ELECTRONIC MEETING AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISION MEETING
6:30 P.M.
DECEMBER 8, 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, DECEMBER 8, 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 December 8, 2020.

Instructions on how to join the meeting electronically are below.
Join South Jordan Planning Commission December 8, 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 10 NORTH PLAT 3, PRELIMINARY SUBDIVISION
Location: 5570 West 10880 South
File No: PLPP202000307
Applicant: Daybreak Communities

B. DAYBREAK VILLAGE 11A PLAT 7, PRELIMINARY SUBDIVISON
Location: 11750 South between 6615 W. and 6865 W.
File No: PLPP202000324
Applicant: Daybreak Communities

C. 9800 SOUTH CHURCH SUBDIVISION, FIRST AMENDMENT – SUBDIVISION AMENDMENT
Location: 1409 West Shields Lane (9800 South)
File No: PLPLA202000332
Applicant: Aaron Bleak, Evans and Associates Architecture

D. PARKVIEW ESTATES, PRELIMINARY SUBDIVISION
Location: 10336 South 1000 West
File No: PLPP202000347
Applicant: Tausha Strang

E. STUDIO ELEV8, CONDITIONAL USE PERMIT
Location: 10623 S. Redwood Road
File No: PLCUP202000369
Applicant: Aaron Johnson

F. FERRAN OFFICE PARKING LOT, SITE PLAN
Location: 11336 S. Beckstead Lane
File No: PLSPR202000328
Applicant: Travis Ferran

IX. LEGISLATIVE PUBLIC HEARINGS –

A. GENERAL PLAN AMENDMENT – ADOPTING THE SOUTH JORDAN SUB AREAS PLAN FOR REDWOOD ROAD CORRIDOR AND JORDAN RIVER GATEWAY
Location:
File No: RESOLUTION R2021-2
Applicant: South Jordan City

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 3rd day of December 2020.
Cindy Valdez
South Jordan City Deputy Recorder

CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMISSION MEETING
COUNCIL CHAMBERS
November 10, 2020

Present: Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Catmull, Commissioner Trevor Darby, Commissioner Sean Morrissey, Staff Attorney Greg Simonson, Assistant City Engineer Jeremy Nielsen, City Planner Greg Schindler, Planner Brad Sanderson, Planner David Mann, Deputy Recorder Cindy Valdez

Others: Nate Howard, Phillip Joseph, Scott Walker, Narayanan Gupa, Patrick Dohrer, Teri Luna, Alan Hawkins, D. Jenkins, Shannon Bird, Stephanie Hill, Olivia Cvetko, Blain Boelly, Jen Gardner

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 all of the Commissioners have joined the meeting tonight.

II. Motion to Approve Agenda

Commissioner Gedge made a motion to approve the November 10, 2020 Planning Commission Agenda. Commissioner Hollist seconded the motion. Vote was 5-0 unanimous in favor.

III. Approval of the Minutes

Commissioner Gedge motioned to approve the October 27, 2020 Planning Commission Meeting Minutes as published. Commissioner Hollist seconded the motion. Vote was 5-0 unanimous in favor.

IV. STAFF BUSINESS
Planner Greg Schindler said I wanted to remind you of the City Council Meeting Tuesday November 17, 2020 at the regular session. There will be an item on the regular agenda as a discussion item regarding the Accessory Dwelling Unit Ordinance. Director Schaefermeyer will be discussing this with City Council, and it will be more at the end of the agenda that night. He is inviting the Planning Commission to join the meeting to get some more insight on this item.

V. COMMENTS FROM PLANNING COMMISSION MEMBERS - *None*

UNAPPROVED

Chair Hollist said I will entertain a motion to continue to have electronic zoom meetings for the next 30 days.

Commissioner Hollist motioned to continue to hold the Planning Commission Meeting virtually for the next 30 days. Commissioner Darby seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

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

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VI. SUMMARY ACTION – *None*

VII. ACTION - *None*

I. OTHER BUSINESS - Small Area Plans Presentation/Discussion, Logan Simpson (Consultant)

Jen Gardner, Logan Simpson – (Attachment A) Reviewed Presentation (Small Area Plans)

Chair Hollist said how will this be presented to the public, and will they have the opportunity to weigh in on it before the meeting in December?

Ms. Gardner said we do have it published on the website right now. We have also reached out to property owners in these areas to give them the opportunity to weigh in on it, but we really didn't hear back from very many. There were only about 10 people that have reached out to us.

Commissioner Gedge said last night I attended the Wasatch Regional Front Meeting with the Mayor and some other Council Members for the South-West Valley. I would like to know how this aligns with the 30 year plan for the road maps, because I am concerned with the Jordan River and the lights there, especially as we look East-West on 10600 and 11400 S on the transit roads, and as we start to infill those roads with transportation, which is going to be an ongoing

UNAPPROVED

concern in this area, as well as the pedestrian pathway we are going to put in on Redwood Road going North and South, particularly with Bingham High School. I just want to make sure that the roads that align and do not contradict each other.

Olivia Cvetco, Logan Simpson – said are you talking about the Wasatch Choice 2050 by chance?

Commissioner Gedge said yes, that is correct.

Ms. Cvetco said I wanted to make sure that I was looking at the right plan. When we were putting this plan together we did look closely at the Wasatch Choice. We also looked at it when we were doing the General Plan as well, I don't think we saw anything that would directly conflict, but that is always worth a double check, so I would be glad to go back and look at it.

Commissioner Gedge said I think it looks great, I don't see any other concerns.

Commissioner Catmull said when I was reviewing one of the bullets it said that on Redwood Rd said there was a place to gather, could you just give me an example of that?

Ms. Cvetco said it would be like the City Center area that you have right outside of City Hall where people can eat and gather, we are thinking of little pockets like that along the corridor between buildings.

Commissioner Catmull said down in the river bottoms area we talked about a potential parking garage, and potentially giving up some of that space towards open space, so what gives us the confidence that would happen, versus adding another building in that space.

Ms. Gardner said I think it could go either way. It could stay the way it is if it is functioning well, I guess if it isn't broke why fix it. When we spoke with owners of businesses in that area they didn't feel like there was a need for office space in that area. The office space is becoming a little more vacant these days, so it may be a matter reducing the parking for other amenities, but there was some concern with the Public that there is some traffic in this area. The round-about to the north goes out to the north, and the round-about south goes out to the south, but there was more concern about the traffic to the south through the residential area because it can get congested down there.

Commission Catmull said in full disclosure, the company I work for is moving to the office park in the beginning of next year, so I am very interested in those use cases. If they were to build a parking garage would the open space need to be acquired by the City, or would the owner be the one that dedicates it?

Ms. Gardner said it could go either way, or it could be a public- private partnership.

Commissioner Catmull said we talked about that there could be an active transit going in there, and are there any thoughts about how this might connect to the South Jordan Frontrunner Transit Station, or something like that added to the bus system and be a collector into there.

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Ms. Cvetco said the line that goes into this area is a bus line, and the frontrunner station is really close if you are looking at a map, but maybe not so close when you are looking across South Jordan Parkway. On goal #7 for the Jordan River Gateway area is to encourage the use of public active transportation, and we have a few strategies under there planning on necessary infrastructure that we could put in place in anticipation of public transportation improvements in this area. It is a really big opportunity, especially being so close to the frontrunner. We are asking for you to email us any comments you have up until the week of Thanksgiving, so be sure to send us any comments you may have.

Chair Hollist lost internet so Commissioner Gedge will take over as Vice Chair until she is able to reconnect.

Vice Chair Gedge said thank you for the presentation, we will review it and get back to you with our comments by Thanksgiving, and we look forward to our Planning Commission Meeting in December with a possible action on this.

Chair Hollist is back on the meeting and will continue as the Chairperson.

II. ADMINISTRATIVE PUBLIC HEARINGS –

A. DAYBREAK VILLAGE 7 PLAT 3, PRELIMINARY SUBDIVISION

Location: 11595 South Kitty Hawk Road
File No: PLPP202000307
Applicant: Daybreak Communities

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

Gary Langston, Daybreak Communities – said I really don't have anything additional to add, I think Planner Schindler did a great job of describing what we are doing. This is an extension of Spring House Village and this is phase 3. There will probably be 5 or 6 phases by the time it is all said and done, and Oakwood Homes will continue to be the builder. I am here to answer any questions you may have for me.

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

Commissioner Gedge motion to approve File No, PLPP202000307 subject to the following:

- **All South Jordan requirements are met prior to recording the plat.**

Chair Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

B. SWIM KIDS, SITE PLAN AND CONDITIONAL USE PERMIT

Location: 11527 South 3600 West
File No: PLSPR202000195
Applicant: Scott Walker

Planner Brad Sanderson review background information on this item from the staff report. He said he sent out an email earlier to the Planning Commissioners and the Deputy recorder from one of the residents with their comments for the record (Attachment B).

UNAPPROVED

Commissioner Gedge said regarding the circulation plan and the existing building (Dance Studio) I would assume there is some kind of recorded document agreement that they would adhere to this plan, because it is changing their current access, or do we need to change whatever approvals the City out in place when that building was approved.

Planner Sanderson said there weren't any conditions put in place, other than the access has to be put on the North side, so we don't need to modify any conditions.

Commissioner Gedge said has the dance studio agreed to the circulation plan?

Planner Sanderson said it is our understanding that the applicant has been working very closely with the dance studio.

Chair Hollist said can you tell me what the parking requirements are separately for each building?

Planner Sanderson said there are multiple ways of calculating parking. If we took the building by square footage only, because of the nature of the building it is very large and there is a swimming pool, but it is not used like a typical office building there would not be enough parking. We would calculate this a little differently for the use specifically, I don't know off the top of my head what the required amount is, but the way this parking was laid out and designed it meets the parking requirement for both businesses.

Chair Hollist said it said in the staff report somewhere that, if we saw there was a drop off issue with cars backing up that we could ask them to put spacing in between their classes, so how would we enforce this if there was an issue in the future.

Planner Sanderson said with any conditional use if there is a complaint of any kind we can bring it back to the City and it would be re-evaluated.

Assistant City Engineer Neilson said the way we have handled this in the past is if there is a stacking issue on the collector street and it becomes a hazard, that is when I would reach out to the business and talk to them about their operations plan and see if there are modifications we can make to their plan to reduce the stacking on to the street. In the past the business owners have been very responsive and I haven't had to revoke any conditional uses.

Commissioner Catmull said so if I am understanding the circulation plan correctly we have one inlet, and two outlets, is that correct?

Planner Sanderson said that is correct.

Commissioner Catmull said with the southbound being an outlet only, and the north drive being a directional, when you factor in the paradigm with six driveway approaches within about 800ft, or something like that, and that is that a collector street, correct? Are there any concerns with density and driveway approaches, also, would this be left and right coming out of the exit?

Assistant City Engineer Nielson said the reason they have the two egresses is they wanted to separate the drop off area, so the people that don't need to drop off have a separate place they can go out. Regarding your question about the separating of the accesses, your right, there are quite a few accesses along this segment of road, fortunately, there are not additional accesses on the opposite side of the road, which is a good thing. This is one of those areas that we will need to monitor, and if it becomes a hazard there are limitations that we can put on some of those accesses, but right now we have not noticed any of those issues, and we don't expect any issues with those accesses.

UNAPPROVED

Commissioner Catmull said this will be something to be mindful of in the future, because when I looked around the area this seems to denser than any other areas that I could find on one side. If in the future this is no longer a swim school and they both became office uses, would this stay the same with 60 plus cars?

Planner Sanderson said I think on this site plan regardless of the use it is ideal to have multiple ingress, and egresses, out of a site like this, because it would give more options. I know it is not ideal to have that drive isle next door to the residents, because that drive isle sits 10ft. away from that masonry wall on that property line. I don't know that it is the worst thing in the world, but it isn't ideal for them either. I am sure they would rather have some landscaping between the back of the building and their property line, but from an access point, I think it is ideal.

Chair Hollist said historically is this one of those mixed use zones that used to exits? Is that why we have residential and business mixed in this area.

Planner Sanderson said this is just an office zone area, and everything to the north and east is mixed use zone.

Scott Walker, (Applicant) – said one thing that might help for some clarity is that we don't have a traditional drop off and pick up, because about 85 percent of our lessons are one on one with the instructor. The parents are coming in and parking, and then coming in the building for 20 minutes to 30 minutes, and then they are leaving. We are kind of the opposite of what you might think for a swim school, because we don't have that large influx of people dropping off, and picking up at specific hours.

Chair Hollist said has the dance studio been cooperative with all of the conditions that staff has laid out.

Mr. Walker said they have been extremely helpful. They have some work to do on the north side of their building anyway, apparently the contractor didn't slope the ground sufficiently, so they are getting some flooding. The will be ripping that sidewalk up anyway, and regrade the area. We are trying to coordinate so that it can all get done at the same time. They are on board with the dumpster, as you can imagine with a school and teachers they are just slammed right now. They have had teachers out with COVID, so they haven't had time to go and sign the agreement and have the notary done at the same time. We are on the same page that this is a good plan, and they are all for it.

Chair Hollist opened the Public Hearing to comments.

Narayanan Gupta, South Jordan – said I understand that my neighborhood is getting a swimming pool for kids, and in a way that it is a good thing. These are my pros and cons:

Pros:

1. It is very close even for our kids to take swim classes by themselves, still they need adult supervision during their training class.

Cons:

1. Our backyard is pretty small, such a big construction will block our basic necessity of sunlight and air circulation.
2. It will more commercialize the location with busy traffic in/out even during the weekends, and also in the late evening, which are typically our home time.

UNAPPROVED

3. We are more concerned that the said construction could jeopardize our homes future values.

4. Our valley view is completely blocked once this construction is completed (awaiting more details of the construction height, and the closeness to our compound wall and etc.).

5. I would like you to consider our painful request and help us by moving the swim school to a better commercial location without and disturbance of the residents.

Mr. Karthi, South Jordan – said I would like to echo what Mr. Gupta said, as well as we have seen with the dance studio that there are a lot of people coming and going and the issue with the parking lot. My concern is with the parking during the day and will it work with both businesses. I am concerned that there will be a lot of overflow with the parking coming from the parking lot. We have also seen that in the proposed site the compound road is actually a road coming up the driveway, and that is really concerning because our backyard is very small and the wall is not soundproof. It is like a blocking wall, so it could be a hazard and that is very concerning.

Mr. Kati, South Jordan – said I would also like to echo what the last two speakers have previously said.

Ms. Tay, South Jordan – said I have a question about the dumpster and where is going to be located, because there are two businesses combining, so we want to make sure it is not behind our homes.

Chair Hollist closed the Public Hearing.

Chair Hollist said there was a question about the height and the offset of the building. Could you tell us what the height is and the requirement for the offset?

Planner Sanderson said the maximum height that would be allowed in this zone is 30ft, and the offset requires 30ft setback from the building to the property line, and 10ft of that needs to be a landscape buffer. I will also note that there is a 6ft masonry wall against the property that is existing now, and that is all that we can require. We have instructed to applicant to put some landscaping in there with trees, I don't know if the applicant would be willing to put in more of buffer, but they are meeting the minimum requirements, and actually a little more.

Chair Hollist said how far apart are these trees?

Planner Sanderson said they are about 20 to 30 feet apart, and 2 of the 3 are evergreens.

Chair Hollist said I know that we can't do anything about the view, but what about valuation? Do we have any data on how putting in commercial next to a residential will affect the properties, or do we have any control over that?

Planner Sanderson said we don't have any valuations, or studies for that matter.

Planner Schindler said we wouldn't consider that anyway, because at some point there can't always be a residential buffer against a residential unit. This property was zoned commercial before the development occurred on the north side and around it. When the neighboring property owners bought the property it should have been known to them that this was going to be commercial property.

Chair Hollist said how will on street parking be addressed if it becomes an issue?

UNAPPROVED

Assistant City Engineer Nielson said if it is being generated by the business we would treat it like we do with their operating plan. We would have a discussion with the business to see what they can do to make sure they are containing their own parking. They can contact the City and we would work with them like we have other businesses in the past to mitigate the parking issue.

Chair Hollist said there was a noise concern, and there was a letter in our packet and what they expected their operating hours to be, so what are the limits they cannot operate outside of?

Planner Sanderson said 7:00 am to 10:00 pm are the business hours, so they cannot be conducting business before or after those hours. We do have a nuisance ordinance if that becomes an issue, but as far as a sound issue there is a wall there, and additional landscaping to buffer that.

Chair Hollist said there was a concern about the businesses staggering and having possible parking issues.

Planner Sanderson said again, it would go back to them following the operation and circulation plan, and there would be some digression for the City Engineer to modify one, or both of them.

Chair Hollist said there was a concern about the dumpster location, and the applicant said it would be shared by the swim school and the dance studio, but what are the restrictions on how far away it would be from the property.

Planner Sanderson said I have to be clear that you have to separate the dumpster enclosure from the conditional use. The dumpster is for the swim school itself, and the code doesn't restrict where the dumpster can be located, other than it can't go in the front of the building or in the right-of-way.

Mr. Walker said an agreement has been drafted up with the dance studio, it just hasn't been signed with a notary yet, so there shouldn't be an issue with using it.

Commissioner Catmull said one of the designs that was considered was crossing the street on drop-off, is that with young children?

Mr. Walker said we don't do any drop-off. The only drop-off will be with the dance school to the south of that road. We require the parents to come in with their children, and to stay with them while they are doing their lessons, and then take their kids and leave when they are done.

Commissioner Catmull said I thought that was why it was a major factor for adding the second driveway.

Chair Hollist said that is for the dance studio, and that allows them to pull right up to the curb so the kids can get right out and not need to cross anything.

Commissioner Hollist said can we incorporate something for signage on the circulation plan where it is marked as a one-way, or do not enter here?

City Planner Schindler said because of a safety concern you could do that, and that would be a way to mitigate a detrimental effect.

Planner Sanderson said there are exit signs on both sides of the exit only drive lines, and they do have arrows on the pavement indicating it is a one-way.

UNAPPROVED

Commissioner Catmull said my concern is he density in the driveways in that area, so is there a traffic study showing that we have done something like this before, and we have reason, and confidence to know that it will operate in a predictable and safe way.

Assistant City Engineer Nielson said right now this is level of service C, and so there is a significant amount of volume on 3600 W, so it would be comparable to Shields Lane by 1300 W. The speed limit is 35mph, and when we reviewed the accesses we weren't overly concerned about those accesses. The schools will be accessing at off peak hours, and the swim and dance center could be releasing during the peak hours, but any stacking, or any delay that is created due to them accessing 3600 W, it is going to stack on private property, so I am not concerned about that. Once they get on 3600 W the intersections will coordinate if the timing needs to be adjusted. Regarding the safety of the accesses, it is close between the access on the two approaches, but we are a bit locked in on the one access on the north side, because it is already built, so we are trying to do the best we can with what we have, but it is something we can continue to monitor in the future.

Commissioner Gedge motioned to approve File No. PLSPR202000195 for the Swim Kids site plan and conditional use permit, with the following conditions and requirements that will be completed prior to any site work or building construction.

Conditions:

- **The business shall closely follow the proposed Operation and Circulation plans, unless modified in writing by the City Engineer.**
- **The business owners shall enforce the no parking areas and drop-off and pick-up zones as designated on the Circulation plan.**

Requirements:

- **Provide a shared dumpster agreement with the land owner to the south, or a separate dumpster and enclosures shall be located on-site within an enclosure approved by City Staff.**
- **Provide a shared parking and access agreement with the property owner to the south to allow alteration of the shared access between the properties and share all parking and access.**
- **Provide a 15-foot waterline easement.**

Commissioner Hollist seconded the motion. Roll Call Vote was 4-1 Commissioner Catmull Voted No.

C. BIRD SUBDIVISION, PRELIMINARY SUBDIVISON

Location: 10934 South 3420 West
File No: PLPP202000312
Applicant: David Jenkins

Planner Mann reviewed background information from the staff report.

Chair Hollist said this will be a flag lot, correct?

Planner Mann said the largest lot will be a flag lot.

Chair Hollist said is there anything that prevents them in the future on this private lane and sub-dividing later and creating more lots back there without having a full service road.

UNAPPROVED

Planner Mann said they would only be able to develop one more lot off of the flag lot.

Chair Hollist said will it be built the way it is shown so emergency vehicles can come down and come back up?

Planner Mann said it is showing a hammer head turnaround that will provide some clear access and meet all of the City Codes.

Commissioner Gedge said the proposed lot (1) is on a very small piece of the south-east corner, I believe that is an agricultural property, will they have to put in a 6ft masonry fence?

Planner Mann said technically, we should require it to meet the letter of the law.

David Jenkins, (Applicant) – said we have been working with staff to try and accommodate all of these uses and terms, and I think we have worked out everything. I appreciate you pointing out the fencing on the south-east corner, and obviously, we will address that and we will make sure a 6ft fence gets put there.

Chair Hollist opened the Public Hearing to comments.

Alan Hawkins, South Jordan – said as I am looking at this I am wondering why we are making a through street here. I don't think that it is necessary through there because emergency vehicles can access my particular neighborhood through Lucas Lane. The main concern I have is on the corner where I live and there is a 3-way stop, and there are very few people who stop there. The traffic has been enhanced there, and we are seeing people going through our neighborhood, because Summer Day Drive is a through street, and it is the only through street for two of the neighborhoods. Traffic is significant, and people don't stop at the stop signs. It is very frustrating living on the corner and watching this every day. If you do this it is going to enhance the traffic around my corner again. There was some relief given to us over the last year since the access was put into River Heights Drive along the park west of Lucas Lane, so my main concern is increased traffic.

Glen Bolter, South Jordan – said I am pleased with the efforts that the developer and the land owners have gone through to accommodate the wishes of the existing citizens in the neighborhood. I don't see what the purpose is to put in a through street. I have lived here for 15 years and it has been nice to have a cul-de-sac at the end, so that is my concern. I don't think that staff brought up that there is a petition that was signed and presented to staff by the neighborhood, and they are requesting to not have this be a through street. Those that would be impacted by this development do not want it to be a through street, because of safety concerns for children, and greater increase of traffic. I have been told this is part of the Mater Plan, but I think Master Plans can change, so we would like you to consider that.

Commissioner Hollist closed the Public Hearing.

Chair Hollist said it sounds like the main issue is the through street and traffic, and if it is possible to change the Master Plan, so staff could you please address these issues.

Assistant City Engineer Nielson said I know that in the original design it was designed to have these streets connected, and in the General Plan our goal is to spread traffic, not to concentrate traffic. The way you would spread traffic is to have that connectivity between neighborhoods. This connection would provide some relief to Lucas Lane. As far as additional traffic, the only additional traffic would be from the additional lots in the neighborhood, and it would change some patterns, but it would be spreading the load, rather than concentrating it. That was the thought process and the goals we had in the Mater Plan.

UNAPPROVED

D. Jenkins, South Jordan – said I can give you some history regarding this. When we were first approached on how to develop this property, the landowners did not want to have a through street, so we designed a layout with a cul-de-sac coming off of Via Incoda with the (5) lots, but it did not connect to the north. We also created a petition that was sent around the neighborhood and they did receive several signatures, because people do not want the street to go through, so we submitted that to the City. We also had a rezone meeting with Steven Schaefermeyer, Brad Klavano, the client, and the landowners, and it came out of that meeting that there was no way that we were going to be able to have a cul-de-sac, and that it had to be a through street in order to submit an application for a subdivision. That was the process that we have gone through for this application.

Chair Hollist said could you tell us what the street reading is for Lucas Lane?

Assistant City Engineer Nielson said it is a local street, so it would not have a reading, but it is a very low volume street.

Commissioner Gedge said one of the concerns is that people are just blowing through the 3-way stop in the area, so what kind of traffic mitigation could be possibly implemented to increase enforcement.

Assistant City Engineer Nielson said that is always a challenge, because it comes down to responsible drivers and them complying with the street signs. If it becomes a safety hazard the police department can come out and do periodic enforcement, or in some cases we have used the flashing stop signs.

Commissioner Gedge motioned to approve File No. PLPP202000312 to create a 5-lot subdivision, located at 10934 South 3420 West, as presented to the Planning Commission. Commission Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

III. LEGISLATIVE PUBLIC HEARINGS – *None*

ADJOURNMENT

Commissioner Hollist motioned to adjourn the November 10, 2020 Planning Commission meeting. Commissioner Darby seconded the motion. Vote was unanimous in favor.

The October 27, 2020 Planning Commission Meeting adjourned at 8:55 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

UNAPPROVED

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 12-08-2020

Issue: DAYBREAK VILLAGE 10 NORTH PLAT 3 PRELIMINARY SUBDIVISION
Address: 5570 West 10880 South
Project No: PLPP202000307
Applicant: Daybreak Communities

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

Staff Recommendation (Motion Ready): Approve Project No. PLPP202000307 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	14.385 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)/Trax Station South- Large Scale Master Planned Community, (PC)/Vacant East - Large Scale Master Planned Community, (P-C)/American Academy of Innovation School West - Large Scale Master Planned Community, (P-C)/Vacant

Daybreak Communities has filed an application for preliminary plat review and approval of the Village 10 North Plat 3 subdivision. The proposed subdivision will divide the property into 3 multi-family residential lots and associated public right-of-way.

Currently, there is a site plan that was submitted for Crescent Communities in review by staff for the construction of 400 apartment units within 4 buildings and clubhouse building with

outdoor swimming pool. These are proposed to be constructed on lots M-101 and M-102 this proposed Village 10 North Plat 3 subdivision.

The PC zone provides for the approval of design guidelines developed for a specific subdivision or site plan. The design guidelines, specific to this subdivision will be the same as those originally approved with the Daybreak Master Subdivision.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

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

Conclusions:

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

Recommendation:

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

FISCAL IMPACT:

- Minimal.

ALTERNATIVES:

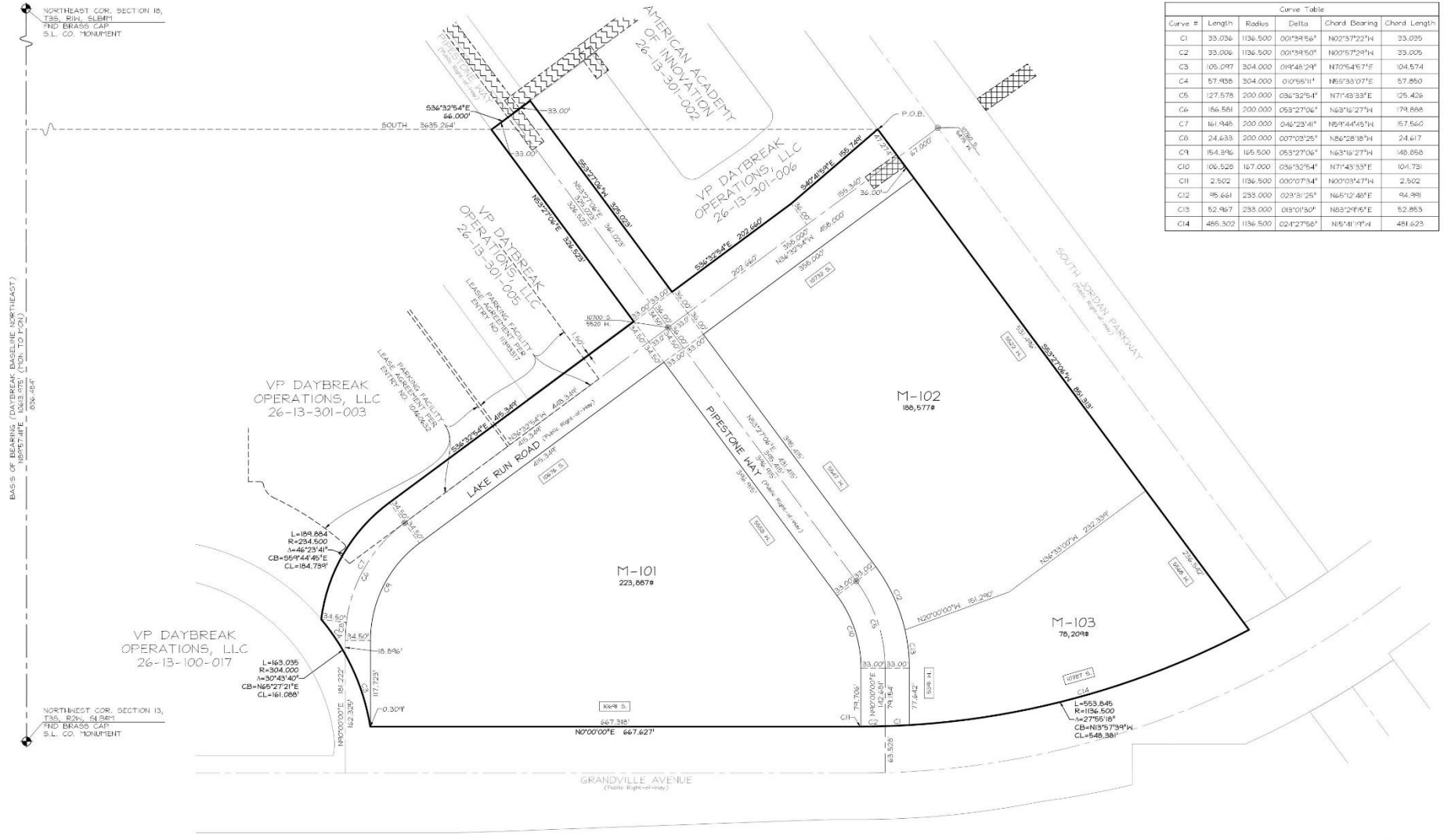
- Approve the preliminary subdivision.
- Deny the preliminary subdivision.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Proposed Subdivision Plat



Location Map



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	33.036	1136.500	001°39'56"	N02°37'22"W	33.035
C2	33.006	1136.500	001°39'50"	N00°57'29"W	33.005
C3	105.097	304.000	019°48'29"	N70°54'57"E	104.574
C4	57.938	304.000	010°55'11"	N55°33'07"E	57.850
C5	127.578	200.000	036°32'54"	N71°48'33"E	125.426
C6	186.581	200.000	053°27'06"	N63°16'27"W	179.888
C7	161.948	200.000	046°23'41"	N59°44'45"W	157.560
C8	24.633	200.000	007°03'25"	N86°28'18"W	24.617
C9	154.396	165.500	053°27'06"	N63°16'27"W	148.858
C10	106.528	167.000	036°32'54"	N71°48'33"E	104.731
C11	2.502	1136.500	000°07'34"	N00°03'47"W	2.502
C12	95.661	233.000	023°31'25"	N65°12'48"E	94.991
C13	52.967	233.000	013°01'50"	N83°29'15"E	52.863
C14	485.302	1136.500	024°27'58"	N15°41'10"W	481.623

PROPERTY CORNERS

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

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LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- 5PI BA — ADDRESS WITH ABBREVIATION OF STREET OR LANE
- EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10683 PAGE 4099
- EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10400 PAGE 7919

GRAPHIC SCALE

-60 0 30 60 120

(IN FEET)
1 Inch = 60 ft.

DAYBREAK VILLAGE 10 NORTH PLAT 3
AMENDING LOT T3 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the Southwest Quarter of Section 13, 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

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT Meeting Date: 12-08-2020

Issue: DAYBREAK VILLAGE 11A PLAT 7
PRELIMINARY SUBDIVISION
Location: Generally 11750 South between 6615 W. and 6865 W.
Project No: PLPP202000324
Applicant: Daybreak Communities

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

Staff Recommendation (Motion Ready): Approve Project No. PLPP202000324 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	15.345 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)/Future Village 11A Plats 1, 3, 5 & 6 South- Large Scale Master Planned Community, (PC)/City Border with Herriman City East - Large Scale Master Planned Community, (P-C)/Vacant, City Water Tank 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 7 subdivision. The proposed subdivision will divide the property into 161 residential lots (97 single family, 64 multi-family), 6 park lots (P-lots) and associated public right-of-way.

The residential density of this proposal is 10.4 units per acre (gross density) and 15.3 units per acre (net density), which is consistent with the P-C zone and adopted Community

Structure Plan for Daybreak. The proposed lot sizes range from 1,300 sq. ft. to 5,240 sq. ft. with an average lot size of 2,834 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 subdivision will be the same as those approved for previous Village 11A subdivisions.

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:

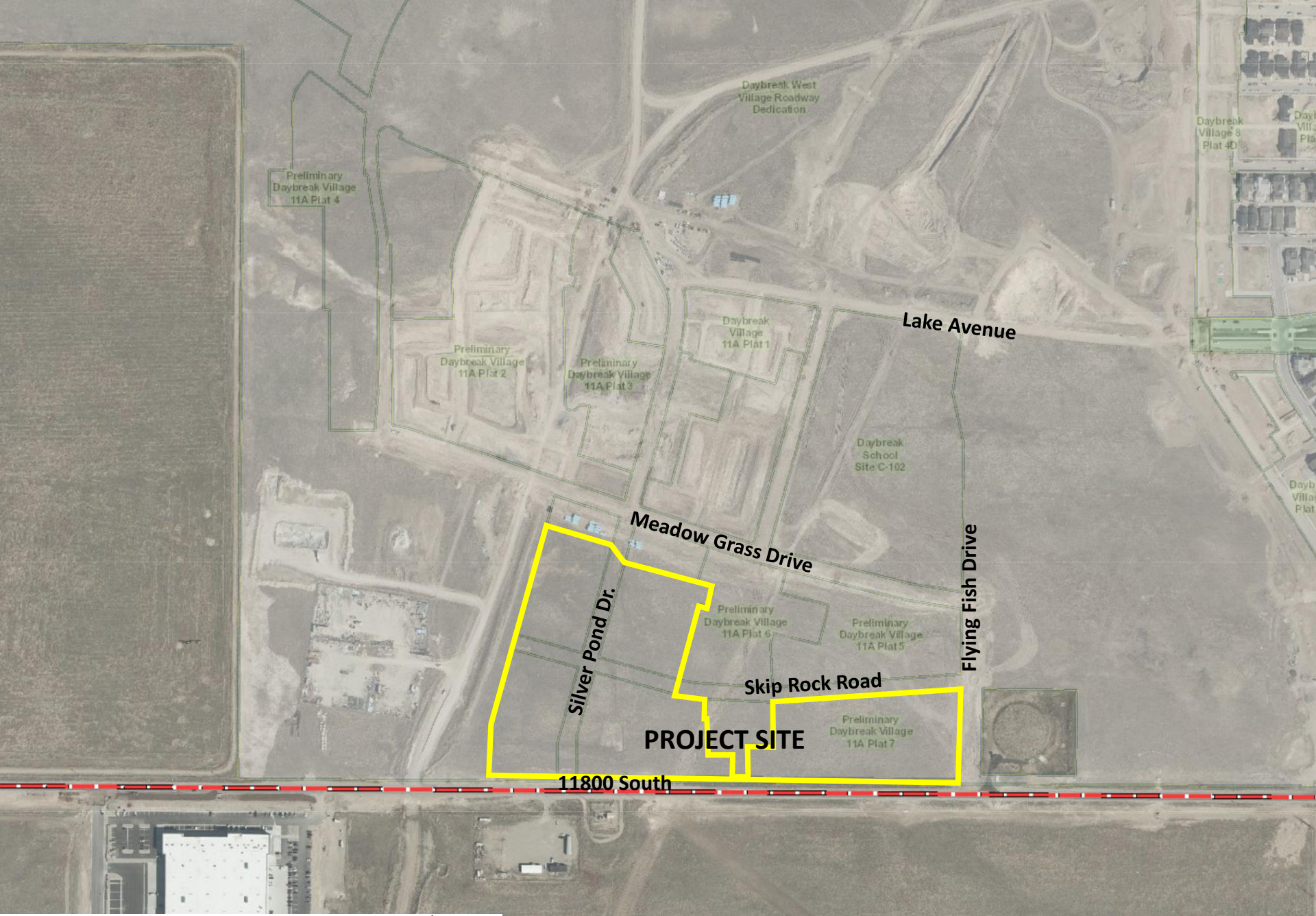
- Minimal.

ALTERNATIVES:

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

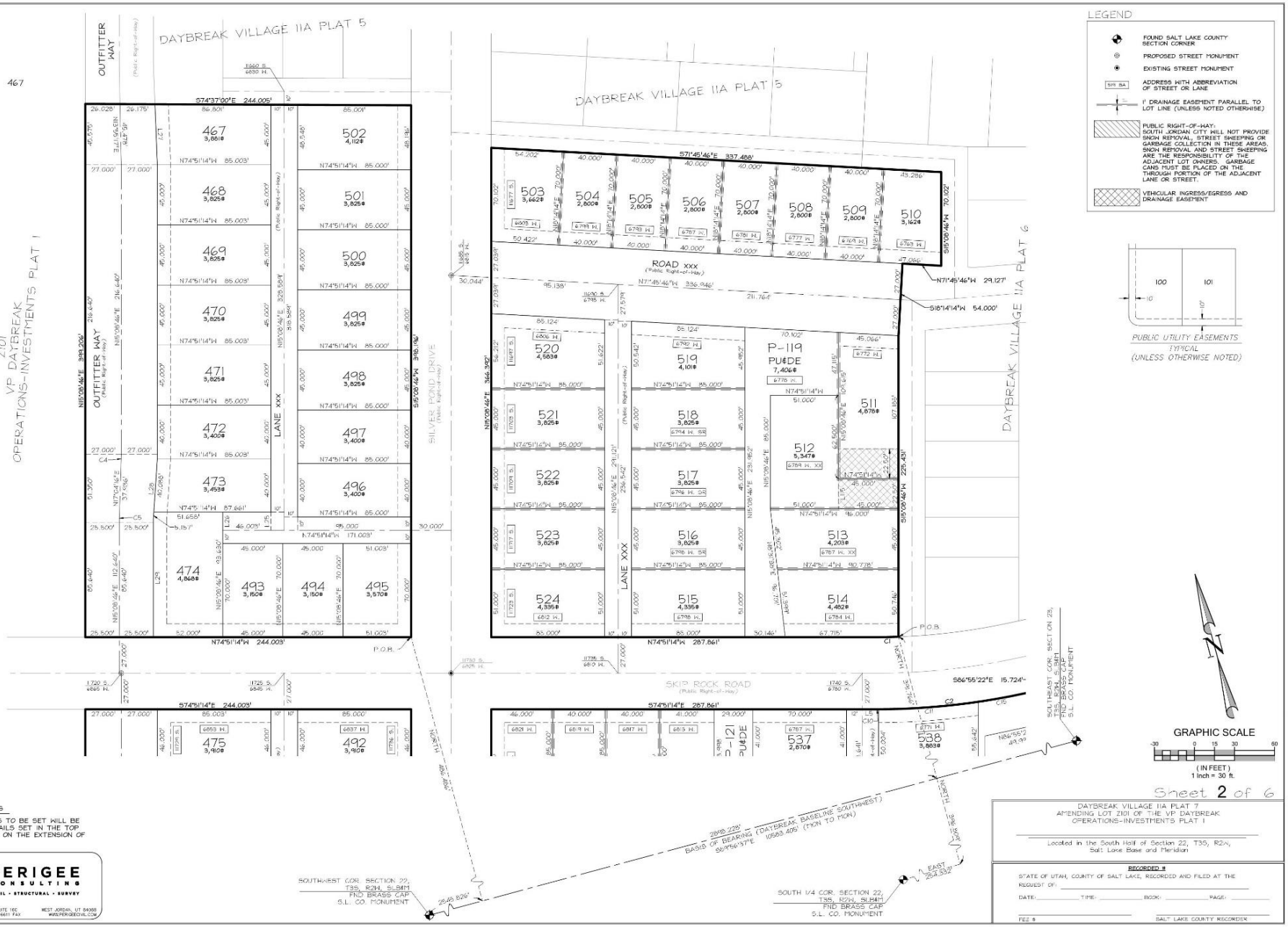
SUPPORT MATERIALS:

- Aerial Map
- Proposed Subdivision Plat
- Design Guidelines and Development Standards



Location Map

N W E S



Sheet 2 of 6

PROPERTY CORNERS

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

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DAYBREAK VILLAGE IIA PLAT 7
AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the South Half of Section 22, T3S, R2W, Salt Lake Base and Meridian

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PUBLIC UTILITY EASEMENTS TYPICAL (UNLESS OTHERWISE NOTED)

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- 514 3A ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PUBLIC RIGHT-OF-WAY: SOUTH JORDAN CITY WILL NOT PROVIDE SNOW REMOVAL, STREET SWEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SWEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.
- VEHICULAR INGRESS/EGRESS AND DRAINAGE EASEMENT

GRAPHIC SCALE

-30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

DAYBREAK VILLAGE IIA PLAT 7
AMENDING LOT 2101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

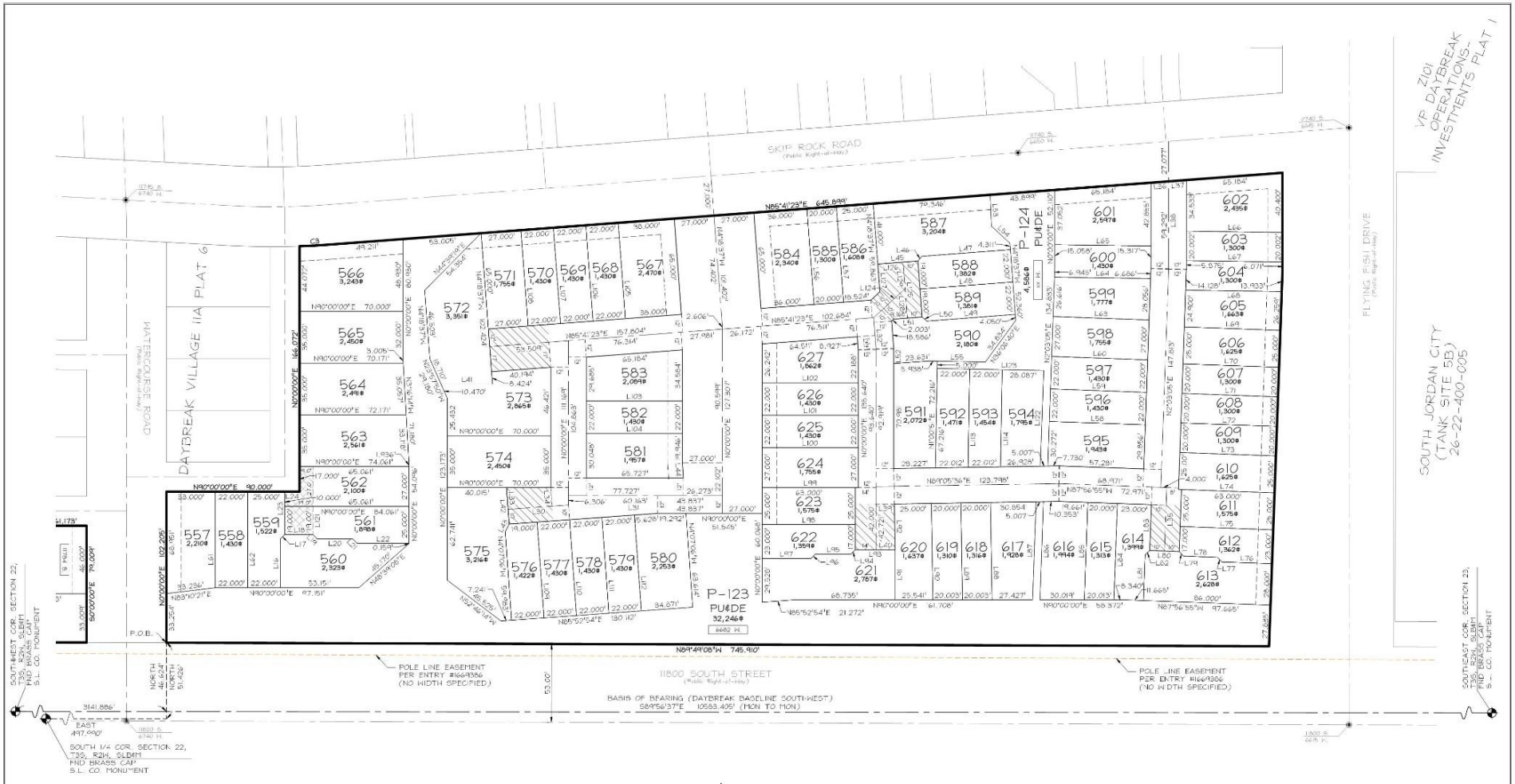
Located in the South Half of Section 22, T3S, R2W, Salt Lake Base and Meridian

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LOT TABLE					
LOT	ADDRESS	LOT	ADDRESS	LOT	ADDRESS
529	6736 W. 11800 NEST	566	1746 S. ROAD xxx	570	11774 S. FLYING FISH DRIVE
	11781 S. WATERCOURSE ROAD		1752 S. ROAD xxx	571	11772 S. FLYING FISH DRIVE
530	6732 W. 11800 NEST	567	6689 W. SKIP ROCK ROAD	580	11768 S. FLYING FISH DRIVE
531	6728 W. 11800 NEST		6671 W. SKIP ROCK ROAD	581	11766 S. FLYING FISH DRIVE
532	6722 W. 11800 NEST		1749 S. ROAD xxx	582	11762 S. FLYING FISH DRIVE
533	6707 W. SKIP ROCK ROAD	568	1753 S. ROAD xxx	583	11760 S. FLYING FISH DRIVE
534	6709 W. SKIP ROCK ROAD	569	1757 S. ROAD xxx	584	11754 S. FLYING FISH DRIVE
535	6711 W. SKIP ROCK ROAD	570	1761 S. ROAD xxx	585	11752 S. FLYING FISH DRIVE
536	6715 W. SKIP ROCK ROAD	571	1765 S. ROAD xxx	586	11746 S. FLYING FISH DRIVE
537	6717 W. SKIP ROCK ROAD	572	1767 S. ROAD xxx		6621 W. SKIP ROCK ROAD
538	6719 W. SKIP ROCK ROAD	573	1771 S. ROAD xxx	587	6623 W. SKIP ROCK ROAD
539	6703 W. SKIP ROCK ROAD	574	1773 S. ROAD xxx	588	6627 W. SKIP ROCK ROAD
540	6714 W. 11800 NEST	575	1779 S. ROAD xxx	589	6629 W. SKIP ROCK ROAD
541	6712 W. 11800 NEST	576	11781 S. ROAD xxx	590	6633 W. SKIP ROCK ROAD
542	6708 W. 11800 NEST	577	1783 S. ROAD xxx	591	6635 W. SKIP ROCK ROAD
543	6706 W. 11800 NEST		6665 W. 11800 NEST	592	6637 W. SKIP ROCK ROAD
544	6704 W. 11800 NEST	578	6662 W. 11800 NEST	593	6639 W. SKIP ROCK ROAD
545	6702 W. 11800 NEST	579	6656 W. 11800 NEST	594	6641 W. SKIP ROCK ROAD
546	6680 W. 11800 NEST	580	6654 W. 11800 NEST	595	6647 W. SKIP ROCK ROAD
547	6694 W. 11800 NEST	581	6652 W. 11800 NEST	596	6649 W. SKIP ROCK ROAD
548	6692 W. 11800 NEST	582	6644 W. 11800 NEST	597	6651 W. SKIP ROCK ROAD
549	6686 W. 11800 NEST	583	6642 W. 11800 NEST	598	6653 W. SKIP ROCK ROAD
550	11772 S. ROAD xxx	584	6638 W. 11800 NEST	599	6657 W. SKIP ROCK ROAD
551	11768 S. ROAD xxx		6626 W. 11800 NEST	600	6659 W. SKIP ROCK ROAD
552	11766 S. ROAD xxx	585	1784 S. FLYING FISH DRIVE	601	6661 W. SKIP ROCK ROAD
553	11762 S. ROAD xxx	586	1782 S. FLYING FISH DRIVE		
554	11758 S. ROAD xxx	587	11778 S. FLYING FISH DRIVE		

GRAPHIC SCALE
-30 0 15 30 60
(IN FEET)
1 Inch = 30 ft.

100 101
10'
0'
PUBLIC UTILITY EASEMENTS TYPICAL (UNLESS OTHERWISE NOTED)

LEGEND
- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- 5178 BA — ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PUBLIC RIGHT-OF-WAY: SOUTH JORDAN CITY WILL NOT PROVIDE SNOW REMOVAL, STREET SWEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SWEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.
- VEHICULAR INGRESS/EGRESS AND DRAINAGE EASEMENT

PROPERTY CORNERS

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DAYBREAK VILLAGE IIA PLAT 7
AMENDING LOT ZIOI OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the South Half of Section 22, T3S, R2W, Salt Lake Base and Meridian

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Design Guidelines/Development Standards - DAYBREAK VILLAGE 11A PLAT 7

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: 12/8/2020

Issue: **9800 SOUTH CHURCH SUBDIVISION, FIRST AMENDMENT - SUBDIVISION AMENDMENT**

Address: 1409 West Shields Lane (9800 South)
File No: PLPLA202000332
Applicant: Aaron Bleak, Evans and Associates Architects

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

Staff Recommendation (Motion Ready):

Approve the 9800 South Church Subdivision, First Amendment, file number PLPLA202000332 as proposed.

STANDARD FOR SUBDIVISION REVIEW:

The Planning Commission shall receive public comment at the public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions, or if the project does not meet city ordinances, sanitary sewer, or culinary water requirements, deny the preliminary subdivision plat application. (City Code Chapter 16.10.060).

Background:

The 9800 South Church subdivision is a two lot subdivision created in 2004. In 2014 Lot 2 received site plan, which allowed for an LDS meetinghouse to be constructed on the west portion of the lot. At the time there were no plans to further develop or use the east portion of Lot 2, which remains vacant at the present time.

Proposal:

The applicant is proposing to amend the subdivision by subdividing Lot 2 into a west lot (2A) and an east lot (2B). All easements will remain as per the original approval. There are no proposed improvements, easements, or dedication of property being proposed as part of this subdivision amendment.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

1. The subject property is located in the R-2.5 Zone.
2. Subdividing Lot 2 into two parcels does not create any non-forming circumstances with respect to the City zoning and development codes (i.e. minimum lot size, frontage, access, easements, etc.).
3. Presently, there are no known plans to improve the undeveloped lot (2B).

Conclusions:

Based upon the above findings Staff concludes that the proposed subdivision plat meets the "standards for review" as both parcels have access to sanitary sewer and culinary water services. Furthermore, each lot meets the minimum lot size, frontage, fencing, utility, etc. for the subdivision amendment approval.

Recommendation:

Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the 9800 South Church Subdivision, First Amendment, Application File Number PLPLA202000332, unless during the hearing facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

- Deny the proposed subdivision
- Make additional requirements for approval
- Schedule the decision for a later date

SUPPORT MATERIALS:

- Aerial Map
- 9800 South Church Plat (recorded)
- 9800 South Church Subdivision, First Amendment (proposed)

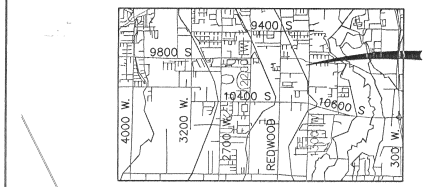
Brad Klavano, City Engineer


Shields Lane (9800 South)
Temple Drive (1300 West)
Subject Property
N

DRAWING NUMBER 1 of 1

DRAWING NUMBER 9800 South Church

DRAWING NUMBER Plat



VICINITY MAP

27-10-276-005
A.H. NAYLOR
9730 S. 1300 W.

27-10-276-023
ROY NAYLOR
9792 S. 1300 W.

27-10-276-007
WANDA NAYLOR
9792 S. 1300 W.

EAST QUARTER CORNER SECTION 10
T. 3 S., R. 1 W., S.L.B.& M.

9800 SOUTH

MERIT MEDICAL

27-10-427-024
CHARLES BECROFT
9816 S. 1300 W.

27-10-427-003
NORMAN SORENSEN
9856 S. 1300 W.

SOUTH JORDAN CANAL

1 27,574 sq. ft. 0.63 acres

2 292,977 sq. ft. 6.73 acres

10' P.U.E. & PERPETUAL SLOPE EASEMENT

7' P.U.E.

P.O.B.

S 89°51'38" E 1007.85'

S 89°49'33" E 591.25'

N 89°52'30" W 574.20'

N 89°52'30" W 217.80'

S 89°52'24" E 174.29'

S 00°05'05" E 328.61'

S 00°05'05" E 140.37'

S 00°05'05" E 125.00'

S 00°05'05" E 100.00'

N 37°57'46" W 121.12'

N 29°56'10" W 193.46'

N 25°05'07" W 142.35'

N 12°00'33" W 153.45'

N 21°46'17" W 187.69'

N 27°18'09" E 71.82'

BASIS OF BEARING S 00°05'05" E 1300 WEST

LINE TABLE

LINE	LENGTH	BEARING
L1	5.97	N 89°52'30" W
L2	42.56	S 70°48'42" E
L3	73.18	S 89°27'42" E
L4	13.39	S 44°44'54" E
L5	71.83	N 89°27'42" W
L6	35.54	S 45°15'06" W
L7	9.61	S 89°57'55" W
L8	20.75	S 00°05'03" E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	264.55	243.11	234.64	N 63°30'01" W	52°39'09"
C2	335.57	196.81	194.00	S 53°58'35" E	33°36'14"
C3	209.70	68.38	68.08	S 80°07'13" E	18°41'01"
C4	335.57	79.10	78.92	N 46°36'36" W	13°30'19"
C5	714.48	26.82	26.82	N 40°56'56" W	2°09'04"
C6	274.71	237.76	230.40	S 64°40'03" E	49°35'18"

LEGEND

- FOUND SECTION CORNER
- CALCULATED POINT, NOT SET
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- STREET DEDICATION AREA
- BOUNDARY CORNER

SOUTHEAST CORNER SECTION 10
T. 3 S., R. 1 W., S.L.B.& M.

GRAPHIC SCALE
0' 60' 180'
30' 120'

ACKNOWLEDGMENT
STATE OF UTAH S.S.
COUNTY OF Salt Lake
ON THE 1st DAY OF June 2004 PERSONALLY APPEARED BEFORE ME Deborah Kent Mooney
WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT — IS/ARE THE Owner(s) OF South Jordan City AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID South Jordan City BY AUTHORITY OF Govt. Statute City AND THE SAID Deborah Kent Mooney ACKNOWLEDGED TO ME THAT SAID South Jordan City EXECUTED THE SAME.
MY COMMISSION EXPIRES 3-23-05
NOTARY PUBLIC Judith M Hansen
RESIDING IN Salt Lake County
JUDITH M HANSEN NOTARY PUBLIC • STATE of UTAH 1600 WEST TOWNE CENTER DRIVE SOUTH JORDAN UT 84095 MY COMMISSION EXPIRES 03-03-2006

RECORDED
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
DATE
TIME
FEE
BOOK
PAGE
DEPUTY, SALT LAKE COUNTY RECORDER

CIVIL SCIENCE
ENGINEERS — SURVEYORS — PLANNERS — SCIENTISTS
768 East Utah Valley Drive
American Fork, UT 84003
PHONE-(801)756-8888 FAX-(801)756-8881

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED AS TO FORM THIS 18TH DAY OF NOVEMBER A.D., 2003
SALT LAKE COUNTY HEALTH DEPARTMENT

CITY ATTORNEY
APPROVED AS TO FORM THIS 21st DAY OF December A.D., 2003
SOUTH JORDAN CITY ATTORNEY

PLANNING COMMISSION
APPROVED AS TO FORM THIS 24th DAY OF March A.D., 2004
DIRECTOR, S.J. CITY PLANNING COMMISSION

ENGINEERING APPROVAL
APPROVED AS TO FORM THIS 19th DAY OF November A.D., 2003
CITY ENGINEER

APPROVAL
APPROVED AS TO FORM THIS 1 DAY OF June A.D., 2004
MAYOR
CITY RECORDER

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND DESCRIBED HEREON, HAVE CAUSED A SURVEY TO BE MADE, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS STREETS, EASEMENTS AND DO HEREBY DEDICATE, GRANT AND WARRANT THE STREETS AND OTHER PUBLIC AREAS AS SHOWN HEREON TO THE PUBLIC.

DATED THIS 1 DAY OF June

Deborah Kent Mooney

Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah Corporation sole

By: Gary E. Stevenson

AUTHORIZED AGENT

SURVEYOR'S CERTIFICATE

I, TED E. MASON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 323717 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS "9800 SOUTH CHURCH SUBDIVISION".

Ted E. Mason — 11/19/03
TED E. MASON — DATE

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT WHICH IS 185.00 FEET SOUTH 00°05'05" EAST ALONG THE SECTION LINE AND 33.00 FEET WEST FROM THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°05'05" EAST 140.37 FEET; THENCE NORTH 89°52'30" WEST 217.80 FEET; THENCE SOUTH 00°05'05" EAST 100.00 FEET; THENCE NORTH 89°52'30" WEST 574.20 FEET; THENCE SOUTH 00°05'05" EAST 328.61 FEET; THENCE NORTH 89°52'30" WEST 5.97 FEET TO A POINT ON THE SOUTH JORDAN CANAL; THENCE ALONG SAID CANAL THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) NORTH 21°46'17" WEST 187.69 FEET; (2) NORTH 32°40'33" WEST 153.45 FEET; (3) NORTH 25°30'50" WEST 142.35 FEET; (4) NORTH 29°56'10" WEST 193.46 FEET; (5) NORTH 37°57'46" WEST 121.12 FEET; THENCE SOUTH 89°51'38" EAST 1007.85 FEET; THENCE SOUTH 00°05'05" WEST 125.00 FEET; THENCE SOUTH 89°52'28" EAST 174.29 FEET TO THE POINT OF BEGINNING.

CONTAINS 370,544.5 SQ. FT. OR 8.506 ACRES MORE OR LESS

BASIS OF BEARING: THE SECTION LINE BEARING BEING SOUTH 00°05'05" EAST FROM THE EAST QUARTER CORNER OF SECTION 10 TO THE SOUTHEAST CORNER OF SECTION 10

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND DESCRIBED HEREON, HAVE CAUSED A SURVEY TO BE MADE, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, EASEMENTS AND DO HEREBY DEDICATE, CONVEY AND WARRANT THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO THE PUBLIC.

DATED THIS 30TH DAY OF January A.D., 2004

Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah Corporation sole

By: Gary E. Stevenson

AUTHORIZED AGENT

CORP. OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE — SEAL

CAB # 561-1002

ACKNOWLEDGMENT

ON THIS 30TH DAY OF January A.D., 2004 PERSONALLY APPEARED BEFORE ME, Gary E. Stevenson PERSONALLY KNOWN TO ME TO BE THE AUTHORIZED AGENT OF CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, A UTAH CORPORATION SOLE, WHO ACKNOWLEDGED BEFORE ME THAT HE SIGNED THE FOREGOING INSTRUMENT AS AUTHORIZED AGENT FOR THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, A UTAH CORPORATION SOLE, AND THAT THE SEAL IMPRESSED ON THE WITHIN INSTRUMENT IS THE SEAL OF SAID CORPORATION; AND THAT SAID INSTRUMENT IS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF SAID CORPORATION AND THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 11-10-05
RESIDING IN SALT LAKE COUNTY

NOTARY PUBLIC FOR THE STATE OF UTAH

NOTARY PUBLIC FLORA D. WRIGHT 50 E. TEMPLE ST. 10TH FLR SALT LAKE CITY UT 84150 MY COMMISSION EXPIRES NOVEMBER 10, 2005 STATE OF UTAH

MAY 8, 2003

9800 SOUTH CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

SCALE: 1" = 60'

SHEET 1 OF 1

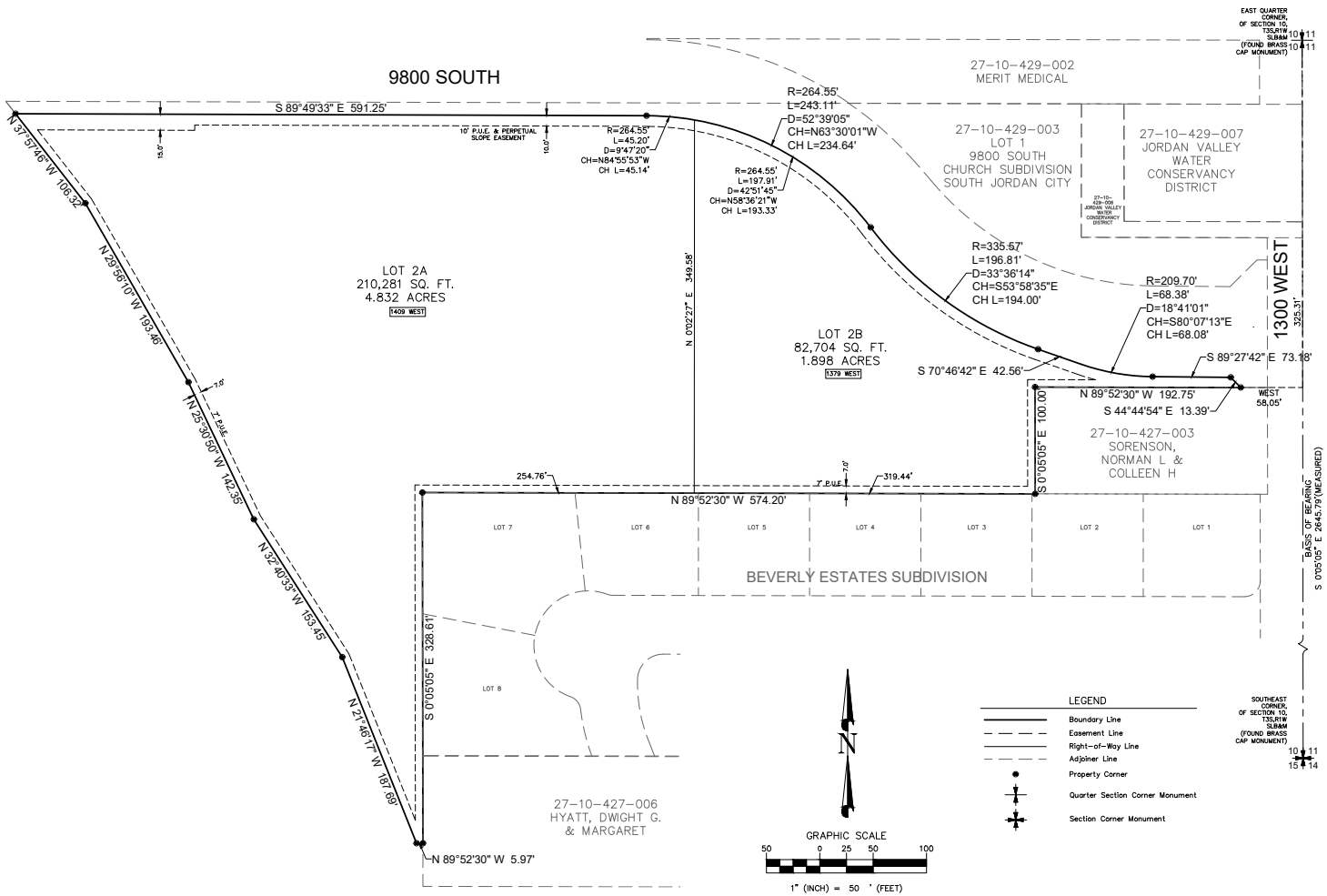
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER	RECORDER SEAL
STATE OF UTAH TED E. MASON No. 323717 11/19/03 REGISTERED LAND SURVEYOR			

27-10-42 27-10-427-034,035,036 #32

P:\2002\2017 South Jordan\18-9800\300w-200w\CAD\Church Plat\CHURCH PLAT.dwg 5/8/2003 2:50:12 PM MST

9800 SOUTH CHURCH SUBDIVISION, FIRST AMENDMENT, AMENDING LOT 2

LOCATED IN THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE

In accordance with Section 10-9A-603 of the Utah Code, I, Nathan B. Weber, do hereby certify that I am a Professional Land Surveyor holding license number 5152762 in accordance with Title 58, Chapter 22 of the Professional Engineers and Professional Land Surveyors Licensing Act.

I further certify that on behalf of Diamond Land Surveying, LLC, I have completed a survey of the property described on the plat in accordance with Section 17-23-17 of Utah Code, and have verified all measurements, and have placed monuments as represented on the plat.

BOUNDARY DESCRIPTION

Lot 2, 9800 South Church Subdivision as recorded in the Office of the Salt Lake County Recorder as Entry#9079734 in Book 2004P at Page 143.

LICENSED PROFESSIONAL LAND SURVEYOR
11/3/20
No. 5152762
NATHAN B. WEBER
STATE OF UTAH

OWNER'S DEDICATION

Know all men by these presents that the Corporation of The Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole, the undersigned owner of the above described tract of land, having caused same to be subdivided into a lot and streets to be known as 9800 SOUTH CHURCH SUBDIVISION,FIRST AMENDMENT, AMENDING LOT 2 do hereby dedicate to the public the streets indicated hereon for the perpetual use of the public. The easements, as shown, are dedicated to the public use forever for the purposes as indicated on this plat.

In witness thereof we have hereunto set our hands this _____, day of _____, A.D. 2020.

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

By: _____
Authorized Agent

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

On this _____ day of _____, 2020, personally appeared before me _____, personally known to me to be the authorized agent of CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah Corporation sole, who acknowledged before me that he signed the foregoing instrument as authorized agent for the CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah Corporation sole, and that the seal impressed on the within instrument is the seal of said corporation; and that said instrument is the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument to execute said instrument on behalf of said corporation and that said corporation executed the same.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC _____.

RESIDING IN _____ COUNTY

DOMINION ENERGY	BOARD OF HEALTH	CENTURYLINK	ROCKY MOUNTAIN POWER	COMCAST
APPROVED THIS _____ DAY OF _____ A.D., 20___.	APPROVED THIS _____ DAY OF _____ A.D., 20___.	APPROVED THIS _____ DAY OF _____ A.D., 20___.	APPROVAL AS TO FORM THIS _____ DAY OF _____ A.D., 20___.	APPROVED THIS _____ DAY OF _____ A.D., 20___.
DOMINION ENERGY	SALT LAKE COUNTY HEALTH DEPARTMENT	CENTURYLINK	ROCKY MOUNTAIN POWER	COMCAST

SOUTH VALLEY SEWER DISTRICT	CITY PLANNING	CITY ENGINEER	OFFICE OF THE CITY ATTORNEY	SOUTH JORDAN CITY MAYOR
APPROVAL THIS_____ DAY OF _____ A.D., 20___, BY THE SOUTH VALLEY SEWER DISTRICT.	APPROVED THIS _____ DAY OF _____ A.D., 20___.	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. APPROVED THIS _____ DAY OF _____ A.D., 20___.	APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20___.	APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20___.
GENERAL MANAGER	CITY PLANNER	CITY ENGINEER	ATTORNEY FOR SOUTH JORDAN CITY	ATTEST: CITY CLERK / MAYOR

DIAMOND LAND SURVEYING, LLC
6891 South 700 West Ste. 150
Midvale, UT 84047
office@diamondlandsurveying.com
Phone (801) 266-5099 Fax 266-5032

9800 SOUTH CHURCH SUBDIVISION, FIRST AMENDMENT, AMENDING LOT 2

LOCATED IN THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

RECORDED # _____

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

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

NO FEE
FEE $ _____

SALT LAKE COUNTY RECORDER

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 12/8/2020

Issue: **PARKVIEW ESTATES**
PRELIMINARY SUBDIVISION

Address: 10336 South 1000 West
File No: PLPP202000347
Applicant: Tausha Strang

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

Staff Recommendation (Motion Ready):

Approve the Parkview Estates Subdivision, file number PLPP202000347 subject to the following requirements:

1. All accessory buildings shall be removed prior to recording a final plat.
2. Within one year of the existing vehicular garage being removed, a new 22' x 22' garage, or equivalent thereof, shall be constructed on the east lot, per the requirements of the R-3 Zone.
3. Prior recording a final plat, the applicant shall provide the following:
   I. A public access easements for all sidewalk and park strips areas located outside of the proposed dedicated right-of-way.
   II. A special warranty deed, dedicating property located beyond the applicant's property as public right-of-way, per the proposed plans.
4. The applicant shall provide written approval from either the irrigation ditch master or water users in order to abandon the private irrigation system, or provide an alternate design, including any necessary easements, which is approved by the City Engineer and allows continual use of the private irrigation system.
5. The applicant shall complete all on-site and off-site infrastructure improvements prior to the City issuing any building permits.

STANDARD FOR SUBDIVISION REVIEW:

The Planning Commission shall receive public comment at the public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions, or if the project does not meet city ordinances, sanitary sewer, or culinary water requirements, deny the preliminary subdivision plat application. (City Code Chapter 16.10.060).

Background:

The property is 1.05 acres in size and currently contains a house and several accessory buildings. The property was also recently rezoned in March 2020 to the R-3 Zone. The adjacent property to the south was recently approved for an office development currently under construction.

Proposal:
The applicant is proposing to subdivide 1.05 acres of property into a three lot, single-family residential subdivision. The applicant has been working with the land owner to the south to coordinate and include a portion of their property in the development as part of a new public street proposed between the two properties. The new public right-of-way allows each of the new residential lots to meet or exceed the minimum 85 foot lot frontage and minimum 8,500 square foot minimum lot size. Part of this proposal includes some off-site public improvements, which will be completed as part of the development.

The City's Code allows the City Engineer to modify public right-of-way improvements as long as there is good cause and it is in the best interest of the City. Because of the infill nature of the property, the park strip and sidewalk improvements abutting the east lot will be located within an easement. This allows the existing house to remain and meet the minimum 25 foot setback from the new right-of-way without creating a non-conforming structure.

In lieu of the standard five foot park strip and six foot sidewalk, the improvements along the south side of the right-of-way will have an eight foot sidewalk with trees within tree grates. This design is intended to reduce the right-of-way width as well as eliminate weekly park strip maintenance adjacent to the commercial development. The eight foot wide sidewalk will be located within an access easement and will be maintained by the adjacent commercial property.

There will be a new six foot tall decorative masonry wall installed along the north property line due to the incompatible zones and farm animal rights on the neighboring property.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

1. The applicant has represented that she has secured a written agreement with the land owner to the south to allow all improvements per the plans as well as to dedicate property and easements necessary for the public right-of-way improvements.
2. "Public streets are strongly encouraged. Proposed public street rights-of-way and improvements shall comply with the City's Construction Standards and Specifications and shall be dedicated to the City. The City Engineer may allow or require other public right-of-way widths and waive or modify requirements for pavement, curb and gutter, sidewalks and park strips upon the applicant's showing of good cause (a reason rationally related to the development) and in the best interest of the City." (SJC Code 16.04.180.A.1.)
3. All existing accessory buildings will be removed to avoid creating non-conforming buildings on future lots without a primary dwelling.
4. The existing house will remain on the east lot and will maintain the minimum 10 foot rear yard and 25 foot side yard setbacks as measured from the new property lines.
5. The City's zoning code requires each home to have a minimum two-car garage. As such, Staff is recommending that the Planning Commission allow a one year time period for the applicant to construct a new two-car garage on the east lot.
6. There is an existing private irrigation ditch and easement within the future 10400 South right-of-way, which will either be abandoned or re-routed pending water users or ditch

master approval. If the irrigation system needs to remain, then City Staff is recommending the City Engineer approve the final design.

Conclusions:
Based upon the above findings Staff concludes that subject to the requirements listed above, the proposed subdivision plat will meet the "standards for review" as each parcel will have access to sanitary sewer and culinary water services. Furthermore, each lot will meet the minimum lot size, frontage, fencing, utility, etc. for the subdivision approval.

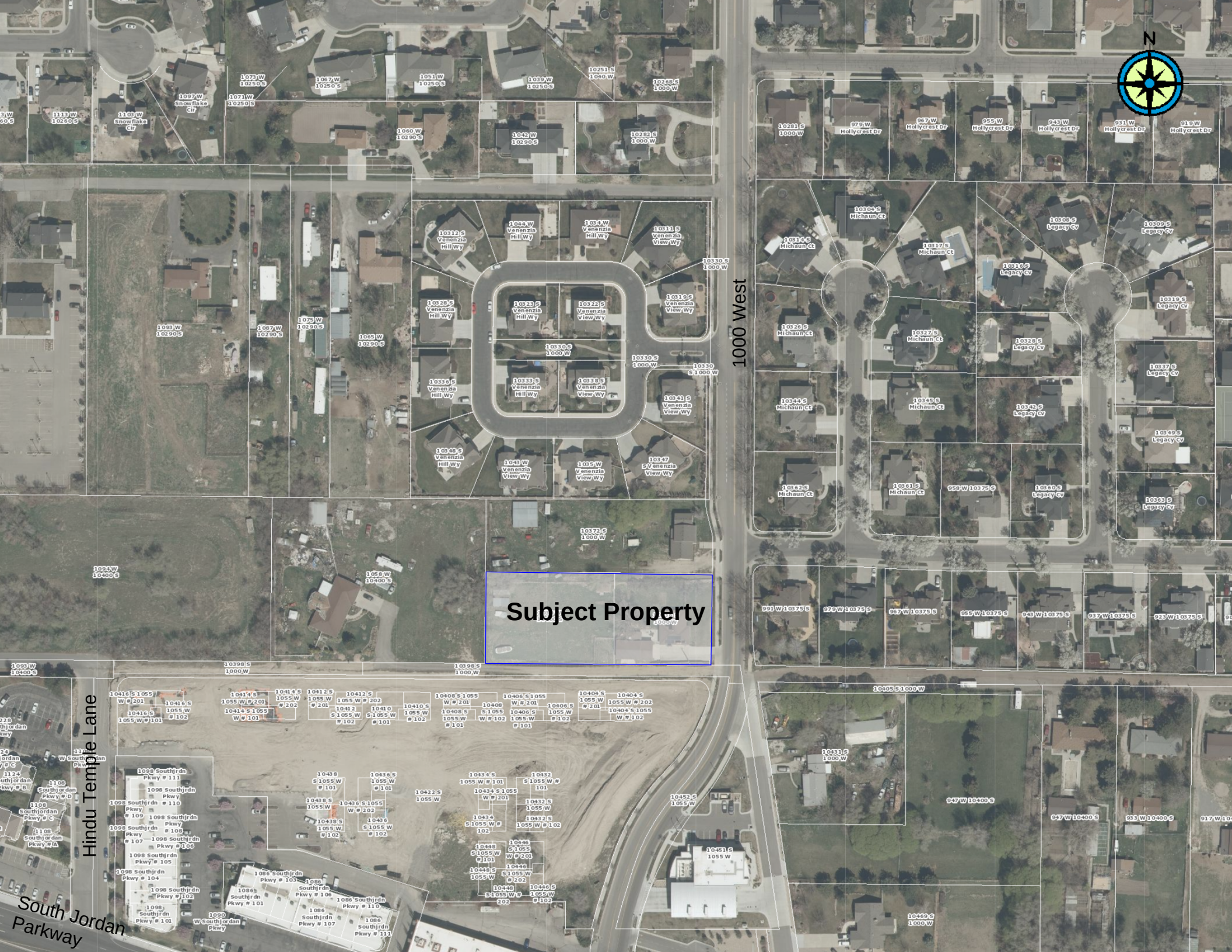
Recommendation:
Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Parkview Estates Preliminary Subdivision, Application File Number PLPP202000347, unless during the hearing facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:
- Deny the proposed subdivision
- Make additional requirements for approval
- Schedule the decision for a later date

SUPPORT MATERIALS:
- Aerial Map
- Proposed Plat
- Proposed Civil Plans



Brad Klavano, City Engineer


N
1000 West
Subject Property
Hindu Temple Lane
South Jordan Parkway

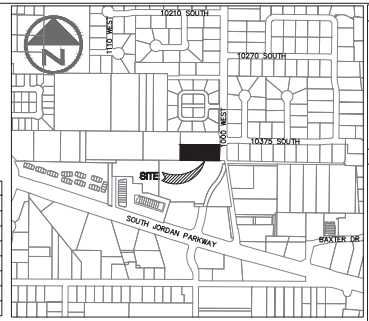
PARKVIEW ESTATES

LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH
TAX ID NUMBERS: 2714126037 AND 2714126038

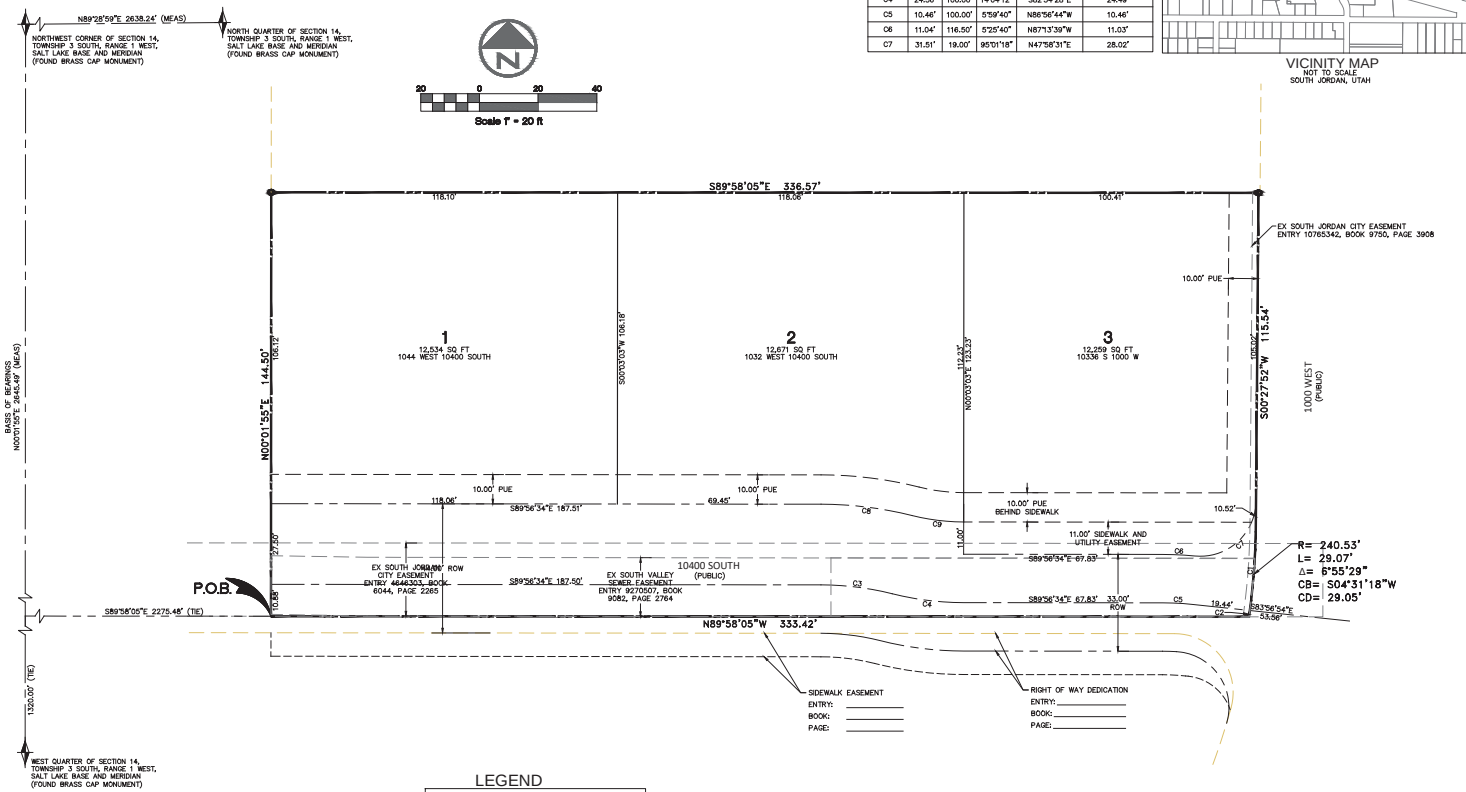
GENERAL NOTES:

1. REFER TO THE RECORD OF SURVEY ON FILE WITH THE SALT LAKE COUNTY SURVEYORS OFFICE.
2. RIVETS WILL BE SET IN TBC AS EXTENSIONS OF LOT LINES FOR FRONT PROPERTY CORNERS. 5/8" REBAR W/ WILDING ENGINEERING CAP WILL BE SET AT REAR PROPERTY CORNERS.
3. 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.
4. 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&R'S 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&R'S, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
5. FINISH FLOOR ELEVATIONS ARE NOT TO EXCEED FOUR FEET IN HEIGHT FROM THE BACK OF CURB.
6. "SURVEYOR AND OR ENGINEER, CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED IN THE TITLE REPORT DATED _____ PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR FURTHER CERTIFIES THAT THE LEGAL DESCRIPTION OF THE PROPERTY REFERENCED IN THE TITLE REPORT MATCHES THE DESCRIPTION SHOWN ON THIS PLAT."
7. CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	26.90'	240.53'	6°24'27"	N04°15'47"E	26.88'
C2	2.17'	240.53'	0°31'02"	N07°43'31"E	2.17'
C3	24.56'	100.00'	14°04'12"	N82°54'28"W	24.49'
C4	24.56'	100.00'	14°04'12"	S82°54'28"E	24.49'
C5	10.46'	100.00'	5°59'40"	N86°56'44"W	10.46'
C6	11.04'	116.50'	5°25'40"	N87°13'39"W	11.03'
C7	31.51'	19.00'	95°01'18"	N47°58'31"E	28.02'



VICINITY MAP
NOT TO SCALE
SOUTH JORDAN, UTAH



LEGEND

- FOUND SECTION CORNER
- SECTION LINE
- ROW CENTERLINE (MAY NOT MATCH ASPHALT CL)
- CL STREET MONUMENT TO BE INSTALLED
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING) (BOUNDARY LINE)
- ADJACENT PROPERTY / ROW LINE
- 10' FRONT PUE
- DRAINAGE EASEMENT (5' REAR AND SIDE)

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS____DAY OF_____, 20__.

DOMINION ENERGY

BY:_____
TITLE:_____

SOUTH VALLEY SEWER

APPROVED THIS_____DAY OF_____
A.D., 20___BY SOUTH VALLEY SEWER

SOUTH VALLEY SEWER

BOARD OF HEALTH

APPROVED THIS_____DAY OF_____
A.D., 20_____

REPRESENTATIVE

CITY ENGINEER

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

SOUTH JORDAN CITY ENGINEER

CITY PLANNING

APPROVED AS TO FORM THIS_____DAY OF_____ A.D., 20___

SOUTH JORDAN CITY PLANNER

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS_____DAY OF_____
A.D., 20_____

ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR

PRESENTED TO SOUTH JORDAN CITY MAYOR THIS_____ DAY OF _____ A.D., 20___ AT WHICH TIME THIS PLAT WAS ACCEPTED.

ATTEST: CITY CLERK

CITY MAYOR

PLOT DATE: Nov 13, 2020
G:\DATA\20142 Strang Parkview Estates\dwg\Parkview Estates Final Plat.dwg

WILDING ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.447.9178
WWW.WILDINGENGINEERING.COM

SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 8081091 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. 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:

PARKVIEW ESTATES

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

DATE _____ SIGNATURE _____

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT WHICH IS NORTH 00°01'55" EAST ALONG THE SECTION LINE A DISTANCE OF 1320.00 FEET AND SOUTH 89°58'05" EAST 2275.48 FEET FROM THE WEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°01'55" EAST 144.50 FEET; THENCE SOUTH 89°58'05" EAST 336.57 FEET TO THE WEST RIGHT-OF-WAY LINE OF 1000 WEST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES, 1) SOUTH 00°27'52" WEST 115.54 FEET TO THE POINT OF A NON-TANGENT 240.53 FOOT RADIUS CURVE TO THE RIGHT, 2) ALONG SAID CURVE A DISTANCE OF 29.07 FEET THROUGH A CENTRAL ANGLE OF 06°55'29" (CHORD BEARS SOUTH 04°31'18" WEST 29.05 FEET) TO THE NORTH LINE OF SOUTH JORDAN PROFESSIONAL OFFICES CONDOMINIUMS, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 89°58'05" WEST ALONG SAID NORTH LINE A DISTANCE OF 333.42 FEET TO THE POINT OF BEGINNING.

CONTAINS 48,534 SQUARE FEET OR 1.114 ACRES, MORE OR LESS.

CONTAINS 3 LOTS

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°01'55" EAST BETWEEN THE WEST QUARTER AND THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

OWNER'S DEDICATION

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

PARKVIEW ESTATES

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 EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET ASIDE OUR HANDS THIS_____DAY OF_____A.D 20___.

OWNER OWNER

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF _____

ON THIS _____ DAY OF _____ 20_____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY THEM FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

MY COMMISSION EXPIRES:_____
COMMISSION NUMBER:_____ PRINTED NAME OF NOTARY:_____

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF _____

ON THIS _____ DAY OF _____ 20_____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY THEM FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

MY COMMISSION EXPIRES:_____
COMMISSION NUMBER:_____ PRINTED NAME OF NOTARY:_____

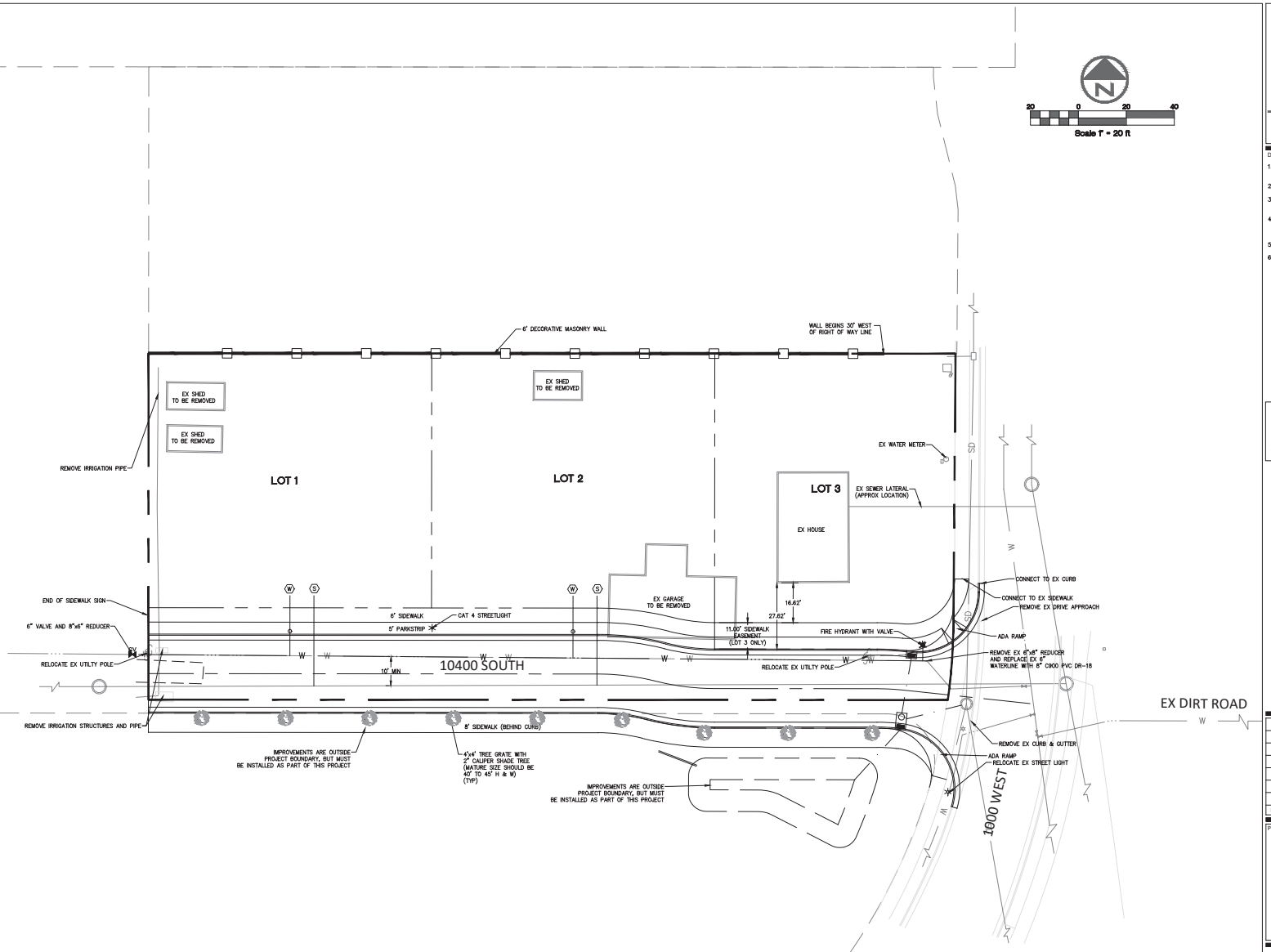
PARKVIEW ESTATES

LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

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

FEE SALT LAKE COUNTY RECORDER



WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.635.9118
www.wildingengineering.com

DRAWING NOTES:

1. WATER SERVICES ARE TO BE 2" IPS POLY PIPE W/ METER. EDGE OF METER CANS SHALL BE WITHIN 6 INCHES FROM THE BACK OF CURB.
2. SEWER LATERALS ARE TO BE 4" PVC @ 2.0% MIN SLOPE.
3. ALL CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
4. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
5. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.
6. EXISTING OVERHEAD UTILITIES IN 10400 SOUTH SHALL BE BURIED IN THE PUE BEHIND THE SIDEWALK, OUTSIDE THE RIGHT OF WAY.

CITY ENGINEER

APPROVED BY THE SOUTH JORDAN CITY ENGINEER.

CITY ENGINEER _____ DATE _____

LEGEND

- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- PROPOSED WATERLINE
- 3/4" WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING SEWER
- PROPOSED SEWER
- 4" SEWER LATERAL
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING STREETLIGHT
- PROPOSED STREETLIGHT

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

PLOTTED: Nov 30, 2020 9:07 AM by Steve Parkview Estates (dwg)\Parkview Estates C101-C204 Overall.dwg

NO.	REVISION	DATE
2	SOUTH JORDAN CITY COMMENT	11/30/20
1	SOUTH JORDAN CITY COMMENT	11/13/20

PROJECT INFORMATION

PARKVIEW ESTATES

MASTER UTILITY PLAN

SOUTH JORDAN, UTAH

DRAWN	CHECKED	PROJECT #
MEC		20142

LICENSED PROFESSIONAL ENGINEER No. 525175 MIKE E. CARLTON 11/30/2020 STATE OF UTAH
ENGINEER'S STAMP

DATE 10/13/20

SCALE 1" = 20'

SHEET C201

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 12/8/2020

Application: STUDIO ELEV8 TATTOO CONDITIONAL USE PERMIT

Address: 10623 S Redwood Road
File No: PLCUP202000369
Applicant: Aaron Johnson

Submitted By: David Mann, Planner II

Staff Recommendation (Motion Ready):

Approve file no. PLCUP202000369 for the use of a tattoo studio located at 10623 S Redwood Road as presented to the Planning Commission.

ACREAGE:		0.87 acres
CURRENT ZONE:		MU-COMM
CURRENT USE:		Office/Retail building
FUTURE LAND USE PLAN:		Economic Opportunity
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North -	Economic Opportunity, (MU-COMM) / Towne Center
	South -	Economic Opportunity, (MU-COMM) / Vacant
	East -	Public, (MU-TC) / South Jordan Public Safety Building
	West -	Economic Opportunity, (MU-COMM) / Redwood Road

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

1. Compliance with all conditions of an applicable conditional use permit;
2. Observance of all requirements of this title relating to maintenance of improvement and conduct of the use or business as approved; and
3. 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 subsection A of this section.

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 & ANALYSIS:

Aaron Johnson has filed an application for approval to operate a tattoo studio in an existing building in the Community Center sub-district of the Redwood Road Mixed Use Zone. In the underlying zone, Tattoo Studios are classified under "[h]ealth, beauty and fitness services." The uses for all other zones are contained in the uses table found in Chapter 17.18 of the City's municipal code, where Tattoo Studios are classified under the Personal Services use. Personal Services are permitted without a conditional use permit in seven other zones in South Jordan. There are currently four tattoo studios operating in the City and Staff is unaware of any complaints or detrimental effects (as defined by law) associated with the use. The proposed business would be located in a commercial area that is buffered from any residential uses by either Redwood Road or Beckstead Lane.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The MU-COMM Zone requires a conditional use permit for the operation of a tattoo studio.
- Staff reviewed the proposed business for potential detrimental effects and found none that would require conditions imposed on the permit.

Conclusion:

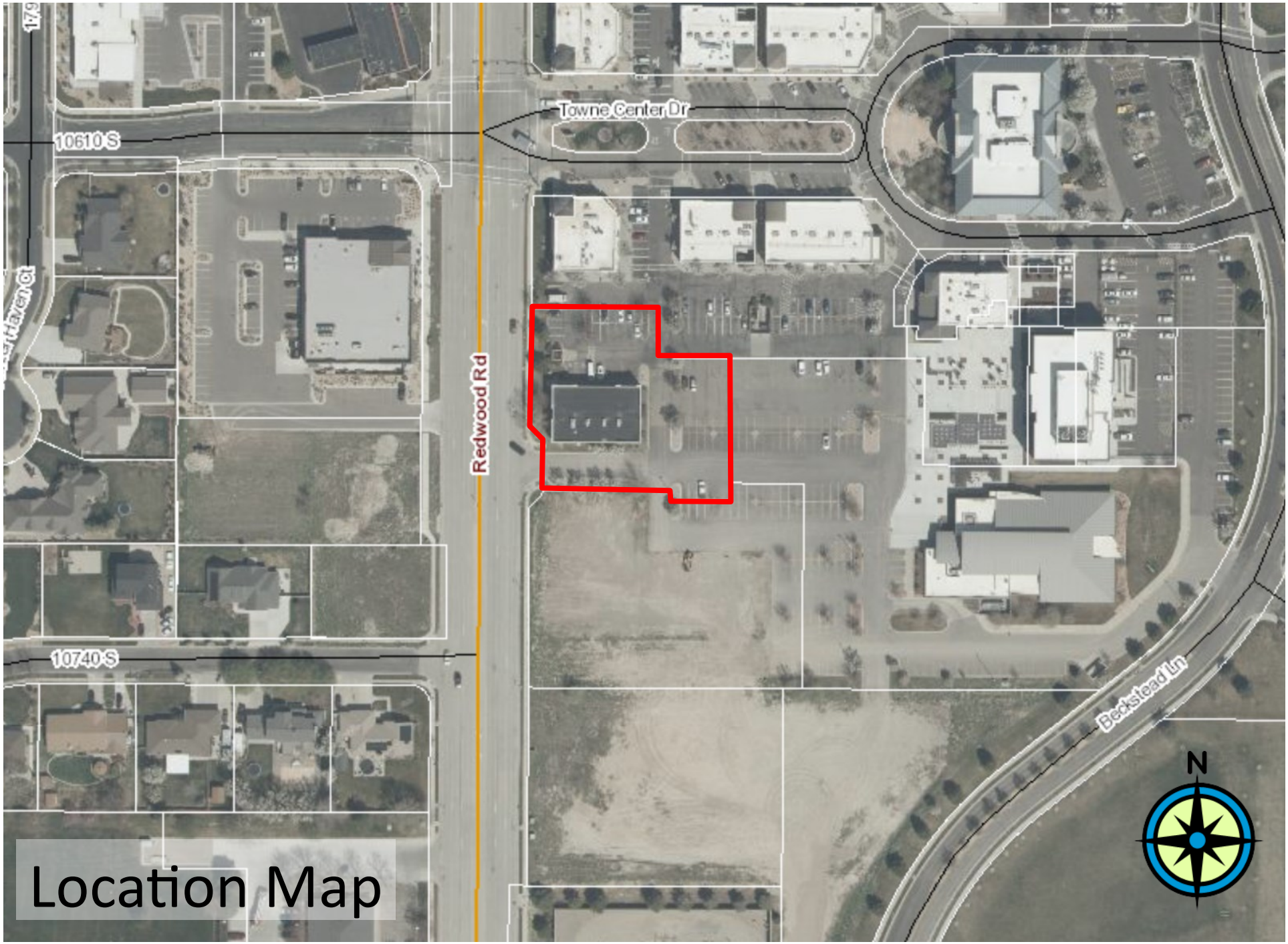
- Based on the application materials submitted by Applicant, staff review of the Application, and the findings listed above, staff concludes that the proposal is consistent with the City's General Plan and the pertinent sections of the City's Planning and Land Use Code (including Section 17.54).

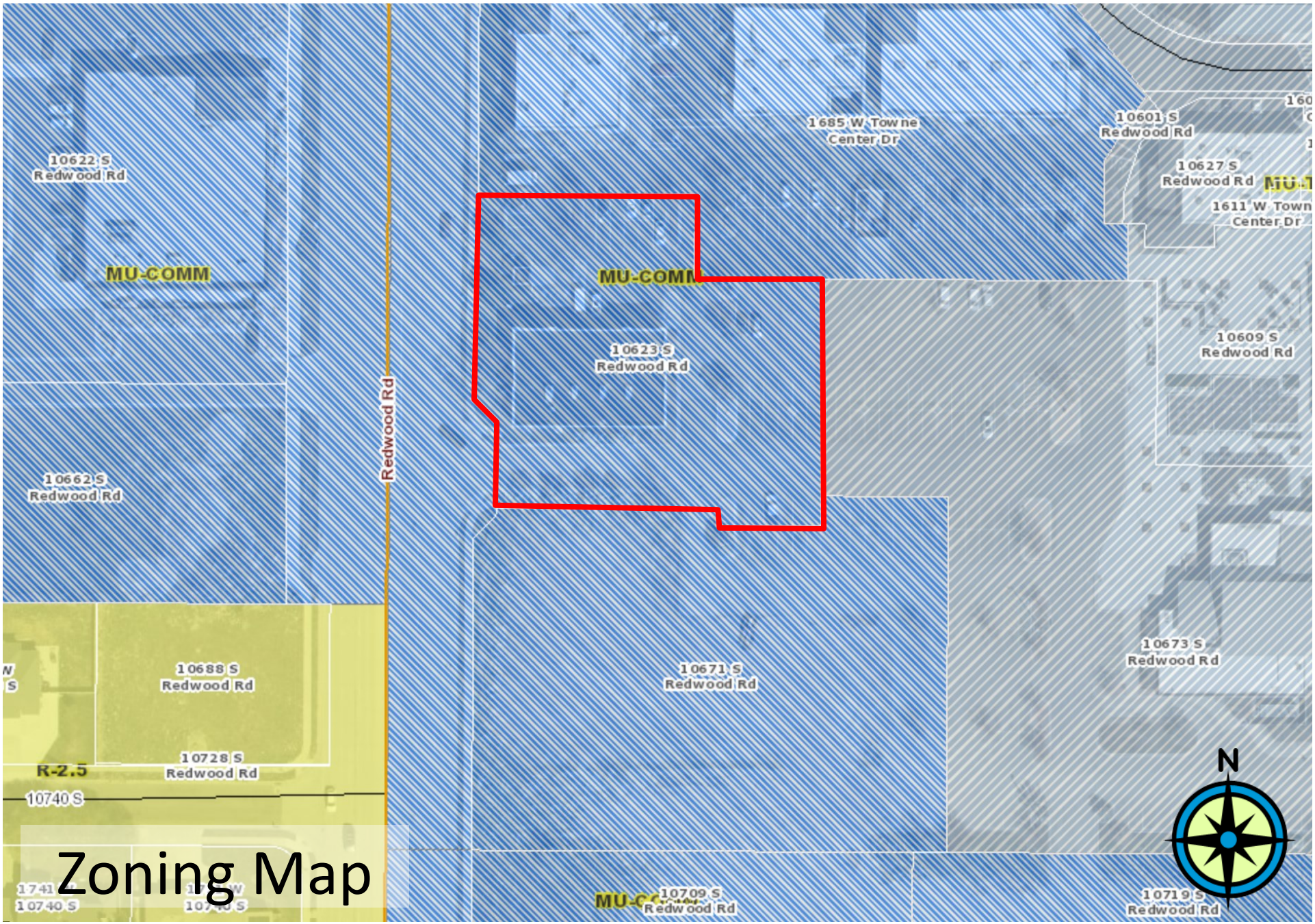
ALTERNATIVES:

- Deny the application if there are detrimental effects that cannot be mitigated.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Zoning Map


Towne Center Dr
10610 S
Redwood Rd
10740 S
Beckstead Ln
N
Location Map


MU-COMM
MU-COMM
R-2.5
Redwood Rd
10622 S Redwood Rd
1685 W Towne Center Dr
10601 S Redwood Rd
10627 S Redwood Rd
1611 W Town Center Dr
10623 S Redwood Rd
10609 S Redwood Rd
10662 S Redwood Rd
10688 S Redwood Rd
10728 S Redwood Rd
10740 S
10671 S Redwood Rd
10673 S Redwood Rd
10709 S Redwood Rd
10719 S Redwood Rd
N

Zoning Map

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 12/8/2020

Application: FERRAN OFFICE PARKING LOT SITE PLAN

Address: 11336 S Beckstead Lane
File No: PLSPR202000328
Applicant: Travis Ferran

Submitted By: David Mann, Planner II
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready):

Approve file no. PLSPR202000328 for the construction of a parking lot located at 11336 S Beckstead Lane as presented to the Planning Commission.

ACREAGE:		0.56 acres
CURRENT ZONE:		MU-SOUTH
CURRENT USE:		Vacant
FUTURE LAND USE PLAN:		Mixed Use
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North -	Mixed Use, (MU-SOUTH) / Ferran Office Warehouse
	South -	Mixed Use, (MU-SOUTH) / Rocket Express Car Wash
	East -	Stable Neighborhood, (A-5) / Single Family Residential
	West -	Mixed Use, (MU-SOUTH) / Vacant

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:

Travis Ferran submitted an application for the development of a parking lot area associated with a future office building. The Applicant hasn't finalized the plans for the office building yet, but would like to get started on developing the site.

ANALYSIS:

Storm water will be diverted into an underground system that will be below the proposed parking lot. The Applicant will be able to meet the minimum parking requirements based on the size of the building pad and the maximum building height allowed in the MU-SOUTH Zone.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Staff finds that, according to the proposed landscape plan, the proposed parking lot will include a sufficient number of trees to meet the requirement for parking stalls.
- Staff received a complete application on October 1, 2020.
- The City Engineer has granted approval to present this application to the Planning Commission.

Conclusion:

- Based on the application materials submitted by Applicant, Staff review of the Application, and the findings listed above, staff concludes that the proposal is consistent with the City's General Plan and the pertinent sections of the City's Planning and Land Use Code (including section 17.54).

ALTERNATIVES:

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

SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Site Plan
- Landscape Plan



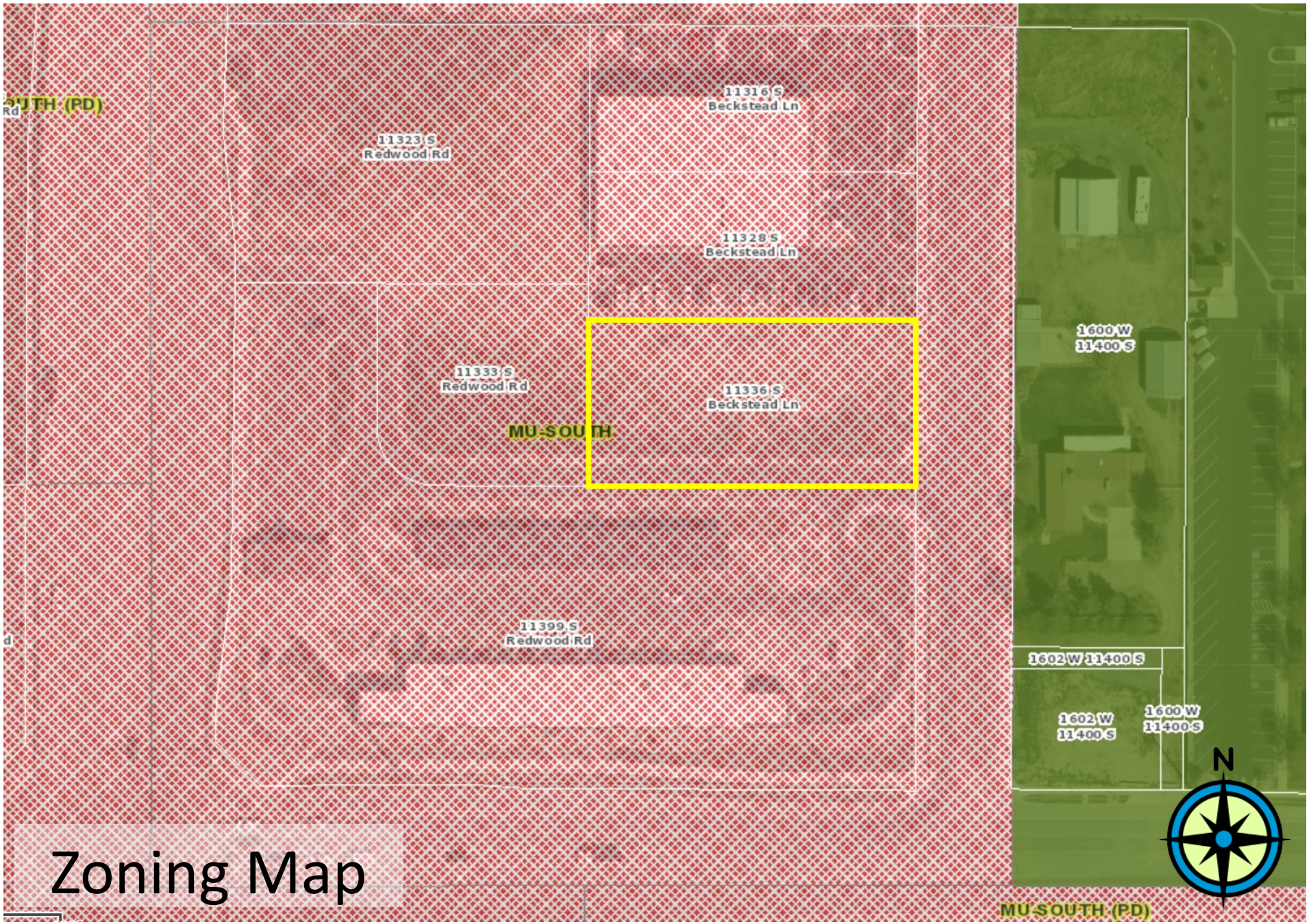
City Engineer Approval

12/02/2020

Date



Location Map


11316 S
Beckstead Ln
11323 S
Redwood Rd
11328 S
Beckstead Ln
1600 W
11400 S
11333 S
Redwood Rd
11336 S
Beckstead Ln
MU-SOUTH
11399 S
Redwood Rd
1602 W 11400 S
1602 W
11400 S
1600 W
11400 S
N
MU-SOUTH (PD)

Zoning Map

EAST QUARTER CORNER SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST SLB&M (FOUND)

ELEVATION = 4399.45'

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

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

SCOPE OF WORK:

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

1. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1/C-500.
2. CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 2/C-500.
3. 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS.
4. 24" REVERSE PAN CURB AND GUTTER PER DETAIL 3/C-500.
5. FLARE DRIVEWAY APPROACH PER APWA STANDARD PLAN 221.2 TYPE "B".
6. HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 236.3 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238 AND SPECIFICATIONS. TO BE CONSTRUCTED WITH BUILDING.
7. TRASH ENCLOSURE PER ARCHITECTURAL PLANS WITH 6" THICK CONCRETE APRON WITH #4 REBAR @ 24" O.C. E.W. ON 6" GRAVEL BASE.
8. 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
9. PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
10. "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS.
11. INSTALL "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS
12. STREET LIGHT PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS. SEE PHOTOMETRIC PLAN FOR DETAILS.
13. RETAINING WALL PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS. SEE GRADING PLAN FOR INFORMATION.

GENERAL NOTES

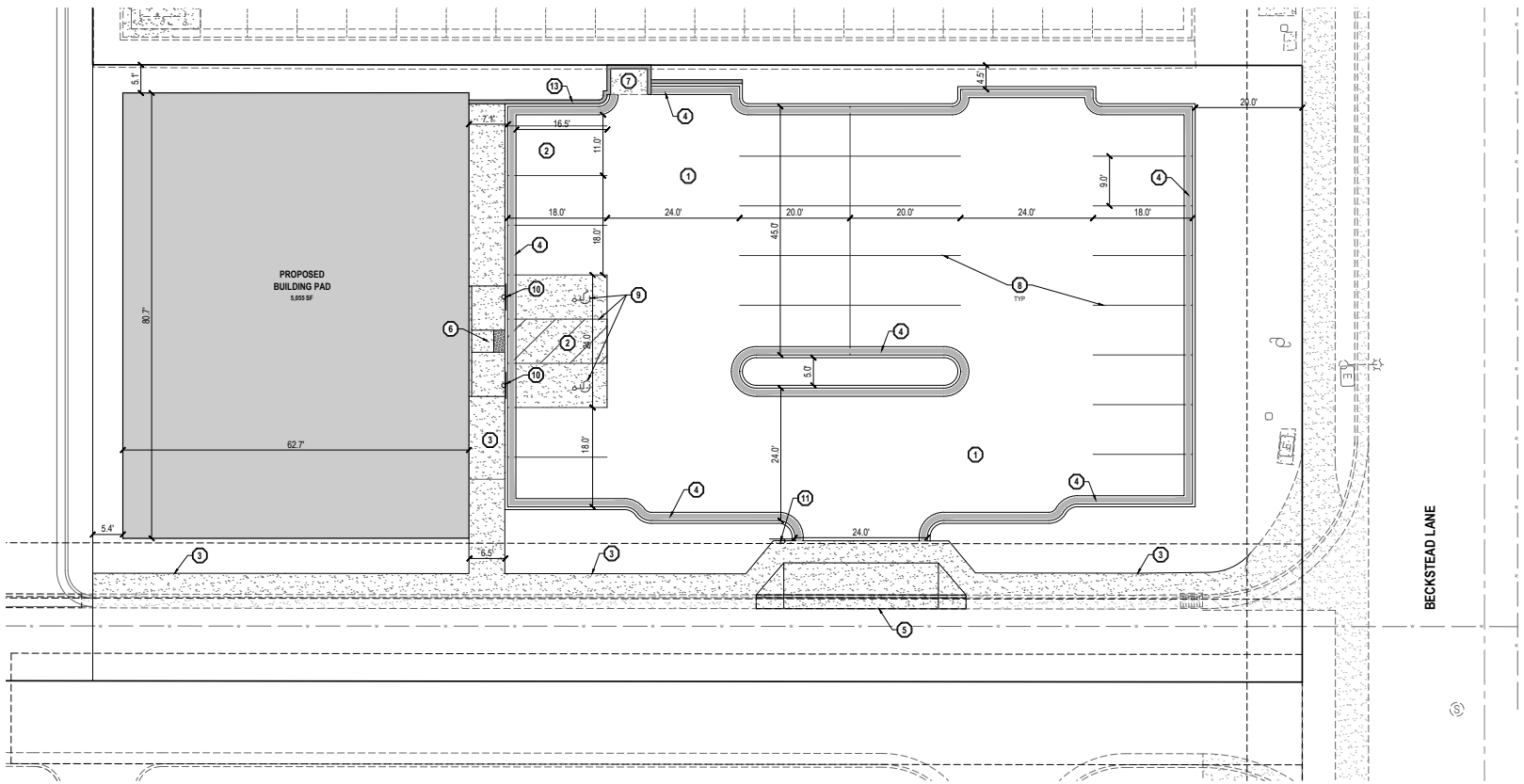
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM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

HORIZONTAL GRAPHIC SCALE

10 0 5 10 20

(IN FEET)

HORZ. 1 inch = 10 ft.



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NEWPORT
9100 SOUTH 300 WEST
SANDY, UTAH 84070

CONTACT:
TRAVIS FERRAN
PHONE: 801-514-8755

TRAVIS FERRAN OFFICE

11400 SOUTH AND BECKSTEAD LANE
SOUTH JORDAN, UTAH 84095

REGISTERED PROFESSIONAL ENGINEER
11/03/2020
#5936
DAVID A. JENKINS
STATE OF UTAH

SITE PLAN

PROJECT NUMBER: 5979C
PRINT DATE: 11/3/20
DRAWN BY: R. ABEL
CHECKED BY: T. MAZEJY
PROJECT MANAGER: D. JENKINS

C-101

EAST QUARTER CORNER SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST SLB&M (FOUND)

ELEVATION = 4399.45'

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

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

Landscape

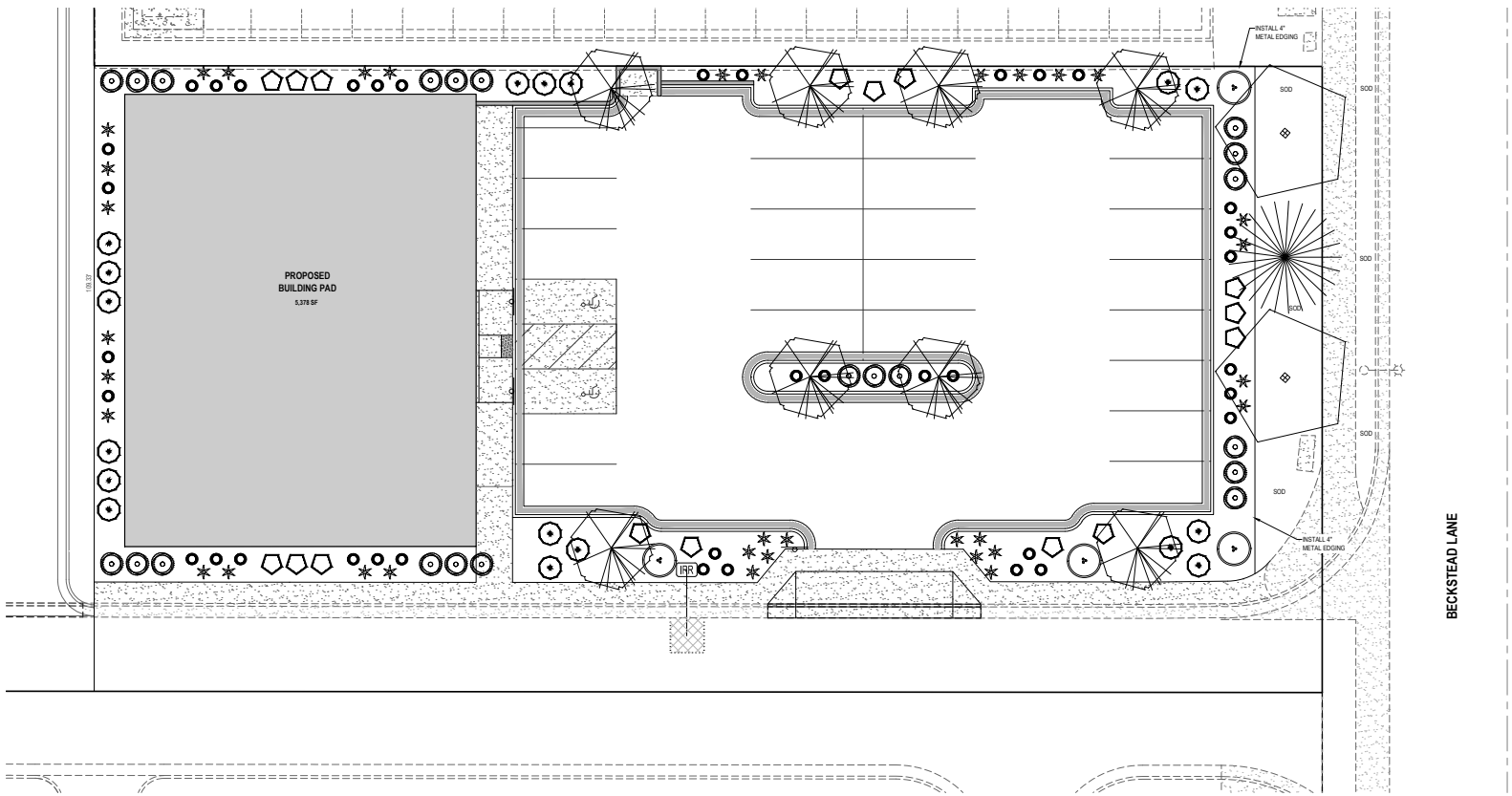
Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
2		Redbud, Eastern	Cercis canadensis	2" Cal.
8		Maple, Norway	Acer platanoides	2" Cal.
1		Spruce, Colorado Blue	Picea pungens 'Glauca'	7' Min.

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
17		Barberry, 'Crimson Pygmy'	Berberis thunbergii atropurpurea nana	5 Gallon
16		Cinquefoil	Potentilla fruticosa 'Abbotswood'	5 Gallon
21		Japanese Boxwood	Buxus microphylla var. japonica 'Green Beauty'	5 Gallon
4		Butterfly Bush, Purple Buzz	Buddleia davidii 'Buzz Purple'	5 Gallon
36		Daylily	Hemerocallis	1 Gallon
38		Blue Oat Grass	Helictotrichon sempervirens	1 Gallon

Landscape Notes: In between all sod and planter bed areas, install 4" metal edging. In all planter bed areas, install 4" deep 2"-3" dia. Nephi Rock & Gravel color 'Southtown' or equiv. decorative rock over weed barrier, typ.



HORIZONTAL GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
HORZ. 1 inch = 10 ft.

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TRAVIS FERRAN
PHONE: 801-514-8755

TRAVIS FERRAN OFFICE

11400 SOUTH AND BECKSTEAD LANE
SOUTH JORDAN, UTAH 84095

LANDSCAPE PLAN

PROJECT NUMBER: 9979C
PRINT DATE: 12/1/20
DRAWN BY: R. ABEL
CHECKED BY: T. MAZEJY
PROJECT MANAGER: D. JENKINS

L-100

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 12/08/2020

Application:	**GENERAL PLAN AMENDMENT – ADOPTING THE SOUTH JORDAN SUB AREAS PLAN FOR REDWOOD ROAD CORRIDOR AND JORDAN RIVER GATEWAY**
Resolution No.:	R2021-02
Applicant:	South Jordan City
Submitted By:	Logan Simpson Design Inc., General Plan Consultant Steven Schaefermeyer, Director of Planning Meadow Wedekind, Long Range Planning Intern

Staff Recommendation (Motion Ready):

I move that the Planning Commission forward a recommendation to the City Council to **approve** Resolution No. 2021-02, amending the South Jordan General Plan by adopting the South Jordan Sub Areas Plan for Redwood Road Corridor and Jordan River Gateway.

BACKGROUND:

In early 2020, the City Council adopted an updated General Plan. Through the General Plan process, it became apparent that there was a need for a closer look at two sub areas, the Redwood Road Corridor and the Jordan River Gateway. Each needed further evaluation and attention on potential future design, land use scenarios, goals and policies, and potential new projects. The Sub Areas Plan covers these topics in detail for each area.

The adoption of the South Jordan Sub Areas Plan promotes a wide variety of City goals outlined in the General Plan as well as the City's 2021-2022 Strategic Plan Sustainable Growth Goal 1 to: "Implement effective policies and programs to ensure the accomplishment of the General Plan and its related goals and objectives…"

During the development of this Sub Areas Plan, feedback from community members was sought through the City website, the City Newsletter, flyers sent to project area property owners, and emails sent to stakeholders for each sub area.

ANALYSIS:

If approved, the proposed Sub Areas Plan would provide further guidance for potential future design, land use scenarios, goals and policies, and new projects for the Redwood Road Corridor and the Jordan River Gateway. The Plan includes a vision, explanation of assets and challenges, areas of change map, and goals and strategies for each sub area. Additionally, the Plan includes design guidelines and a market analysis for the Redwood Road Corridor.

The Plan promotes the Redwood Road Corridor as a uniquely branded and vibrant stretch of employment and restaurants supported by residential that is efficient for vehicular travel as well as safe and accessible for pedestrians.

In the Jordan River Gateway area, the Plan seeks to balance South Jordan's rural heritage with its urban lifestyle. The Plan advocates for the Jordan River Gateway as a City-wide gathering destination that is accessible to all and preserves natural open space while providing economic amenities that highlight the unique blend of land uses in the area.

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*.)

Conclusions:

- Adoption of the South Jordan Sub Areas Plan promotes a wide variety of City goals outlined in the General Plan as well as the City's 2021-2022 Strategic Plan Sustainable Growth Goal 1 to: "Implement effective policies and programs to ensure the accomplishment of the General Plan and its related goals and objectives…" by providing further guidance for potential future design, land use scenarios, goals and policies, and new projects for the Redwood Road Corridor and the Jordan River Gateway.

Recommendation:

- Staff recommends that the Planning Commission recommend to the City Council that it **approve** Resolution No. R2021-02, amending the South Jordan General Plan by adopting the South Jordan Sub Areas Plan for Redwood Road Corridor and Jordan River Gateway.

ALTERNATIVES:

- Recommend approval of Resolution No. R2021-02 with changes.
- Recommend denial of Resolution No. R2021-02.

SUPPORT MATERIALS:

- Resolution No. R2021-02
  - Exhibit "A" – South Jordan Sub Areas Plan

RESOLUTION R2021 - 02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE GENERAL PLAN TO ADOPT THE SOUTH JORDAN SUB AREAS PLAN FOR THE REDWOOD ROAD CORRIDOR AND THE JORDAN RIVER GATEWAY.

WHEREAS, on January 21, 2020, the City Council adopted an updated General Plan; and

WHEREAS, during the preparation of the updated General Plan, the City Council recognized the need to have more specific plans for the Redwood Road Corridor and the Jordan River Gateway; and

WHEREAS, with feedback from South Jordan community members and stakeholders, the City has developed a Sub Areas Plan for the Redwood Road Corridor and Jordan River Gateway to implement effective policies and programs to ensure the accomplishment of the General Plan and its related goals and objectives; and

WHEREAS, the City Council finds that amending the General Plan by adopting the proposed Sub Areas Plan will promote the health, safety and welfare of the City of South Jordan.

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

SECTION 1. Amendment. The South Jordan City General Plan is hereby amended by adoption of the Sub Areas Plan, as set forth in Exhibit A.

SECTION 2. Effective Date. This Resolution shall become effective immediately upon passage.

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 "A"



South Jordan Sub Areas Plan

REDWOOD ROAD CORRIDOR + JORDAN RIVER GATEWAY

PUBLIC DRAFT | SEPTEMBER 2020

SUB AREAS OVERVIEW

Through the General Plan process, completed in early 2020, it became apparent that there was a need for a closer look at two sub areas, the Redwood Road Corridor and the Jordan Gateway. The South Jordan General Plan includes chapters dedicated to How We Move, Where We Live, Where We Work, Where We Gather, Where We Play, and How We Grow. This plan reflects the values and goals of the General Plan and should be used alongside it.

The map to the right illustrates the subarea boundaries and general orientation of the site. A more in-depth look at the future of these areas, including detailed area of change maps, is in the following pages of this chapter.

The two sub areas were chosen because they are unlike any other part of the City. Both areas, unique as they are, are seen as entrances to the City, employment and economic hubs, and major transportation corridors. Each needed further evaluation and attention on potential future design, land use scenarios, goals and policies, and potential new projects. This sub area plan also called for additional outreach, coordinating closely with staff, elected officials, property and business owners, and the general public.

This plan went through multiple sets of revisions from City staff and major stakeholders in the area to confirm specific visions for the future and ensure that the goals, policies, and ideas are consistent with the ideas and values of the City and property owners.



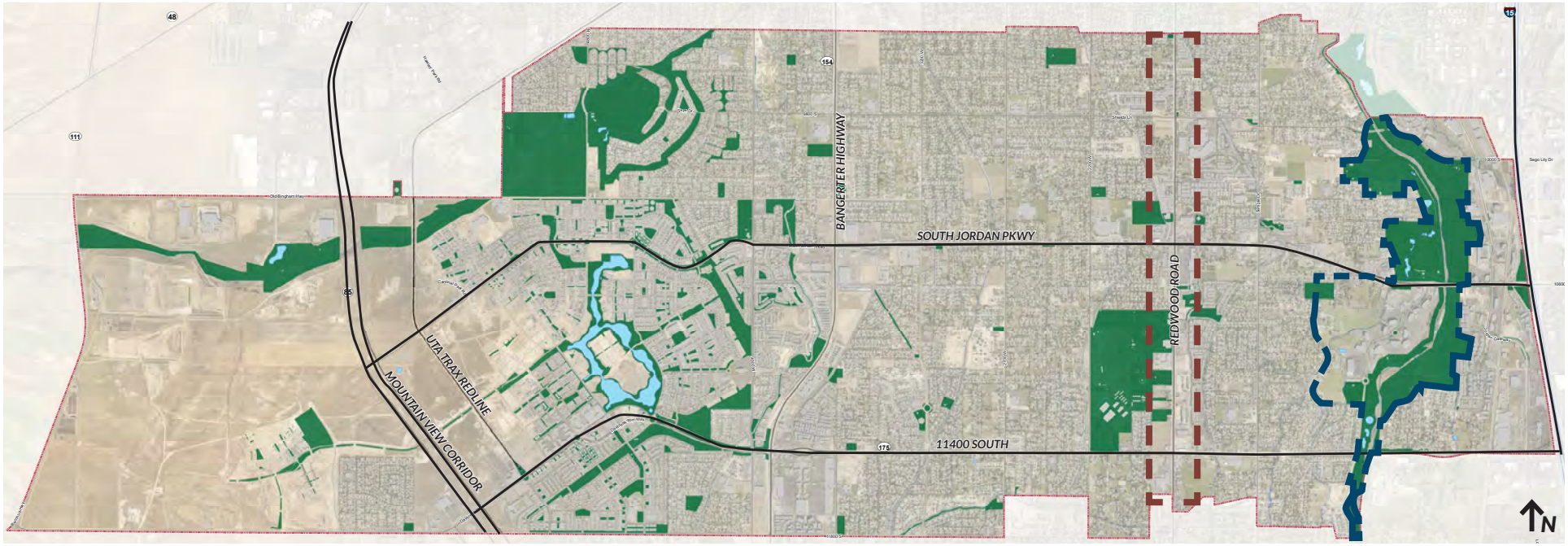








SUB AREA BOUNDARY MAP



REDWOOD ROAD CORRIDOR

JORDAN RIVER GATEWAY

THE REDWOOD ROAD CORRIDOR

BACKGROUND & EXISTING CONDITIONS

Redwood Road is a major transportation corridor and economic center. At over 25,000 average annual daily trips, it lacks the human-scaled, walkable environment and appropriate mix of land uses to support this vision. A focus on key intersections at the South Jordan Towne Center will be important in moving the City toward a more vibrant corridor and center. As a UDOT roadway, South Jordan City does not have significant control over the streetscape. Therefore, improvements will likely center on redevelopment, expansion, and densification of land uses.

The corridor has been part of many planning/ revitalization studies, but those studies have failed to be fully implemented due to complications regarding state right-of-way ownership, and general lack of overall, cohesive and agreed-upon vision for the area.

AREA ASSETS

The Redwood Road Corridor is at the heart of South Jordan. Major points of interest along Redwood Road include City Hall and the Towne Center, City Park, City Public Works Building, City Public Safety Building, Salt Lake County Recreation Center, Merit Medical, South Jordan Community Center/Senior Center, Salt Lake County Equestrian Park, and two major grocers and housing facilities. The area has potential to become a vibrant corridor that serves many needs for South Jordan residents .

AREA CHALLENGES

Along with its assets, Redwood Road has many challenges to overcome in order to become the vibrant and lively corridor it could be. The road is owned and controlled by Utah's Department of Transportation (UDOT), leaving South Jordan limited control over the design on the right-of-way. South Jordan does, however, have control over the land uses and design on either side of the road.





VISION

Redwood Road Corridor's distinct character is unmistakable with unique branding and consistent site design. The corridor is a vibrant stretch of employment and restaurants supported by strategically-placed residential. Although the corridor is efficient for vehicular travel, it is accessible and safe to navigate on foot, with trail connections to surrounding neighborhoods and inviting public spaces.







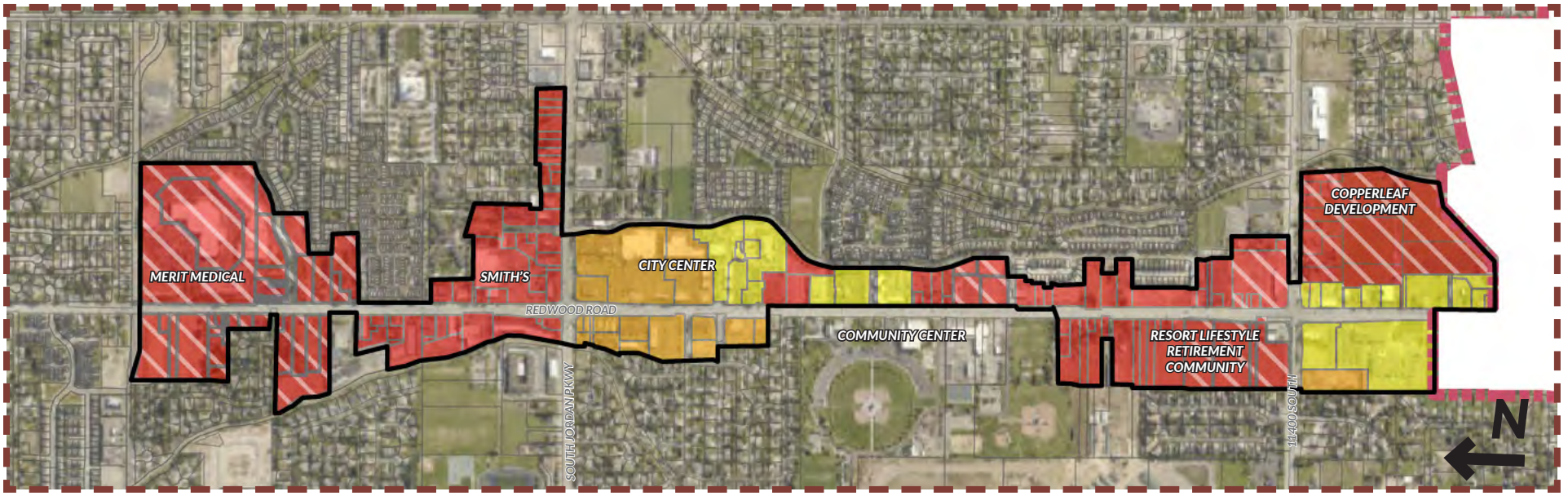


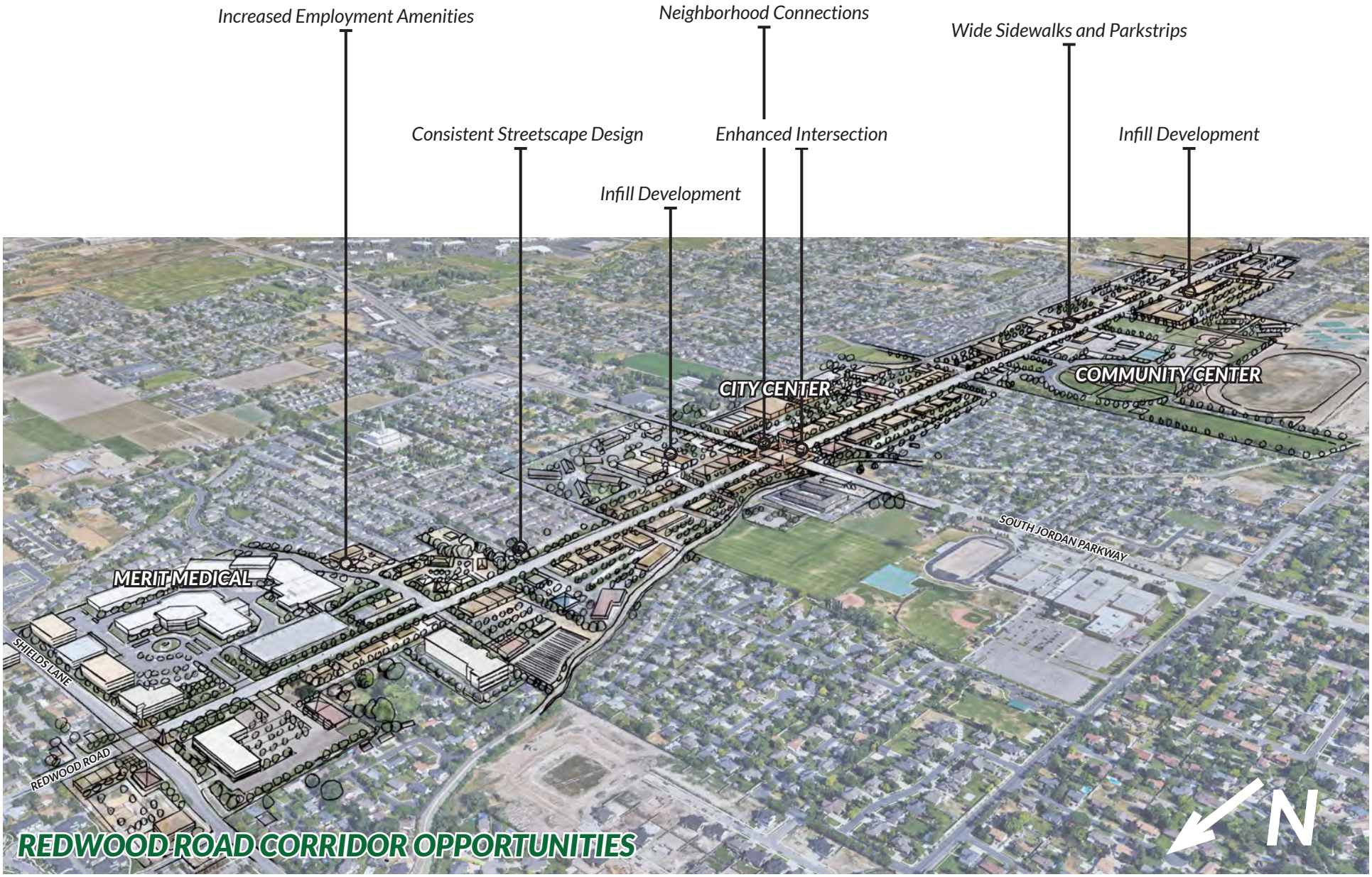
AREAS OF CHANGE

The map below indicates properties within the sub area that have the potential to change. This map was put together using the county's assessor parcel data to determine parcels that are vacant or parcels that have a higher property value than building value.

This information was combined with the City Planning Department's existing proposals, insight, and projects.

- **SOME POTENTIAL FOR CHANGE:** These areas may change slightly over time to match the vision for the sub-areas, but it's unlikely that they will change in character or use.
- **MODERATE POTENTIAL FOR CHANGE:** These areas have several indicators of change. It's likely that they will redevelop in the next 10-20 years
- **HIGHLY LIKELY TO CHANGE:** These areas are most likely to change. No plans are developed, but it is highly anticipated that these areas will undergo changes in land use and character over the next 10-20 years due to their location and land use.
- **PLANNED TO CHANGE:** These areas are already on their way towards change. There may be plans circulating City Hall, construction started, or discussions underway on the future of these areas.





REDWOOD ROAD CORRIDOR OPPORTUNITIES

THE GOALS

The goals and strategies in this document are intended to provide South Jordan City with the necessary steps forward in making the vision for the Redwood Road Corridor a reality. The goals in this document are broad, big picture items and the strategies underneath are more specific actions the city can take.

These strategies have been organized below in a table to show intended timeline, type of strategy, and anticipated funding.

TIMELINE

SHORT-TERM: These strategies could be accomplished now

MID-TERM: These strategies will take further coordination and planning, but still have a relatively low level of effort

LONG-TERM: These strategies are either ongoing, but could be started now, or are seen as long-term options

COST

$: These strategies can be accomplished without additional City staff members or changes to city budget

$$: These strategies will need to be planned for within City budget, but will not need an outside funding source, these strategies may require additional City staff

$$$: These strategies will need an outside funding source and additional City staff

TYPE

REGULATORY REFORM: These strategies can be accomplished through updates to existing development regulations and standards

COLLABORATION OR PARTNERSHIP: These strategies may require additional analysis and direction at a more detailed level than within this plan or will require close coordination and collaboration with local agencies, groups, and/or developers

CAPITAL PROJECT: These strategies involve major infrastructure investments and should be considered in conjunction with other capital improvements to determine priorities, project efficiencies, and timing of expenditures

Redwood Road Corridor Goals			
Strategy	**Timeframe**	**Cost**	**Type**
1.1	Short-Term	$$$	Capital Project
1.2	Short-Term	$$$	Capital Project
2.1	Mid-Term	$	Regulatory Reform
2.2	Mid-Term	$	Regulatory Reform
2.3	Mid-Term	$	Collaboration or Partnership
3.1	Short-Term	$$$	Capital Project
3.2	Long-Term	$	Collaboration or Partnership
3.3	Mid-Term	$	Regulatory Reform
3.4	Short-Term	$	Regulatory Reform
4.1	Long-Term	$	Regulatory Reform
4.2	Mid-Term	$$$	Capital Project
4.3	Long-Term	$	Regulatory Reform
4.4	Long-Term	$$	Regulatory Reform
4.5	Short-Term	$	Regulatory Reform
5.1	Short-Term	$$	Collaboration or Partnership
5.2	Mid-Term	$$	Collaboration or Partnership

GOALS FOR THE REDWOOD ROAD CORRIDOR

GOAL 1: Brand Redwood Road area as a corridor

1.1 Install gateway elements at north and south terminus of Redwood Road

1.2 Install unique, consistent accents to street lights and wayfinding in the right-of-way, encourage interactive public art, unique furnishings, and other valuable placemaking elements in developments along Redwood Road

GOAL 2: Promote employment opportunities

2.1 Encourage new development to include office or commercial flex space on the ground level

2.2 Encourage redevelopment and infill development at the Smith's (northeast corner of South Jordan Parkway and Redwood Road) and Towne Center sites to provide office space

2.3 Encourage redevelopment of sites surrounding the intersection of Redwood Road and South Jordan Parkway to provide more employment opportunities

GOAL 3: Create places for people to gather along Redwood Road

3.1 Enhance and build on plans for the public space in and around the Towne Center to encourage informal recreation and gathering in the plaza-like space with additions such as enhanced crosswalks per the Redwood Road Design Guidelines herein

3.2 Encourage and support the South Jordan Arts Council in the installation of public art in public spaces

3.3 Encourage surrounding residential development to include off-street paths that lead residents to retail, restaurants, employment, and entertainment

3.4 Develop requirements for shared parking between office and retail to reduce the footprint of surface parking in Redwood Road Mixed Use Zones

GOAL 4: Promote consistent forms and design elements

4.1 Require all new development or redevelopment to install streetscape elements per the Redwood Road Design Guidelines herein

4.2 Upgrade major intersections as new development occurs with urban design and gateway features per the Redwood Road Design Guidelines herein

4.3 Require all parking to be located at the side or rear of the building leaving space between the building and sidewalk for landscape

4.4 Require all new development or redevelopment along Redwood Road to bury overhead utilities

4.5 Develop a palette of acceptable site furnishings

GOAL 5: Engage in a study of the intersection of Redwood Road and South Jordan Parkway

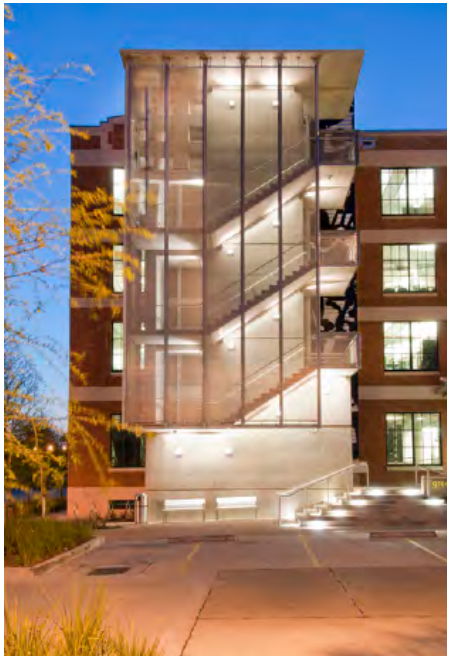
5.1 Perform a traffic study to identify inefficiencies

5.2 Work with property owners along South Jordan Parkway to provide pedestrian connectivity between Bingham High School and the Redwood Road area

REDWOOD ROAD DESIGN GUIDELINES

These guidelines are in place to guide future development along Redwood Road. Some of the guidelines are already required by code, others are not requirements, but rather elements that the public, City staff, and officials support and desire in this area. For the Redwood Road Corridor there are four sections of guidelines: buildings (1), sidewalks/parkstrips (2), Street Furnishings (3), Intersections (4).

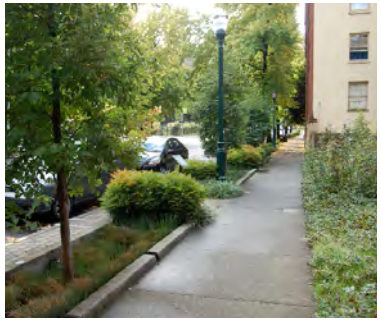
















BUILDINGS (1)

- ☐ All buildings should include vertical and horizontal articulations to break up building mass
- ☐ Non-residential buildings should have a minimum of 60% transparency on the ground floor where the building faces Redwood Road
- ☐ Non-residential buildings should include at least one pedestrian entrance per use accessible from Redwood Road
- ☐ Multi-family residential buildings should include balconies or patios with a minimum size of 60 sq.ft. for all units
- ☐ Multi-family residential buildings should be constructed using a mixture of high-quality materials with variations in facades and roof plains to break up the massing of buildings over 50' long and two stories tall

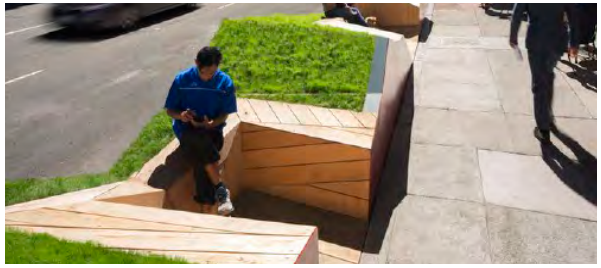
SIDEWALKS AND PARKSTRIPS (2)

- ☐ Sidewalks along Redwood Road should have a minimum of 8 feet for a clear walkway
- ☐ Parkstrips separating sidewalks from Redwood Road should be 12 feet wide from the back of curb to the sidewalk edge
- ☐ Parkstrips should include at least 50% planted or living materials
- ☐ Plants in parkstrips should be grouped by hydrozone and use drip irrigation systems to minimize water usage
- ☐ Parkstrips should include trees and raised planters to further separate pedestrians from the street
- ☐ Shade-type street trees should be installed a minimum of every 40 feet in parkstrips along Redwood Road

SITE FURNISHINGS (3)

- ☐ Benches and trash and recycling receptacles should be placed near pedestrian crossings and at transit stops, not to exceed 800 feet between groupings of furnishings
- ☐ Developments along Redwood Road should provide bike storage for employees, visitors, and residents
- ☐ Developments along Redwood Road should strive to provide unique and interactive furnishings to compliment district and gateway elements similar to those pictured herein









INTERSECTIONS (4)

- ☐ Corners at each intersection on Redwood Road should include specialty paving, unique furnishings, and/or unique landscaping
- ☐ Crosswalks intersecting Redwood Road should be a minimum of 8 feet wide
- ☐ Where crosswalks stretch across 6 or more lanes, a pedestrian refuge island should be installed in Redwood Road







MARKET ANALYSIS

OVERVIEW

This market analysis, completed by Zions Public Finance, considers which uses would be financially feasible in the market and, of importance to the City, what fiscal impacts would be generated to South Jordan by each property type. Understanding the fiscal impacts (primarily property taxes, sales taxes, and population distribution in this analysis) of future developments is critical in planning for implementable uses. The fiscal impact analysis also showed what the site is currently generating, and what sales generation could be achieved from a variety of retailers. Total needs for each of the proposed property types (office, retail, and residential) were shown considering parking requirements, likely floor plate sizes, and total building heights that are feasible in the local market.

PROFIT TABLE DESCRIBED

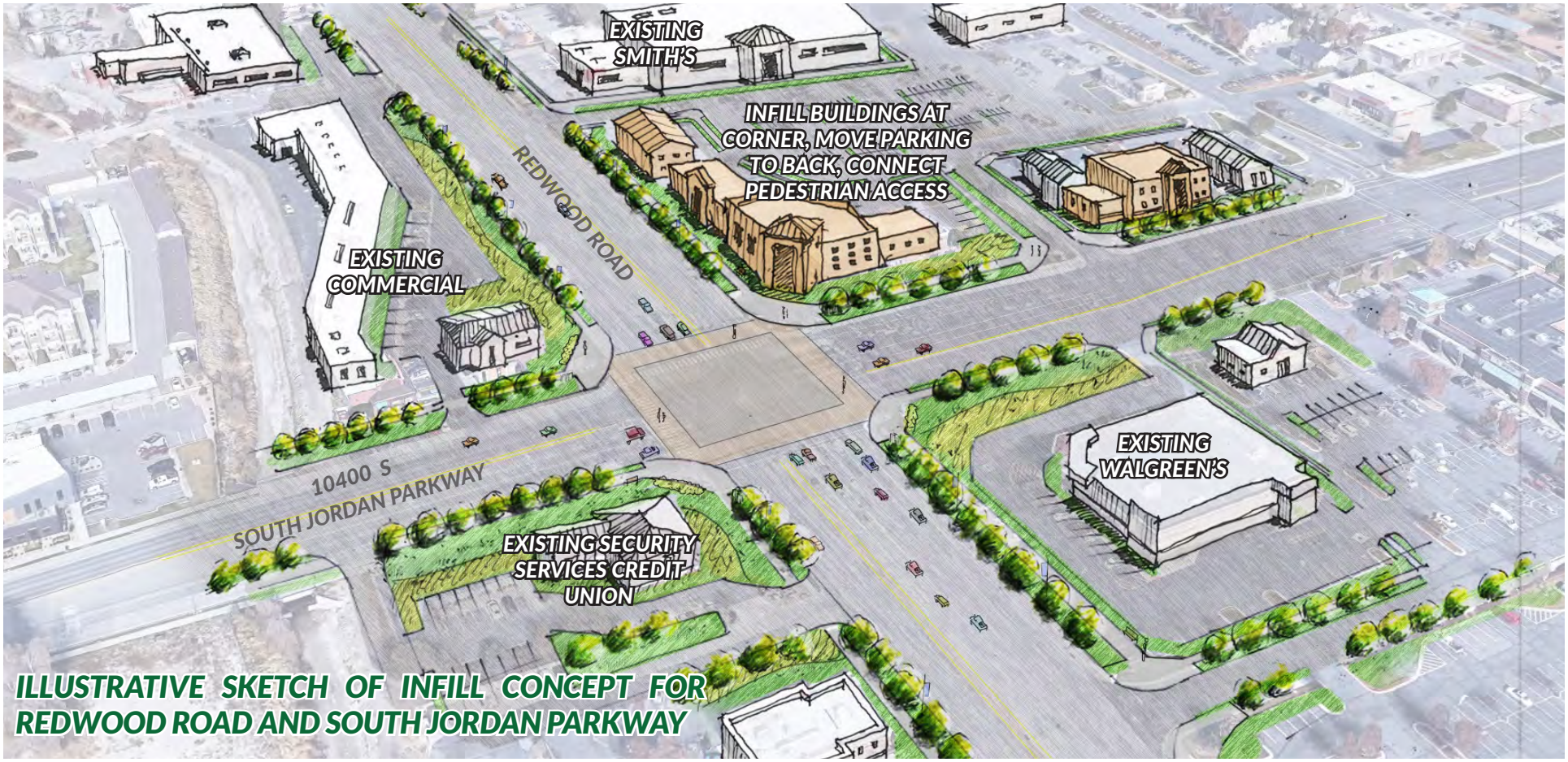
The "achievable profit" shows results of highest and best use studies that were performed specifically for the Redwood Road and 104th South site. Consideration was made for achievable rents, operating expenses, required investment returns, and total construction and land acquisition costs for a variety of use types. Available profit (the spread between anticipated value and total construction and land costs) is shown as a percentage of value. The "required profit," as dictated by the market, is shown in the associated column. This highlights the return the market would need in order to undertake that type of development. If "achievable profit" is less than "required profit," then construction will likely not occur unless some incentives are provided in order to bridge the value and profit gap.

Redwood Road and 104th South			
Use	**Achievable Profit**	**Required Profit**	**Feasibility**
Office (25,000 sq ft)	10.1-18.0%	17-22%	Potentially – incentives would be necessary for covered parking. If tenant is in tow, or build-to-suit scenario, then feasibility increases
Residential (75 Units)	17.6-22.8%	15-20%	Yes – incentives should be considered for specific design characteristics – i.e., covered parking, heights, architectural appeal, amenities
Retail (7,500 sq.ft.)	9.7-17.1%	18-22%	Not likely unless incentives provided, tenant in tow, or low land cost basis

CONCLUSION OF THE MARKET ANALYSIS

Given the economic climate at the time of this report, as well as the information provided in the market analysis, the highest and best use for the property at the northeast corner of Redwood Road and South Jordan Parkway is to keep the Smith's Grocery Store in operation.

Planning for infill development on the four corners of the intersection could increase the availability of small office for employment opportunities and enhance pedestrian amenities to encourage a more vibrant space. Below is an illustrative sketch representing this design concept.



ILLUSTRATIVE SKETCH OF INFILL CONCEPT FOR REDWOOD ROAD AND SOUTH JORDAN PARKWAY

A VISION FOR THE JORDAN RIVER GATEWAY

BACKGROUND & EXISTING CONDITIONS

The Jordan River Gateway provides key, regional, north-south connectivity by way of Interstate 15, the Jordan River Trail, and FrontRunner Commuter Rail. The Jordan River Parkway Trail serves over 45 miles in Salt Lake County alone, providing a connection from the Great Salt Lake to Utah Lake for pedestrians, cyclists, and more. The FrontRunner Commuter Rail runs from Pleasant View to Provo and provides a link to several TRAX and local bus routes providing access to many of the region's major employment, entertainment, education, recreation, and living opportunities. South Jordan City owns many of the parcels directly west of the Jordan River; the majority of the parcels to the east of the river, which are home to several sensitive bird species, have conservation easements and are either owned federally, by the State of Utah, or by the city with some private ownership. This document is to be used alongside Blueprint Jordan River. In 2010 the Jordan River Commission was created to serve as a resource to local communities, implement the living document *Blueprint Jordan River*, and provide a forum for coordination on planning, restoration, and development along the entire Jordan River Corridor.

Anchored by the historically and environmentally significant Jordan River, this subarea is not living up to its potential as either a transit oriented corridor or a natural feature to celebrate the river. This study focuses on creating a vibrant, pedestrian oriented area of a mix of uses including high density housing and commercial development balanced with the right amount of preservation and recreation opportunities along the river.

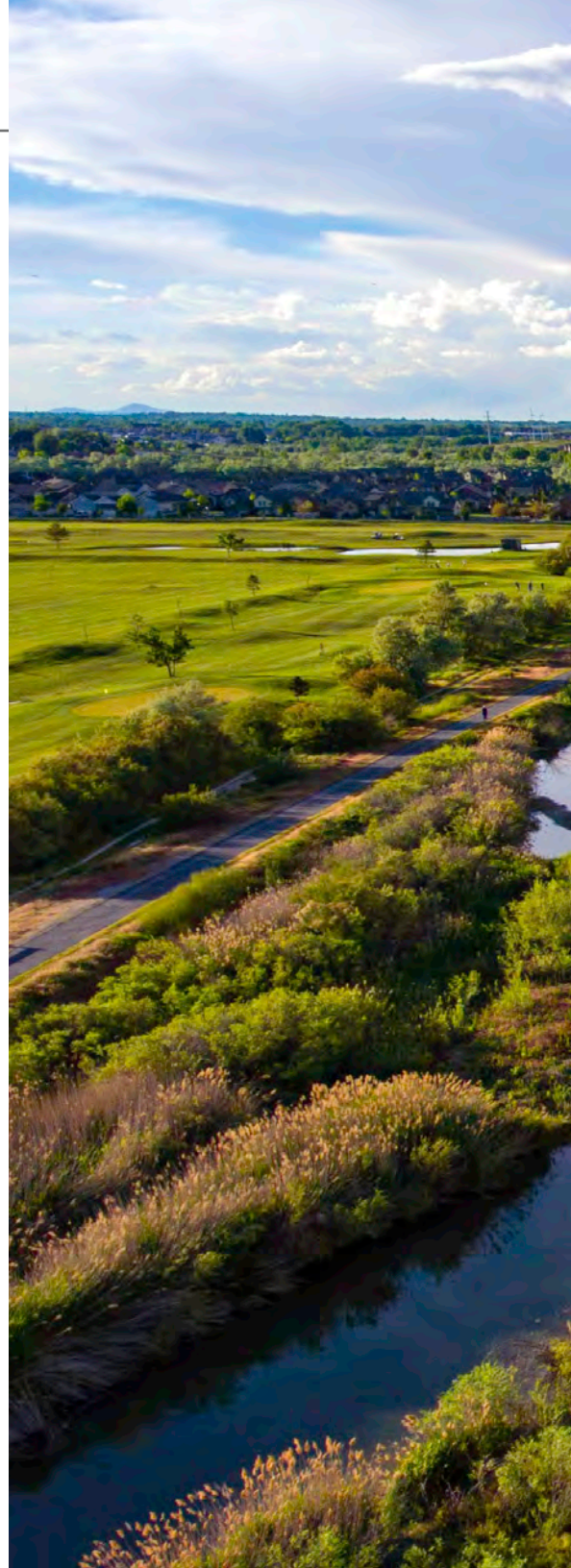
AREA ASSETS

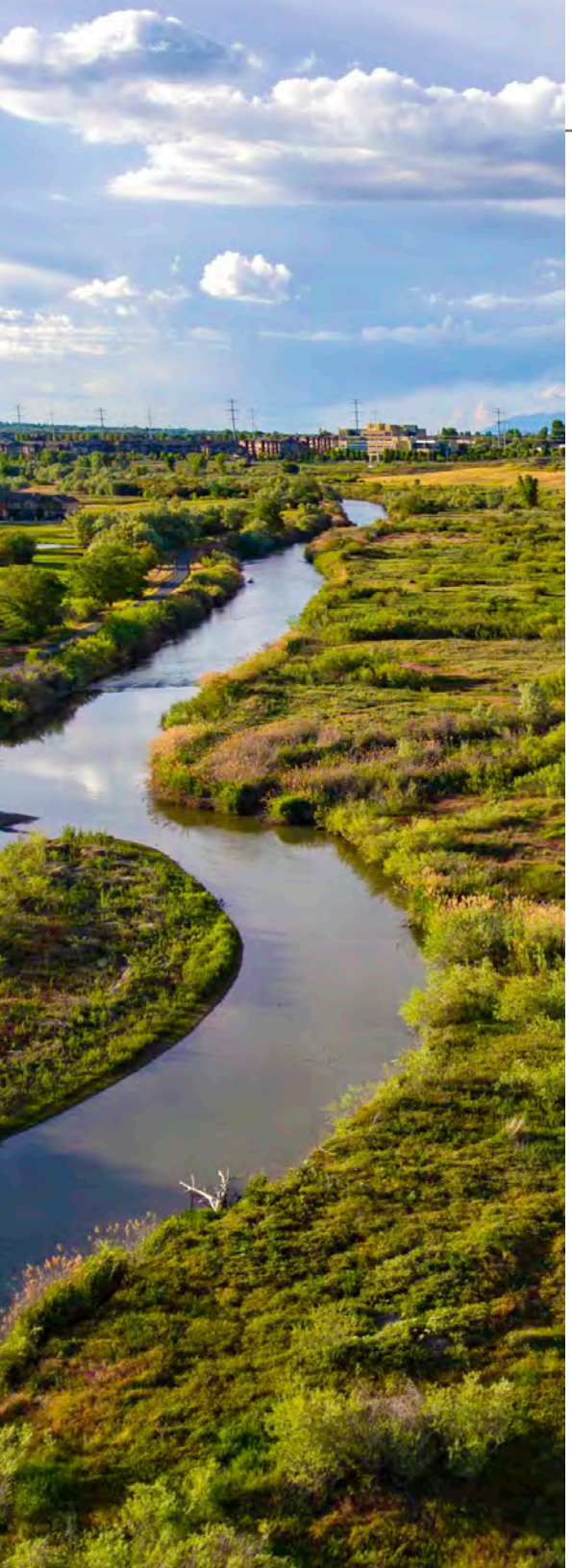
The Jordan River, Mulligans Golf and Games, the RiverPark Corporate Center, and UTA's FrontRunner are all major regional assets. Having a stop along the FrontRunner route serves as a huge asset to the City, providing convenient access to residents and visitors.

The Jordan River is also an incredible asset for its recreational and environmental properties. The river is home to an expansive trail as mentioned above, and serves as an oasis of natural wetlands and parks to all who visit.

AREA CHALLENGES

Along with its assets, this corridor has its challenges. As one of the last areas with large lots left on the eastern half of South Jordan, there is increasing development pressure. It will be important moving forward to determine a careful balance of development, recreation, and natural habitat in this area.





VISION

The Jordan Gateway is where South Jordan's rural heritage and urban lifestyle meet. With public transit, freeway access, and regional trail connections, this area is accessible for all, making it a City-wide gathering destination. This area is a careful balance of natural open space preservation and economic amenities that highlights our unique blend of land use.







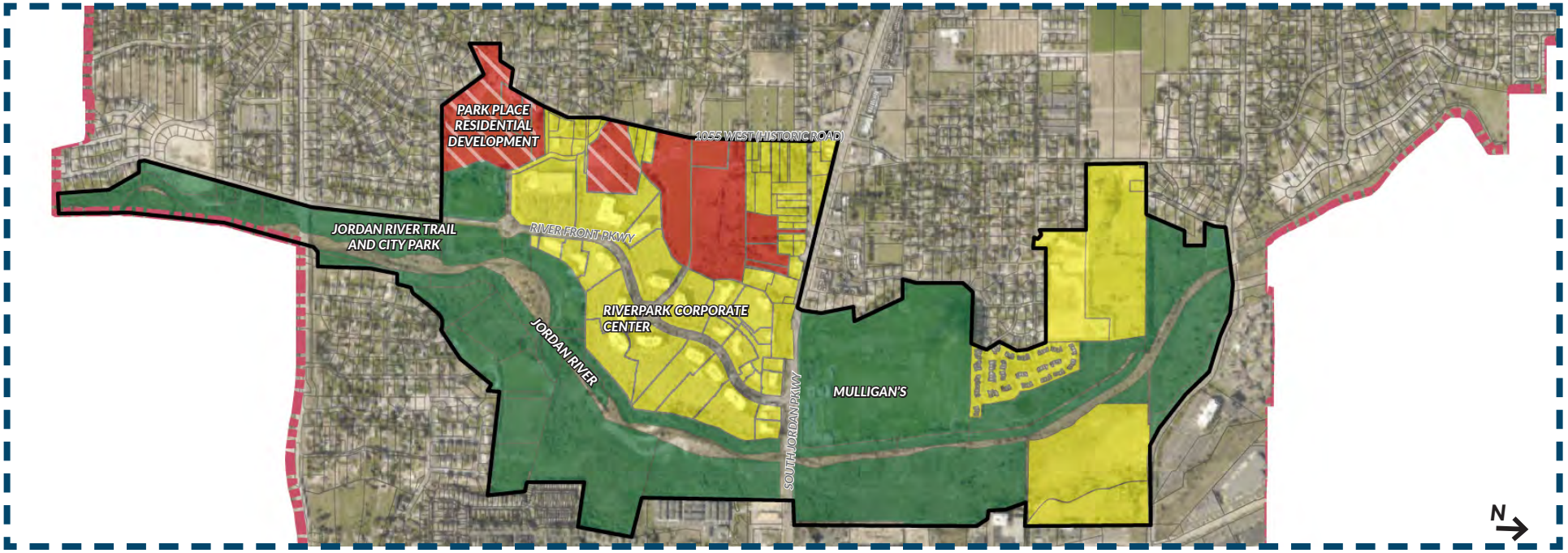


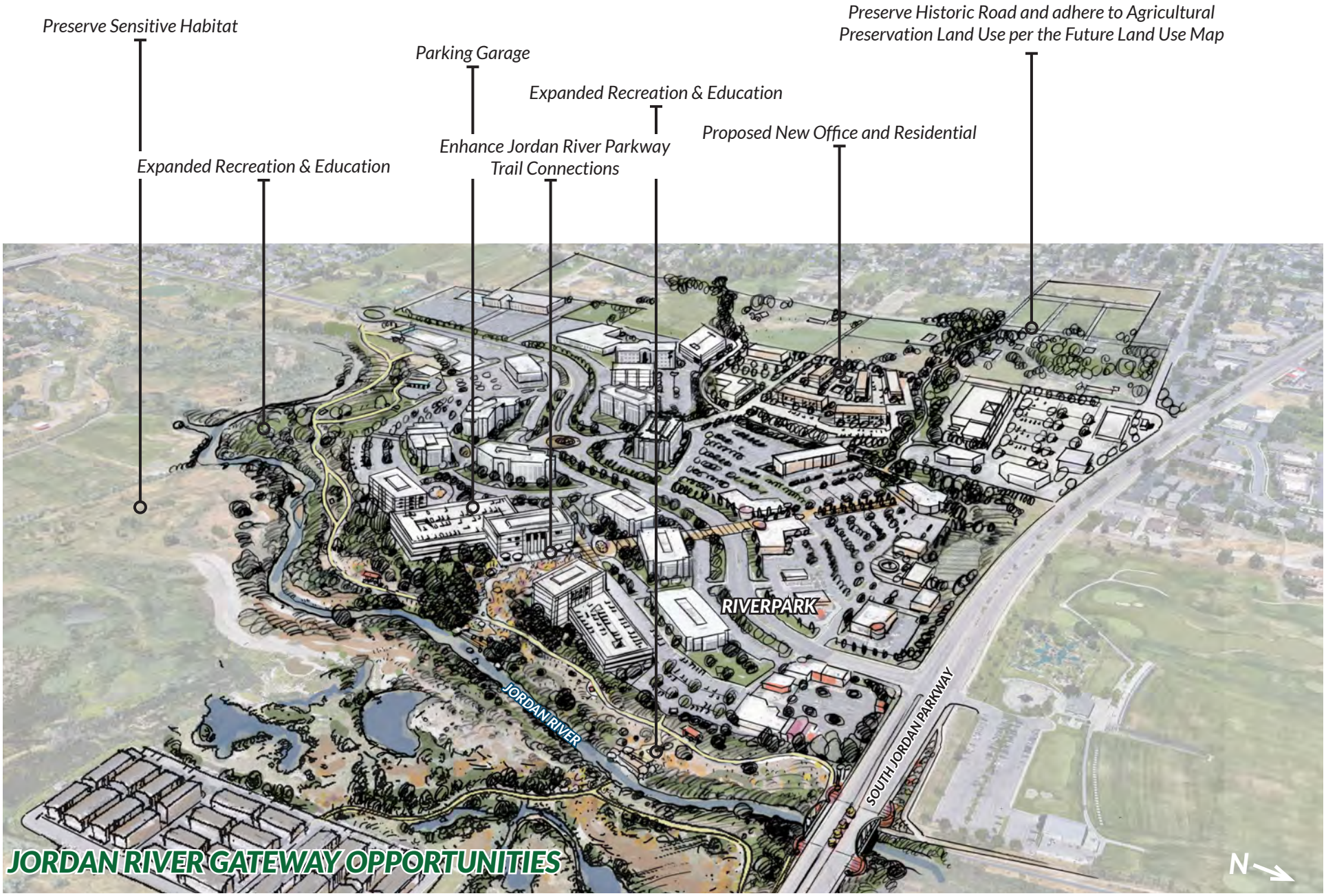


AREAS OF CHANGE

The map below indicates parcels within the sub area that have the potential to change. This map was put together using The county's assessor parcel data to determine parcels that are vacant or parcels that have a higher property value than building value. This information was combined with the City Planning Department's existing proposals, insight, and projects.

- **PRESERVE:** These areas contain sensitive habitats and/or valued open spaces and should be carefully preserved.
- **SOME POTENTIAL FOR CHANGE:** These areas may change slightly over time to match the vision for the sub-areas, but it's unlikely that they will change in character or use.
- **MODERATE POTENTIAL FOR CHANGE:** These areas have several indicators of change. It's likely that they will redevelop in the next 10-20 years.
- **HIGHLY LIKELY TO CHANGE:** These areas are most likely to change. No plans are developed, but it is highly anticipated that these areas will undergo changes in land use and character over the next 10-20 years due to their location and land use.
- **PLANNED TO CHANGE:** These areas are already on their way towards change. There may be plans circulating City Hall or discussions underway on the future of these areas.




Preserve Sensitive Habitat
Parking Garage
Expanded Recreation & Education
Preserve Historic Road and adhere to Agricultural Preservation Land Use per the Future Land Use Map
Proposed New Office and Residential
Expanded Recreation & Education
Enhance Jordan River Parkway Trail Connections
RIVERPARK
JORDAN RIVER
SOUTH JORDAN PARKWAY
JORDAN RIVER GATEWAY OPPORTUNITIES
N

THE GOALS

The goals and strategies in this document are intended to provide South Jordan City with the necessary steps forward in making the vision for the Jordan River Gateway a reality. The goals in this document are broad, big picture items and the strategies underneath are more specific actions the city can take.

These strategies have been organized below in a table to show intended timeline, type of strategy, and anticipated funding.

TIMELINE

SHORT-TERM: These strategies could be accomplished now

MID-TERM: These strategies will take further coordination and planning, but still have a relatively low level of effort

LONG-TERM: These strategies are either ongoing, but could be started now, or are seen as long-term options

COST

$: These strategies can be accomplished without additional City staff members or changes to city budget

$$: These strategies will need to be planned for within City budget, but will not need an outside funding source, these strategies may require additional City staff

$$$: These strategies will need an outside funding source and additional City staff

TYPE

REGULATORY REFORM: These strategies can be accomplished through updates to existing development regulations and standards

COLLABORATION OR PARTNERSHIP: These strategies may require additional analysis and direction at a more detailed level than within this plan or will require close coordination and collaboration with local agencies, groups, and/or developers

CAPITAL PROJECT: These strategies involve major infrastructure investments and should be considered in conjunction with other capital improvements to determine priorities, project efficiencies, and timing of expenditures

Jordan River Gateway Goals			
Strategy	**Timeframe**	**Cost**	**Type**
1.1	Short-Term	$	Regulatory Reform
1.2	Short-Term	$	Regulatory Reform
1.3	Long-Term	$	Regulatory Reform
1.4	Mid-Term	$	Regulatory Reform
2.1	Short-Term	$	Regulatory Reform
2.2	Long-Term	$	Regulatory Reform
3.1	Long-Term	$	Regulatory Reform
3.2	Long-Term	$	Regulatory Reform
3.3	Mid-Term	$$-$$$	Collaboration or Partnership
4.1	Short-Term	$$$	Capital Project
4.2	Short-Term	$	Regulatory Reform
4.3	Short-Term	$	Collaboration or Partnership
4.4	Short-Term	$	Collaboration or Partnership
4.5	Mid-Term	$$	Capital Project
5.1	Short-Term	$$$	Capital Project
5.2	Long-Term	$$$	Capital Project
6.1	Mid-Term	$	Regulatory Reform
6.2	Long-Term	$$	Capital Project
6.3	Long-Term	$	Collaboration or Partnership
7.1	Mid-Term	$$$	Capital Project
7.2	Long-Term	$	Regulatory Reform
7.3	Mid-Term	$$$	Capital Project
7.4	Long -Term	$$	Capital Project

GOAL 1: Promote infill development consistent with existing character and rural heritage

1.1 Develop an incentive program to encourage the development of parking structures

1.2 Develop an incentive program to encourage infill development in River Park that blends the existing River Park character with the rural character of the 1055 W roadway corridor

1.3 Encourage mixed use development west of River Park

1.4 Incentivize additional office and retail buildings and increase the average Floor Area Ratio of River Park

GOAL 2: Preserve the edge of S 1055 W (historically designated road) with agricultural preservation land use

2.1 Consider creating an overlay zone district along 1055 W to preserve agricultural and historic character

2.2 Promote uses consistent with the Future Land Use Map and Historic Road Designation

GOAL 3: Promote preservation of the natural areas associated with the Jordan River

3.1 Ensure development adjacent to the Jordan River minimizes impacts to water quality and natural habitat (i.e. permeable pavements, bioengineered ponds and wetland, bioswales, oil separators, greenroofs, and rain gardens similar to Mystic Springs)

3.2 Promote a buffer consistent with the Jordan River Commission Best Practices Guidelines between the Jordan River and adjacent buildings and parkway

3.3 Identify properties adjacent to the Jordan River to preserve as natural habitat and work with property owners and local groups to preserve them

GOAL 4: Highlight opportunities for interaction with the Jordan River that are consistent with Blueprint Jordan River

4.1 Provide low-impact boardwalk-style trails near the river for wildlife viewing and interpretive educational signage

4.2 Allow for small classroom-style seating areas near the river for educational groups

4.3 Determine a location for kayak access along the River

4.4 Explore opportunities for additional amenities along the Jordan River Parkway Trail such as GreenBikes or additional parking and trailheads

4.5 Promote a feeling of safety for trail users by incorporating appropriate lighting and street visibility

GOAL 5: Encourage educational opportunities along the Jordan River to celebrate the history and habitat significance of the Jordan River

5.1 Provide educational signage in parks and natural areas where appropriate to promote awareness of the cultural and natural significance of the area

5.2 Incorporate the Jordan River's natural and cultural history into park elements, landscaping, and public art installations in developments adjacent to the River

GOAL 6: Encourage people to spend more time in the Jordan River area

6.1 Encourage a mix of uses in the River Park area, creating an overlap in uses and thus, lengthening the hours of the day people spend time in the area

6.2 Host public events that celebrate both the unique qualities of the Jordan River and the agricultural heritage of the 1055 roadway corridor area

6.3 Encourage coordination between the Jordan River Commission, the City and local businesses on events and initiatives

GOAL 7: Encourage the use of public and active transportation

7.1 Create convenient, obvious, and safe routes from the River Park development to the South Jordan Station

7.2 Require all new development in this area to provide off-street connections to surrounding amenities such as the river, retail and restaurants, other trails, and public transportation

7.3 Enhance the trailheads along the Jordan River Trail and allow them to become hubs for micromobility elements such as bike-share

7.4 Continue to improve the Jordan River Trail as an essential active transportation corridor









