

7/8/2020
Date

Brad Klavano
Brad Klavano, PE, PLS
Director of Development Services/City Engineer

7/8/2020
Date

Project Analysis

Project: Otto Jones

July 8, 2020

Scenario Descriptions

Scenario 1: No Change (R-1.8)

Currently Zoned - R-1.8

Scenario 2: R-2.5

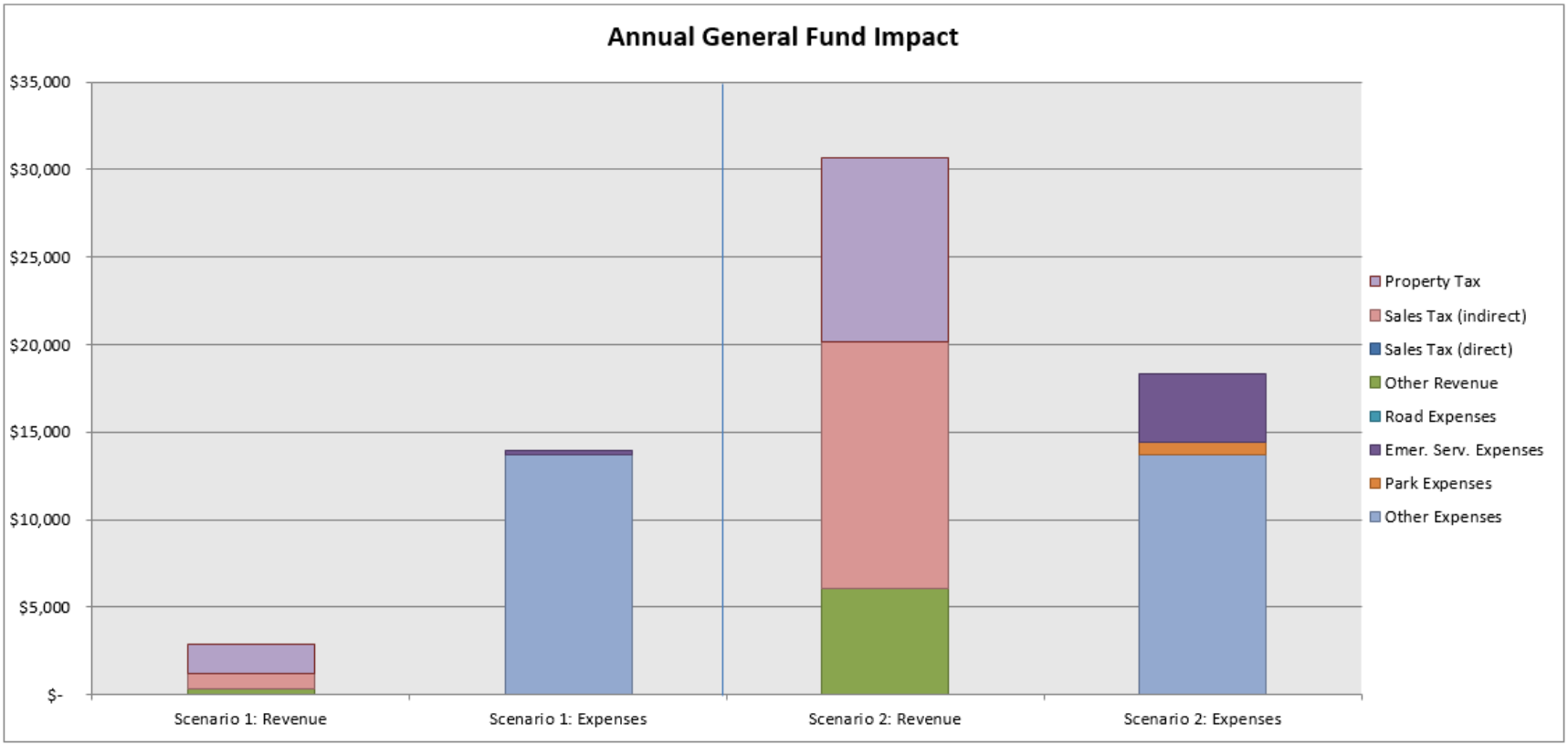
R-2.5 - Density 2.5 units per acre

Financial Summary by Scenario

Projected Short-Term Operational Impact (General Fund)	No Change (R-1.8)	R-2.5
Revenue	**$ 2,074**	**$ 16,611**
Property Tax	$ 1,718	$ 10,547
Sales Tax (direct)	$ -	$ -
Other*	$ 357	$ 6,064
Expenses	**$ 13,965**	**$ 18,307**
Roads	$ -	$ -
Emergency Serv.	$ 230	$ 3,914
Parks	$ 41	$ 699
Other**	$ 13,694	$ 13,694
Total	**$ (11,891)**	**$ (1,696)**
Per Acre	$ (1,753.78)	$ (250.18)
Per Unit	$ (11,890.60)	$ (99.78)
Per Person	$ (3,369.67)	$ (28.28)
Indirect Impact		
Potential Retail Sales	**$ 81,383**	**$ 1,383,505**
Sales Tax (indirect)	$ 827	$ 14,054

*Other Revenue - Includes Permits, Licenses, Motor Vehicle Tax, Energy Sales & Use Tax, Telecommunications Tax, and Cable Franchise Tax.

** Other Expense - Includes all other General Fund Expenses excluding Roads, Emergency Services, and Parks.


Annual General Fund Impact
$35,000
$30,000
$25,000
$20,000
$15,000
$10,000
$5,000
$-
Scenario 1: Revenue
Scenario 1: Expenses
Scenario 2: Revenue
Scenario 2: Expenses
Property Tax
Sales Tax (indirect)
Sales Tax (direct)
Other Revenue
Road Expenses
Emer. Serv. Expenses
Park Expenses
Other Expenses

RESOLUTION R2020-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE MAYOR TO SIGN A DEVELOPMENT AGREEMENT PERTAINING TO THE DEVELOPMENT OF THE PROPERTY APPROXIMATELY LOCATED AT 10431 SOUTH 3200 WEST.

WHEREAS, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah (the "City) and is authorized to enter into development agreements that it considers are necessary or appropriate for the use and development of land within the City pursuant to Utah Code § 10-9a-102, *et seq*.; and

WHEREAS, the City has entered into development agreements from time to time as the City has deemed necessary for the orderly development of the City; and

WHEREAS, the Developer, Justin Jones on behalf of , now desires to enter into an agreement for the purpose of developing and changing the zoning designation on property located at approximately 10431 South 3200 West (the "Property"); and

WHEREAS, the South Jordan City Council (the "City Council") has determined that it is in the best interest of the public health, safety, and welfare of City to enter into a development agreement for the orderly development of the Property.

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

SECTION 1. Authorization to Sign Development Agreement. The City Council hereby authorizes the Mayor to sign the Development Agreement, attached hereto as **Exhibit 1**.

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

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

[SIGNATURE PAGE FOLLOWS]

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 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 1

(Development Agreement)

After recording, please send to

City of South Jordan
Attn. City Recorder
1600 West Towne Center Drive
South Jordan, Utah 84095

Affected Parcel Nos.: 2716152015, 2716152020, 2716152006

DEVELOPMENT AGREEMENT

The City of South Jordan, a Utah municipal corporation (the "City"), and Justin T. Jones (the "Developer"), enter into this Development Agreement (this "Agreement") this _____ day of _____, 20_____ ("Effective Date"), and agree as set forth below. The City and the Developer are jointly referred to as the "Parties".

RECITALS

WHEREAS, the Developer is the owner of certain real property identified as Assessor's Parcel Numbers 2716152015, 2716152020, 2716152006 specifically described in attached Exhibit A (the "Property") and intends to develop the Property into a subdivision with 17 single family lots consistent with the Concept Plan attached as Exhibit B (the "Concept Plan"); and

WHEREAS, the City, acting pursuant to (1) its authority under Utah Code Annotated 10-9a-102(2) *et seq.*, as amended, and (2) the South Jordan City Municipal Code (the "City Code"), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, the City has made certain determinations with respect to the proposed development of the Property and in exercise of its legislative discretion has elected to enter into this Agreement; and

WHEREAS, the Property is currently subject to the City Code and is within the Residential R-1.8 zone (the "R-1.8 Zone"). A copy of the provisions of such zone designation in the City Code is attached as Exhibit C; and

WHEREAS, the Developer desires to make improvements to the Property in conformity with this Agreement and desires a zone change on the Property from the R-l.8 Zone to the Residential R-2.5 zone (the "R-2.5 Zone"). A copy of the provisions of the R-2.5 Zone designation in the City Code is attached as Exhibit D; and

WHEREAS, the Developer and the City acknowledge that the development and improvement of the Property pursuant to this Agreement will provide certainty useful to the Developer and to the City in ongoing and future dealings and relations among the Parties; and

WHEREAS, the City has determined that the proposed development contains features

which advance the policies goals and objectives of the South Jordan City General Plan, preserve and maintain the open and sustainable atmosphere desired by the citizens of the City, or contribute to capital improvements which substantially benefit the City and will result in planning and economic benefits to the City and its citizens; and

WHEREAS, this Agreement shall only be valid when it is approved by the South Jordan City Council, pursuant to resolution R-2020-51 a copy of which is attached as Exhibit E; and

WHEREAS**,** the City and the Developer acknowledge that the terms of this Agreement shall be enforceable and the rights of the Developer relative to the Property shall vest only if the South Jordan City Council, in its sole legislative discretion, approves a zone change for the Property currently zoned the R-1.8 Zone to the R-2.5 Zone.

NOW THEREFORE, based upon the foregoing recitals and in consideration of the mutual covenants and promises contained set forth herein, the Parties agree as follows:

TERMS

A. Recitals; Definitions. The recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the City Code.

B. Enforceability. The City and the Developer acknowledge that the terms of this Agreement shall be enforceable, and the rights of the Developer relative to the Property shall vest, only if the South Jordan City Council in its sole legislative discretion approves a zone change for the Property currently zoned the R-1.8 Zone to the R-2.5 Zone.

C. Conflicting Terms. The Property shall be developed in accordance with the requirements and benefits provided for in relation to the R-2.5 Zone under the City Code as of the Effective Date. In the event of a discrepancy between the requirements of the City Code including the R-2.5 Zone, and this Agreement, this Agreement shall control.

D. Developer Obligations.

1. Concept Plan. The Developer agrees to construct the development consistent with the Concept Plan and the requirements set forth in this Agreement and the City Code.

2. Phasing Plan. Development shall take place in two phases. Phase 1 development on the southern side of the Development will include lots 1-5 and 8-13 as depicted on the Concept Plan. In Phase 1 the Developer will install utility stubs for all lots fronting Alexander Park Lane (Lots 1-7) which will allow Developer to complete the sidewalk and park strip for the entire development during phase 1. All utilities entering the Development from 3200 West or Alexander Park Lane shall be brought in during phase 1 to prevent cutting into roads more than once. Widening of 3200 West from Lot 12 north to 10400 South, including construction of the right turn pocket, will take place during phase 2.

3. Single Family Housing. The project shall consist of single family housing with an overall density not exceeding 2.5 homes per acre.

4. Right Turn Pocket. A right turn pocket shall be constructed to City Standards on 3200 West and South Jordan Parkway as depicted on the Concept Plan (Exhibit "B"). A right of way as reasonably needed shall be dedicated to the City as a part of the approval.

5. Sidewalk. Sidewalk along 3200 West shall be removed and replaced with a City Standard landscaped park-strip and sidewalk. Sidewalk on Alexander Park Lane shall be extended from concept lot number 7 to South Jordan Parkway. If a right of way is required to construct the sidewalk the Developer shall obtain the right of way at his expense.

6. Utility Cuts. Any utility cuts into 3200 West shall require a substantial mill, fabric and overlay across the entire width of 3200 West from curb to curb with the width being reasonably determined by the City Engineer.

7. Private Drive. The private access drive for concept lots 16 and 17 shall be a minimum of 40 feet wide with signage as reasonably required by the City Engineer.

8. Alexander Park Lane. Alexander Park Lane will require a mill and overlay of the entire roadway from the southern edge of concept lot number 1 to South Jordan Parkway as approved by the City Engineer.

9. Fencing. .Homes constructed on lots 8, 11, 12, 15 and 16 will face the private drives as depicted on the Concept Plan. A fence of decorative masonry as specified by Section 16.04.200 of the South Jordan Development Code will be constructed along the 3200 West Street Frontage.

E. City Obligations.

1. Development Review. The City shall review development of the Property in a timely manner, consistent with the City's routine development review practices and in accordance with all applicable laws and regulations.

F. Vested Rights and Reserved Legislative Powers.

1. Vested Rights. Consistent with the terms and conditions of this Agreement, City agrees Developer has the vested right to develop and construct the Property in accordance with: (i) the R-2.5 Zone (Exhibit D) designation; (ii) the City Code in effect as of the Effective Date and; (iii) the terms of this Agreement.

2. Reserved Legislative Powers. Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of Developer under this Agreement and with respect to use under the zoning designations as referenced in *Section F.2.* above under the terms of this Agreement based upon the policies, facts and circumstances meeting

the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah, and only if such proposed change affecting the vested rights of the Property are of general application to all development activity in the City and Salt Lake County; and, unless in good faith the City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Property under the compelling, countervailing public interest exception to the vested rights doctrine. The notice required by this paragraph shall be that public notice published by the City as required by State statute.

G. Term. This Agreement shall be effective as of the date of recordation, shall run with the land and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised; provided, however, that unless the parties mutually agree to extend the term, this agreement shall not extend further than a period of 10 years from its date of recordation in the official records of the Salt Lake County Recorder's Office.

H. General Provisions.

1. Notices. All Notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to the following addresses or to such other addresses as either party may from time to time designate in writing and deliver in like manner. Any such change of address shall be given at least 10 days before the date on which the change is to become effective:

If to City: ATTN: City Recorder
City of South Jordan
1600 West Towne Center Drive
South Jordan City, Utah 84095
Attention: City Recorder

If to Developer: _____
_____
_____

2. Mailing Effective. Notices given by mail shall be deemed delivered 72 hours following deposit with the U.S. Postal Service in the manner set forth above.

3. No Waiver. Any party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the party intended to be benefited by the provisions, and a waiver by a party of a breach hereunder by the other party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

4. Headings. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only, and shall not control or affect the meaning or construction of any provision this Agreement.

5. Authority. The Parties to this Agreement represent to each other that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Developer represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. Developer and the City warrant to each other that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the parties on whose behalf each individual is signing. Developer represents to the City that by entering into this Agreement Developer has bound all persons and entities having a legal or equitable interest to the terms of the Agreement as of the Effective Date.

6. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by the City for the Property contain the entire agreement of the parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the parties which are not contained in such agreements, regulatory approvals and related conditions.

7. Amendment. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the Parties to this Agreement or by their successors-in-interest or assigns. Any such amendment of this Agreement shall be recorded in the official records of the Salt Lake County Recorder's Office.

8. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Developer's ability to complete the development of the Property as set forth in the Concept Plan is not defeated by such severance.

9. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of the Agreement. The Parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Salt Lake County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.

10. Remedies. If any party to this Agreement breaches any provision of this Agreement, the non-defaulting party shall be entitled to all remedies available at both law and in equity.

11. Attorney's Fee and Costs. If any party brings legal action either because of a breach of the Agreement or to enforce a provision of the Agreement, the prevailing party shall be entitled to reasonable attorney's fees and court costs.

12. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal

representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

13. No Third Party Rights. The obligations of the Developer and the City set forth in this Agreement shall not create any rights in or obligations to any other persons or parties except to the extent otherwise provided herein.

14. Assignment. Developer may freely assign this Agreement, in which case the assignor or successor-in-interest shall be fully liable under this Agreement and Developer shall be deemed released of its obligations in connection with this Agreement; provided, however, that Developer shall provide the City with notice of the assignment of this Agreement within a reasonable time after the occurrence of such assignment.

15. No Agency Created. Nothing contained in the Agreement shall create any partnership, joint venture, or agency relationship between the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

{Signatures follow on next page}

CITY OF SOUTH JORDAN,
a Utah Municipal Corporation

APPROVED AS TO FORM:

By: _____
Dawn R. Ramsey
Mayor

_____
Attorney for the City

State of Utah)
:ss
County of Salt Lake)

On this _____ day of _____ , 20_____, personally appeared before me Dawn R. Ramsey, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that she is the Mayor, of the City of South Jordan, a Utah municipal corporation, and said document was signed by her in behalf of said municipal corporation by authority of the South Jordan City Code by a Resolution of the South Jordan City Council, and she acknowledged to me that said municipal corporation executed the same.

_____
Notary Public

[DEVELOPER NAME]

a(n) _____

By: _____
Name: _____
Title: _____

INCLUDE APPROPRIATE NOTARY FOR DEVELOPER
(i.e. corporate, partnership, LLC, etc.)

State of Utah)
:ss
County of Salt Lake)

Exhibit A

(Legal Description of the Property)

Parcel 27161520150000

BEG N 0°01' E 1320 FT & E 185 FT & S 0°01' W 85.79 FT FR W 1/4 COR SEC 16, T3S, R1W, SLM; S 89°58'57¨ W 122.37 FT; S 44°59'37¨ W 41.88 FT; S 0°00'19¨ W 120.06 FT; E 151.95 FT; N 0°01' E 149.21 FT TO BEG. ALSO BEG N 0°01' E 1076.59 FT & E 33.05 FT FR W 1/4 COR SEC SEC 16, T3S, R1W, SLM; N 0°01' E 7.91 FT; E 151.95 FT; N 0.5 FT; E 219 FT; S 0°01' W 8.41 FT; W 370.95 FT TO BEG.ALSO BEG N 0°01' E 1084.5 FT & E 185 FT & N 0.5 FT FR W 1/4 COR SEC 16, T3S, R1W, SLM; N 149.21 FT; E 129 FT; S 149.21 FT; W 129 FT TO BEG. 1.05 AC M OR L.. 9639-5681

Parcel 27161520200000

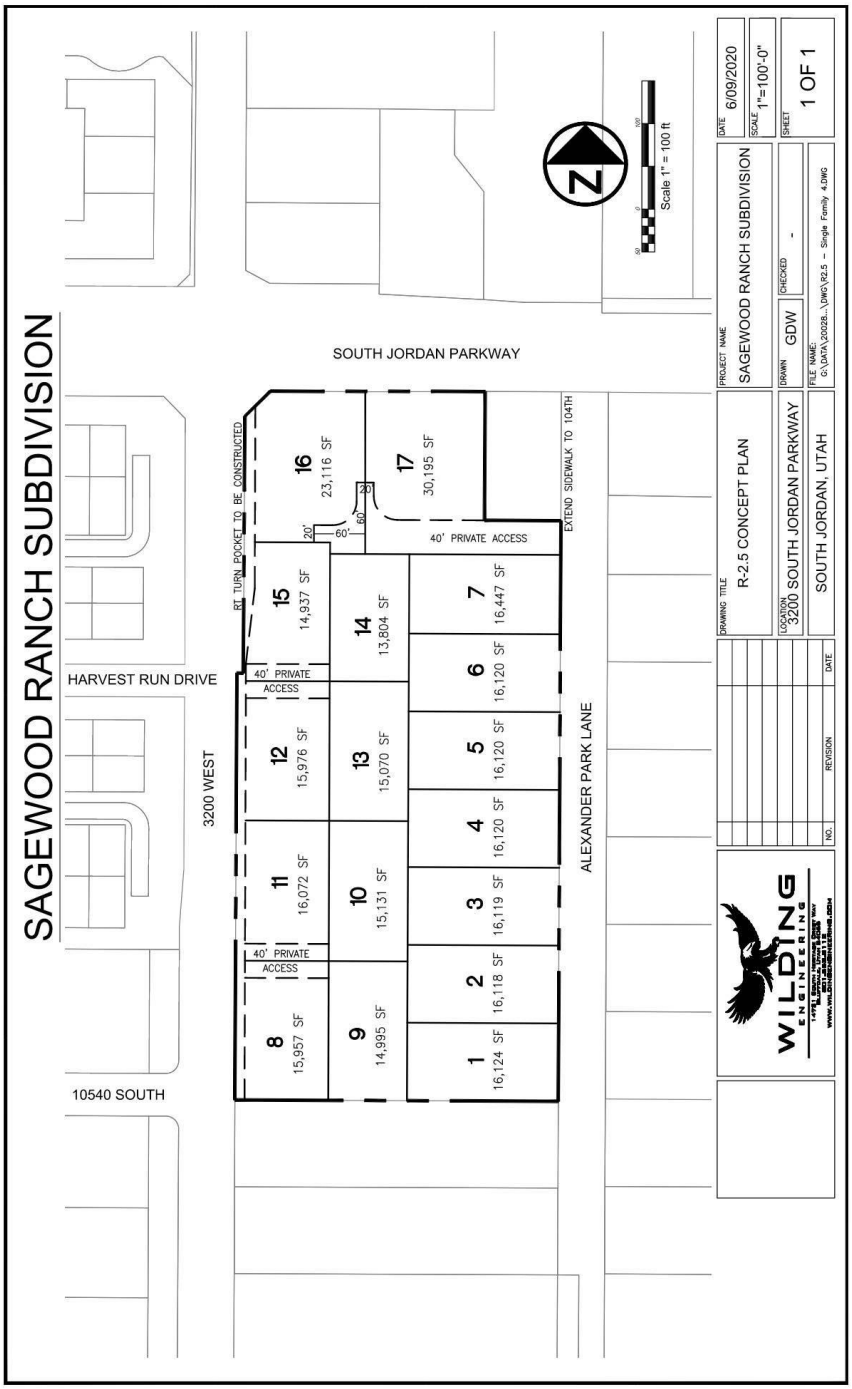
BEG N 0°01 E 507.69 FT & E 25 FT FR W 1/4 COR SEC 16, T3S, R1W, SLM; N 0°01' E 36.37 FT; S 89°59'05" E 7.006 FT; N 0°01'48" E 17.50 FT; N 89°59' W 7.009 FT; N 0°01'04" E 293.055 FT; S 89°59' E 12 FT; N 0°01' E 28 FT; N 89°59' W 11.40 FT; N 1°55'35" E 22.69 FT; S 89°59'59" E 6.50 FT; N 0°05'53" E 171.43 FT; N 89°59'57" E 370.48 FT; S 0°00'56" W 568.91 FT; S 89°59'57" W 378.33 FT TO BEG.

Parcel 27161520060000

BEG N 0°01' E 406.15 FT FR W 1/4 COR SEC 16, T3S, R1W, SLM; N 0°01' E 101.54 FT; E 404 FT; S 0°01' W 101.54 FT; W 404 FT TO BEG. LESS STREET. 0.88 AC. 4375-0353,0354

Exhibit B

CONCEPT AND PHASING PLAN



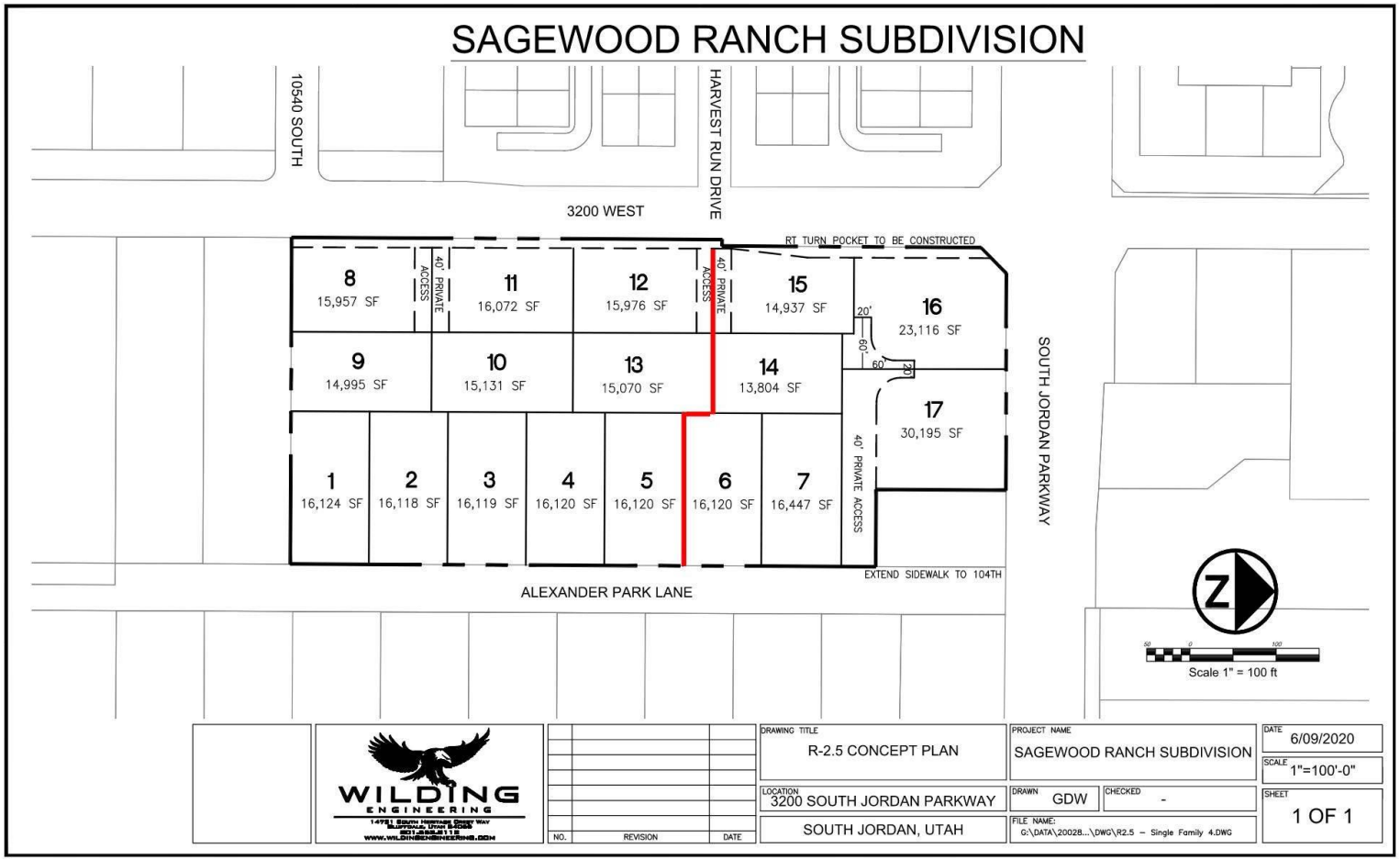

SAGEWOOD RANCH SUBDIVISION
10540 SOUTH
HARVEST RUN DRIVE
3200 WEST
RT TURN POCKET TO BE CONSTRUCTED
8
15,957 SF
40' PRIVATE ACCESS
11
16,072 SF
12
15,976 SF
40' PRIVATE ACCESS
15
14,937 SF
16
23,116 SF
20'
60'
60'
20'
9
14,995 SF
10
15,131 SF
13
15,070 SF
14
13,804 SF
17
30,195 SF
1
16,124 SF
2
16,118 SF
3
16,119 SF
4
16,120 SF
5
16,120 SF
6
16,120 SF
7
16,447 SF
40' PRIVATE ACCESS
SOUTH JORDAN PARKWAY
EXTEND SIDEWALK TO 104TH
ALEXANDER PARK LANE
Scale 1" = 100 ft
WILDING ENGINEERING
NO. REVISION DATE
DRAWING TITLE
R-2.5 CONCEPT PLAN
PROJECT NAME
SAGEWOOD RANCH SUBDIVISION
DATE
6/09/2020
SCALE
1"=100'-0"
LOCATION
3200 SOUTH JORDAN PARKWAY
SOUTH JORDAN, UTAH
DRAWN
GDW
CHECKED
-
FILE NAME:
G:\DATA\20028...\DWG\R2.5 – Single Family 4.DWG
SHEET
1 OF 1

Exhibit C

R-1.8 ZONE City Code Provisions

CHAPTER 17.40
RESIDENTIAL ZONES

SECTION:

17.40.010: Purpose
17.40.020: Development And Design Standards
17.40.030: Other Requirements

17.40.010: PURPOSE:

This chapter is established to provide standards and regulations, consistent with the city's general plan and the purposes and provisions of this title, for single-family residential areas in the city. This chapter shall apply to the following residential zones as established in chapter 17.20, "Zone Establishment", of this title: R-1.8, R-2.5, R-3, R-4, R-5, and R-M zones. Uses may only be conducted in residential zones in accordance with the regulations of this code. Allowed use (permitted and conditional), accessory use, temporary use and other associated use regulations may be found in chapter 17.18, "Uses", of this title. (Ord. 2016-05, 5-3-2016)

17.40.020: DEVELOPMENT AND DESIGN STANDARDS:

A. Development Review: Uses proposed in residential zones may only be established in conformance with development review procedures of the city. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in residential zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as otherwise allowed under state law.

B. Lot Area: The area of any lot in residential zones shall not be less than the minimum lot area requirement identified in the minimum lot area table below. Every portion of a parcel being subdivided shall be included as a lot or lots in the proposed subdivision plat, right of way or as common, limited common or private ownership.

Zone	Minimum Lot Area (Square Feet)
R-1.8	14,520
R-2.5	12,000
R-3	10,000
R-4	8,000
R-5	6,000
R-M	5,000

C. Lot Density: The maximum gross density (number of lots or primary dwelling units per acre) in any residential development in a residential zone shall not exceed the density shown in the lot density table below. The primary dwelling density of each area zoned R-M shall be determined, according to the densities established in the lot density table, with approval of a rezoning application per chapter 17.22, "Zoning Amendments", of this title and indicated on the official zoning map with a numerical suffix matching the approved density.

Zone	Maximum Gross Density
R-1.8	1.8
R-2.5	2.5
R-3	3
R-4	4
R-5	5
R-M-5	5
R-M-6	6

D. Lot Width And Frontage: Each lot or parcel in a residential zone shall have a minimum lot width not less than the dimension in the minimum width column of the lot width and frontage table below. The minimum lot width shall be measured at the minimum front yard requirement (see subsection F of this section) that shall be determined from a point which corresponds to the midpoint of the front lot line. Each lot or parcel shall abut the right of way line of a public street a minimum distance not less than the dimension in the frontage (standard) column of the lot width and frontage table below, except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall abut the right-of-way or landscaped open space a minimum distance not less than the dimension in the frontage (diverged) column.

Zone	Minimum Width	Frontage (Standard)	Frontage (Diverged)
R-1.8	90'	90'	50'
R-2.5	90'	90'	50'
R-3	85'	85'	50'
R-4	80'	80'	50'
R-5	75'	75'	50'
R-M-5	65'	65'	40'
R-M-6	60'	60'	40'

E. Lot Coverage: The area of lot, parcel or private ownership area in a residential zone covered by buildings shall not exceed the percentage identified in the lot coverage table below of the total lot, parcel or private ownership area.

Zone	Maximum Building Coverage
R-1.8	40%
R-2.5	40%
R-3	40%
R-4	40%
R-5	50%
R-M	60%

F. Yard Area: The yard area (setback) requirements below shall apply in all residential zones. Minimum yard areas are measured from the corresponding front, side and rear property lines of lots or from the boundaries of private ownership areas. A land use permit shall be obtained prior to the construction of any accessory building for which a building permit is not required. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks of the proposed accessory building and other information as needed shall be submitted for review. (Ord. 2016-05, 5-3-2016)

1. Main Buildings: Minimum yard area requirements for main buildings are as follows:

Zone	***Front Yard (Interior And Corner Lots)***	***Garage Opening1 (Front Or Street Side)***	***Front Yard (Cul-De-Sac Lots)***	***Side Yard (Standard)***	***Side Yard (Corner Lot Street Side)***	***Rear Yard (Interior Lot)***	***Rear Yard (Corner Lot)***
R-1.8	30'	30'	25'	10'	30'	25'	10'
R-2.5	25'	30'	20'	10'	25'	25'	10'
R-3	25'	30'	20'	10'	25'	25'	10'
R-4	20'	25'	20'	8'	20'	20'	10'
R-5	20'	25'	20'	8'	20'	20'	10'
R-M-5	20'	25'	20'	8'	10'	20'	10'
R-M-6	20'	25'	20'	8'	10'	20'	10'

Note:

1. The garage opening minimum yard area requirement shall apply to garages when the garage opening faces the street, otherwise the front yard minimum yard area shall apply. The garage opening minimum yard requirement shall be 25 feet to any street-facing garage opening in a cul- de-sac.
(Ord. 2017-22, 7-18-2017)

2. Accessory Buildings: Minimum yard area requirements for accessory buildings are as follows:

a. Location: Accessory buildings may not be located between the front building line of a main building and the right-of-way that determines the front yard area.

b. Side Yard: An accessory building may be located in a side yard, including a street side, if located no closer than the minimum side yard requirement for the main building pursuant to this subsection F, except that accessory buildings less than ten feet (10') in height and not containing habitable space may be located no closer than five feet (5') from the side property line.

c. Rear Yard: An accessory building may be located in a rear yard no closer than three feet (3') from the side or rear property line or boundary and increased by one foot (1') for each foot of building height in excess of sixteen feet (16'), except that the setback shall be increased to no closer than five feet (5') from the side or rear property line or boundary when adjacent to a right-of-way, which shall be increased by one foot (1') for each foot of building height in excess of sixteen feet (16').

3. Buildings Used To Shelter Animals: Buildings used for the housing or shelter of animals shall be located a minimum distance of forty feet (40') from any existing dwelling or neighborhood street right-of-way or, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right-of-way line.

4. Projections: The following may be erected on or projected into any required yard space in Residential Zones:

a. Fences and walls in conformance with this Code.

b. Agricultural crops and landscape elements, including trees, shrubs and other plants.

c. Utility or irrigation equipment or facilities.

d. Decks not more than two feet (2') high.

e. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks, awnings or similar architectural features attached to the building and not enclosed by walls, extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.

f. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building no greater than eight feet (8') wide and extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.

G. Parking And Access: Parking areas and vehicle access in Residential Zones shall meet the requirements of title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title, and title 10 of this Code (Traffic Code). A driveway may only directly access a collector or arterial street with approval of the Utah Department of Transportation ("UDOT") for UDOT streets or with approval of the City Engineer for City streets. (Ord. 2016-05, 5-3-2016)

H. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply in Residential Zones. A permit shall be obtained from the Planning Department prior to construction of any fence in a Residential Zone. A completed fence application form that includes a diagram showing the location and height of the proposed fence, and a description of the proposed fence shall be submitted for review by the Planning Department. (Ord. 2016-05, 5-3-2016; amd. Ord. 2019-01, 3-5-2019)

1. Utility Screening: In nonresidential developments, 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. Exterior trash receptacles in nonresidential developments shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings. (Ord. 2017-22, 7-18-2017)

2. Incompatible Land Use Screening: Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.

3. Rear And Side Yard Fencing: A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.

4. Front Yard Fencing: A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in clear vision areas. A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.

5. Clear Vision: Landscape materials, except for mature trees that are pruned at least seven feet (7') above the ground, and fences shall be no greater than three feet (3') high within a ten foot (10') triangular area formed by the edge of a driveway and the street right-of-way line or within a thirty foot (30') triangular area formed by the right-of-way lines of intersecting streets. Lesser clear vision triangular areas may be approved by the City Engineer based on traffic speeds, flow, volumes and other traffic related variables.

6. Collector Street Fencing: Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right- of-way in a Residential Zone shall be constructed according to section 16.04.200 of this Code.

I. Architecture: The following exterior materials and architectural standards are required in Residential Zones:

1. General Architectural Standards:

a. All building materials shall be high quality, durable and low maintenance.

b. The exteriors of buildings in Residential Zones shall be properly maintained by the owners or owners' association.

c. Signs shall meet requirements of title 16, chapter 16.36, "Sign Ordinance", of this Code and shall be constructed of materials that are consistent with the buildings they identify.

d. Main buildings shall be no greater than thirty five feet (35') high.

2. Architectural Standards For Main Buildings:

a. Main buildings shall be constructed with a minimum amount of brick or stone that is calculated by multiplying two (2) by the perimeter length of the foundation (including garage). (Ord. 2016-05, 5-3-2016)

b. Main buildings shall be constructed with a majority of the roof to be a minimum roof pitch of three to twelve (3:12), except that main buildings of a contemporary design with a parapet wall enclosing the roof deck may be constructed with a lower roof pitch when done so in compliance with applicable Building Codes. (Ord. 2017-22, 7-18-2017)

c. Residential main buildings shall include a minimum two car garage (minimum 22 feet by 22 feet, or an approved equivalent area).

d. The minimum total floor area, finished and unfinished, of any residential main building shall be two thousand four hundred (2,400) square feet.

e. Residential main buildings shall include architectural elements (i.e., main entrance, porch) that distinguish the side of the building oriented toward the front yard as the front of the house. The front of the house shall be accessible by a pedestrian from the adjacent right-of-way. (Ord. 2016-05, 5-3-2016)

3. Architectural Standards For Accessory Buildings:

a. Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.

b. The footprint of accessory buildings in the R-2.5, R-3, R-4, R-5 and R-M Zones shall not exceed sixty percent (60%) of the footprint of the main building, including the footprint of an attached garage, except that the Planning Commission may approve a conditional use permit for an accessory building with a footprint that is greater than sixty percent (60%) but in no case shall exceed the footprint of the main building. In the R-1.8 Zone, the footprint of an accessory building, such as a barn or a stable, shall not exceed the footprint of the main building, except with a conditional use permit approved by the Planning Commission.

c. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:

(1) Openings (e.g., windows and doors) that are visible from the property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.

(2) The average wall height shall not exceed sixteen feet (16') above grade.

d. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum one to twelve (1:12) roof pitch in the R-1.8 Zone, and a minimum three to twelve (3:12) roof pitch over a majority of the structure in all other Residential Zones.

e. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled Planning Commission meeting. (Ord. 2019-06, 3-19-2019)

J. Landscaping:

1. The front and street side yards of single-family lots shall be fully improved and properly maintained with not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in lawn or other acceptable live plant material unless otherwise approved with a conditional use permit.

2. All collector street and other public and private park strips in Residential Zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the City unless otherwise allowed with development approval.

3. Where an adjacent park strip in a residential right-of-way is a minimum of five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.

4. In developments that have a principal use other than single- family, detached, the following landscaping requirements shall apply:

a. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.

b. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sports or play areas, is required. At least thirty percent (30%) of all required trees shall be a minimum seven foot (7') evergreen. Deciduous trees shall be a minimum two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.

c. Curbed planters with two inch (2") or larger caliper shade trees and grass, shrubs or ground cover shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.

d. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.

e. All landscaped areas shall be curbed.

5. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any area so included and perpetually preserved as open space may be counted toward required open space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without approval of any entity or agency having jurisdiction over said waterways.

6. All required landscaping in yard areas and open spaces shall be installed prior to occupancy unless deferred pursuant to section 16.04.300, "Deferred Improvements", of this Code.

7. Property owners shall properly irrigate and maintain all landscaped areas, including those in adjacent public rights-of- way that are not maintained by the City.

8. Required trees may not be topped and required landscape material may not be removed in Residential Zones without City approval.

9. Dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

K. Lighting:

1. A lighting plan shall be submitted with all new nonresidential developments in Residential Zones.

2. Lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.

3. Lighting fixtures in all developments that have a principal use that is not agricultural or residential shall be architectural grade and consistent with the architectural theme of the development.

4. Lighting fixtures on public property shall be approved by the City Engineer.

L. Streets: Streets in Residential Zones shall meet the requirements of section 16.04.180, "Streets", of this Code, except that private streets and gated communities are prohibited in Residential Zones unless otherwise provided for in this chapter. (Ord. 2016-05, 5-3-2016)

17.40.030: OTHER REQUIREMENTS:

A. Grading: All developments shall be graded as required by the City Engineer to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel. (Ord. 2016-05, 5-3-2016; amd. Ord. 2019-01, 3-5-2019)

B. Maintenance: All private areas of lots or parcels shall be properly maintained by the owners.

C. Phasing Plan: A project phasing plan shall be submitted for review at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the City.

D. Common Areas: All common area improvements in developments, including, but not limited to, buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, streetlights and signs not specifically dedicated to the City or accepted for ownership or maintenance by the City shall be perpetually owned and maintained by the property owners of the development or their agents through a special taxing district or owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the City.

E. Prior Created Lots: Lots or parcels of land that legally existed or were created by a preliminary or final plat approval prior to the establishment of a Residential Zone shall not be denied a building permit solely for reason of nonconformance with the requirements of this chapter.

F. Approval: Before building permits are issued, all projects shall have been approved according to the provisions and requirements of this Code and the applicable plat recorded with the Salt Lake County Recorder's Office.

G. Open Space: Any open space provided within a subdivision to be jointly owned, maintained and preserved by a homeowners' association and/or special assessment area acceptable to the City shall be labeled and recorded as common area or as a perpetual open space easement. Private yard areas may not be counted as required open space. The City may determine the location of open space in a subdivision by considering topography, drainage or other land features. The City may require a cash bond or a letter of credit to guarantee installation of improvements.

H. Developer Requirements: Developers of projects that will include common area, private streets, shared private improvements, or shall otherwise include restrictive covenants shall submit a proposed declaration of conditions, covenants and restrictions ("CC&Rs") to the City for staff review. The CC&Rs shall be recorded concurrently with the final plat and, except where the City has agreed to and executed documents to guarantee the establishment of a special assessment area, shall include the following:

1. An opinion of legal counsel licensed to practice law in the State that the project meets requirements of State law.

2. Provisions for a homeowners' association, maintenance of all buildings, streets, sidewalks, other improvements and common areas, adherence to City conditions and standards applicable to the development at the time of approval, snow removal, and other items recommended by City staff and approved by the Planning Commission.

3. Language consistent with section 17.04.300 of this title. (Ord. 2016-05, 5-3-2016)

Exhibit D
R-2.5 ZONE City Code Provisions

CHAPTER 17.40
RESIDENTIAL ZONES

SECTION:

17.40.010: Purpose
17.40.020: Development And Design Standards
17.40.030: Other Requirements

17.40.010: PURPOSE:

This chapter is established to provide standards and regulations, consistent with the city's general plan and the purposes and provisions of this title, for single-family residential areas in the city. This chapter shall apply to the following residential zones as established in chapter 17.20, "Zone Establishment", of this title: R-1.8, R-2.5, R-3, R-4, R-5, and R-M zones. Uses may only be conducted in residential zones in accordance with the regulations of this code. Allowed use (permitted and conditional), accessory use, temporary use and other associated use regulations may be found in chapter 17.18, "Uses", of this title. (Ord. 2016-05, 5-3-2016)

17.40.020: DEVELOPMENT AND DESIGN STANDARDS:

A. Development Review: Uses proposed in residential zones may only be established in conformance with development review procedures of the city. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in residential zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as otherwise allowed under state law.

B. Lot Area: The area of any lot in residential zones shall not be less than the minimum lot area requirement identified in the minimum lot area table below. Every portion of a parcel being subdivided shall be included as a lot or lots in the proposed subdivision plat, right of way or as common, limited common or private ownership.

Zone	Minimum Lot Area (Square Feet)
R-1.8	14,520
R-2.5	12,000
R-3	10,000
R-4	8,000
R-5	6,000
R-M	5,000

C. Lot Density: The maximum gross density (number of lots or primary dwelling units per acre) in any residential development in a residential zone shall not exceed the density shown in the lot density table below. The primary dwelling density of each area zoned R-M shall be determined, according to the densities established in the lot density table, with approval of a rezoning application per chapter 17.22, "Zoning Amendments", of this title and indicated on the official zoning map with a numerical suffix matching the approved density.

Zone	Maximum

	Gross Density
R-1.8	1.8
R-2.5	2.5
R-3	3
R-4	4
R-5	5
R-M-5	5
R-M-6	6

D. Lot Width And Frontage: Each lot or parcel in a residential zone shall have a minimum lot width not less than the dimension in the minimum width column of the lot width and frontage table below. The minimum lot width shall be measured at the minimum front yard requirement (see subsection F of this section) that shall be determined from a point which corresponds to the midpoint of the front lot line. Each lot or parcel shall abut the right of way line of a public street a minimum distance not less than the dimension in the frontage (standard) column of the lot width and frontage table below, except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall abut the right-of-way or landscaped open space a minimum distance not less than the dimension in the frontage (diverged) column.

Zone	Minimum Width	Frontage (Standard)	Frontage (Diverged)
R-1.8	90'	90'	50'
R-2.5	90'	90'	50'
R-3	85'	85'	50'
R-4	80'	80'	50'
R-5	75'	75'	50'
R-M-5	65'	65'	40'
R-M-6	60'	60'	40'

E. Lot Coverage: The area of lot, parcel or private ownership area in a residential zone covered by buildings shall not exceed the percentage identified in the lot coverage table below of the total lot, parcel or private ownership area.

Zone	Maximum Building Coverage
R-1.8	40%
R-2.5	40%
R-3	40%
R-4	40%
R-5	50%
R-M	60%

F. Yard Area: The yard area (setback) requirements below shall apply in all residential zones. Minimum yard areas are measured from the corresponding front, side and rear property lines of lots or from the boundaries of private ownership areas. A land use permit shall be obtained prior to the construction of any accessory building for which a building permit is not required. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks of the proposed accessory building and other information as needed shall be submitted for review. (Ord. 2016-05, 5-3-2016)

1. Main Buildings: Minimum yard area requirements for main buildings are as follows:

Zone	***Front Yard (Interior And Corner Lots)***	***Garage Opening1 (Front Or Street Side)***	***Front Yard (Cul-De-Sac Lots)***	***Side Yard (Standard)***	***Side Yard (Corner Lot Street Side)***	***Rear Yard (Interior Lot)***	***Rear Yard (Corner Lot)***
R-1.8	30'	30'	25'	10'	30'	25'	10'
R-2.5	25'	30'	20'	10'	25'	25'	10'
R-3	25'	30'	20'	10'	25'	25'	10'
R-4	20'	25'	20'	8'	20'	20'	10'
R-5	20'	25'	20'	8'	20'	20'	10'
R-M-5	20'	25'	20'	8'	10'	20'	10'
R-M-6	20'	25'	20'	8'	10'	20'	10'

Note:

1. The garage opening minimum yard area requirement shall apply to garages when the garage opening faces the street, otherwise the front yard minimum yard area shall apply. The garage opening minimum yard requirement shall be 25 feet to any street-facing garage opening in a cul- de-sac.

(Ord. 2017-22, 7-18-2017)

2. Accessory Buildings: Minimum yard area requirements for accessory buildings are as follows:

a. Location: Accessory buildings may not be located between the front building line of a main building and the right-of-way that determines the front yard area.

b. Side Yard: An accessory building may be located in a side yard, including a street side, if located no closer than the minimum side yard requirement for the main building pursuant to this subsection F, except that accessory buildings less than ten feet (10') in height and not containing habitable space may be located no closer than five feet (5') from the side property line.

c. Rear Yard: An accessory building may be located in a rear yard no closer than three feet (3') from the side or rear property line or boundary and increased by one foot (1') for each foot of building height in excess of sixteen feet (16'), except that the setback shall be increased to no closer than five feet (5') from the side or rear property line or boundary when adjacent to a right-of-way, which shall be increased by one foot (1') for each foot of building height in excess of sixteen feet (16').

3. Buildings Used To Shelter Animals: Buildings used for the housing or shelter of animals shall be located a minimum distance of forty feet (40') from any existing dwelling or neighborhood street right-of-way or, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right-of-way line.

4. Projections: The following may be erected on or projected into any required yard space in Residential Zones:

a. Fences and walls in conformance with this Code.

b. Agricultural crops and landscape elements, including trees, shrubs and other plants.

c. Utility or irrigation equipment or facilities.

d. Decks not more than two feet (2') high.

e. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks, awnings or similar architectural features attached to the building and not enclosed by walls, extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.

f. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building no greater than eight feet (8') wide and extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.

G. Parking And Access: Parking areas and vehicle access in Residential Zones shall meet the requirements of title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title, and title 10 of this Code (Traffic Code). A driveway may only directly access a collector or arterial street with approval of the Utah Department of Transportation ("UDOT") for UDOT streets or with approval of the City Engineer for City streets. (Ord. 2016-05, 5-3-2016)

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2. Incompatible Land Use Screening: Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.

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5. Clear Vision: Landscape materials, except for mature trees that are pruned at least seven feet (7') above the ground, and fences shall be no greater than three feet (3') high within a ten foot (10') triangular area formed by the edge of a driveway and the street right-of-way line or within a thirty foot (30') triangular area formed by the right-of-way lines of intersecting streets. Lesser clear vision triangular areas may be approved by the City Engineer based on traffic speeds, flow, volumes and other traffic related variables.

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d. Main buildings shall be no greater than thirty five feet (35') high.

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a. Main buildings shall be constructed with a minimum amount of brick or stone that is calculated by multiplying two (2) by the perimeter length of the foundation (including garage). (Ord. 2016-05, 5-3-2016)

b. Main buildings shall be constructed with a majority of the roof to be a minimum roof pitch of three to twelve (3:12), except that main buildings of a contemporary design with a parapet wall enclosing the roof deck may be constructed with a lower roof pitch when done so in compliance with applicable Building Codes. (Ord. 2017-22, 7-18-2017)

c. Residential main buildings shall include a minimum two car garage (minimum 22 feet by 22 feet, or an approved equivalent area).

d. The minimum total floor area, finished and unfinished, of any residential main building shall be two thousand four hundred (2,400) square feet.

e. Residential main buildings shall include architectural elements (i.e., main entrance, porch) that distinguish the side of the building oriented toward the front yard as the front of the house. The front of the house shall be accessible by a pedestrian from the adjacent right-of-way. (Ord. 2016-05, 5-3-2016)

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b. The footprint of accessory buildings in the R-2.5, R-3, R-4, R-5 and R-M Zones shall not exceed sixty percent (60%) of the footprint of the main building, including the footprint of an attached garage, except that the Planning Commission may approve a conditional use permit for an accessory building with a footprint that is greater than sixty percent (60%) but in no case shall exceed the footprint of the main building. In the R-1.8 Zone, the footprint of an accessory building, such as a barn or a stable, shall not exceed the footprint of the main building, except with a conditional use permit approved by the Planning Commission.

c. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:

(1) Openings (e.g., windows and doors) that are visible from the property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.

(2) The average wall height shall not exceed sixteen feet (16') above grade.

d. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum one to twelve (1:12) roof pitch in the R-1.8 Zone, and a minimum three to twelve (3:12) roof pitch over a majority of the structure in all other Residential Zones.

e. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby

structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled Planning Commission meeting. (Ord. 2019-06, 3-19-2019)

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1. The front and street side yards of single-family lots shall be fully improved and properly maintained with not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in lawn or other acceptable live plant material unless otherwise approved with a conditional use permit.

2. All collector street and other public and private park strips in Residential Zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the City unless otherwise allowed with development approval.

3. Where an adjacent park strip in a residential right-of-way is a minimum of five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.

4. In developments that have a principal use other than single- family, detached, the following landscaping requirements shall apply:

a. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.

b. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sports or play areas, is required. At least thirty percent (30%) of all required trees shall be a minimum seven foot (7') evergreen. Deciduous trees shall be a minimum two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.

c. Curbed planters with two inch (2") or larger caliper shade trees and grass, shrubs or ground cover shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.

d. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.

e. All landscaped areas shall be curbed.

5. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any area so included and perpetually preserved as open space may be counted toward required open space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without approval of any entity or agency having jurisdiction over said waterways.

6. All required landscaping in yard areas and open spaces shall be installed prior to occupancy unless deferred pursuant to section 16.04.300, "Deferred Improvements", of this Code.

7. Property owners shall properly irrigate and maintain all landscaped areas, including those in adjacent public rights-of- way that are not maintained by the City.

8. Required trees may not be topped and required landscape material may not be removed in Residential Zones without City approval.

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1. A lighting plan shall be submitted with all new nonresidential developments in Residential Zones.

2. Lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.

3. Lighting fixtures in all developments that have a principal use that is not agricultural or residential shall be architectural grade and consistent with the architectural theme of the development.

4. Lighting fixtures on public property shall be approved by the City Engineer.

L. Streets: Streets in Residential Zones shall meet the requirements of section 16.04.180, "Streets", of this Code, except that private streets and gated communities are prohibited in Residential Zones unless otherwise provided for in this chapter. (Ord. 2016-05, 5-3-2016)

17.40.030: OTHER REQUIREMENTS:

A. Grading: All developments shall be graded as required by the City Engineer to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel. (Ord. 2016-05, 5-3-2016; amd. Ord. 2019-01, 3-5-2019)

B. Maintenance: All private areas of lots or parcels shall be properly maintained by the owners.

C. Phasing Plan: A project phasing plan shall be submitted for review at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the City.

D. Common Areas: All common area improvements in developments, including, but not limited to, buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, streetlights and signs not specifically dedicated to the City or accepted for ownership or maintenance by the City shall be perpetually owned and maintained by the property owners of the development or their agents through a special taxing district or owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the City.

E. Prior Created Lots: Lots or parcels of land that legally existed or were created by a preliminary or final plat approval prior to the establishment of a Residential Zone shall not be denied a building permit solely for reason of nonconformance with the requirements of this chapter.

F. Approval: Before building permits are issued, all projects shall have been approved according to the provisions and requirements of this Code and the applicable plat recorded with the Salt Lake County Recorder's Office.

G. Open Space: Any open space provided within a subdivision to be jointly owned, maintained and preserved by a homeowners' association and/or special assessment area acceptable to the City shall be labeled and recorded as common area or as a perpetual open space easement. Private yard areas may not be counted as required open space. The City may determine the location of open space in a subdivision by considering topography, drainage or other land features. The City may require a cash bond or a letter of credit to guarantee installation of improvements.

H. Developer Requirements: Developers of projects that will include common area, private streets, shared private improvements, or shall otherwise include restrictive covenants shall submit a proposed declaration of conditions, covenants and restrictions ("CC&Rs") to the City for staff review. The CC&Rs shall be recorded concurrently with the final plat and, except where the City has agreed to and executed documents to guarantee the establishment of a special assessment area, shall include the following:

1. An opinion of legal counsel licensed to practice law in the State that the project meets requirements of State law.

2. Provisions for a homeowners' association, maintenance of all buildings, streets, sidewalks, other improvements and common areas, adherence to City conditions and standards applicable to the development at the time of approval, snow removal, and other items recommended by City staff and approved by the Planning Commission.

3. Language consistent with section 17.04.300 of this title. (Ord. 2016-05, 5-3-2016)

Exhibit E

RESOLUTION R-2020-51

ORDINANCE NO. 2020-07-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 10431 SOUTH JORDAN GATEWAY FROM THE R-1.8 ZONE TO THE R-2.5 ZONE.

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

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

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

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

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

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

SECTION 1. Rezone. The property described in Application PLZBA202000131 located in the City of South Jordan, Utah is hereby reclassified from the R-1.8 Zone to the R-2.5 Zone on property described in the attached **Exhibit A**.

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

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

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

[SIGNATURE PAGE FOLLOWS]

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

(Property Description)

Parcel 27161520150000

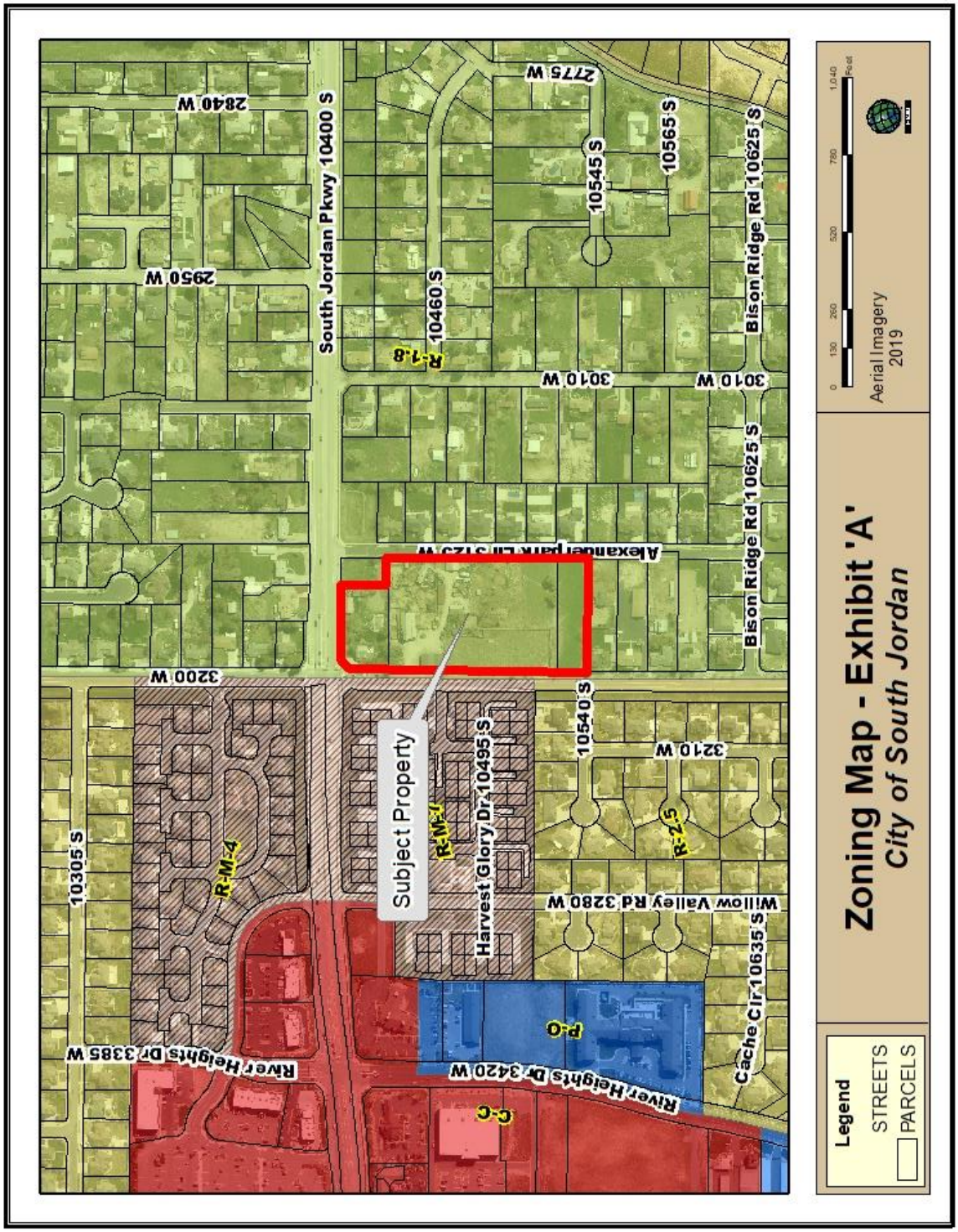
BEG N 0°01' E 1320 FT & E 185 FT & S 0°01' W 85.79 FT FR W 1/4 COR SEC 16, T3S, R1W, SLM; S 89°58'57¨ W 122.37 FT; S 44°59'37¨ W 41.88 FT; S 0°00'19¨ W 120.06 FT; E 151.95 FT; N 0°01' E 149.21 FT TO BEG. ALSO BEG N 0°01' E 1076.59 FT & E 33.05 FT FR W 1/4 COR SEC SEC 16, T3S, R1W, SLM; N 0°01' E 7.91 FT; E 151.95 FT; N 0.5 FT; E 219 FT; S 0°01' W 8.41 FT; W 370.95 FT TO BEG.ALSO BEG N 0°01' E 1084.5 FT & E 185 FT & N 0.5 FT FR W 1/4 COR SEC 16, T3S, R1W, SLM; N 149.21 FT; E 129 FT; S 149.21 FT; W 129 FT TO BEG. 1.05 AC M OR L.. 9639-5681

Parcel 27161520200000

BEG N 0°01 E 507.69 FT & E 25 FT FR W 1/4 COR SEC 16, T3S, R1W, SLM; N 0°01' E 36.37 FT; S 89°59'05" E 7.006 FT; N 0°01'48" E 17.50 FT; N 89°59' W 7.009 FT; N 0°01'04" E 293.055 FT; S 89°59' E 12 FT; N 0°01' E 28 FT; N 89°59' W 11.40 FT; N 1°55'35" E 22.69 FT; S 89°59'59" E 6.50 FT; N 0°05'53" E 171.43 FT; N 89°59'57" E 370.48 FT; S 0°00'56" W 568.91 FT; S 89°59'57" W 378.33 FT TO BEG.

Parcel 27161520060000

BEG N 0°01' E 406.15 FT FR W 1/4 COR SEC 16, T3S, R1W, SLM; N 0°01' E 101.54 FT; E 404 FT; S 0°01' W 101.54 FT; W 404 FT TO BEG. LESS STREET. 0.88 AC. 4375-0353,0354


Zoning Map - Exhibit 'A'
City of South Jordan
Legend
STREETS
PARCELS
Aerial Imagery
2019
Subject Property
South Jordan Pkwy 10400 S
Bison Ridge Rd 10625 S
Harvest Glory Dr 10495 S
Willow Valley Rd 3280 W
River Heights Dr 3385 W
River Heights Dr 3420 W
Cache Cir 10635 S
10305 S
10460 S
10540 S
10545 S
10565 S
2840 W
2950 W
3010 W
3200 W
3210 W
2775 W
R-M-4
R-M-7
R-1.8
R-2.5
P-O
C-C

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 8/25/2020

Application:	**TEXT AMENDMENT - AMENDING CHAPTER 17.130.030 OF THE SOUTH JORDAN CITY MUNICIPAL CODE REGULATING THE ACCESSORY LIVING UNIT FLOATING ZONE**
Ordinance No.:	2020-10
Applicant:	South Jordan City
Submitted By:	Meadow Wedekind, Long Range Planning Intern

Staff Recommendation (Motion Ready):

I move that the Planning Commission recommend to the City Council that it approve Ordinance No. 2020-10 amending Chapter 17.130.030 of the South Jordan City Municipal Code regulating the Accessory Living Unit Floating Zone.

BACKGROUND:

On January 21, 2020 the City Council adopted an updated General Plan that includes the City's Moderate Income Housing Plan. Both of these plans contain a housing related goal to "ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households within the City." Both plans recommend a review and update to the City's Code regulating accessory dwelling units (ADUs) as a strategy to accomplish the above goal.

City Staff plan to conduct the recommended update in two phases. The changes recommended in this first phase of the text amendment address the definitions referenced in the Code regulating ADUs and the procedural requirements for ADU approval. The anticipated second phase of this amendment will focus on amendments to policy aspects of the Code such as ADU size limitations, exterior appearance, and allowable location. Staff will use Planning Commission's comments and questions during this first phase to inform proposed changes during the second phase amendments.

ANALYSIS:

If approved, the proposed text amendment would update the term used to refer to these units from "accessory living unit" (ALU) to "accessory dwelling unit" (ADU). The two terms have the same meaning, however, "ADU" is the more current and commonly used term in Utah City Codes and across the country.

The proposed amendment would also alter the relevant definitions so that an ADU is defined more by physical form than by use. This change would make ADU regulations more easily enforceable by the City. The addition of the term "continuous free flow access" to the definitions would also establish a clear distinction between ADUs and second kitchens that was not clear in the previous version of the Code.

The proposed amendment would eliminate the option for the Planning Commission to approve ADUs larger than 35% of the living area of the primary dwelling or 1,500 square feet.

The proposed amendment would also eliminate the requirement for Planning Commission approval when an applicant approves the alteration or expansion of the exterior of the primary dwelling. This is because the requirements for Planning Commission approval would be the same as the requirements for approval by City Staff, meaning that the Planning Commission would have no additional regulatory discretion.

The proposed amendment would also eliminate the non-transferability of ADU approval as it can be argued that making an ADU non-transferable constitutes a taking and is illegal. However, the proposed amendment would require that ADU applicants sign and record an affidavit that will serve to notify any new owners of the property of the existing ADU and regulations with which they must comply.

The proposed text amendment would also require two additional off-street parking spaces for the approval of an ADU instead of one. Parking issues in neighborhoods is a common complaint, especially where ADUs, legal or illegal, exist.

STAFF FINDINGS & CONCLUSIONS:

Facts & Findings:

- Utah Code § 10-9a-102 grants the City Council a general land use authority to enact regulations that it considers necessary or appropriate for the use and development of land in the City, including maintaining the aesthetics of the City and protecting the tax base, and the City Council has the power to amend its land use regulations. (*See* Utah Code § 10-9a-501 *et seq*.)
- The proposed text amendment addresses issues in the City's current Code regulating ADUs, adding clarity to the definitions referenced in the Chapter and the ADU approval process. These clarifications should help applicants better understand the ADU regulations and City Staff more consistently administer the regulations.
- City Staff intend to address more policy type issues such as ADU size limitations, exterior appearance, and allowable location in a second text amendment after more discussion with the Planning Commission and City Council.

Conclusions:

- The changes proposed in this text amendment are consistent with the City's goal to "ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households within the City" without detrimentally impacting the City's neighborhoods.

Recommendation:

- Staff recommends that the Planning Commission recommend to the City Council that it approve Ordinance No. 2020-10 amending Chapter 17.130.030 of the South Jordan City Municipal Code regulating the Accessory Living Unit Floating Zone.

ALTERNATIVES:

- Recommend approval of Ordinance No. 2020-10 with changes.
- Recommend denial of Ordinance No. 2020-10.

SUPPORT MATERIALS:

- Ordinance No. 2020-10
  - Exhibit "A" – Proposed Text Amendment

ORDINANCE NO. 2020-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SECTION 17.08.010 (DEFINITIONS), 17.18.030 (USE REGULATIONS) AND SECTION 17.130.030 (ACCESSORY LIVING UNITS) OF THE SOUTH JORDAN CITY MUNICIPAL CODE, TO CHANGE ACCESSORY LIVING UNITS TO ACCESSORY DWELLING UNITS AND TO CLARIFY REQUIREMNTS FOR ACCESSORY DWELLING UNITS.

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

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

WHEREAS, the City Council desires to amend City Code Sections 17.08.010, 17.18.030 and 17.130.030 of Title 17, to clarify requirements for constructing and using Accessory Dwelling Units; and

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

WHEREAS, the City Council held a public hearing and reviewed 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 Sections 17.08.010, 17.18.030 and 17.130.030 are amended as shown in Exhibit A to this Ordinance.

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 law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2018 BY THE FOLLOWING VOTE:

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

Mayor: _____ Attest: _____
Dawn Ramsay City Recorder

Approved as to form:

_____
Office of the City Attorney

Exhibit "A"

(Deletions in ~~strikethrough~~ new language in **bold underline**)

17.08.010: DEFINITIONS:

ACCESSORY **DWELLING**~~LIVING~~ UNIT **OR ADU**: A **Life Safety and Building Code compliant dwelling**~~living~~ unit **that**~~which~~ is ~~an extension of (being attached or detached), and~~ incidental and subordinate to~~,~~ a single-family residential unit ~~and shall be~~of one of the following **two**~~three~~ (**2**~~3~~) types:

Accessory Apartment: A**n** **ADU**~~life safety compliant "accessory living unit"~~, **contained within or attached to the primary dwelling by at least one shared wall so that the ADU and the primary dwelling appear to be one unit**~~allowed within applicable zones by approval from the Planning Department and with applicable building permits~~, **that**~~which may~~ include**s** a kitchen~~,~~ **and** bathroom~~, and sleeping areas~~ **separated from the primary dwelling by a wall, door, finished entryway, or other physical barrier that limits or restricts continuous free flow access to the ADU**. ~~It is contained within the primary dwelling, may be separated with a dedicated access, and may be occupied by no more than four (4) individuals related by blood, marriage, adoption, or approved foster care; or no more than two (2) unrelated individuals in addition to the "family or household" that occupies the primary dwelling.~~

~~Extended Living Area: A life safety compliant "accessory living unit" which may include a kitchen, bathroom, and living areas, and shall provide continuous free flow access between living areas within the primary dwelling, which may not be occupied by individuals in addition to the "family or household" that occupies the primary dwelling.~~

Guesthouse: A**n** **ADU**~~life safety compliant "accessory living unit"~~ **that is detached from the primary dwelling**~~, allowed within applicable zones by approval from the Planning Department and with applicable building permits,~~ **that**~~which may~~ include**s** a kitchen~~,~~ **and** bathroom~~, and sleeping areas~~. ~~It is typically detached from the primary dwelling and may be occupied by no more than four (4) individuals related by blood, marriage, adoption, or approved foster care; or no more than two (2) unrelated individuals in addition to the "family or household" that occupies the primary dwelling.~~

CONTINUOUS FREE FLOW ACCESS: A continuous and open path between the primary dwelling area and the second kitchen or potential accessory apartment contained in a primary dwelling unit. The access path shall allow two-way access through entryways (which shall not be finished to facilitate the addition of a door), open spaces, hallways, stairways, or other open access ways that remain uninhibited by doors, walls, or any other physical barrier. The path shall have openings of at least forty-eight (48) inches wide or the standard width of the connecting corridor so as not to limit or restrict access.

KITCHEN: Any room or space used, intended to be used, or designed to be used for cooking or for the preparation of food. Facilities that establish the use of a room or space as

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a kitchen include refrigerators, stoves, microwaves, other cooking appliances, built-in cabinets, sinks, garbage disposal, and electrical, water, and/or natural gas supply lines, in any combination intended to permit any room or space to be used as a kitchen.

SECOND KITCHEN: A second kitchen, contained within the primary dwelling unit that provides continuous free flow access between the primary dwelling area and the second kitchen. Second kitchens are not considered accessory dwelling units as long as continuous free flow access is maintained.

Chapter 17.130
OVERLAY AND FLOATING ZONES

17.130.010: DEFINITION AND PURPOSE:
17.130.020: RESIDENTIAL CHICKENS FLOATING ZONE:
17.130.020.005: STANDARDS FOR RESIDENTIAL CHICKENS:
17.130.020.010: PLOT PLAN, PERMITS, FEES, INSPECTIONS, AND POTENTIAL REVOCATION:
17.130.020.015: TRANSFERABILITY:
17.130.030: ACCESSORY DWELLING~~LIVING~~ UNIT FLOATING ZONE:
17.130.030.010: PURPOSE:
17.130.030.020: REVIEW PROCESS:
17.130.030.030: PROHIBITIONS:
17.130.030.040: APPLICABILITY:
17.130.030.050: INSPECTIONS:
17.130.030.060: PRIOR USE:
~~17.130.030.070: TRANSFERABILITY:~~
17.130.030.070~~080~~: APPEALS:
17.130.040: FARM ANIMAL FLOATING ZONE:
17.130.040.010: PURPOSE:
17.130.040.020: DEFINITIONS:
17.130.040.030: FARM ANIMALS, EXCLUDING BEES AND PIGEONS:
17.130.040.040: BEEKEEPING:
17.130.040.050: PIGEONS:
17.130.040.060: WILD ANIMALS:
17.130.050: PLANNED DEVELOPMENT FLOATING ZONE:
17.130.050.010: PURPOSE:
17.130.050.020: ESTABLISHMENT:
17.130.050.030: AMENDMENTS:

17.130.030: ACCESSORY DWELLING~~LIVING~~ UNIT FLOATING ZONE:

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17.130.030.010: PURPOSE:

Accessory **dwelling**~~living~~ units **or ADUs**, as defined in **S**~~s~~ection 17.08.010 of this **T**~~t~~itle, **are intended to**~~may be approved in order to~~ provide affordable housing units, economic relief to homeowners, and create **desirable** housing **forms that appeal to**~~types appropriate for~~ households and individuals at a variety of stages in the life cycle. The Accessory **Dwelling**~~Living~~ Unit Floating Zone provides regulations and design standards for **ADUs**~~accessory living units~~. Acceptable **ADUs**~~accessory living units~~ shall be one of the following **two**~~three~~ (**2**~~3~~) types (see **S**~~s~~ection 17.08.010 of this **T**~~t~~itle for definitions):

Accessory apartment~~s.~~**: An ADU, contained within or attached to the primary dwelling by at least one shared wall so that the ADU and the primary dwelling appear to be one unit, that includes a kitchen and bathroom separated from the primary dwelling by a wall, door, finished entryway, or other physical barrier that limits or restricts continuous free flow access to the ADU.**

~~Extended living areas.~~

Guesthouse~~s.~~**: An ADU that is detached from the primary dwelling that includes a kitchen and bathroom.**

17.130.030.020: REVIEW PROCESS:

The use of the Accessory **Dwelling**~~Living~~ Unit Floating Zone may only be established in conformance with the review procedures of this **S**~~s~~ection. Applicants shall follow the procedures, requirements, and standards of this Code. The use of the Accessory **Dwelling**~~Living~~ Unit Floating Zone shall be conducted in accordance with **approved plans**~~the documents submitted for approval~~.

A. Planning Department Approval: All accessory apartments and guesthouses shall require the approval of the Planning Department **before they are occupied**. **Applicants shall electronically submit to the Planning Department an Accessory Dwelling Unit application that includes (1) a**~~A~~ site plan ~~shall be submitted to the Planning Department,~~ **that is** drawn to scale **that**~~and~~ clearly show**s**~~ing~~ the location of all existing and new structures, parking, driveways, and walkways**:**~~.~~ **and (2) a**~~A~~ floor plan ~~shall be submitted,~~**that is** drawn to scale with room labels and indicating designated use~~, in order to determine compliance with the requirements herein~~.

   ~~Extended living areas may be allowed by the underlying zone and do not need additional approval for the use itself by the Planning Department, however a building permit may still be required whenever construction is involved.~~

   1. Resident Occupancy: **For a**~~A~~ll accessory **dwelling**~~living~~ units**,** ~~approved under this section 17.130.030 require that~~ the owner of the property**, as reflected in title records, shall**~~live~~ **make his or her legal residence on the property as evidenced by voter**

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registration, vehicle registration, driver's license, county assessor records or similar means~~within the primary dwelling, except for legitimate temporary absences~~.

~~a. Accessory Apartments: The owner of the property on which an accessory apartment has been approved may occupy the primary dwelling unit or the accessory apartment.~~

~~b. Guesthouses: The owner of the property shall be required to live in the primary dwelling on the property for which the guesthouse is approved.~~

2. Standards: The Planning Department **shall**~~may~~ approve accessory **dwelling**~~living~~ unit~~s~~ **applications**~~based~~ upon the following standards being met:

   a. Zoning: The Accessory **Dwelling**~~Living~~ Unit Floating Zone **shall**~~may~~ be applied to **conforming** single-family dwellings in the following zones: A-5, A-1, R-1.8, R-2.5, R-3, R-4 and R-5. Guesthouses shall only be approved in the A-5, A-1, and R-1.8 Zones. In no case shall a guesthouse be approved on a single-family lot that is less than fourteen thousand five hundred twenty (14,520) square feet in area. ~~Except for standards herein allowed under the Accessory Living Unit Floating Zone,~~ **A**pproved accessory **dwelling**~~living~~ units shall meet the requirements of the underlying zone. Only one **(1) ADU**~~accessory apartment or guesthouse~~ is allowed per lot. **ADUs**~~Accessory living units~~ are not allowed in conjunction with mobile homes or any form of attached housing units.

   b. Maximum Size: In all cases an accessory **dwelling**~~living~~ unit shall remain subordinate and incidental to the primary dwelling. No **ADU**~~accessory living unit~~ shall have more than three (3) bedrooms.

      (1) The floor space of an accessory **dwelling**~~living~~ unit shall comprise no more than thirty-five percent (35%) of the living area of the primary dwelling or be greater than one thousand five hundred (1,500) square feet, whichever is less~~, unless, in the opinion of the Planning Commission, a greater amount of floor area is warranted~~. **All floor space of an ADU shall be contiguous. Utility closets shall be omitted from the calculation of an accessory apartment floor space area.**

      (2) The addition of an accessory dwelling unit shall not violate the maximum building coverage requirements outlined in Sections 17.40.020 and 17.30.020 of this Title.

   c. Parking: A minimum of **two**~~one~~ **(2)** off-street parking space**s**, in addition to those already required, shall be provided for **an** accessory **dwelling**~~living~~ unit~~s~~. **Only one (1) of the additional parking spaces may be located in front of the existing parking spaces. The second additional parking space must be located to the rear or side of the already required parking so as not to block parking access. All parking spots shall meet the requirements of Chapter 16.26 of this Code.** Additional spaces shall be provided, as needed, to ensure that all additional occupant vehicles will be accommodated on site, reserving on-street parking for visitors.

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d. ~~Setbacks:~~ All **ADUs**~~accessory living units~~ that propose modifications visible from the exterior of the home (i.e., additions and remodels to the primary dwelling~~,~~ **or construction of a** guesthouse~~s~~) shall **comply with the following requirements:**

(1) Setbacks. ADUs shall comply with the setbacks of the underlying zone or as approved with the subdivision. Guesthouses shall comply with the required setbacks of the underlying zone for an accessory building, however, in no case shall a guesthouse be located closer than ten feet (10') from a side or rear property line.

(2) Exterior Appearance. ADUs shall be designed so that the appearance of the lot, building structure, and landscaping retain the character of a single-family neighborhood.

(3) Architectural Compatibility. ADUs shall be designed and constructed to be compatible with the exterior of the primary dwelling (e.g., exterior materials, colors, and roof pitch).

g. Occupancy: Accessory dwelling units may be occupied by no more than four (4) individuals related by blood, marriage, adoption, or approved foster care; or no more than two (2) unrelated individuals in addition to the "family or household" that occupies the primary dwelling.

3. A**ffidavit**~~pproval Letter~~: **Applicants for ADUs shall sign and record an affidavit**~~For all approved accessory living units, a letter shall be required from the owner, and sworn before a public notary,~~ stating that the owner will comply with all regulations of the Accessory **Dwelling**~~Living~~ Unit Floating Zone and will **live in either the primary or accessory dwelling unit as their permanent residence**~~occupy the property~~. The **affidavit**~~letter~~ shall also state that the owner assumes responsibility to comply with further restrictions that may be imposed by a homeowners' association and/or codes, covenants, and restrictions (CC&Rs) **and include authorization of annual inspections of the ADU by City Staff to ensure compliance with all regulations of the Accessory Dwelling Unit Floating Zone**. ~~Upon approval of the accessory living unit, the original letter shall be stamped, documenting approval, and kept on file with the Planning Department. A copy may be provided to the homeowner.~~

B. Building Permit Requirements: In addition to the approval required from the Planning Department, all accessory **dwelling**~~living~~ units that propose construction or remodeling shall require a building permit from the Building Division and shall conform to all applicable standards in the City's adopted Building Codes. The applicant shall obtain all necessary building permits and pay applicable fees prior to **any** construction, remodeling, or use of any **ADU**~~accessory living unit~~. **ADUs**~~Accessory living units~~ shall not be approved on properties that have outstanding ordinance or building violations **or are nonconforming uses or structures**. Floor plans, architectural elevations, and structural calculations, as may be required, shall be submitted to the Building Division.

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~~C. Planning Commission Approval: In addition to the requirements of subsections A and B of this section, accessory living units that propose a floor area greater than thirty five percent (35%) of the living area for the primary dwelling or one thousand five hundred (1,500) square feet, accessory apartments that propose the alteration of the exterior or expansion of the primary dwelling (including the addition of doors, stairs, walkways, etc.), and all guesthouses shall require review and approval by the Planning Commission.~~

~~1. Standards: The Planning Commission may approve accessory living units affecting the exterior of the primary structure or lot based on the following standards:~~

~~a. Exterior Appearance: Any new construction or alteration of the exterior of the existing structure required to add an accessory living unit shall be designed so that the appearance of the lot, building structure, and landscaping shall retain the character of a single-family neighborhood.~~

~~b. Architectural Compatibility: An accessory living unit with proposed construction or remodeling shall be designed and constructed to be compatible with the exterior of the primary dwelling (i.e., exterior materials, colors, roof pitch, etc.).~~

~~c. Additional Requirements: The Planning Commission may impose other appropriate requirements, more stringent than those requirements contained within this section 17.130.030, if deemed necessary to ensure the public health, safety, and welfare.~~

17.130.030.030: PROHIBITIONS:

The installation of **additional outside entrances visible from the street,** separate utility meters, mailboxes, **and** addresses, ~~and additional outside entrances visible from the street~~ is not permitted. **ADUs shall not be permitted on flag lots.**

17.130.030.040: APPLICABILITY:

Regardless of an approval granted by the City, accessory **dwelling**~~living~~ units may be further restricted by homeowners' association agreements and/or codes, covenants, and restrictions (CC&Rs). It is not the City's responsibility to ensure or enforce compliance with such agreements or CC&Rs. Homeowners are responsible to ensure that they are in compliance with applicable homeowners' association agreements and/or CC&Rs.

17.130.030.050: INSPECTIONS:

~~Periodic~~**Yearly interior and exterior inspections** may be required to determine compliance **with all regulations of the Accessory Dwelling Unit Floating Zone**, as may be deemed appropriate by City **S**~~s~~taff.

17.130.030.060: PRIOR USE:

An existing accessory **dwelling**~~living~~ unit may be approved if the **ADU**~~use~~ complies with the

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requirements of this **S**~~s~~ection 17.130.030. If a certificate of occupancy was not issued at the time of construction or remodeling, the applicant shall apply for a building permit and the chief building official, or his designee, shall inspect the **ADU**~~accessory living unit~~ for Code compliance. All documented violations shall be corrected prior to approval of the **ADU**~~accessory living unit~~. Any uses or dwellings which previously conformed to prior ordinances, including having obtained all necessary and applicable permits, but do not now conform due to adoption of this **S**~~s~~ection 17.130.030, shall be permitted to continue as a legal nonconforming use.

~~**17.130.030.070: TRANSFERABILITY:**~~

~~Accessory living unit approval is not transferable. Upon the sale of the home or the change of primary occupant, the approval for an accessory apartment or guesthouse shall expire, unless otherwise renewed by the new owner.~~

17.130.030.070~~**080**~~**: APPEALS:**

Decisions by the Planning Department and/or the Planning Commission regarding the issuance or denial of an accessory **dwelling**~~living~~ unit may be appealed to the Appeals and Variance Hearing Officer **in accordance with Section 17.16.020.020 of this Code**.

17.18.030.030: RESIDENTIAL USE REGULATIONS:

A. General Residential Use Regulations:

1. There shall be no open storage of trash, debris, used materials or commercial goods or wrecked or neglected materials, equipment or vehicles. Containers or enclosures containing said items shall not be located in a front yard area, except for temporary use as needed for construction or disposal.

2. Home occupations may be licensed in an approved residential dwelling and according to the provisions of title 5, chapter 5.38, "Home Occupations", of this Code.

3. Farm animals may be allowed as regulated in sections 17.130.020, "Residential Chickens Floating Zone", and 17.130.040, "Farm Animal Floating Zone", of this title.

4. Household pets may be allowed as regulated by title 6, "Animals", of this Code.

B. Specific Regulations By Residential Use:

1. Group Living Uses: All group living uses (community residential facility, dormitory, institutional facility) shall require site plan review according to title 16, chapter 16.24, "Site Plan Review", of this Code and shall be located no closer than one-half ($^1/_2$) mile to another group living facility of the same use, unless otherwise approved by the Planning Commission with a conditional use permit pursuant to section 17.18.050 of this chapter.

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a. P-O Zone: Community residential facility uses shall not exceed two (2) stories.

b. R-M Zone: Community residential facility uses shall not exceed sixteen (16) occupants and shall be located on a legal lot or parcel with frontage and access to a collector or arterial street.

2. Institutional Facility: Excluding temporary emergency shelter as determined necessary by the City, institutional facility uses shall be located no closer than one mile from any elementary/secondary education use or any other institutional facility use.

3. Live-Work:

a. Where allowed, live-work units shall be specifically indicated on, and approved with, an associated subdivision or site plan. Live-work units are not allowed in an existing development, unless the subdivision or site plan is amended.

b. Allowed nonresidential uses shall be established with the approval of the project and shall be consistent with other nonresidential uses allowed in the associated zone. The following activities are prohibited: sexually oriented businesses; uses involving animals on site; vehicle service and repair; welding/woodworking; storage or distribution of flammable liquids and hazardous materials beyond that normally associated with a residential use; drive-through and other uses and activities that are not compatible with residential uses due to potential adverse health or safety affects from dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration or other impacts.

c. The floor area of the nonresidential use shall not exceed fifty percent (50%) of the total floor area of the unit.

d. Employees may only consist of the residents of the dwelling and not more than one additional nonresident person.

e. Each nonresidential use shall comply with all requirements of this Code.

f. The exterior of live-work units shall be designed to be compatible with surrounding residential uses.

g. One wall sign may be allowed. The sign shall not exceed five percent (5%) of the facade of the unit and shall comply with all other requirements of title 16, chapter 16.36 of this Code.

h. Garage and/or exterior areas shall not be used for the nonresidential use, except that a garage area may be used to park one vehicle related to the nonresidential use.

4. Neighborhood Residential Facility: Neighborhood residential facility uses shall comply with title 5, chapter 5.62, "Residential Facilities", of this Code.

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5. Single-Family, Attached: Lots or parcels may be occupied by only one single-family dwelling unit as the primary dwelling.

   a. R-M Zone: Single-family, attached uses may only be approved as part of a development agreement approved by the City Council.

6. Single-Family, Detached: Lots or parcels may be occupied by only one single-family dwelling unit as the primary dwelling. Accessory **dwelling**~~living~~ units may be permitted according to the provisions of section 17.130.030, "Accessory **Dwelling**~~Living~~ Unit Floating Zone", of this title. **A second kitchen, as defined in Section 17.08.010 of this Title, is not considered an accessory dwelling unit and may be allowed as a permitted use in a single-family detached dwelling unit provided that it complies with the following:**

   a. Only one (1) second kitchen shall be permitted per lot.

   b. The residence shall have only one (1) front entrance, one (1) address, one (1) mailbox, and one (1) electrical meter.

   c. Continuous free flow access shall be maintained at all times between the primary dwelling area and the second kitchen.

   d. The second kitchen shall be contained within the primary dwelling so as to be one (1) unit and shall not be installed in an accessory building or detached from the primary dwelling.

   e. Construction of any second kitchen shall meet standards of the current building codes adopted by the City.

   f. Approval of a second kitchen within a single-family dwelling unit shall not be an approval of a second dwelling unit or accessory dwelling unit.

   g. Upon request by the City, the owner shall allow inspection of the dwelling unit and second kitchen to determine compliance with this section.

17.18.030.070: ACCESSORY USE REGULATIONS:

A. General Accessory Use Regulations:

1. Accessory uses and buildings are permitted only in conjunction with the regulations of this Code and only when commonly and customarily associated with and incidental and secondary to allowed and approved primary uses.

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2. When more than one accessory use is associated with a primary use, the accessory uses shall cumulatively remain incidental and secondary to the allowed uses.

B. Specific Regulations By Use Type:

1. Residential accessory uses and buildings may include, but are not limited to, accessory **dwelling**~~living~~ units, yard sales, caretakers, garages, sheds, swimming pools, recreational equipment, gardens and greenhouses.

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SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 8/25/2020

Application: TEXT AMENDMENT - ADDING SUBSECTION 17.130.060 TO THE SOUTH JORDAN CITY MUNICIPAL CODE REGARDING THE CREATING OF THE FLAG LOT OVERLAY ZONE

File No.: PLZTA201900519
Applicant: Cody Pearson

Submitted By: David Mann, Planner II

Proposed Motion:

Recommend to the City Council that it approve Ordinance 2020-03.

BACKGROUND:

On January 16, 2018, the City Council approved Ordinance 2018-04 ("the Ordinance") to amend the requirements for the creation of flag lots. The intent of the Ordinance was to limit development that does not fit the ideal single family residential development pattern and alters the composition of established neighborhoods. These changes better reflect the purpose of flag lots, an option in rare situations, rather than an opportunity to further divide existing subdivisions. Section 16.04.160(D) of the Municipal Code states *"It is not the intent of this chapter to allow the proliferation of multiple flag lots along a given street within a subdivision, or to change the zoning or character of a subdivision."*

The catalyst for the currently proposed amendment came from the Applicant's desire to subdivide a lot in the Chattel Estates subdivision. Years ago, the Applicant attended a Development Review Committee meeting prior to the approval of the Ordinance to discuss the possibility of creating a flag lot on an acre lot and was told by Staff at that time it would be allowed. Before the Applicant submitted a subdivision amendment application, Staff began the process of reviewing the current flag lot standards with the intent to further restrict this type of development in existing subdivisions, and eventually City Council approved the Ordinance restricting flag lots in recorded subdivisions.

After the Applicant learned of the Ordinance, he submitted an application to essentially reverse the Ordinance so that he could build a house on the back of his parent's property, and presented his proposal to the Planning Commission, which recommended the City Council deny the proposed text amendment. The City Council tabled its decision after two meetings and directed Staff to consider other alternatives to allow limited additional flag lots in recorded subdivisions.

ANALYSIS:

In response to the City Council's direction, Staff developed a new Flag Lot Overlay Zone ("FL") that would allow the development of flag lots in existing subdivisions with legislative approval. Under the current proposal (Ordinance 2020-03) applicants would be required to

submit a concept plan, including the footprint of the proposed house, and a letter of justification for the flag lot. Properties would qualify for the FL only if they had a minimum 125 feet of frontage along the existing street. Staff would create a development agreement that outlines any additional requirements place upon the FL by the City Council. Staff presented the draft of the FL to the City Council during a work session and received authorization to proceed with the proposed language.

STAFF FINDINGS & CONCLUSIONS:

Facts & Findings:

- Utah Code § 10-9a-102 grants the City Council a general land use authority to enact regulations that it considers necessary or appropriate for the use and development of land in the City, including maintaining the aesthetics of the City and protecting the tax base, and the City Council has the power to amend its land use regulations. (*See* Utah Code § 10-9a-501 *et seq*.)
- Increasing the potential for the development of more flag lots could lead to detrimental impacts to existing infrastructure, emergency services, and on-street parking.
- The proposed Flag Lot Overlay Zone would allow additional flag lot subdivisions in existing subdivisions with City Council approval.

Conclusions:

- The proposed Flag Lot Floating Zone could allow additional flag lots to be created with additional scrutiny from Staff and the City Council.

ALTERNATIVES:

- Recommend approval of Ordinance No. 2020-03 with changes.
- Recommend approval of Ordinance No. 2020-03.

SUPPORT MATERIALS:

- Flag Lot Floating Zone (draft)
- Minutes from January 16, 2018 City Council meeting
- Ordinance 2018-04
- Minutes from January 21, 2020 City Council meeting
- Minutes from February 18. 2020 City Council meeting

17.130.060: FLAG LOT OVERLAY ZONE:
17.130.060.010: PURPOSE:

The purpose of the Flag Lot Overlay Zone (FL) is to allow for the creation of a flag lot in an existing subdivision that does not meet the minimum area requirement in Subsection 16.04.160D of Title 16. The FL may be applied to an existing lot under unique circumstances as determined by the City Council and its consideration of following provisions.

17.130.060.020: ESTABLISHMENT:

A. Procedure:

1. Concept: Applicants are encouraged to submit a concept plan and work with staff prior to application to understand the surrounding area, the goals and policies of the City's General Plan, and to ensure the minimum requirements of the FL can be met. 2. Rezone: An FL shall only be established upon approval by the City Council as a rezone according to the provisions of Chapter 17.22, "Zoning Amendments", of this Title and as may be required elsewhere in this Title. City Council rezone approval of the FL shall be by development agreement.

2. Concurrent Preliminary Subdivision (Optional): At the applicant's option and with the approval of the Planning Director, the applicant may submit a preliminary subdivision application to be processed concurrently with an FL rezone. In the case of concurrent applications, Planning Commission approval of a concurrent preliminary subdivision shall be contingent on the City Council's approval of the FL rezone.

B. Application Requirements:

1. The subject lot shall have a minimum lot width not less than one hundred twenty-five feet (125') as measured along the property line adjacent to the public right-of-way.

2. The Applicant shall provide a letter that justifies the establishment of the FL and addresses any efforts to limit the impact of development on neighboring properties.

3. The Applicant shall provide a concept plan that shall include a preliminary subdivision layout showing the location, footprint and building elevations of the proposed house.

4. Notices of the public hearing shall be sent in accordance with the requirements in Subsection 16.04.060 of Title 16 and the Utah Code Annotated, except that:

a. The area requirement for notices shall include all property owners within the subdivision and adjacent to the subject property.

C. Effect Of Approval:

1. All of the provisions of this Code, including those of the base zone, shall be in full force and effect (with the exception of the flag lot requirement contained in Subsection

16.04.160D1a in Title 16), unless such provisions are expressly waived or modified by the approved development agreement.

2. An approved FL shall be shown on the zoning map by a "-FL" designation after the designation of the base zone district.

3. The City shall not issue permits for development within an approved FL unless the development complies with the approved development agreement.

17.130.060.030: AMENDMENTS:

Any application to amend an approved FL shall be processed as a zone text amendment. Any amendment to an approved FL requires that the corresponding development agreement also be amended.

up the capability of the LPC to lobby for the city. He said Council Member Harris offered some changes to the wording, which agreed to.

Mayor Ramsey read the new language.

Council Member Zander said because she is not on the LPC, she would ask that if at all possible, they do what they can to get in touch with the City Council members about issues that arise during session so they can weigh in.

Council Member Shelton concurred. He said there are times when a bill can change 180 degrees in a short amount of time. He expects that the process of determining the position of the city will not be common, but there are times when the LPC has to make a decision and voice and opinion. Council Member Zander said she is comfortable with that.

Council Member Shelton made a motion to approve Resolution R2018-08. Council Member Harris seconded the motion.

Council Member Harris said there are times when it is difficult for all three LPC members to attend. At times, staff is there. If there is a critical decision to be made, he would like to give voting rights to CM Whatcott and City Attorney Loose to look after the best interests of the city.

City Attorney Loose said if they state that the Mayor and City Council want to go in a certain direction, that typically will count. He feels that is already taken care of through the process. The City Council will be updated daily, if possible. They will seek opinions on group updates. If they are unable to get a formal vote on something that is needed, they will go to the LPC members. He said if all LPC members oppose something, and the other three support an issue, they should carefully consider their direction on the issue.

Council Member Harris said members of the City Council should be contacted for their opinion, whenever there is time. Council Member Shelton concurred.

Council Member Marlor said any City Council member still has the right to contact any state senator or representative. They just need to state that they are representing their individual opinion, and not the body as a whole. He said the City Council has to be united as a voice or they will not get anywhere on Capitol Hill. He appreciates the language that was generated.

Roll call vote. The vote was unanimous in favor.

L. **Public Hearing:** Ordinance 2018-04, amending Title 16.04.160(D) of the South Jordan Municipal Code regarding Flag Lots. *(By Planning Director, Steven Schaefermeyer)*

Planning Director Schaefermeyer reviewed the background information on this item (Attachment D). He said the Planning Commission forwarded a favorable recommendation to the City Council. He explained what a flag lot is. He said when they were first allowed, they started to see

a flood of flag lots. That was not the intent of the original Ordinance. It was meant to be an exception, not the rule. Staff would prefer to prohibit flag lots entirely. They felt that the proposed language was a compromise. He discussed specific examples of flag lots within the city.

Mayor Ramsey opened the public hearing.

Kayleen Dunn, 11578 S. 2510 W., she and her husband are in favor of the Resolution from September. She said this proposal will change the look and feel of the neighborhood. They are concerned about additional traffic. They are also concerned that the neighborhood was not notified of the change. She is against Ordinance 2018-04.

Brandon Waters, said they will only be building one home on their property. He anticipates 3 cars and normal traffic. He said they are asking for a duplication of what is already there.

Jeff Callaghan, 10537 S. 3010 W., said he bought his property in the last year before the elimination of flag lots. He said this amendment is beneficial to them. They are hoping to build their dream home on the back of this property. He understands the concern of additional traffic. With flag lots, traffic is minimal. He said the planning department will make sure setbacks and engineering are done. Even if this passes, he still faces many hurdles for the property. He said they agree with the policy that they don't want to increase density in an existing neighborhood, especially on smaller lots. Most flag lots are sitting on a full acre or more. They are subdividing a large lot into a still large lot. There is value to allowing flag lots. They are not increasing the density a significant amount. They still have to comply with planning and zoning regulations. They still have to make sure it does not negatively impact the community.

Mayor Ramsey closed the public hearing.

It was noted that the Dunn's would also be able to create a flag lot under this proposal.

CM Whatcott said in 2013, there was a lot of changes to the code. People with larger lots were contacting the city to subdivide. They allowed that to take place. Then, after they had experience in dealing with these flag lots, they came back against it because of complaints from the neighbors, density, issues with utilities, etc. It was suggested that this item be taken back to planning to make a more comprehensive scenario. They have this language because of direction they got from the City Council and previous Mayor. He said it takes a lot of effort, from a staff time stand point to deal with flag lots. It takes as long to process a flag lot application as it does to do a smaller subdivision.

Mr. Schaefermeyer gave some background information about the Dunn and Waters property. There was a lot line adjustment done. The original intent was to make it a public road connecting to Riverton, but that did not happen.

Council Member Shelton asked why staff prefers to eliminate flag lots? Mr. Schaefermeyer said staff time, engineering issues, having houses set back, it is more difficult to know who the

neighbors are, and it does not create the street scape that they are looking for. When they have large lots, it is part of the character. He said they don't have strong planning reasons to eliminate flag lots. He said if everyone created a flag lot, it could change the nature of the subdivision. This proposal is to make flag lots the exception, not the rule.

Council Member Marlor asked why did they not extend the cul-de-sac so they didn't have a long driveway and the potential need for a flag lot? CM Whatcott said this area was all farms. It was assembled in different time periods by different owners. Mr. Schaefermeyer said there are other situations like this along 11400 South.

Council Member Zander said she likes the verbiage to keep the density down in a subdivision. She said if a density of a neighborhood would allow for 10 flag lots, as an example, is it those who go in first can do it and the rest are out of luck? Mr. Schaefermeyer said yes.

Mayor Ramsey noted that this Ordinance effects the entire City.

Council Member McGuire asked how the access on the Water's property would be handled? Mr. Schaefermeyer said through a cross access easement, which is common.

Council Member McGuire said on 10950 South, almost every one of those lots could be subdivided. Mr. Schaefermeyer said it would depend if it is part of a subdivision.

Council Member Harris asked how many flag lots are they eliminating with the stipulation that the property has to be twice the size as the average lot in the neighborhood? Mr. Schaefermeyer said he is unsure. He said they anticipate about 118 lots could do flag lots, with the exceptions as written.

Council Member Shelton asked about public safety access? Development Services Director Klavano said there has to be a 20 ft. wide clear access to the property for public safety.

Council Member Harris said in the future, water prices will go up substantially. It is very expensive for people to water that much property. It is also challenging to take care of the larger lots. It limits those people from being able to subdivide their property.

Council Member Marlor concurred. He said they also have homeowners that have moved into a subdivision with a specific density and built their house accordingly. He concurred that large lots are a lot to maintain.

Council Member Zander thanked staff for the proposed changes. She said it protects the integrity of the density of the neighborhood.

Council Member Zander made a motion to approve Ordinance 2018-04. Council Member Marlor seconded the motion. Roll call vote. The vote was 4-1 in favor, with Council Member McGuire opposed.

ORDINANCE NO. 2018-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SECTION 16.04.160(D) (FLAG OR PANHANDLE LOTS) OF THE SOUTH JORDAN CITY MUNICIPAL CODE; CITY PLANNING STAFF (APPLICANT).

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

WHEREAS, the City Council has adopted Title 16 (Subdivision and Development Code) of the City of South Jordan Municipal Code ("City Code"); and

WHEREAS, the City Council desires to amend City Code § 16.04.160(D) (Flag or Panhandle Lots) of Title 16 to clarify and provide regulation of the original intent of allowing flag or panhandle lots; and

WHEREAS, the South Jordan Planning Commission held a public hearing, and reviewed and made a recommendation concerning the subject text amendment; and

WHEREAS, the City Council held a public hearing and reviewed the subject text amendment; and

WHEREAS, the City Council finds that the subject text amendment 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 § 16.04.160(D) (Flag or Panhandle Lots) is amended as shown in Exhibit A to this Ordinance.

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 law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 16 DAY OF January, 2018 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	X			
Bradley G. Marlor	X			
Donald J. Shelton	X			
Tamara Zander	X			
Jason T. McGuire		X		

Mayor: Dawn R. Ramsey

Dawn R. Ramsey

Attest: City Recorder

City of South Jordan CORPORATE Seal State of Utah

Approved as to form:

Office of the City Attorney

EXHIBIT A

16.04.160.D.

D. Flag Or Panhandle Lots: Flag or panhandle lots may be approved by the planning commission in residential and agricultural zones ~~by~~ **after receiving a positive** recommendation ~~of~~**from** the ~~community development director,~~ city engineer~~,~~ and fire code official in compliance with the ~~following~~**requirements listed below.**

1. There is no feasible or practical way to subdivide the ~~property~~**parcel** or gain direct access ~~with~~**to** a public street or future street system. It is not the intent of this chapter to allow the proliferation of multiple flag lots along a given street within a subdivision, or to change the zoning~~/~~ **or** character of ~~the~~**a** subdivision ~~without a general consensus of property owners~~. **The creation of flag or panhandle lots is prohibited on lots located in a recorded subdivision, except on a lot that:**

a. has a lot area that is at least twice the area of the average lot area of the original recorded subdivision plat; and

b. can be subdivided without causing the subdivision it is amending to violate any requirement of this code, including the applicable lot density requirements of the underlying zone.

2. Approved flag **or panhandle** lots **and the remainder lot of the original parcel must comply with** ~~do not need to meet~~ the ~~underlying zone~~ **applicable lot** density ~~however,~~ **and** ~~the~~ minimum lot ~~size~~**area**~~, exclusive of the staff portion of the lot, shall meet the minimum~~ requirement**s** of the underlying zone.

3. The configuration of the flag portion of the lot ~~is such that~~**allows** a home ~~can~~**to** be suitably built on the ~~property~~**lot** in compliance with minimum setbacks of the underlying zone. Unless otherwise determined by the ~~community development~~**planning** director, the ~~facing direction~~**side** of the home **where the main entrance is located** is considered the front of the lot for building setback purposes.

4. The driveway access design for both the flag and staff portions of the lot ~~are in~~ compl**y**~~iance~~ with fire code standards.

5. Access and cross easements may be required to accommodate similar future development on an adjacent lot. To minimize the number of driveways, parcels may be required to combine or share driveway access, based upon public street access, driveway separation, and public safety.

6. A flag lot access may only be approved for**:**

a. ~~a~~**A** maximum of two (2) additional building lots **created from the original parcel; or**

b. A maximum of two (2) additional building lots, one created from the original parcel and another created from an adjacent parcel that also meets all requirements for flag or panhandle lots.

7. The applicant understands **and acknowledges in writing** that irrespective of any city approval, **there may be** covenants, conditions, and restrictions on the ~~land~~**parcel that the city does not review and cannot enforce that** may preclude flag lot development.

Mr. Schaefermeyer said RM-6 is the most dense zone allowed. That is usually done with a pd overlay or a development agreement. The maximum this City Council has ever approved is 8 units per acre.

City Attorney Loose said because it is in the city code, he does not know why they would want to bring focus to that unless they are trying to make a statement. Mr. Schaefermeyer said this was also a topic in the Planning Commission meeting, but there was not enough support to include it in the plan.

Council Member McGuire said he is not comfortable further defining the density; the code already does that. Council Member Zander concurred. She said it may not work to their advantage. Council Member Marlor said he does not personally feel it will draw more attention than their own ordinance. Council Member Shelton said South Jordan has been accused of not helping with affordable housing. Mayor Ramsey concurred. She said if people know they updated their general plan, it will be held up for scrutiny. Council Marlor concurred. He noted that they have come up with great ideas with their RDA money to help with that situation. City Attorney Loose concurred that the city ordinance speaks louder than the future land use map, but if they put it on the map, it is like doubling down on the issue.

Council Member McGuire made a motion to approve Resolution R2020-02 with the amendment to add the water conservation plan to the goals. Council Member Shelton seconded the motion.

Jennifer Gardner noted that there are 2 small area plans that will be coming forward in a couple months.

Roll call vote. The vote was 4-0 in favor.

L. **Public Hearing:** Ordinance 2020-03, text amendment to Subsection 16.04.160(D) of the South Jordan Municipal Code regarding Flag or Panhandle Lots. *(By Planning Director, Steven Schaefermeyer)*

Planner David Mann reviewed the background information on this item. He reviewed a map of the property in question (Attachment H).

Cody Pearson, applicant, 10053 S. 3345 W., said they didn't want a flag lot. In West Jordan, they had a flag lot. He said being close to his parents at this time in their life is important. He said they were told by the city that they could put in a second driveway and home. If the city would have said no, they would not have purchased the property. All of their equity is in this property. He said they don't feel it is asking too much to have 2 houses on an acre. He said they went this route for a text amendment because they didn't know which other route to go. This still allows a limitation but opens the door for some flag lots. They were told that they could do this originally, but they could not make the application until their other property sold. He said they do not want to change the character of the neighborhood.

Mayor Ramsey opened the public hearing. There were no comments. She closed the public hearing.

Mr. Mann said there have been 6 other subdivision amendments in this subdivision, but none were flag lots. With this change, it would allow all of the lots in this subdivision to develop flag lots. This change would affect the entire city. It was noted that the current density of this subdivision is R-1.8. Because this subdivision is unique, they developed with much larger lots and it does allow more of the lots to be developed. The difference with this lot versus the 6 others is that there is not enough frontage, so they have to add a private lane to the second home. Mr. Mann said one concern is that it would be hard for public safety to locate houses behind houses.

Council Member McGuire asked if there was a legal way to allow this change, but not open it up to the entire city. City Attorney Loose said possibly. He said they could table the issue for 2 weeks, and let staff figure out if there is a different way to do this. He said as soon as they do it for one person, others may ask.

Council Member Marlor noted in East Millcreek, nearly all of the properties in a subdivision he is familiar with have been redeveloped. They are now putting 4-5 homes on a ¾ acre parcel. He said he does not love flag lots, but he feels a future City Council will allow the flag lots, or the legislature will enforce it at some point.

Mr. Schaefermeyer said they brought this to the City Council because they saw a wave of these flag lots. He said there are other ways to develop this lot, such as a guest house, but that does not work for the applicants. It's a difficult situation. He said he is willing to work with City Attorney Loose to think of other creative ways to develop the lot. It was noted that the applicant's neighbor is one to look for and subdivide properties so they fear others will be asking. Mr. Schaefermeyer said if the Council wants to allow this, he would prefer to reverse the Ordinance and let staff deal with the flag lot requests. He said flag lots take a lot of staff time.

Council Member Zander said she is sympathetic to these applicants, as they are living on the property. She said it is different than someone who wants to just subdivide a lot for profit. She feels they will get requests to subdivide lots if they change the ordinance.

It was noted that the guest house is part of the accessory living ordinance.

Mr. Schaefermeyer said without a formal application, it is hard to know what is possible on this lot regarding emergency access.

Council Member Marlor said if it is allowed for this lot, others will do the same thing. He feels they will be legally required to allow it at some point. He said he is okay to table the issue and have staff come back with options. He said he does not want to make the decision out of sympathy for one applicant. He said this applicant had verbal approval from staff. That will likely not be the case for someone else, given the time since the Ordinance has changed.

Council Member Shelton concurred that they will see the day that the allowance of flag lots will be law.

Mrs. Pearson, applicant, said the verbiage of 125 percent of the zoning means they can only do it 1 time per lot. It puts limitations without completely shutting the door. They estimate less than half of the properties in their neighborhood could develop a flag lot with this language.

Council Member Marlor said he feels they will get more requests throughout the city because of the issue of aging parents.

It was noted that the emergency vehicles need 20 ft. of width to access the home. Mrs. Pearson said they will have to remove some bushes, but will have the 20 ft.

Mr. Schaefermeyer said the Ordinance encourages the sharing of driveways.

It was noted that the noticing requirements for a text amendment are city wide. The surrounding neighbors were not notified directly for this text amendment.

Council Member Marlor made a motion to table Ordinance 2020-03, and to give staff until the next City Council meeting to provide some options for this text amendment or lot. Council Member Zander seconded the motion. The vote was 4-0 in favor.

M. **Staff Reports and Calendaring Items**

CM Whatcott said the first budget meeting is Wednesday, January 29th at 5 pm.

City Attorney Loose gave a legislative priorities update. They are working on a bill with representative Pulsipher and the Wheadon family to protect centennial farms.

Mayor Ramsey said the overarching theme she would like to focus on is the city being held harmless.

City Attorney Loose said other principles they have discussed is for the city to stay in their lane, to fight unfunded mandates, and to fight pre-empting the city. He said essentially, they will not interfere with others, but they will not let them interfere with the city. It was noted that the relationship with the constituents is on a different level for the city, versus the state level.

City Attorney Loose noted a bill regarding body cameras.

City Attorney Loose said they will be working to set up a meeting with the City Council and legislators during the session. If they can't meet during the session, they will meet right after.

City Attorney Loose said they are following affordable housing legislation. They are also following a bill about penalties for elected officials that violate the law. There are issues some cities have raised with business licensing and they are watching that. He said they are watching a

I. **Action Item:** Resolution R2020-16, authorizing the Mayor to enter into an Interlocal Cooperation Agreement with Salt Lake County TRCC (Tourism, Recreation, Cultural, Convention) Funding for Midas Creek Trail Improvements. *(By Strategic Services Director, Don Tingey)*

Strategic Services Director Tingey reviewed the background information on this item. They received this grant funding to do a pedestrian bridge and flood mitigation to the Midas Trail.

Council Member Marlor made a motion to approve Resolution R2020-16. Council Member McGuire seconded the motion. The vote was unanimous in favor.

J. **Discussion Item:** Background and Analysis of Subsection 16.04.160(D) of the South Jordan City Municipal Code regarding Flag or Panhandle Lots. *(By Planner David Mann)*

Planner Mann reviewed the background information on this issue. He showed a map of applicants property (Attachment G). If they remove the requirement for it to be 2 times the average lot size, but place the minimum frontage requirement at 125 ft. and keep the density requirement, it would allow this lot to be developed and 17 other lots in the subdivision. There are other city subdivisions that it would effect, estimating a total number of effected lots at 30-40. Some lots are large enough but they are not allowed to subdivide because of the neighborhood CC and Rs.

Council Member Shelton asked if there is any concern that the flag lots would overwhelm the transportation, water, or sewer system? Mr. Mann said they have discussed adding a fee when the property is subdivided to handle the impact of the extra lot into the subdivision. He said impact fees are paid when the building permit application is pulled.

Mr. Klavano said they might need to run water and traffic models to determine the impact fee.

Mr. Schaefermeyer said in some subdivisions, the allowance of the flag lots would be on a first come first serve basis. He said subsequent owners might not be able to do a flag lot, depending on the infrastructure or density requirements. It was noted that this is a text amendment. Notifications are not sent to specific subdivisions regarding this change. He said staff opposes the change from an equity standpoint.

Council Member Shelton said adding flag lots back, without staff's recommended restrictions, would allow approximately 125 flag lots. He said adding those lots across the whole city is not a big deal, but if it doubles the homes in one subdivision, it could be a big deal.

Mayor Ramsey said some people are concerned that the city is already running out of space and the feel of the larger lots is being taken away. Some people won't want a house in the back yard with their horses. They bought on a quiet country road for a reason. They are concerned this would finish off the large horse properties in the city. The city prides themselves with every type

of house available, but this would do away with the animal lots. That is the sentiment that has been expressed to her.

Council Member McGuire concurred and said he has had similar concerns expressed to him. He said it is about finding the appropriate balance for all of the different lots sizes and housing types. He said people bought in this area for the large lots and to be surrounded by similar properties.

Mayor Ramsey said the applicants are in a tough spot. She asked if there is anything they can do to help them without opening up flag lots city wide?

Council Member Shelton said he feels staff's proposal of the frontage requirement is reasonable. He said if they get more pressure on this from applicants or the legislature, which will happen at some point, it would be appropriate to have staff do some modeling to make sure the infrastructure is not being overwhelmed in certain areas.

Mayor Ramsey said the issue is not being addressed at the legislature this year.

City Attorney Loose said if all eligible lots are subdivided, it could still double the density of the subdivision. If they want to preserve the character of the neighborhood, they could look at guest houses or Accessory Dwelling Units.

Council Member Zander said she feels the residents of Bonanza Acres would oppose this. She said she wants to keep the integrity of the neighborhood. She would like to help this applicant, but not open it up across the city. If they open it to everyone, they should notify them and let them speak on the issue.

It was noted that the 30-40 lots that are potentially affected by this does not include the lots that are restricted from subdividing with their CC and Rs. If the CC and R's changed, it could affect another 20-30 lots.

Mr. Schaefermeyer said this text amendment is an application from residents. Staff opposed it based on the direction given 2 years ago. It is about the character of the city and the subdivisions. In addition, flag lots take a disproportionate amount of staff time. There are concerns about public safety finding the homes. He said there are infrastructure impact concerns. He said staff also hears about concerns maintaining large lots and horse properties. He said neighborhoods get concerned about guest houses and accessory garages.

Fire Chief Dawson said their issue is being able to find the address and accessing the home. They will usually not drive the apparatus down the driveway. It increases their response time because the equipment is on the main road and it would require extra long fire hoses.

Mayor Ramsey asked if fighting the fire from the main road would open up the city to extra liability? City Attorney Loose said generally no because they can get their equipment to fight the fire. ACM Lewis said there are liability claims saying that fire trucks have damaged driveways.

Council Member Harris said there are a lot of larger lots in District 1. One issue with larger lots is that the older residents can no longer maintain the property. The water rates will continue to rise and subdividing a property could help some residents be able to survive.

Council Member Marlor said they could justify the applicants request because they got caught in the middle of the city's policy change. He said he would like to know how many residents with larger lots would like to subdivide. He would like a public discussion with those that would fit in the 30-40 lot scenario.

It was noted that the public hearing for the text amendment was done last meeting.

City Attorney Loose said the applicants could push a decision in the next 45 days.

Mayor Ramsey asked if they have the authority to give a one time exception, and outline the reasons? City Attorney Loose said they can't spot zone for one house. They can do special exceptions, case by case, with certain criteria. He said they have variances in the city with specific legal criteria. The criteria for the flag lot would have to be specific.

City Attorney Loose said the special exception in this case is that there is enough evidence that the applicant started following the city code, but the city changed the code and their vesting was not complete. It is a unique special exception. Staff can look to see if they can make it work.

Mr. Schaefermeyer said there are others who did not get their application in on time. He said staff was seeing a wave of flag lot applications, and some were controversial. That is why staff got ahead of it.

City Attorney Loose said they would need to know who the applicants talked to and when and it would have to be verified.

Council Member Shelton said maintaining the character of the subdivision or the city is where they could receive public outcry. He said the right of the landowners is important to consider. He said given the low number of potential flag lots with this proposal, it won't change the character of the city. But that will happen overtime.

Council Member Marlor said he believes in people's property rights. He supports the idea of limiting this to 30-40 lots. He believes one day there will be a predisposition from the legislature to enforce. He said the landowner rights applies both ways.

Council Member Harris said he prefers to look at an exception for this lot rather than opening flag lots up per city policy.

Council Member McGuire said he is only interested in the exception.

Council Member Zander said she is open to looking at the exception. She won't necessarily vote for it. If they proceed in any direction to open this up, she would like to have a lot of public feedback. She said she is not in favor of opening up the option for more flag lots.

Council Member Marlor said he is okay with the exception, if they can enforce it. He does not feel many individuals could claim that they fit into this exception. He is also okay getting feedback from the residents on flag lots. He feels older residents may want to subdivide.

Council Member Harris said they should address the exception. Then, if they want to reopen it on a bigger scale, they can address that at a later time. Council Member Marlor concurred. Council Member Shelton said if they come up with a defensible exception, he is fine to proceed with that. If they can't come up with a defensible exception, he likes the staff's recommendation.

City Attorney Loose said it would not be one exception, but rather one rule that could apply to other properties. He said staff is not sure what they can do, but they will find out.

Council Member Harris asked if it is an exception, do they notify the residents? City Attorney Loose said generally no, it is the same process as a variance.

Mr. Schaefermeyer noted that there are other lots in the city that aren't in subdivisions that could have flag lots.

Council Member McGuire made a motion to take a 5 minute break. Council Member Zander seconded the motion. The vote was unanimous in favor.

K. **Staff Reports and Calendaring Items**

The City Council continued the discussion regarding cell phone towers.

Council Member Zander asked if they change the pole height from 100 ft. to 125 ft., how would that effect the cell phone coverage in the city?

Craig Chagnon, Crown Castle, said it would improve. He said the proposed text amendment allows up to 100 ft. and they are happy with that. He said their concern was with other items that were more prohibitive.

Mr. Schaefermeyer said if the city approved a 100 ft. pole, it could go to 120 ft. He said there are setback requirements.

Council Member Zander said the residents are concerned about having better coverage. She is not worried about landscaping as much. She is more focused on helping residents solve their issue with cell phones.

City Attorney Loose said there was a proposal to put the towers in neighborhood parks, but that became an issue. The residents don't want to live next to it.