

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION 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

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.

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.

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

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.

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: PLSR202000195
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).

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.

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 exist? 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. They 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.

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?

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.

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. PLSR202000195 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 SUBDIVISION

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.

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.

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 November 10, 2020 Planning Commission Meeting adjourned at 8:55 p.m.

This is a true and correct copy of the November 10, 2020 Planning Commission minutes, which were approved on December 8, 2020.

Cindy Valdez

South Jordan Deputy Recorder

Meeting minutes were prepared by Deputy Recorder Cindy Valdez



SUBAREA PLAN WORK SESSION

November 10, 2020

Agenda

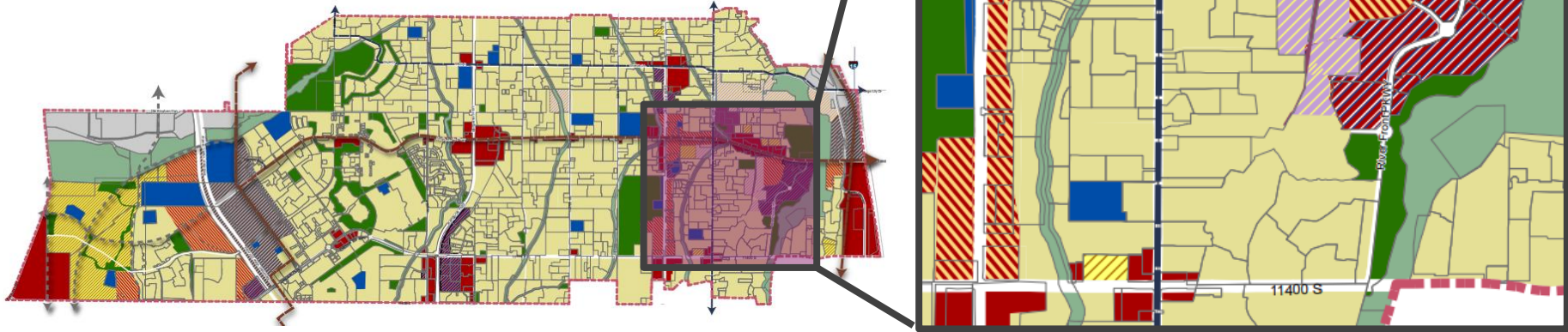
1. Overview of Subarea Plans
 1. Purpose
 2. Subarea Boundaries
 3. Outreach
2. Redwood Road Corridor
 1. Vision
 2. Goals
3. Jordan River Gateway
 1. Vision
 2. Goals



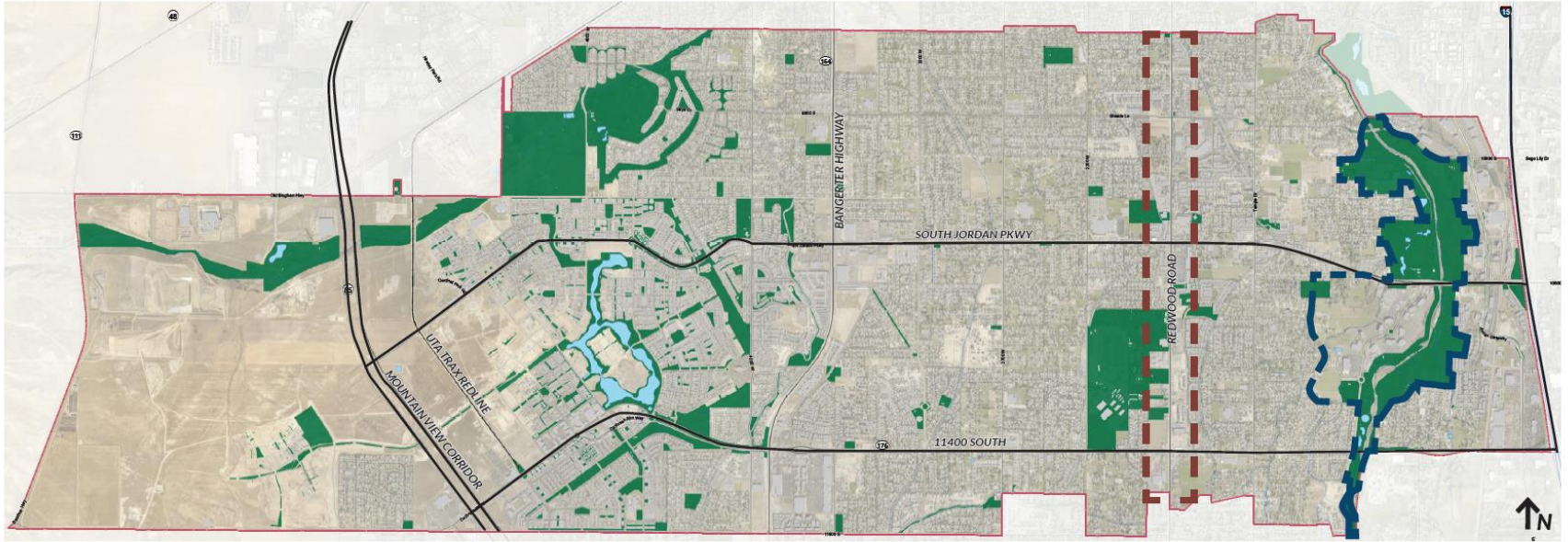
Subarea Plan Overview

Why Create Subarea Plans?

- Generalized land uses
- Infill opportunities
- Economic analysis



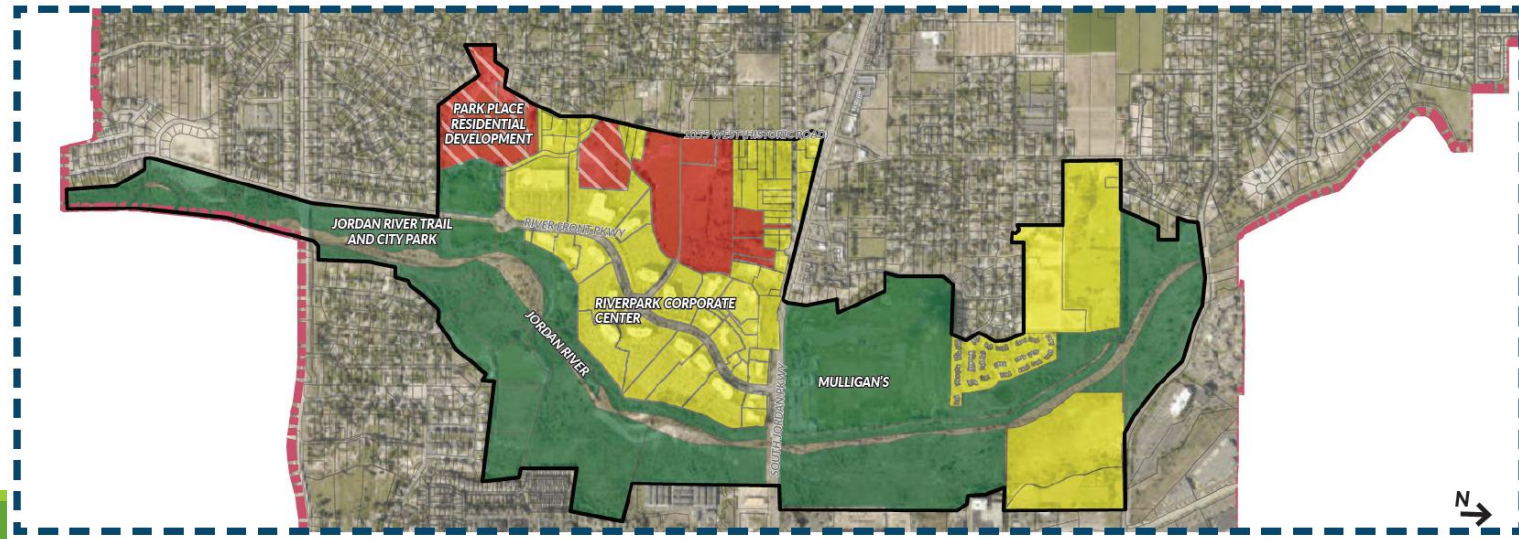
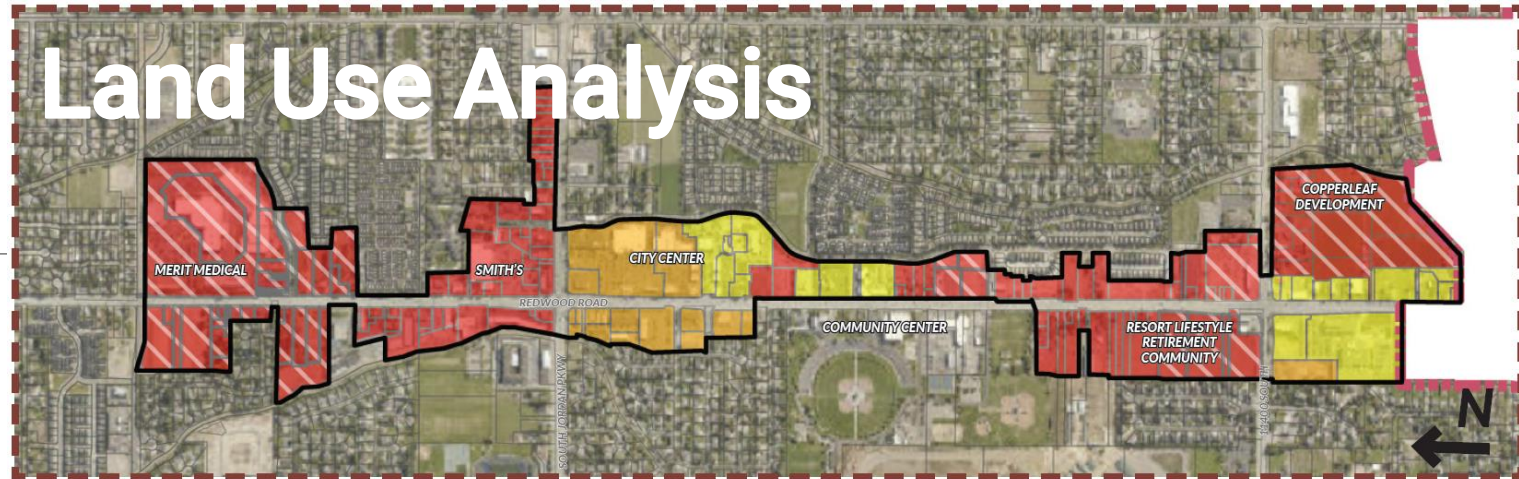
Where are the Subareas?



 REDWOOD ROAD CORRIDOR

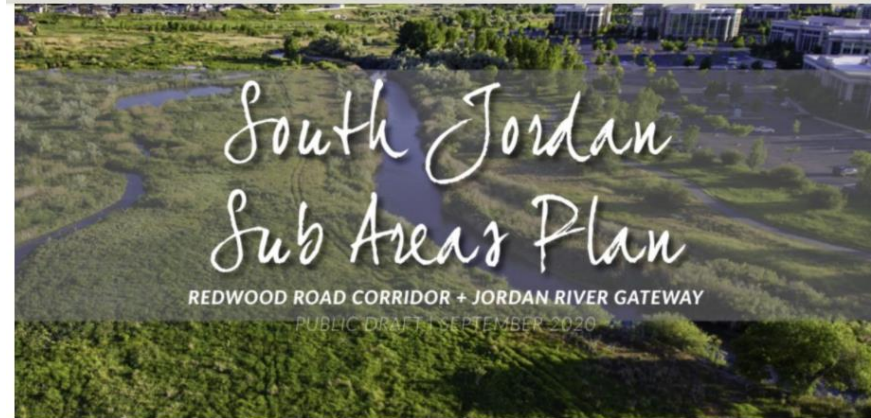
 JORDAN RIVER GATEWAY

Land Use Analysis



Who Did We Hear From?

- Advertising the Plan
 - Flyers sent to project area property owners
 - Emails sent to stakeholders
 - Plans available on South Jordan's Website
- Roughly 20 online views of the plan
- 10 stakeholder interviews with property owners



PROVIDE FEEDBACK ON SUB AREAS PLAN

On: November 03, 2020 In: [Latest News](#) Comments: 0

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 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 will cover these topics in detail for each area. We invite your participation in the planning process by reviewing the below Sub Areas Plan and submitting your feedback to the City.

REVIEW SUB AREAS PLAN

To submit feedback on the Plan, or for any questions, please contact Olivia Cvetko at OCvetko@logansimpson.com or (801) 364-0525, Ext. 4413.



Redwood Road Corridor

Our 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.

Increased Employment Amenities

Neighborhood Connections

Wide Sidewalks and Parkstrips

Consistent Streetscape Design

Enhanced Intersection

Infill Development

Infill Development

CITY CENTER

COMMUNITY CENTER

MERIT MEDICAL

SOUTH JORDAN PARKWAY

SHIELDS LANE

REDWOOD ROAD

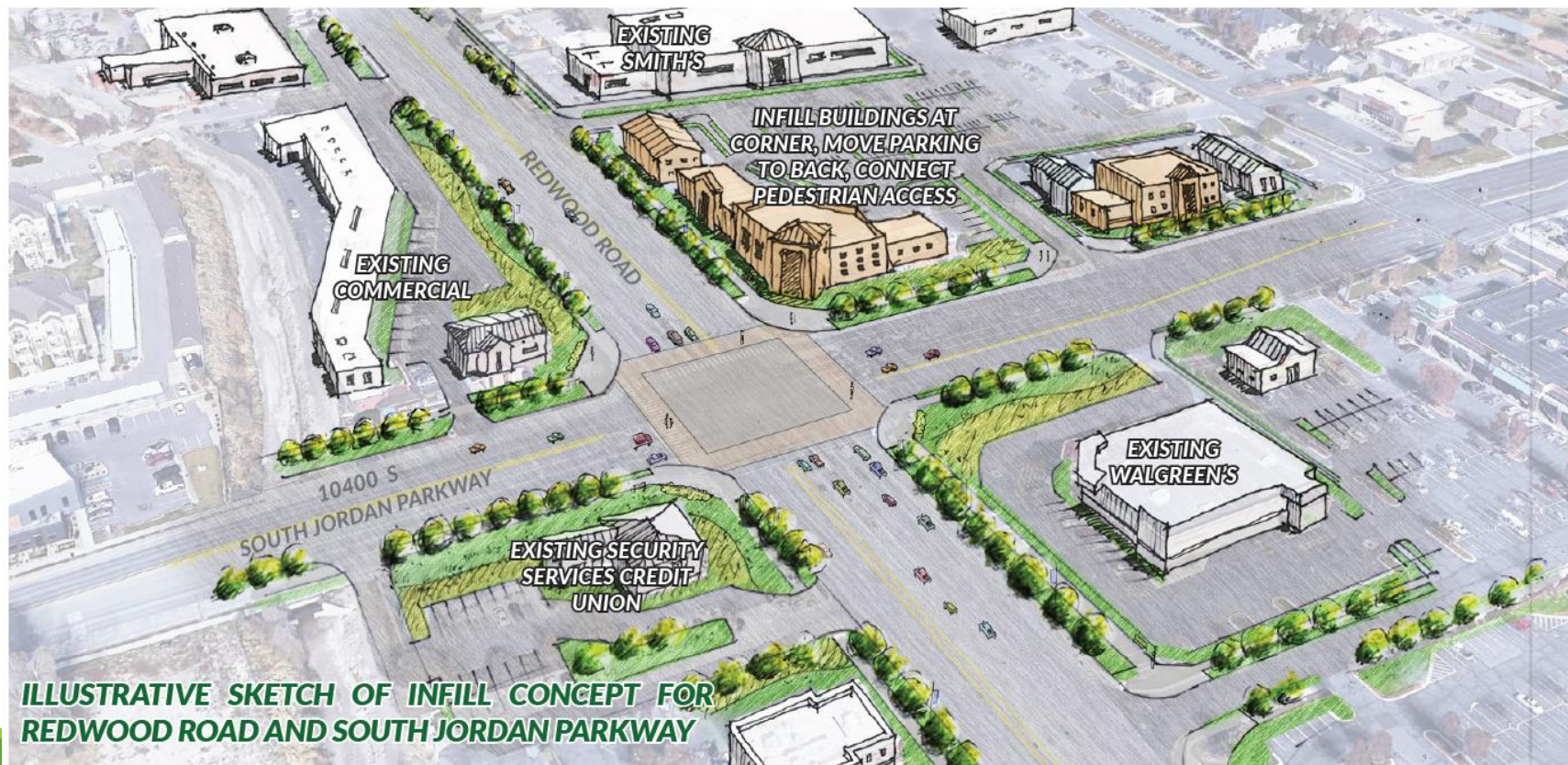
REDWOOD ROAD CORRIDOR OPPORTUNITIES



Goals for the Redwood Road Corridor

- Brand the Redwood Road area as a corridor
- Promote employment opportunities
- Create places for people to gather along Redwood Road
- Promote consistent forms and design elements
- Engage in a study of the intersection of Redwood Road and South Jordan Parkway

Illustrative Infill Concept





Jordan River Gateway

Our 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.

Preserve Sensitive Habitat

Parking Garage

Expanded Recreation & Education

Preserve Historic Road and adhere to Agricultural
Preservation Land Use per the Future Land Use Map

Expanded Recreation & Education

Enhance Jordan River Parkway
Trail Connections

Proposed New Office and Residential



JORDAN RIVER GATEWAY OPPORTUNITIES



Goals for the Jordan River Gateway

- Promote infill development consistent with existing character and rural heritage
- Preserve the edge of 1055 W (historically designated road) with agricultural preservation land use
- Promote preservation of the natural areas associated with the Jordan River
- Highlight opportunities for interaction with the Jordan River that are consistent with the Blueprint Jordan River Plan
- Encourage educational opportunities along the Jordan River to celebrate the history and habitat significance of the Jordan River
- Encourage people to spend more time in the Jordan River Area
- Encourage the use of public and active transportation

Cindy Valdez

From: Brad Sanderson
Sent: Tuesday, November 10, 2020 6:35 PM
To: Cindy Valdez
Cc: Michele Hollist; Steven Catmull; Trevor Darby; Nathan Gedge; Sean Morrissey
Subject: FW: Concern on Swim kids by Scott Walker (Near district) - Resident Alta loma In

Will

From: Narayanan Gupta <narayanan.gupta@gmail.com>
Sent: Tuesday, November 10, 2020 6:28 PM
To: Brad Sanderson <BSanderson@sjc.utah.gov>
Cc: kanaga varshini narayanan <kanagavarshini@gmail.com>
Subject: Concern on Swim kids by Scott Walker (Near district) - Resident Alta loma In

Hello Mr.Brad,

We got your notice for public hearing.

Understand broadly that my neighborhood is getting a swimming pool for kids.

In a way it is good for the people living in the society, as a big cost of following.

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 week ends and also in late evening, which are typically our home time.
3. We are more concerned, that the said construction could jeopardize our homes future valuation.
4. Our valley view is completely blocked once this construction is completed. (Awaiting more details of the construction height, closeness to our compound wall etc).

Please consider our painful request and help us by moving the swim train center to a better commercial location, without any disturbance to the residents.

Thanks & regards

Narayanan Narasimha gupta

Resident - 3565 W alta loma lane, south jordan Utah - 84095.