

**ELECTRONIC MEETING AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
6:30 P.M.
January 12, 2021**

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS MEETING **ELECTRONICALLY, VIA ZOOM PHONE AND VIDEO CONFERENCING**, ON TUESDAY, JANUARY 12, 2021. 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 January 12, 2021.

Instructions on how to join the meeting electronically are below.

Join South Jordan Planning Commission January 12, 2021 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. ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR FOR 2021**
- V. STAFF BUSINESS** – *None*
- VI. COMMENTS FROM PLANNING COMMISSION MEMBERS**
- VII. SUMMARY ACTION** – *None*
- VIII. ACTION** –
 - A. GENERAL PLAN AMENDMENT – ADOPTING THE SOUTH JORDAN SUB AREAS PLAN FOR REDWOOD ROAD CORRIDOR AND JORDAN RIVER GATEWAY**
Location:
File No: R2021-02
Applicant: South Jordan City
- IX. ADMINISTRATIVE PUBLIC HEARINGS** –
 - B. DAYBREAK VILLAGE 12A PLAT 2**
Location: Generally 11170 South 7045 West
File No: PLPP202000343
Applicant: Daybreak Communities
 - C. TENNEY SUBDIVISION AND BROOKLYN MEADOWS P.U.D., FIRST AMENDMENT SUDIVISION AMENDMENT**
Location: 10520 South Brooklyn View Lane
File No: PLPLA202000364
Applicant: Errol Balfour
- X. LEGISLATIVE PUBLIC HEARINGS** –
 - A. PLANNING AND ZONING CODE TEXT AMENDMENT REPEALING SECTION 16.36.070(F) OF THE SOUTH JORDAN CITY MANICIPAL CODE REGARDING TEMPORARY COMMERCIAL AND RESIDENTIAL DEVELOPMENT SIGNS-BANNERS SIGNS ON CITY LIGHT POLES AND AMENDING SECTION 16.36.120(B) REGARDING PROHIBITED SIGNS**

Location:
File No: PLZTA202000387
Applicant: South Jordan City

XI. OTHER BUSINESS - *None*

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)
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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 7th day of January 2021.
Cindy Valdez
South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
December 8, 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, Planning Intern Meadow Wedekind, Deputy Recorder Cindy Valdez

Others: Gary Langston, Mike Johnson, Travis Farran, 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 Hollist made a motion to approve the December 8, 2020 Planning Commissioner Agenda. Commissioner Gedge seconded the motion. Vote was 5-0 unanimous in favor.

III. Approval of the Minutes

Commissioner Hollist motioned to approve the November 10, 2020 Planning Commission Meeting Minutes as published. Commissioner Gedge seconded the motion. Vote was 5-0 unanimous in favor.

IV. STAFF BUSINESS - None

V. COMMENTS FROM PLANNING COMMISSION MEMBERS

Chair Hollist said Commissioner Gedge and I attended the City Council Meeting last week on November 17, 2020 where they were discussing what was being proposed with the accessory dwelling units. In the presentation it was interesting to see the charts they had created that showed where our current ordinances fall in respect to the neighboring Cities. The City decided not to make any changes that night, but I feel that they may make changes in the future to try and clarify what that ordinance is and what they are trying to accomplish with it.

Commissioner Gedge said I agree, I thought it was a very thorough discussion, and I am looking forward to when it comes back to the Planning Commission next year.

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 Gedge 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

VIII. ADMINISTRATIVE PUBLIC HEARINGS –

**A. DAYBREAK VILLAGE 10 NORTH PLAT 3, PRELIMINARY
SUBDIVISION**

Location: 5570 West 10880 South
File No: PLPP202000307
Applicant: Daybreak Communities

Planner Schindler is having problems getting his sound to work, so the applicant Gary Langston will Daybreak Communities will review the background information on this item from the staff report.

Gary Langston, Daybreak Communities – said this project site is for the subdivision to create the beginning phases for a future apartment project. It is located at approximately South Jordan Parkway and Grandville Avenue, on the east side of Grandville. The actual project site will be

split into a northern, and southern portion, and the public road of Pipestone will be extended east and connect to Grandville Avenue. Obviously, this falls within our Town Center, and obviously, we are looking for ways to increase the density around the TRAX Station. If you are looking at the map on the lower left hand side, that is where the current TRAX Station is on the north end of Daybreak. This particular subdivision has (3) lots, there is M-101, and M-102, and they will be the apartment developments in the future, and M-103 is the future development parcel that is likely to be multi-family housing in that location. I think I have covered everything, and I am here to answer any questions that you may have.

Chair Hollist said I see that it is 14 acres, but do you know what the gross residential density works out to be?

Mr. Langston said we don't have the final count yet, but I can give you a rough range. It would be about 30 to 35 units an acre, which is about right for apartments.

Chair Hollist said it looks like in respect to the TRAX Station that you may be eligible for reduced parking. Do you anticipate requesting that accommodation, or will you be meeting the standard ordinances for this apartment complex?

Mr. Langston said for this particular project we are not requesting a reduction. We are actively exploring other parking alternatives that could occur near the north TRAX Station in the future, but for this project we intend to follow the ordinances.

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

Commissioner Gedge motioned to approve Project No. PLPP202000307 subject to the following:

- 1. That all South Jordan City requirements are met prior to recording the plat.**
- Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor.**

B. DAYBREAK VILLAGE 11A PLAT 7, PRELIMINARY SUBDIVISION

Location: 11750 South between 6615 W. and 6865 W.

File No: PLPP202000324

Applicant: Daybreak Communities

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

Commissioner Gedge said how large does the garage need to be? Does it need to be a one, or a two car garage, because there is always a concern about on street parking?

Planner Schindler said the requirement is to have a one car garage, but I believe all of the townhomes will have a two car garage.

Gary Langston, Daybreak Communities – said Planner Schindler is correct, the minimum is 20ft, which allows for a two car garage. The requirement is to have one, but we have doubled

that and there is still the typical on street parking that we have in this area. This is a little larger subdivision and I think I have explained to the Planning Commission before that in Daybreak we have (4) different product types that people can purchase from, there is (Active Adult), (Luxury), (Move Up), and (Value). This represents our inventory lots for our value segments, and obviously, as we are getting closer to 11800 S. through Daybreak Parkway you are seeing the density increase. Therefore, there are a few more townhomes than you would see as you work yourself more north into the project. We in Daybreak are reaching a 1,000 home sales for the year 2020, which is pretty incredible, all things considering. There have been quite a few plats come before you as we are trying to keep up with the demand, and you will see several more plats come before you in the coming months. There is quite a bit of activity going on in Daybreak, and we are excited to get started. Upon approval of this project we will get started with construction and we are anticipating delivering these lots next summer.

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

Commissioner Darby motioned to approve Project No. PLPP202000324 subject to the following:

- 1. That all South Jordan City Requirements are met prior to recording the plats.**

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

**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

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

Chair Hollist said if someone wanted to come in and develop on this property they could put (5) homes on 1.8 acres in this type of zone, is that about right?

Planner Sanderson said approximately.

Commissioner Gedge said this item, and the next item are both in my neighborhood, and I didn't see any Public Noticing on the properties. I am assuming that the Utah Public Noticing was done, but I would like to know if the Public in this radius was notified.

Planner Sanderson said we don't put public notices on a property unless it is a rezone, or a land use change. In a subdivision amendment the notices would go to the property owners themselves, because they are the one affected. The noticing also went out to the owners, and the affected entities (utility companies, other cities, and etc.) Any future development would require a larger notification.

Chair Hollist opened the Public Hearing to comments.

Commissioner Gedge motioned to approve the 9800 South Church Subdivision, First Amendment, file number PLPLA202000332 as proposed. Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

D. PARKVIEW ESTATES, PRELIMINARY SUBDIVISION

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

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

Commissioner Gedge said the property directly to the west currently accesses off of this road, so when they make the improvements, I want to make sure they will still be able to access their property. I want to make sure we don't land-lock this property while the improvements are being made.

Planner Sanderson said it is my understanding that they will need to maintain the access to that property owner during the construction of this development. They will have prescriptive rights to utilize this as their access, and we will work with the contractor that gets selected to make these improvements, and let them know they need to maintain this access for the property owner.

Commissioner Gedge said when we reviewed this item for the rezone in the spring, I had a concern regarding the new office business condo to south. How wide will 10400 S. be, because of cars parking on the street, will they be able to access the road in either direction if cars are parked from the office condo on the street?

Planner Sanderson said our standard right-of-way for a cross section for a residential is 55 feet. They are going to maintain the same amount of asphalt width, which is 28 feet, plus they will have their gutter-pan, which is an additional 2 feet, so it is 32 total feet for drive isles, and that is standard for a residential road. In fact, the improvements on the north side will be maintained to our standard.

Commissioner Gedge said I know that when we did the rezone it was proposed that there would be (4) lots, is there a reason why it was changed?

Planner Sanderson said when the rezone came through it included the property to the west, and I think if they could have worked together a little better they could have collectively got the additional lot, but they decided to go with the larger lots, which is not necessarily a bad thing.

Chair Hollist said who would ultimately have the easement right on this property?

Planner Sanderson said I don't have that information in front of me, but there never was a property line dispute between these (2) property owners, and they seem to be agreeable and are working together moving forward with this proposal.

Commissioner Catmull said what is the shoulder width on the south side?

Planner Sanderson said we don't necessarily have a fog line on residential roads.

Commissioner Catmull said it is a residential road and slow traffic, so someone could stay the same distance away from traffic because the width is the same, is that correct?

Planner Schindler said that would be correct. There is 32 feet of area, and (2) travel lanes and (2) parking lanes on either side.

Commissioner Catmull said I was also considering bike travel next to South Jordan Parkway, and making sure it would still be safe.

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

Commissioner Gedge motioned to approve the Parkview Estates Subdivision, File No. 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, dedicated 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 uses 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 prop to the City issuing any building permits.**

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

E. STUDIO ELEV8, CONDITIONAL USE PERMIT

Location: 10623 S. Redwood Road
File No: PLCUP202000369
Applicant: Aaron Johnson

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

Chair Hollist said are they going to occupy the entire building?

Planner Mann said there will be 2, or 3 tattoo artists in the building.

Chair Hollist said do we know what there operating hours will be?

Planner Mann said I am not sure what there operating hours will be, but they will be doing most of their clients by appointment only.

Commissioner Gedge said does the City have any limits or cap on this type of business?

Planner Schindler said we wouldn't have a cap in this zone. We would have a cap on Cash Stores, because they have to be 1 mile apart from one another. We also require Storage Facilities to be capped by the number of acres they have, but nothing for this type of business in this zone.

Mike Johnson, South Jordan – said our hours are listed to close at 6:00 p.m. If we running late we may be there later in the evening. We also do private appointments for women who have had breast cancer, and those appointment can be done in the evening, so the latest we would probably be there is 9:00 or 10:00 p.m.

Chair Hollist said how many customers will you see per day?

Mr. Johnson said we will see 1-3 clients per day, and I do my consultations at 5:45 p.m. I have 2 other employees that work with me, but we all work different shifts, but we do cross paths during the day.

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

Commissioner Gedge motioned to approve File No. PLCUP202000369 for the use of a tattoo studio located at 10623 S Redwood Road as presented to the Planning Commission. Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

F. FERRAN OFFICE PARKING LOT, SITE PLAN

Location: 11336 S. Beckstead Lane

File No: PLSPR202000328

Applicant: Travis Ferran

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

Chair Hollist said I assume the applicant is aware of what the parking requirement are for office buildings, and whatever he builds will lock him into a certain size limit.

Planner Mann said he is well aware of the number of parking stalls, and that it limits the size and there is a maximum height allowed, as well as the overall space that is left to build a building there, and I think this building will be smaller than the building to the north.

Chair Hollist said does staff see any concern with having a parking lot without a building.

Planner Mann said it would be similar to other shopping centers where you have a vacant building pad, with an existing parking area. It will be maintained and landscaped, so it won't appear like it is half done, it is just missing the building.

Travis Ferran, South Jordan (Applicant) – said we are working on the building drawings, and I didn't want to rush getting plans drawn now. Our hopes is to have a building on it next year and to have the parking lot done before winter hit us, but we are a little bit behind at this point.

Chair Hollist said do you have any details on what kind of office building will be there?

Mr. Ferran said if you noticed the building I just finished this year, it should be fairly similar to the aesthetics and the appearance of it. We are trying to keep things matching as far as the outside. I did send in a drawing to the planning department that is a temporary drawing, but I am making quite a few changes to it right now. My goal because I own the building to the north of this building, is I want it to compliment that building.

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

Commissioner Darby motioned to approve File No. PLSPR202000328 for the construction of a parking lot located at 11336 S. Beckstead Lane as presented to the Planning Commission. Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

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

Intern Meadow Wedekind review background information on this item from the staff report.

Chair Hollist said can you please re-state what you want added to the proposal.

Ms. Wedekind said this is to add a condition that changes the language addressing the existing park-strips along Redwood Road, and the Cities plan for those.

Planner Schindler said is the language in there already? And what does it say about the park-strips on Redwood Rd?

Ms. Wedekind said the language is not in there yet, but Director Schaefermeyer has talked to the consultants about changing that language. I think it is about acknowledging those smaller park-strips that exist currently, and what the Cities plan is for maintaining them.

Commission Catmull said is this effectively a grandfather type clause, so that if it already exists it can stay that way?

Planner Sanderson said I think it is a desire that in the future it will make a consistent feel with the park-strips along Redwood Road.

Ms. Wedekind said the language in the plan right now is really focusing in the development areas, and we want to make sure the existing areas are acknowledged as well, and that those areas would be maintained as well.

Commissioner Catmull said I would like to clarify if that is out of the sub-area.

Ms. Wedekind said that would be in the Redwood Road corridor sub-area.

Planner Schindler said I think what we are saying: is that all future development will have to meet the standard for a 12ft. park-strip, but those that have already developed and don't have that will stay that way until the City will find a way to finance a program to bring those other ones in so they are conforming with what the code will eventually require.

Planner Sanderson said the Merit Medical has expressed a desire to maintain the office park development, and they are north of 10600 S. On their main campus their sidewalk meanders and the park-strip is 20ft in most cases, so they want it to have an office park kind of feel.

Commissioner Gedge said going back to the language that we have been discussing, I am wondering if it is really necessary, because it is dealing with future developments. I don't see the need to have that language to protect the homeowners, because if I am right, there isn't a forcibility or punitive action for existing uses, so in my personal opinion, I think it muddies the waters.

Commissioner Catmull said I have similar thoughts to what Commissioner Gedge has stated.

Intern Wedekind said I can take your feedback to Director Stephen Schaefermeyer, and the consultants and discuss it and see if it is really necessary. I just know, they had heard there were concerns about the maintenance, and they realized the language had not been included in this document.

Chair Hollist said the maintenance would be different than the concerns from current landowners. Is this just saying that the City will continue to maintain the properties that it already does?

Intern Wedekind said I am not sure of the detail regarding this, but I think it was for providing guidance between the City and Landowners.

Planner Sanderson said I don't see anything wrong with putting this in here, it is just the City Guideline type of document. It would be enforceable with new development, but the way they are structuring this, it is to try and put a cohesive plan together with these type of spotty areas. I may also be a way that the City can incentivize, or find a plan. In many cases there is funding that will back up a plan, but if it is not in the plan, it is not that easy to accomplish the funding and what it is purposed for.

Intern Wedekind said the reason for the language specifically, from Director Schaefermeyer is because the City Maintenance has a concern about safety now that there is no shoulder on Redwood Road. They only maintain the small existing park-strips, and so they wanted to put language into the plan, so that the non-conforming park-strips would be different from the new park-strips in a way that they wouldn't need to meet the requirements for these park-strips, but they would be safer.

Commissioner Catmull said when I look at this, it just isn't clear to me. I see that the new development is outlined there, and we have non-conforming existing, which would stay until there is some development trigger and then it would stay conforming. I think what I just heard, is that there would be a third state that you might want to make a change to make it closer, but not exactly what was lined out on bullet point number two.

Jen Gardner (Consultant) - said I don't think there is a third, it is just the non-conforming and they would conform to this new standard. As Intern Wedekind said it is about maintenance, I don't think there needs to be any additional language put in here. I think is talking about how there is no longer a shoulder on Redwood Road and there are some smaller park-strips now that the Cities maintenance department feels unsafe maintaining, with the sprinkler heads, and things of that nature. What we have discussed tonight is that if it is existing the change, it wouldn't happen until an application was triggered anyway, so I don't think there would be much of a change in the language to accommodate that.

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

Commissioner Gedge said I am comfortable with what was prepared in the packet. I am just not comfortable with recommending language that we haven't seen, or don't feel that it is necessary.

Commissioner Darby said I am in agreement with what Commissioner Gedge said. I am ok approving it as it reads, but I am not ok approving something we haven't seen.

Commissioner Catmull said if part of our action is that we took the input from Mr. Schaefermeyer and we don't see the specific need, but we did pay attention to it, is that enough to let him make the case in the City Council meeting, or do we table it. I just don't understand how important it is to Mr. Schaefermeyer.

Chair Hollist said how detailed of a report is City Council given, or is it just the minutes they receive from our meetings.

Planner Schindler said they received the same report you received for this project, and they also get the minutes, but not what your conversation was. I have feeling the Mr. Schaefermeyer would rather you make a motion one way or the other, rather than to table it.

Chair Hollist said I would be happy to email Mr. Schaefermer what Commission Catmull stated, if the makes you more comfortable moving forward, and then he could relay that to City Council.

Commissioner Catmull said I am comfortable moving forward, I am just recognizing it as an unknown.

Intern Wedekind said I would just add that when Mr. Schaefermeyer recommended this, I don't think that he anticipated quite so much back and forth, or discussion. I think it was just a matter of wanting to incorporate feedback into the plan we had received, so if it is really something that is important, and staff feels that it would be necessary, it is not that big of a deal to come back and make an amendment to the plan later on. It could also just be that you don't need to add the language and it is as good the way it is.

Commissioner Morrissey said based on the discussions, and the opposition because of the questions, I would recommend to table this tonight. I don't see a need for us to move forward with this quickly, because it is a supplement only, so that would be my recommendation.

Commissioner Gedge motioned for the Planning Commission to table Resolution No. 2020-02 until the next Planning Commission Meeting given directions from City Staff to come back to the Planning Commission with direction and language regarding the applicability of the park-strip recommendations on the Redwood Road Corridor of the Sub Area Plan. Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

X. OTHER BUSINESS

Assistant City Attorney Greg Simonson said I do have some concerns about these virtual meetings being recorded, and the minutes are taken. I know we always have excellent records for these, but when we get some of these glitches as we occasionally do, and tonight there were two that come to mind. We almost couldn't have a staff member that was assigned to give the report do so, and the applicant almost had to give the staff report. I don't know if the rest of you were having difficulty hearing Brad Sanderson during portions of his report. I know there were portions of it that were obscured, and I don't know if that came through to the people that are recording and taking the minutes, and if they were able to get a clear recording. I would say what happened tonight is probably not a big concern, but I am wondering if we were able to get a full recording of what was said, in respect to those interruptions.

Chair Hollist said we have had some glitches in some of the meetings. What do you propose that we do? At this point we are modeling what City Council is doing for consistency.

Assistant City Attorney Simonson said I think we need to move forward the best that we can, but I am reminding everyone that we do have that requirement. I am not proposing anything, I am just making everyone aware that I have some concerns about this.

Chair Hollist said I agree with what our staff attorney has said, so if our IT person Jon Day, or our Deputy Recorder Cindy Valdez moving forward senses that we are not getting a clear recording, please indicate, and we will pause and try to resolve that. I also agree with Mr. Simonson that we should not have applicants making the staff report. The staff reports are very detailed and very clear and I get the sense that the Commissioners have reviewed them thoroughly, so think any Staff person, or Planning Commissioner could do a sufficient job presenting it.

Assistant City Attorney Simonson said I think what we should do as staff, is before the meeting begins at 6:00 or 6:15 pm every member of staff should get on the meeting and make sure that everything is working, and then we won't have to put any of you Planning Commissioners in an awkward position. I think if we can get these things ironed out before time, we should not run into a problem where we wouldn't have to cancel, or postpone a meeting.

Director John Day said let me know what time you would like me to start having the meeting opened, and I can do that. If 5:00 or 6:00 works better I can open the meeting earlier.

Chair Hollist said I think 6:15 is sufficient.

ADJOURNMENT

Commissioner Hollist motioned to adjourn the December 8, 2020 Planning Commission meeting. Commissioner Gedge seconded the motion. Vote was unanimous in favor.

The October 27, 2020 Planning Commission Meeting adjourned at 8:35 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

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: _____
Dawn R. Ramsey

Attest: _____
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.

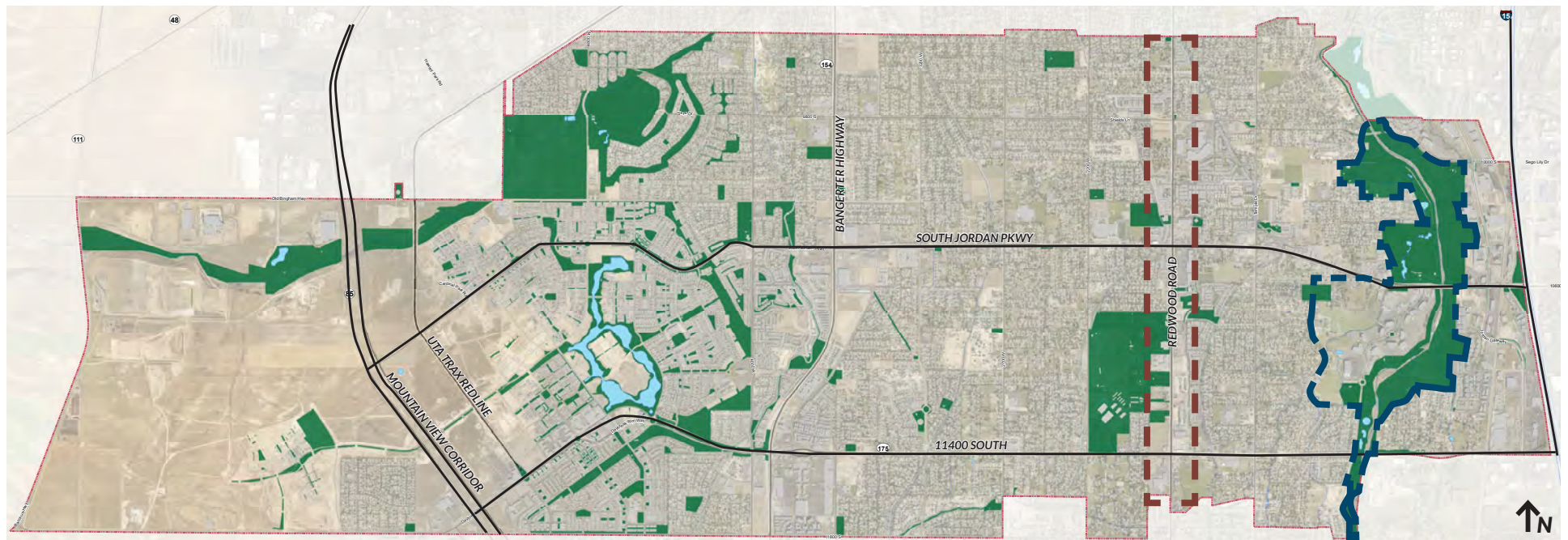
The map to the right illustrates the subarea boundaries and general orientation of the site. A more in-depth look at the future of these areas, including detailed area of change maps, is in the following pages of this chapter.

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.

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.

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 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.

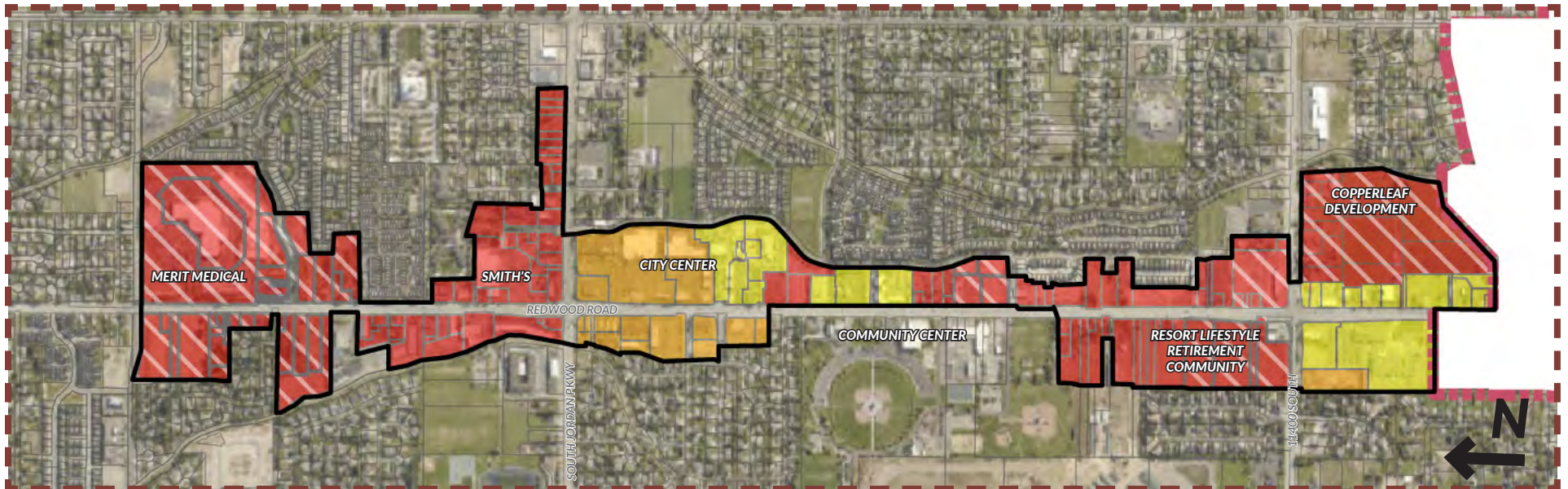


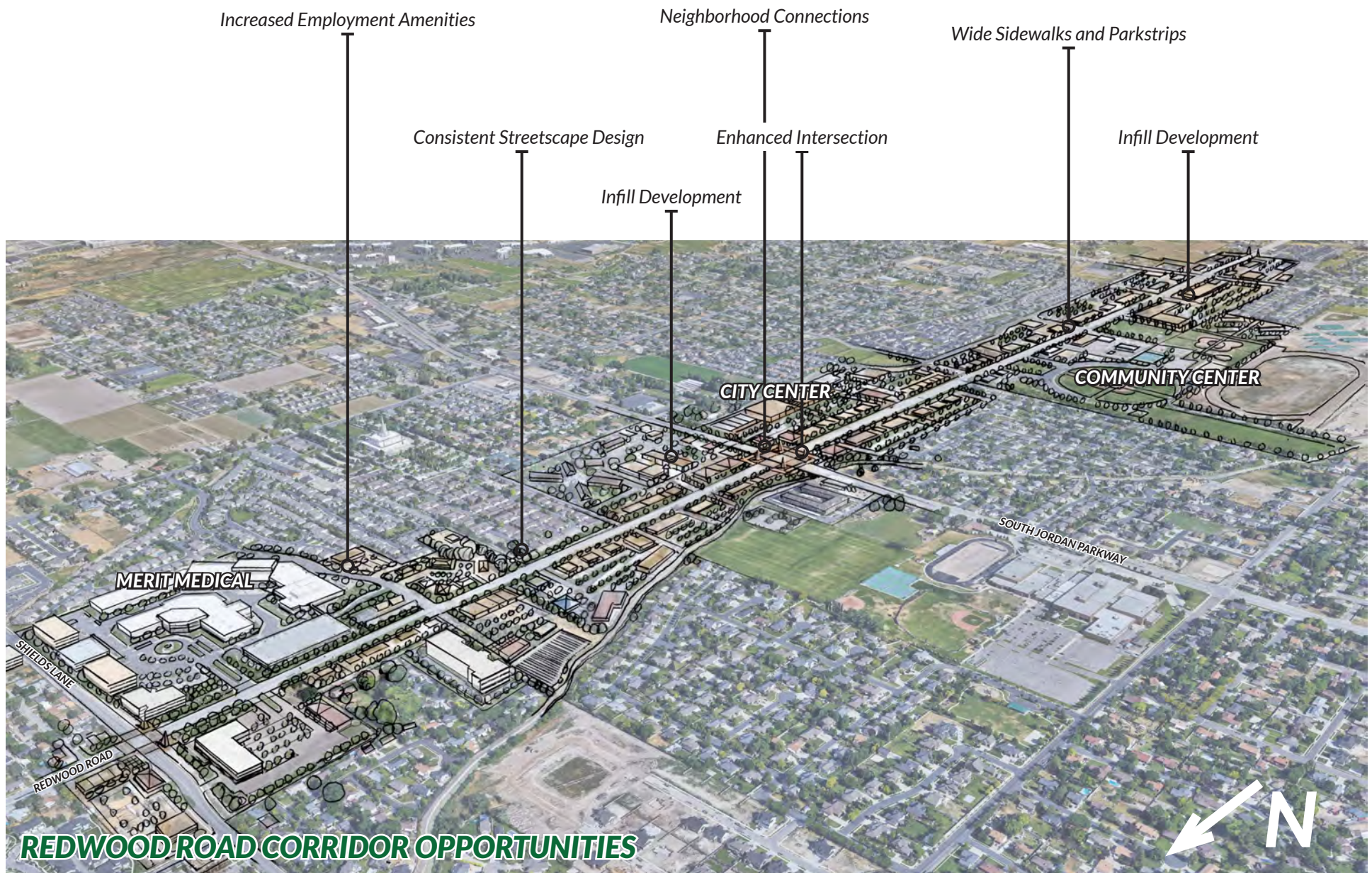
AREAS OF CHANGE

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.







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.

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

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

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

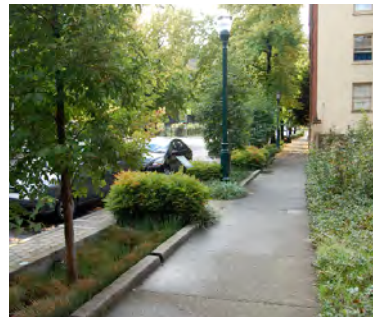
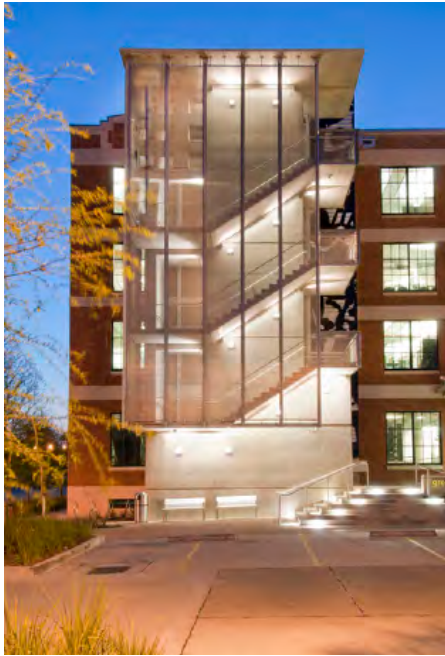
GOAL 5: Engage in a study of the intersection of Redwood Road and South Jordan Parkway

- 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.

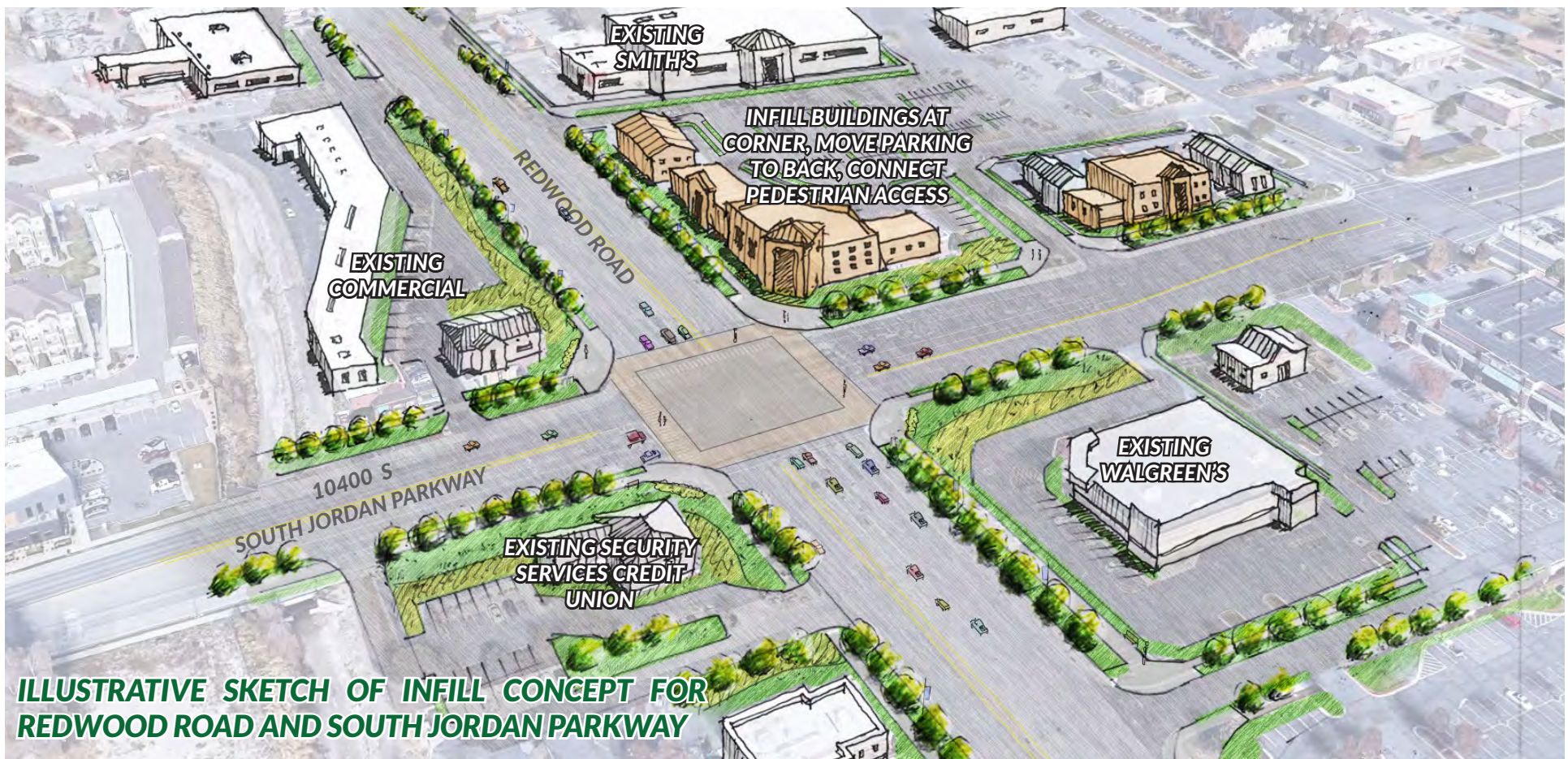
Redwood Road and 104th South

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.





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

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.

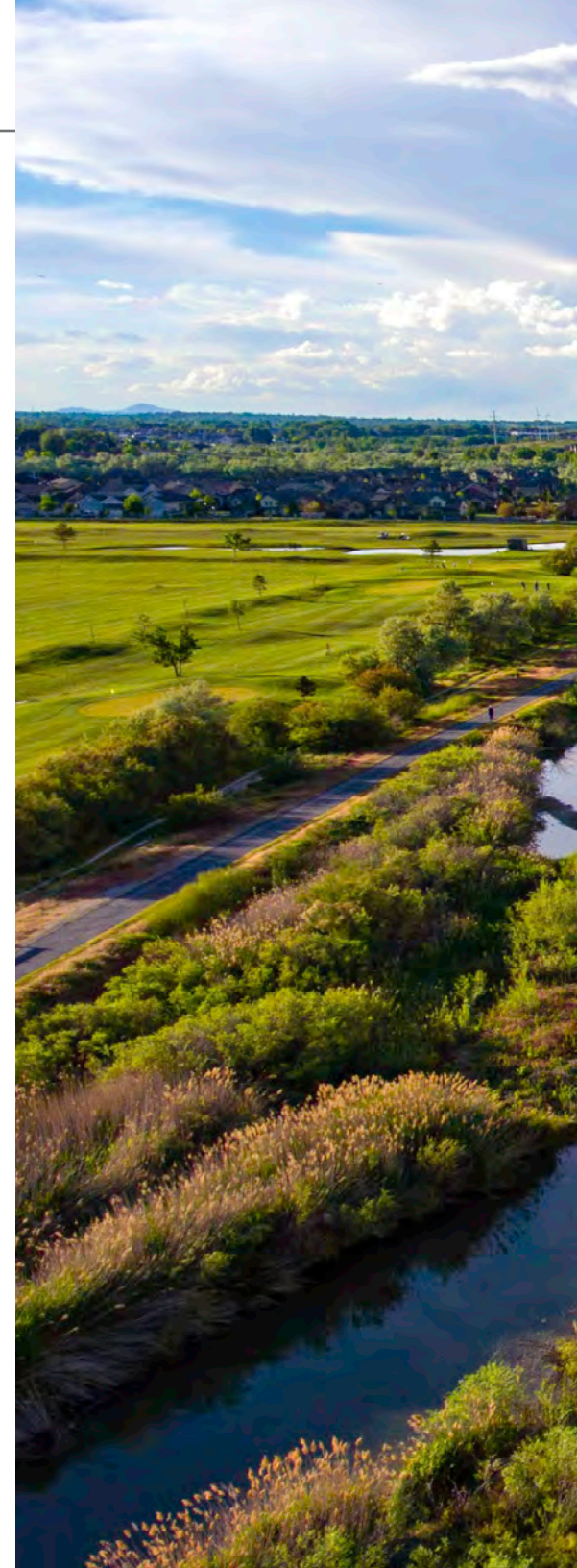
The Jordan River is also an incredible asset for its recreational and environmental properties. The river is home to an expansive trail as mentioned above, and serves as an oasis of natural wetlands and parks to all who visit.

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 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.

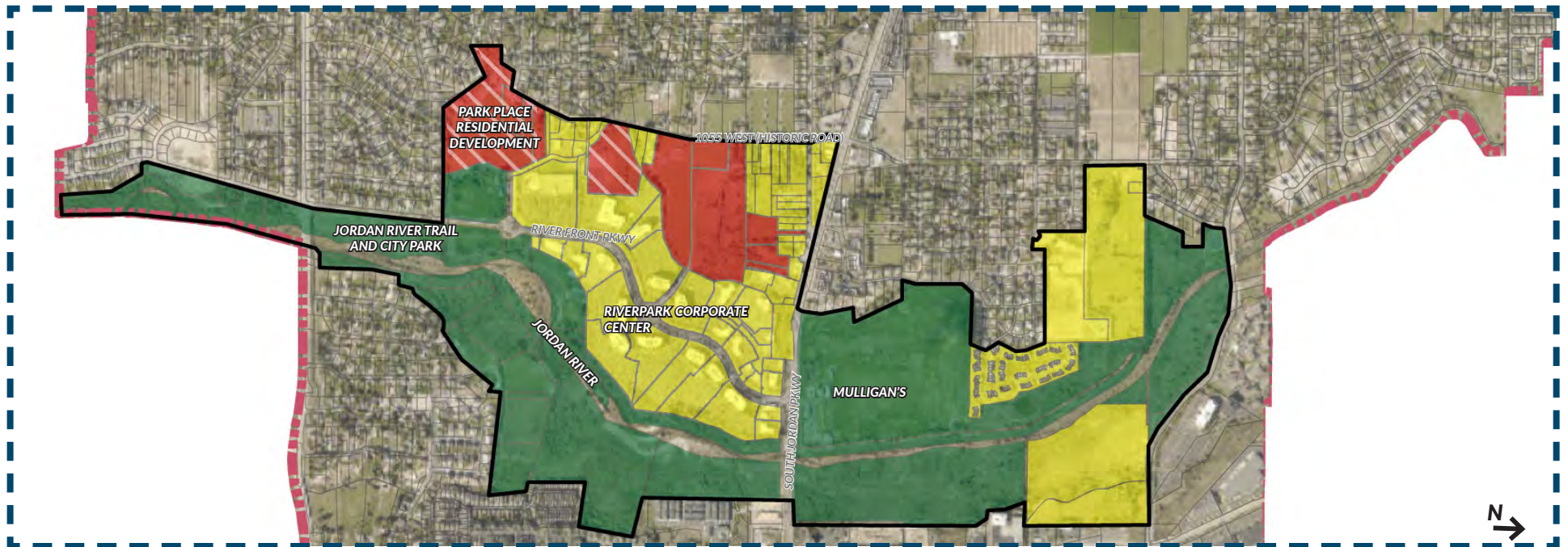


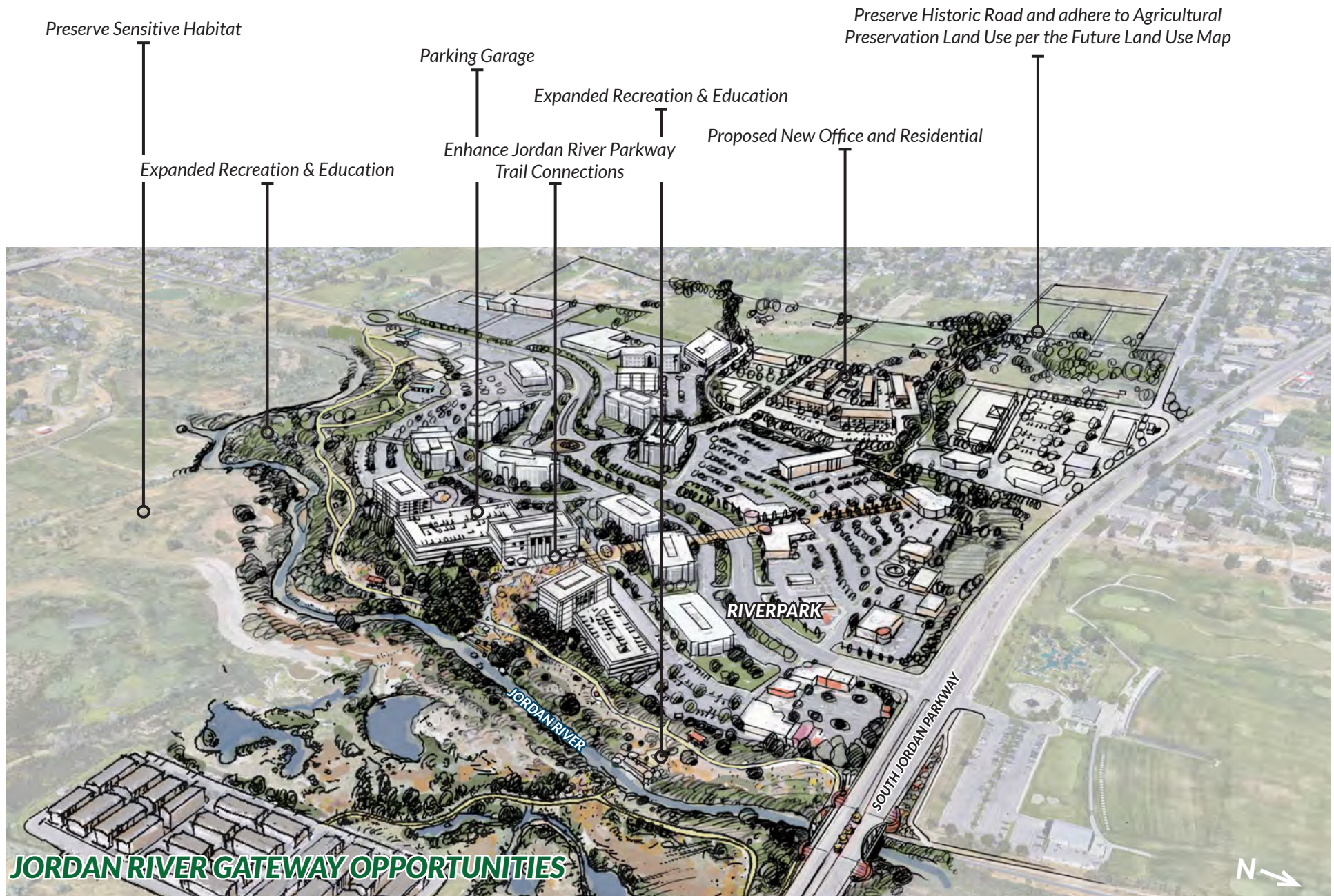
AREAS OF CHANGE

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.





JORDAN RIVER GATEWAY 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 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.

TIMELINE

SHORT-TERM: These strategies could be accomplished now

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COST

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

TYPE

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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

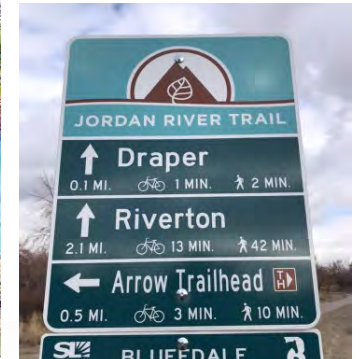
GOAL 6: Encourage people to spend more time in the Jordan River area

- 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



SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 01-12-2021

Issue: DAYBREAK VILLAGE 12A PLAT 2
PRELIMINARY SUBDIVISION
Location: Generally 11170 South 7045 West.
Project No: PLPP202000343
Applicant: Daybreak Communities

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

Staff Recommendation (Motion Ready): Approve Project No. PLPP202000343 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	16.789 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 Elementary School Site South- Large Scale Master Planned Community, (PC)/Vacant East - Large Scale Master Planned Community, (P-C)/Vacant, Future Village 12A Plat 1 West - Large Scale Master Planned Community, (P-C)/Vacant

Daybreak Communities has filed an application for preliminary plat review and approval of the Village 12A Plat 2 subdivision. The proposed subdivision will divide the property into 96 single family residential lots, 10 park lots (P-lots) and associated public right-of-way.

The residential density of this proposal is 5.7 units per acre (gross density) and 9.7 units per acre (net density), which is consistent with the P-C zone and adopted Community Structure

Plan for Daybreak. The proposed lot sizes range from 2,975 sq. ft. to 9,800 sq. ft. with an average lot size of 4,484 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 Village 12A Plat 1 subdivision.

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:

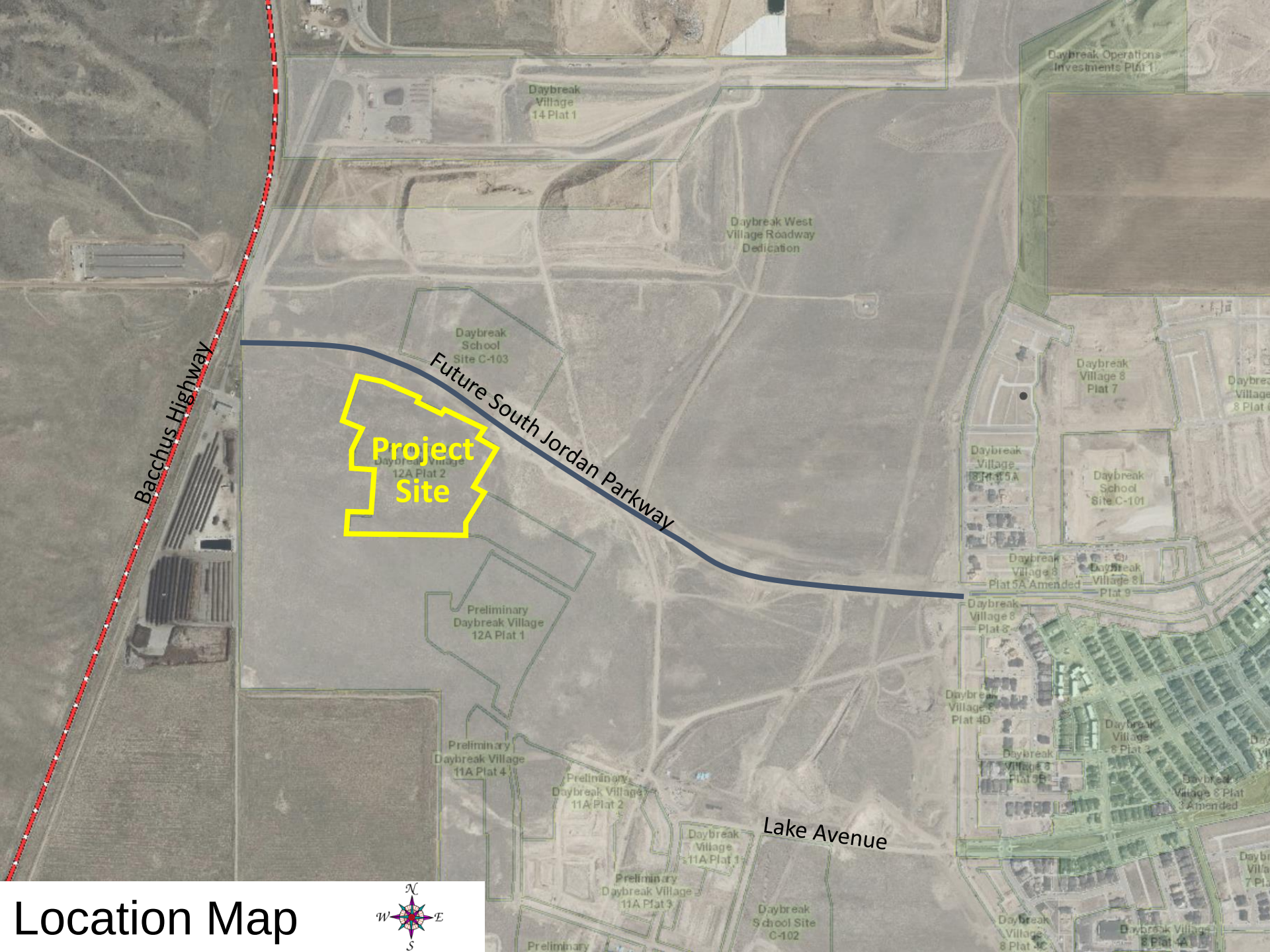
- Minimal.

ALTERNATIVES:

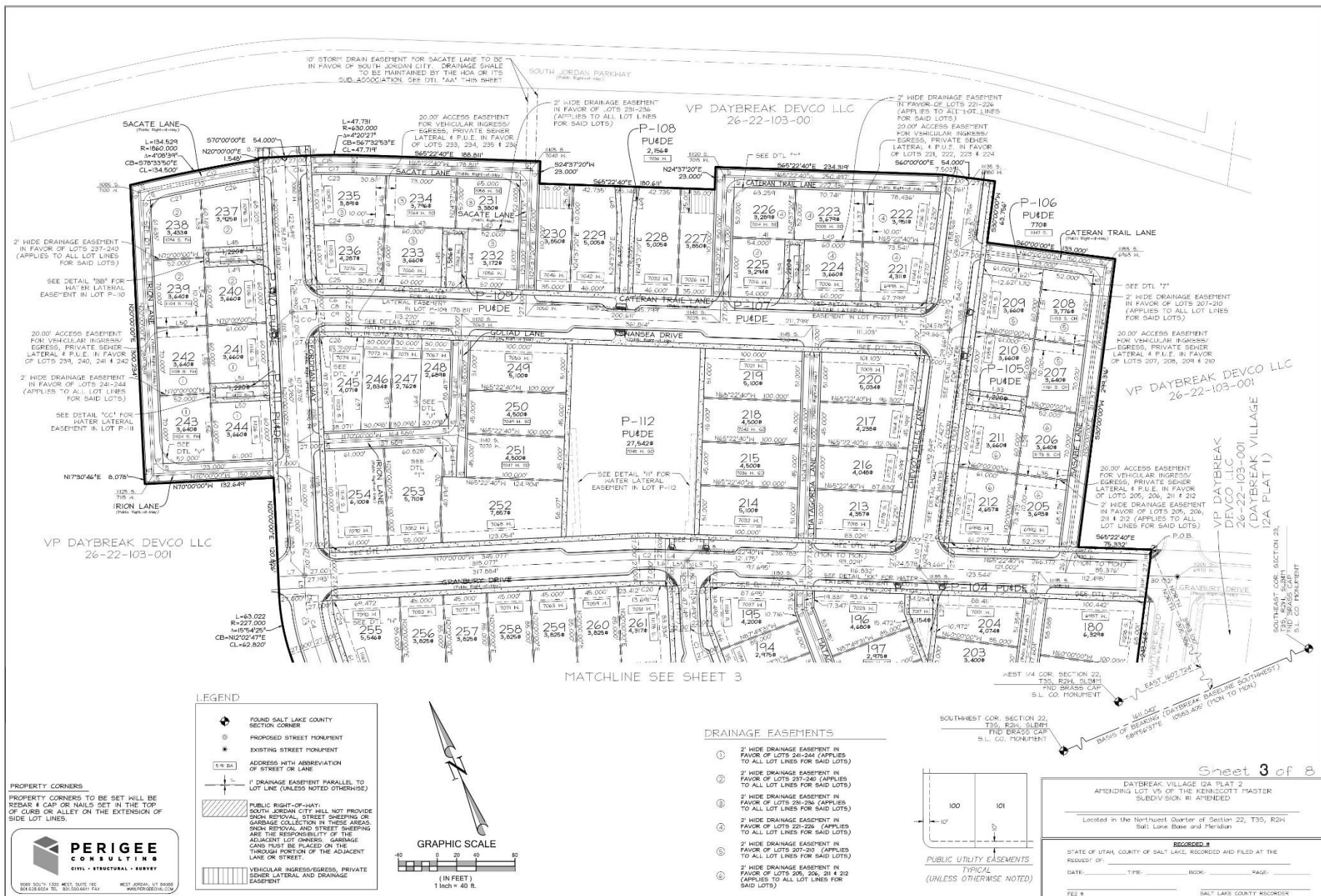
- Approve the preliminary subdivision.
- Deny the preliminary subdivision.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

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



Location Map



MATCHLINE SEE SHEET 2

VP DAYBREAK DEVCO LLC
26-22-103-001

L=63.022
R=227.000
Δ=10°54'24"E
CB=112°02'47"E
CL=62.820'

VP DAYBREAK DEVCO LLC
26-22-103-001

VP DAYBREAK DEVCO LLC
26-22-103-001
(DAYBREAK VILLAGE 12A PLAT 1)

SOUTHEAST COR. SECTION 22,
T35. R22W. S12E
S.L. CO. TOWNSHIP

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1" DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PUBLIC RIGHT-OF-WAY: SOUTH JORDAN CITY WILL NOT PROVIDE SIGN REMOVAL, STREET SHEEPING OR GARBAGE COLLECTION IN THESE AREAS. SIGN REMOVAL AND STREET SHEEPING 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, PRIVATE SEWER LATERAL AND DRAINAGE EASEMENT

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

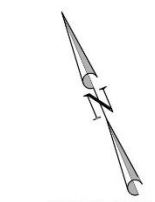


3000 30174 1200 WEST 30174 BLVD. NEW JERSEY, NJ 07093
801.638.6024 TEL. 801.500.6611 FAX
WWW.PERIGEECONSULTING.COM

SOUTHWEST COR. SECTION 22,
T35. R22W. S12E
PND BRASS CAP
S.L. CO. MONUMENT

VP DAYBREAK DEVCO LLC
26-22-151-001

HIST 1/4 COR. SECTION 22,
T35. R22W. S12E
S.L. CO. TOWNSHIP



GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 inch = 40 ft.

Sheet 2 of 8



PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)

DAYBREAK VILLAGE 12A PLAT 2
AMENDING LOT 15 OF THE KENNESCOTT MASTER
SUBDIVISION RE AMENDED

Located in the Northwest Quarter of Section 22, T35, R24W
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: 1/12/2021

Issue: TENNEY SUBDIVISION AND BROOKLYN MEADOWS P.U.D., FIRST AMENDMENT -
SUBDIVISION AMENDMENT

Address: 10520 South Brooklyn View Lane

File No: PLPLA202000364

Applicant: Errol Balfour

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

Staff Recommendation (Motion Ready):

Approve the Tenney subdivision and Brooklyn Meadows P.U.D. First Amendment, file number PLPLA202000364 as proposed.

STANDARD FOR SUBDIVISION REVIEW:

The Planning Commission shall receive comment at a public hearing regarding the proposed subdivision amendment. The Planning Commission may approve the amendment if it finds good cause to amend the subdivision, and the amendment complies with City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements. The Planning Commission may only deny the amendment if there is no good cause for amending the subdivision and the proposed amendment does not meet all provisions of City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements.

Background:

The Brooklyn Meadows Subdivision was recorded in 2011 as a 13 lot Planned Unit Development (P.U.D). All streets, detention basins, and other infrastructure were dedicated to the City. The Tenney Subdivision was recently approved in November 2020 as two lot subdivision with both lots facing west fronting onto Temple Drive (1300 West).

Proposal:

The applicant has since acquired Lot 2 of the Tenney Subdivision and desires to construct a new home that will face east and be accessed from Brooklyn View Lane instead of Temple Drive. To do so, however, the applicant is proposing to amend both the Tenney and Brooklyn Meadows P.U.D subdivisions. The proposal would adjust both subdivision boundaries and individual lot lines between Lot 2 of the Tenney subdivision and Lot 3 of the Brooklyn Meadows P.U.D. The purpose of the proposed subdivision amendment is to secure the minimum 50 feet of lot frontage required by City Code so that Lot 2 of the Tenney subdivision can access Brooklyn View Lane.

The applicant also will be removing the existing west driveway access from Temple Drive and installing a new six foot tall decorative masonry wall parallel and adjacent to Temple Drive. A

masonry wall is required to prevent a “double frontage lot,” with access onto a collector street as required by City code. Additionally, the applicant is also proposing to install a new water service and drive approach along Brooklyn View Drive.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

1. No new lots are being created as part of this application
2. State statute requires a petition be made by “a fee owner of land” in order for one to amend a recorded subdivision, Utah Code § 10-9a-608(1)(a). The applicant has provided owners affidavits from himself, as the owner of property within the Tenney subdivision, and from the owners of Lot 3 within the Brooklyn Meadows P.U.D.
3. The proposal would allow the new lot to front onto a neighborhood street as well as prohibit direct access onto a busier collector street.
4. The subject properties are both located in the R-2.5 Zone and each subdivision will continue to meet the minimum density requirements of the R-2.5 Zone.
5. Both of the affected lots will continue to meet the minimum lot size and lot frontage requirements of the R-2.5 Zone.
6. The proposal does not affect any building setbacks of any existing buildings.
7. Each lot will have or continue to have culinary water and sanitary sewer services.
8. Both Temple Drive and Brooklyn View Lane are publicly owned and maintained.
9. The Brooklyn Meadows P.U.D. is subject to private CC&Rs. Because the City does not enforce or interpret private CC&Rs, it is up to the applicant to ensure compliance with the CC&Rs.

Conclusions:

Based upon the above findings Staff concludes that the proposed subdivision amendment plat meets the “standards for review” as both parcels have access to sanitary sewer and culinary water services and each lot will continue to meet the minimum lot size, frontage, fencing, utility, etc. for the subdivision amendment approval. Furthermore, fronting the lot onto a neighborhood street not only better incorporates the future residences into an established neighborhood but also prohibits direct access onto a collector street, which may be a safer option for the future residence, in terms of vehicular access.

Recommendation:

Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Tenney subdivision and Brooklyn Meadows P.U.D. First Amendment Subdivision Amendment, Application file number PLPLA202000364, 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 amendment
- Make additional requirements for approval
- Schedule the decision for a later date

SUPPORT MATERIALS:

- Aerial Map
- Tenney and Brooklyn Meadows P.U.D. (recorded)
- Tenney and Brooklyn Meadows First Amendment, Subdivision Amendment(proposed)
- Civil Plans
- Owner's Affidavits



Brad Klavano, City Engineer

Location Map



Temple Drive (1300 West)

~~Lot 3~~

~~Lot 2~~

Brooklyn Meadows P.U.D.

Tenney Subdivision

10550 West

TENNEY SUBDIVISION

Located in the Northwest Quarter of Section 14, T3S, R1W,
Salt Lake Base and MeridianContaining 2 Lots 0.846 acres
Total boundary acreage 0.846 acres

SURVEYOR'S CERTIFICATE

I, Marshall D. Byrd do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 6390728 as prescribed under the laws of the State of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below and have subdivided said tract of land into lots and streets, hereafter to be known as TENNEY SUBDIVISION and the same has been correctly surveyed and staked on the ground as shown on this plat.

Marshall D. Byrd
Professional Land Surveyor
Utah Certificate No. 6390728

8/25/2020
Date

BOUNDARY DESCRIPTION:

Beginning at a point on the East line of 1300 West Street, said point lies North 00°01'55" East 449.287 feet along the Section Line and East 40.000 feet from the West Quarter Corner of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence along said 1300 West Street North 00°01'55" East 165.614 feet; thence North 62°25'08" East 196.928 feet to a point on a Westerly Line of the Brooklyn Meadows P.U.D.; thence along said Brooklyn Meadows P.U.D. the following (2) courses: 1) South 00°01'55" West 256.890 feet; 2) North 89°58'05" West 174.498 feet to the point of beginning.

Property contains 0.846 acres, 36863 square feet.

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 be hereafter known as: TENNEY SUBDIVISION do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and warrant, defend, and save the City harmless against any 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 I have here unto set my hand this
3rd day of September A.D., 2020.

Jeffrey J. Tenney

Jeffrey J. Tenney

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH) ss
County of Salt Lake)

On this 3 day of September, 2020,
personally appeared before me Jeffrey J. Tenney
the signer(s) of the foregoing instrument who duly acknowledged to me that he/she/they executed the same.

CRISTY S. GLADE
Notary Public
State of Utah
COMMISSION # 701766
My Commission Expires August 16, 2022

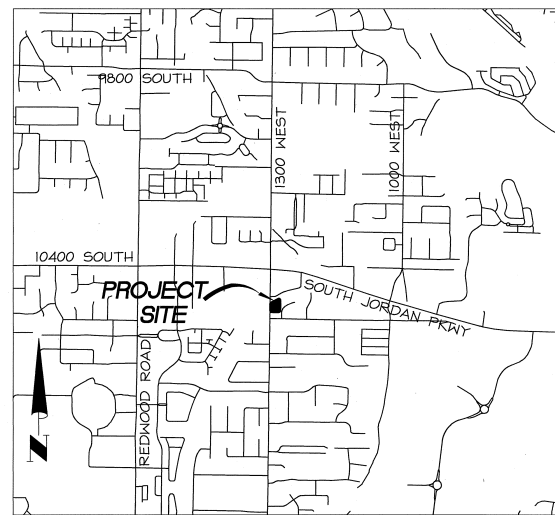
NOTES:

- 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.
- Finish floor elevations are not to exceed four feet in height from the top back of curb as measured along the frontage of each lot.
- Surveyor and Engineer, certifies that all known or recorded easements, claims or encumbrances listed in the title report dated August 31, 2020 prepared by First American Title Insurance are shown on this plat and further certifies that the legal description of the property referenced in the title report matches the description shown on this plat.
- Home owners are responsible to maintain foundation drains and laterals from the home to the back of sidewalk and including the clean out box.
- Shallow sewer depth. 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.



DEVELOPED BY:

Jeffrey Tenney
10505 South 1300 West
South Jordan, Utah 84096



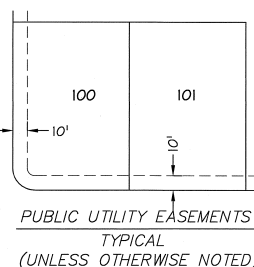
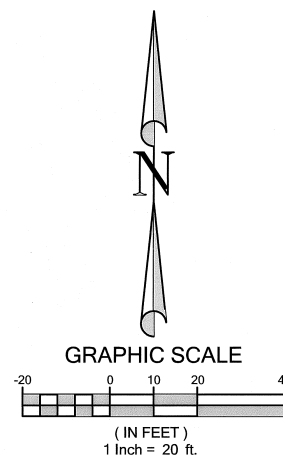
VICINITY MAP

LEGEND

	FOUND SALT LAKE COUNTY MONUMENT
	EXISTING FIRE HYDRANT
	FOUND SURVEY MARKER
	SECTION LINE
	PROPOSED P.U.E.
	BOUNDARY LINE
	ADJOINING PROPERTY LINE
	DESCRIPTION TIE LINE
	ROAD CENTERLINE

NOTICE:

Potential purchasers of property described on this plat are advised by South Jordan City to familiarize themselves with all notes, lot information, easements and other pertinent information contained on this plat and also with any Covenants, Conditions and Restrictions ("CC&Rs") recorded against such property. These documents may limit the use of the property and failure to comply with such documents may result in financial losses to the property owner. Purchasers and property owners are responsible to review and to be in compliance with this plat, the CC&Rs, the Matrix and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended.

PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)

SOUTH JORDAN CANAL COMPANY
APPROVED AS TO FORM THIS 21 DAY
OF September, A.D., 2020.

EASEMENT APPROVAL
CENTURY LINK, DATE: 9-1-20
ROCKY MOUNTAIN POWER, DATE: 9-3-20
DOMINION ENERGY, DATE: 9-3-20
COMCAST, DATE: 9-15-20

SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED AS TO FORM THIS 18 DAY
OF September, A.D., 2020.

SOUTH VALLEY SEWER DISTRICT
APPROVED AS TO FORM THIS 17 DAY
OF September, A.D., 2020.

PLANNING DEPARTMENT
APPROVED AS TO FORM THIS 1st DAY
OF October, A.D., 2020. BY THE
SOUTH JORDAN PLANNING DEPARTMENT.

SOUTH JORDAN CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS REVIEWED AS TO FORM THIS 2 DAY
EXAMINED THIS PLAT AND IT IS CORRECT
IN ACCORDANCE WITH INFORMATION ON November, A.D., 2020.

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS 2 DAY
OF October, A.D., 2020.

SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS 2 DAY
OF October, A.D., 2020.

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: JEFF TENNEY
DATE: 11/14/2020 TIME: 1:37 PM BOOK: 2020P PAGE: 280

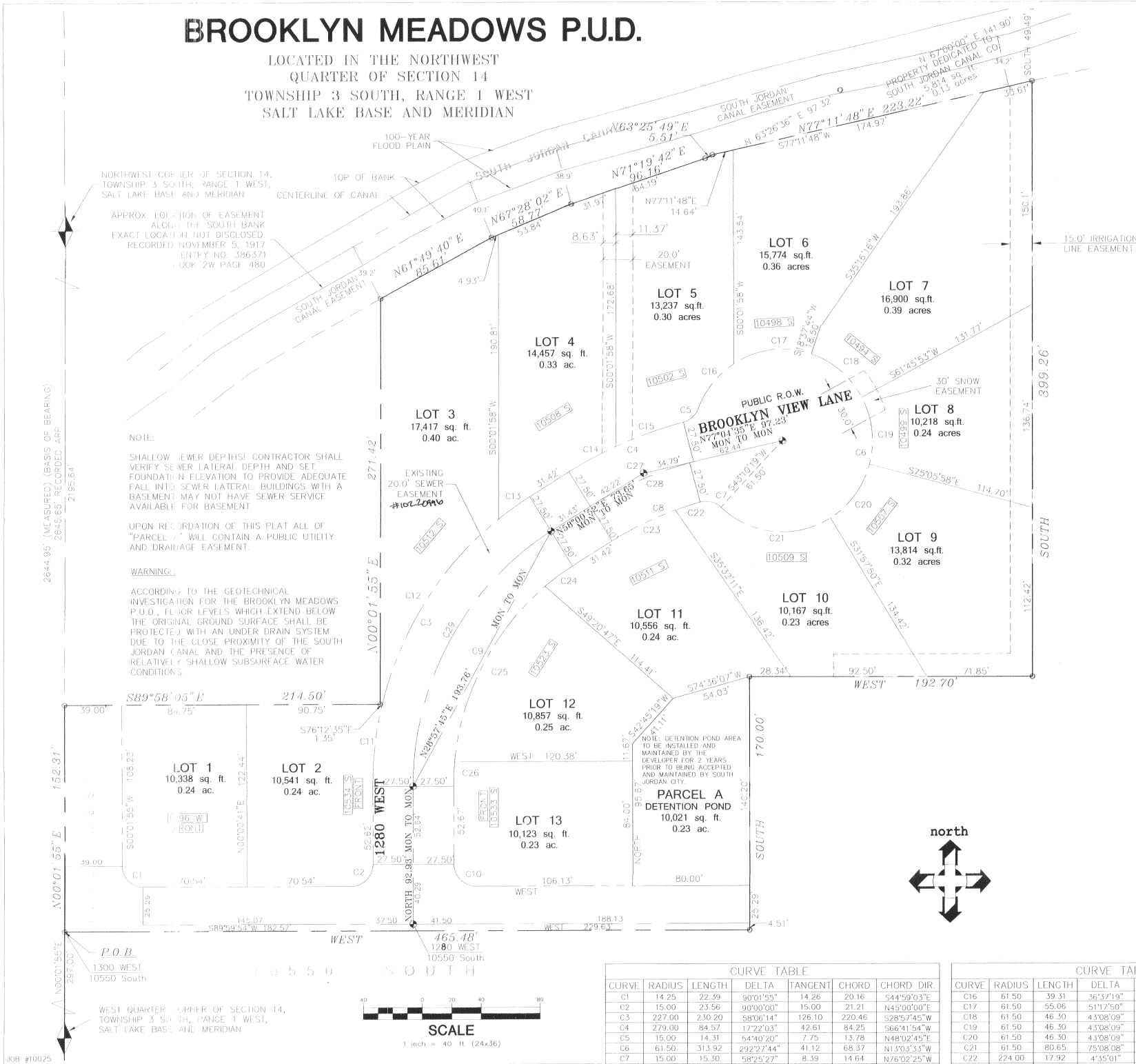
54.00
FEE \$

2020P-280

27-14-11 27-14-152-018

BROOKLYN MEADOWS P.U.D.

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



LEGEND

- SUBDIVISION MONUMENT TO BE SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- AREA DEDICATED TO THE CITY
- CANAL COMPANY PROPERTY
- SOUTH JORDAN CANAL

NOTES

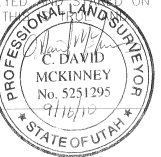
- NO PORTION OF THIS PROJECT LIES WITHIN A FEMA 100-YR FLOOD PLAIN.
- NO DRIVEWAYS ARE TO BE INSTALLED WITHIN THE 30.0' SNOW EASEMENT.
- MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO HIGH (FLUCTUATING) WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.
- WARNING: AT THE DATE OF RECORDING, THE ZONE IN WHICH THIS PLAT IS LOCATED ALLOWS FOR SINGLE-FAMILY DWELLING UNITS ONLY. RENTING OUT ROOMS, APARTMENTS, OR OTHER AREAS WITHIN THE MAIN BUILDING OR ACCESSORY BUILDINGS TO OTHER PERSONS IS UNLAWFUL. THIS DOES NOT PRECLUDE THE LEASING OF THE ENTIRE HOME TO ONE FAMILY. (SEE SOUTH JORDAN ZONING ORDINANCE FOR DEFINITION OF "FAMILY").
- 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 ALL 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.
- PARCEL "A" IS TO BE LANDSCAPED PER SOUTH JORDAN CITY SPECIFICATIONS AND MAINTAINED BY DEVELOPER FOR 2 YEARS. THIS PARCEL WILL THEN BE DEDICATED TO AND MAINTAINED BY SOUTH JORDAN CITY.
- THE FINISHED FLOOR ELEVATIONS AT THE CENTER OF THE LOT ARE NOT TO EXCEED 4.0 FEET ABOVE THE AVERAGE TBC ELEVATION ACROSS THE FRONTAGE OF THE LOT. (EXCEPTING LOT 1).
- 10' P.U.D. EASEMENT IS MEASURED FROM THE BACK OF SIDEWALK.
- SURVEYOR AND OR ENGINEER, CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED IN THE TITLE REPORT DATED AUGUST 24, 2010 PREPARED BY COTTONWOOD TITLE INSURANCE COMPANY ARE SHOWN ON THIS PLAT. OWNER FURTHER CERTIFIES THAT THE LEGAL DESCRIPTION OF THE PROPERTY REFERENCE IN THE TITLE REPORT MATCHES THE DESCRIPTION SHOWN ON THIS PLAT.
- MAINTENANCE AND REPLACEMENT OF LAND/ FOUNDATION DRAIN LATERALS TO BE THE RESPONSIBILITY OF THE LOT OWNER.

PARCEL "A"

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, BEGINNING AT A POINT WHICH IS NORTH 00°01'55" EAST 297.00 FEET, THENCE EAST 465.48 FEET, THENCE NORTH 29.80 FEET FROM THE BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 14, AND RUNNING THENCE WEST 80.00 FEET, AND THENCE NORTH 95.67 FEET, AND THENCE NORTH 42°45'19" EAST 41.11 FEET, AND THENCE NORTH 74°36'07" EAST 54.03 FEET, AND THENCE SOUTH 140.20 FEET TO THE POINT OF BEGINNING. CONTAINING 10,021 SF (0.23 ACRES) MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, C. DAVID MCKINNEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5251295 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND PLATTED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THE SAME IS CORRECT.



C. DAVID MCKINNEY
LIC. 5251295

DATE

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, BEGINNING AT A POINT WHICH IS NORTH 00°01'55" EAST 297.00 FEET FROM A BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 14; THENCE NORTH 0°01'55" EAST 152.31 FEET; THENCE SOUTH 89°58'05" EAST 214.50 FEET; THENCE NORTH 0°01'55" EAST 271.42 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF THE SOUTH JORDAN CANAL; THENCE NORTH 61°49'40" EAST 85.61 FEET ALONG THE SOUTH RIGHT OF WAY BOUNDARY OF THE SOUTH JORDAN CANAL; THENCE NORTH 67°28'02" EAST 58.77 FEET ALONG SAID CANAL RIGHT OF WAY; THENCE NORTH 71°19'42" EAST 96.16 FEET ALONG SAID CANAL RIGHT OF WAY; THENCE NORTH 63°25'49" EAST 5.51 FEET ALONG SAID CANAL RIGHT OF WAY; THENCE NORTH 77°11'48" EAST 223.22 FEET ALONG SAID CANAL RIGHT OF WAY; THENCE SOUTH 399.26 FEET; THENCE WEST 192.70 FEET; THENCE SOUTH 170.00 FEET; THENCE WEST 465.48 FEET TO THE POINT OF BEGINNING.

TOTAL OF 13 LOTS
CONTAINS 226,052 SQUARE FEET OR 5.189 ACRES

OWNER'S DEDICATION

Known all men by these presents that Colin H. Wright, Co-owner undersigned owner () of the above described tract of land, having caused same to be subdivided into lots, Parcel A and streets to be hereafter known as the

BROOKLYN MEADOWS P.U.D.

do hereby grant, dedicate and convey to South Jordan City, Salt Lake County, Utah, for the use of the public, those streets shown on this plat as public right-of-way. In witness whereof, I have hereunto set my hand and seal this 24 day of Sept. A.D., 2010.

Colin H. Wright, managing partner Henry Walker Construction, LLC.
Colin H. Wright, owner, SCP Brooklyn LLC.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

On the 24 day of September A.D., 2010, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer () of the above owner's dedication in number, who duly acknowledged to me that ONE COLIN WRIGHT signed it freely and voluntarily and for the uses and purposes therein mentioned. MY COMMISSION EXPIRES: 09-12-12

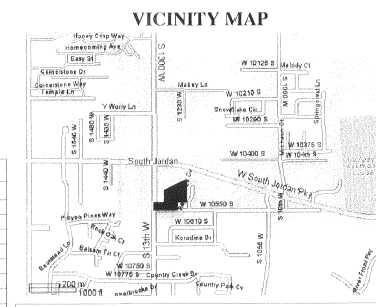
Notary Public
JESSICA HOGAN
RESIDING IN SALT LAKE COUNTY



BROOKLYN MEADOWS P.U.D.

10550 SOUTH 1230 WEST
SOUTH JORDAN, UTAH

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



SALT LAKE COUNTY FLOOD CONTROL

APPROVED THIS 22nd DAY OF Dec. A.D., 2010 BY THE SALT LAKE COUNTY FLOOD CONTROL

DIRECTOR, SALT LAKE COUNTY FLOOD CONTROL

CITY MAYOR'S APPROVAL

PRESENTED TO THE CITY MAYOR THIS 24th DAY OF January A.D., 2011, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

ATTEST: CITY RECORDER CITY MAYOR

RECORDED
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
DATE 2/2/2011
FEE \$ 44.08
CLERK SALT LAKE COUNTY RECORDER

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD DIR.
C1	14.25	22.39	90°01'55"	14.26	20.16	S44°59'03"E
C2	15.00	23.56	90°00'00"	15.00	21.21	N45°00'00"E
C3	227.00	230.20	58°06'14"	126.10	220.46	S28°57'45"W
C4	279.00	84.57	17°22'03"	42.61	84.25	S66°41'54"W
C5	15.00	14.31	54°40'20"	7.75	13.78	N48°02'45"E
C6	61.50	313.92	292°27'44"	41.12	68.37	N13°03'33"W
C7	15.00	15.30	58°25'27"	8.39	14.64	N76°02'25"W
C8	224.00	65.42	16°43'59"	32.94	65.19	S66°22'52"W
C9	172.00	174.43	58°06'14"	95.55	167.05	S28°57'45"W
C10	15.00	23.56	90°00'00"	15.00	21.21	S45°00'00"E
C11	227.00	54.99	13°52'46"	27.63	54.85	S06°51'01"W
C12	227.00	148.91	37°35'05"	77.24	146.25	S32°34'57"W
C13	227.00	26.31	6°38'23"	13.17	26.29	S54°41'41"W
C14	279.00	36.26	7°26'50"	18.16	36.24	S61°44'17"W
C15	279.00	48.31	9°55'13"	24.21	48.25	S70°25'19"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD DIR.
C16	61.50	39.31	36°37'19"	20.35	38.64	S39°01'15"W
C17	61.50	55.06	51°17'50"	29.53	53.24	S82°58'49"W
C18	61.50	46.30	43°08'09"	24.31	45.22	N49°48'12"W
C19	61.50	46.30	43°08'09"	24.31	45.22	N06°40'03"W
C20	61.50	46.30	43°08'09"	24.31	45.22	N36°28'06"E
C21	61.50	80.65	75°08'08"	47.31	74.99	S84°23'46"E
C22	224.00	17.92	4°35'01"	8.96	17.92	S72°27'21"W
C23	224.00	47.50	12°08'58"	23.84	47.41	S64°05'21"W
C24	172.00	23.01	7°39'58"	11.52	23.00	S54°10'53"W
C25	172.00	135.08	44°59'47"	71.24	131.63	S27°51'01"W
C26	172.00	16.33	5°26'29"	8.17	16.33	S02°37'53"W
C27	251.50	76.23	17°22'03"	38.41	75.94	S66°41'54"W
C28	251.50	73.45	16°43'39"	36.99	73.19	S66°22'52"W
C29	199.50	202.32	58°06'15"	110.82	193.76	S28°57'44"W

CITY ENGINEER'S CERTIFICATE

APPROVED AS TO COMPLIANCE WITH
CITY ORDINANCES

DATE 1/14/11 CITY ENGINEER Brad Klawns

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 24th DAY OF January A.D., 2011

DATE 1/14/11 CITY ATTORNEY

APPLICANT INFORMATION

COLIN H. WRIGHT
(801) 677-1600
500 N. MARKETPLACE DRIVE, SUITE 201
CENTREVILLE, UTAH 84014

BOARD OF HEALTH

APPROVED THIS 13 DAY OF December A.D., 2010 BY

DATE 1/14/11 SALT LAKE COUNTY BOARD OF HEALTH, DIRECTOR

SOUTH JORDAN CANAL COMPANY

APPROVED THIS 30th DAY OF September A.D., 2010 BY THE CANAL COMPANY.

DATE 1/14/11 SALT LAKE COUNTY BOARD OF HEALTH, DIRECTOR

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS 13 DAY OF December A.D., 2010 BY

DATE 1/14/11 SALT LAKE COUNTY BOARD OF HEALTH, DIRECTOR

SOUTH JORDAN CITY PLANNING

APPROVED THIS 3rd DAY OF January A.D., 2011 BY THE CITY PLANNING DEPARTMENT.

DATE 1/14/11 CITY PLANNER

CITY ENGINEER'S CERTIFICATE

APPROVED AS TO COMPLIANCE WITH
CITY ORDINANCES

DATE 1/14/11 CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 24th DAY OF January A.D., 2011

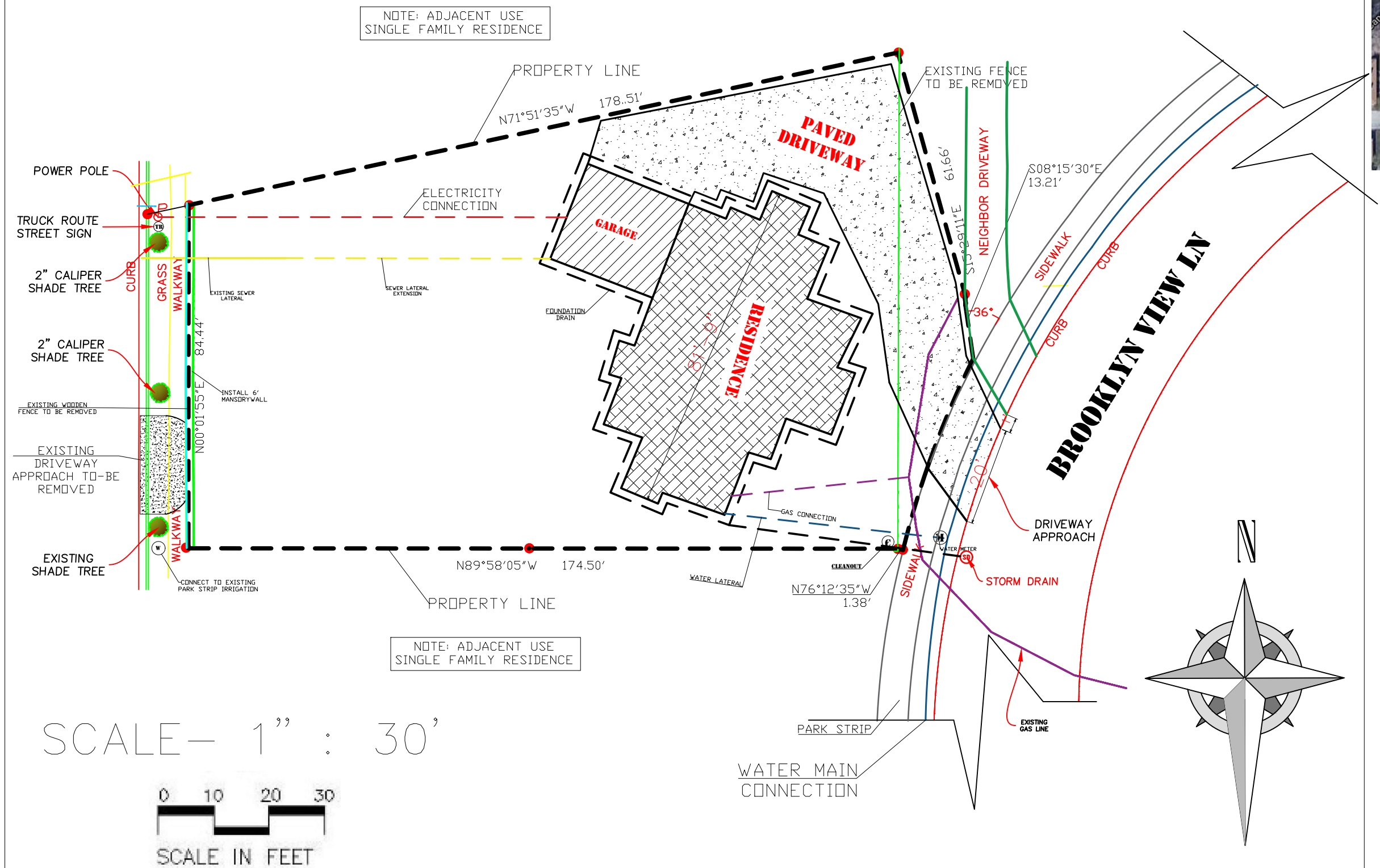
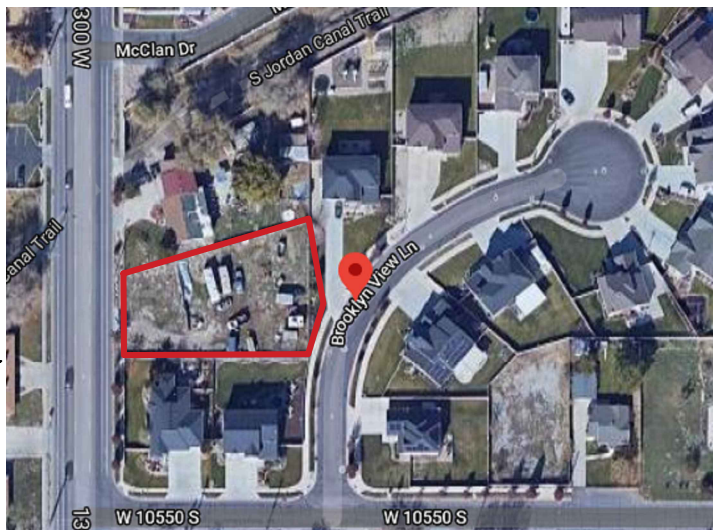
DATE 1/14/11 CITY ATTORNEY



Architecture
Landscape Architecture
Land Planning
Engineering
Surveying
Interior Design
5151 South 900 East #200
Salt Lake City, Utah 84117
Phone (801) 269-0555 Fax (801) 269-1425

CIVIL SHEET

VICINITY MAP



LOT INFO	
TOTAL SIZE	0.441 ACRES
PARCEL NO	27-14-152-077
OWNER	ERROL BALFOUR
LOT ADDRESS	10505 S Temple Drive, Lot 2, South Jordan, Utah 84095

OWNER'S AFFIDAVIT

This Owner's Affidavit (this "Affidavit") is made by ERROL + LISA BALFOUR (the "Owner") who is the legal and right property owner(s) of the following parcel(s): TENNEY SUBDIVISION LOT 2 (EXISTING LOT) (the "Property").

The Owner acknowledges that ERROL BALFOUR (the "Representative") is authorized to represent Owner's interests in the Property for the following purposes (check all that apply):

- | | |
|---|---|
| ☐ Rezone the Property | ☐ Variance Request |
| ☐ Change Property's Future Land Use designation | ☐ Accessory Dwelling Unit |
| ☐ Development Agreement | ☐ Reasonable Accommodation Request |
| ☒ Subdivision or Subdivision Amendment | ☐ Other: _____ |
| ☐ Site Plan (may include a minor site plan or site plan amendment) | _____ |
| ☐ Small Residential Development | _____ |
| ☐ Conditional Use Permit | _____ |

The Owner understands that this authorization allows the Representative to submit applications to the City of South Jordan for the above-checked purposes.

OWNER SIGNATURE

[Signature]

OWNER SIGNATURE

[Signature]

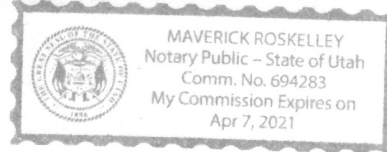
State of UTAH)

County of SALT LAKE)

On the 16 day of October, 2020, personally appeared before me Errol Balfour Lisa Balfour, the signer of the above instrument, who duly subscribed and swore before me that he executed the same.

[Signature]

Notary Public



(seal)

OWNER'S AFFIDAVIT

This Owner's Affidavit (this "Affidavit") is made by MORGAN + JESSICA FRAMPTON (the "Owner") who is the legal and right property owner(s) of the following parcel(s): 10510 S BROOKLYN VIEW LN, S. JORDAN UT 84095 (the "Property").

BROOKLYN MEADOWS P.U.D. LOT 3
The Owner acknowledges that ERROL BALTOW (the "Representative") is authorized to represent Owner's interests in the Property for the following purposes (check all that apply):

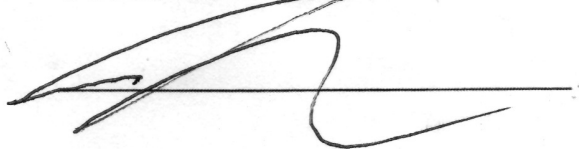
- | | |
|---|---|
| ☐ Rezone the Property | ☐ Variance Request |
| ☐ Change Property's Future Land Use designation | ☐ Accessory Dwelling Unit |
| ☐ Development Agreement | ☐ Reasonable Accommodation Request |
| ☒ Subdivision or Subdivision Amendment | ☐ Other: _____ |
| ☐ Site Plan (may include a minor site plan or site plan amendment) | _____ |
| ☐ Small Residential Development | _____ |
| ☐ Conditional Use Permit | _____ |

The Owner understands that this authorization allows the Representative to submit applications to the City of South Jordan for the above-checked purposes.

OWNER SIGNATURE



OWNER SIGNATURE



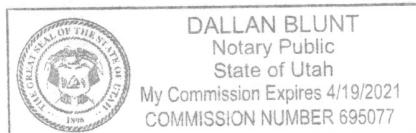
State of Utah)

County of Salt Lake)

On the 17th day of October, 2020, personally appeared before me Morgan Frampton + Jessica Frampton, the signer of the above instrument, who duly subscribed and swore before me that he executed the same.

Dalla Blunt

Notary Public



(seal)

Aaron M. Pacini
LEGAL WORKS, PLLC
apacini@lwpllc.com
(385)355-4783

January 2, 2021

Via Email

To: Brad Sanderson
CITY OF SOUTH JORDAN
1600 West Towne Center Drive
South Jordan, Utah 84095

Mr. Sanderson,

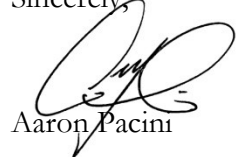
I am in receipt of the City of South Jordan's (the "City's") Notice of Public Hearing regarding Errol Balfour's application to amend the Tenney Subdivision and Brooklyn Meadows P.U.D. I am a homeowner in the Brooklyn Meadows P.U.D. and friend to the Balfours. I have expressed my support to Errol in joining the neighborhood, but also my concern that his application is premature.

A petition for a subdivision amendment may be made by "a fee owner of land." Utah Code Ann. § 10-9a-608(1)(a). The statute sensibly protects owners in a subdivision. Assuming Errol's purchase of the Tenney Lot #2 has closed and he is the owner of Lot #2, he is not an owner in the Brooklyn Meadows subdivision. Errol cannot, therefore, propose a subdivision amendment. Because Utah Code Ann. § 10-9a-608(1)(a) has not been met, the City errs by sending notice pursuant to Utah Code Ann. § 10-9a-608(1)(c). The City must cancel the hearing and the application.

I will also make two notes: (1) Brooklyn Meadows is subject to CC&Rs. Those CC&Rs state, "[a]ll Owners are prohibited from further sub in this Declaration for the mutual benefit of dividing any and all Lots subject to this Declaration." CC&R § 3.3. In addition, an amendment creating, limiting, or diminishing any rights, lot boundaries, or lot uses requires unanimous approval of the Owners. *See* CC&R § 11.1(b). The Owners have not amended the CC&Rs to allow an exception for Errol's proposal. Accordingly, not only is the application contrary to law, but the City's approval would constitute an intentional interference with the Owners' contractual rights within the CC&Rs. (2) It is imperative that any new owner of Brooklyn Meadows becomes party to and is bound by the CC&Rs. That is a negotiation that must take place between the Balfours and Brooklyn Meadows Owners before the City approves any subdivision amendment. If the City intends to indemnify and hold harmless Brooklyn Meadows and its current Owners from any obligation or liability arising from approval of Errol's application, please advise.

If you believe that I have misunderstood any fact or law, please respond as quickly as possible. As I said, I wish to support the Balfours. Processes, however, must be followed to protect all current and future stakeholders in the Brooklyn Meadows subdivision—including the Balfours. If the City insists on moving forward with the public hearing, please include these comments in the record.

Sincerely,



Aaron Pacini

January 8, 2021

Dear Brad Sanderson and Commission,

We reside at 10523 Brooklyn View Ln, South Jordan across the street from Brooklyn Meadows PUD Lot 3. We purchased our property, as most do, taking many factors into account. We value open spaces around our property and particularly green spaces. We currently have a retention area behind our property and trees and rocks across from our property. Any actions to change these areas reduces our personal value and the resale value of our property.

The plan is to take almost the entire green space, directly across from our property, replacing it with concrete for an access to Tenney Subdivision Lot 2. This will significantly ruin the view from our front porch by destroying the curb appeal. The conversion of green space to additional driveway is only one source of the loss.

This change will add more traffic on the cul-de-sac. The purpose of buying on a cul-de-sac is, of course, to limit traffic which will be negatively impacted by this change. The children frequently playing on the street will be at more risk from additional traffic. The change will result in more vehicles pulling out onto the cul-de-sac with increased opportunity for accidents.

The addition of the driveway will result in the loss of space for street parking. There will be fewer places to park with additional households needing to park cars and from visitors. The most convenient street parking left after the change will be directly in front of our house. This will result in a double impact on our property, more than others on this street, since it is directly across from this requested amendment for the new proposed home.

To summarize; our property is devalued in this requested amendment by a loss of green space, increased traffic, additional people/visitors parking near our house, and a loss of street parking overall.

This change is absolutely not a neutral no impact change, and is clearly intended to improve the value of Tenney Subdivision Lot 2 at the expense of those on Brooklyn View Lane. This amendment would improve Tenney Subdivision Lot 2's value directly at the loss and damage to the value of our home.

Please reject this proposal and stop the boundary change.

Thank you, Greg and Jina McKinney

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 01-12-2021

Subject: PLANNING AND ZONING CODE TEXT AMENDMENT REPEALING SECTION 16.36.070 (F) OF THE SOUTH JORDAN CITY MUNICIPAL CODE REGARDING TEMPORARY COMMERCIAL AND RESIDENTIAL DEVELOPMENT SIGNS-BANNERS SIGNS ON CITY LIGHT POLES AND AMENDING SECTION 16.36.120(B) REGARDING PROHIBITED SIGNS

File No: PLZTA202000387

Applicant: South Jordan City

Submitted By: Greg Schindler, City Planner

Staff Recommendation (Motion Ready): Recommend that the City Council approve Ordinance No. 2021-02.

BACKGROUND:

A recent inquiry from a private commercial business regarding the installation of advertising/promotional banners on City owned street light poles brought to the attention of City staff Section 16.36.070.F.6 of the South Jordan City Municipal Code:

6. Banner Signs: Banner arms, placed on streetlights required by subsection 16.04.210B of this title or on streetlights otherwise approved by the City, may be approved by planning staff and the Public Works Director. Banner poles and arms on streetlights shall be of a design approved by the City of South Jordan and shall become the property of the City. Development owners may place banners advertising the development or events within the development on the approved poles. The planning staff shall approve all banner designs. An approval sticker, provided by the City, shall be affixed to all banners, in a conspicuous place, visible from the street.

Although the City Council adopted this code section nearly 20 years ago, it has been seldom utilized. A few years after adoption, the City's mind-set towards advertising within the street right-of-way changed and eventually the City Council removed the associated fees charged to applicants from the City fee list with the intent to repeal the section entirely. City staff now proposes deleting Section 16.36.070.G.6.

ANALYSIS:

The streetlights in the right-of-way are owned by the City of South Jordan and subsequently the City should determine the type, size and the content of signage that will be allowed in the right-of-way, whether or not on streetlights. The most practical way to regulate commercial signage within the public right-of-way and to avoid potential conflict with the First Amendment

of the US Constitution, is to prohibit all commercial signage in the right of way and on any public property.

Since streetlight pole banners are referenced as exempt from needing a permit in Section 16.36.120(B) (see following), that section should be amended by deleting the reference as follows.

B. Signs located on public property or attached to any public utility pole, sign, bridge or structure, except ~~light pole banners described under "exempt signs" and approved noncommercial directional~~, public necessity or regulatory signs. Unapproved signs may be removed without notice by the city or other agencies owning the public property or infrastructure.

FINDINGS:

1. South Jordan Municipal Code defines Commercial Signage as “Any sign, advertisement, or poster that relates to the sale of goods or services.”
2. Should the City Council approve the repeal of Section 16.36.070(F), amending Section 16.36.120(B) as proposed would be necessary.
3. Signs promoting events sponsored all or in part by South Jordan City will not be affected by the proposed changes to the Municipal Code.

CONCLUSION:

Adoption of the proposed ordinance will clear up any conflicts within the Sign Ordinance.

ALTERNATIVE RECOMMENDATIONS:

- Recommend approval of Ordinance No. 2021-02 with changes.
- Recommend denial of Ordinance No. 2021-02.

SUPPORT MATERIALS:

- Ordinance No. 2021-02 including Municipal Code Sections 16.36.070(F) and 16.36.120(B) showing redline changes.

ORDINANCE NO. 2021-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REPEALING SECTION 16.36.070(F) (TEMPORARY COMMERCIAL AND RESIDENTIAL DEVELOPMENT SIGNS-BANNER SIGNS ON CITY LIGHT POLES) AND AMENDING SECTION 16.36.120(B) OF THE SOUTH JORDAN CITY MUNICIPAL CODE; CITY OF SOUTH JORDAN STAFF (APPLICANT).

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

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

WHEREAS, the City Council desires to repeal City Code § 16.36.070(F) (Temporary Commercial and Residential Development Signs-Banner Signs on City Light Poles) of Title 16; and

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

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

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

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

SECTION 1. Amendment. City Code § 16.36.070(F) (Banner Signs) is amended as shown in Exhibit A to this Ordinance.

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

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

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2021 BY THE FOLLOWING VOTE:

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

EXHIBIT A

16.36.070: MISCELLANEOUS SIGNS:

F. Temporary Commercial And Residential Development Signs: Each commercial and residential development shall be allowed real estate signs subject to the following standards. Signs permitted under this subsection shall not be installed until and unless a final plat has been recorded for residential developments, or until a final site plan approval has been granted for commercial developments. Design review and approval by planning staff is required for the following types of development signs. Unless specifically exempted by this subsection, no sign may be erected without a permit and an approval sticker issued by the city. Each approval sticker issued by the city shall be affixed to the corresponding sign in a conspicuous place visible from the street.

1. On Site Development Signs:

a. One on site identification sign for each frontage of the development on an exterior public street shall be allowed.

b. One identification sign per model home shall be allowed. Model home signs shall not exceed nine (9) square feet in area or four feet (4') in height. In addition to the above, one flag or banner will be permitted per model home to identify the model home area and the sales complex area. A flag, if used, shall not exceed twenty five (25) square feet and the flagpole shall not exceed thirty five feet (35') in height. A banner, if used, shall not exceed thirty (30) square feet and shall not extend above the roofline of a model home. Permits are not required for model home signs; however, they shall be designed in harmony with the approved on site development sign.

2. Off Site Development Signs:

a. One off site directional sign shall be allowed for each residential development project. Additional off site directional signs may be allowed in accordance with the following:

(1) Residential development projects one hundred (100) to two hundred (200) acres in area: One additional sign, total not to exceed two (2) off site directional signs.

(2) Residential development projects two hundred (200) to three hundred (300) acres in area: One additional sign, total not to exceed three (3) off site directional signs.

(3) Residential development projects three hundred (300) to four hundred (400) acres in area: One additional sign, total not to exceed four (4) off site directional signs.

(4) Residential development projects four hundred (400) to five hundred (500) acres in area: One additional sign, total not to exceed five (5) off site directional signs.

(5) Residential development projects five hundred (500) to one thousand (1,000) acres in area: One additional sign, total not to exceed six (6) off site directional signs.

(6) Residential development projects one thousand (1,000) acres in area or greater: One additional sign, total not to exceed seven (7) off site directional signs.

b. The signs shall indicate only travel directions, the name and address of the development, the developer and the typical price range of housing units.

c. A minimum of one-half (1/2) mile spacing is required between off site development signs for any one project unless otherwise approved by city staff.

d. Off site development signs are not allowed within any portion of the public right of way.

e. All off site development signs shall have the city's name and/or logo incorporated into the body of the sign so it is clearly visible and legible.

3. Design Criteria Of Commercial And Residential Development Signs:

a. The area and height of each sign shall be discussed with and approved by planning staff. Planning staff shall take into consideration the surrounding land use, the speed limit and linear feet of the street that the development fronts, surrounding existing businesses and residences, and other factors peculiar to the proposed sign location.

b. Signs shall be designed, to the extent possible in keeping with the company's logos, with dark backgrounds and light colored lettering.

c. At least two (2) posts shall be installed for each development sign. Posts shall be black in color and be made of wood, steel, vinyl, or other material approved by planning staff.

d. No additions, tag signs, streamers or appurtenances shall be added to such signs.

e. Signs shall be made in a professional looking manner; spray painted plywood and similar style signs will not be allowed.

f. Signs shall not be lighted in residential zones. Signs in commercial zones may be front lit in a manner as to not cause glare to oncoming traffic. Any lighting shall be approved as part of the sign permit.

4. On Site Directional Signs: On site directional signs may be erected for the convenience of the development, contractors, and customers. Permits are not required for on site signs; however, on site directional signs shall be designed in harmony with the approved on site development sign. Signs, if located along and within fifty feet (50') of the public right of way, shall be separated by a minimum distance of three hundred feet (300'). On site signs may not be erected in city rights of way.

5. Shared Signs For Multiple Developments In An Area: In areas with multiple developments, developers are encouraged, and planning staff may require, off site signs to be combined into a single shared sign. As an incentive to participate in a shared sign, each development participating shall be allowed one off site sign in addition to the sign allowed in subsection F2a of this section. Approval of shared signs shall be as set forth in subsection F3 of this section.

~~6. Banner Signs: Banner arms, placed on streetlights required by subsection 16.04.210B of this title or on streetlights otherwise approved by the City, may be approved by planning staff and the Public Works Director. Banner poles and arms on streetlights shall be of a design approved by the City of South Jordan and shall become the property of the City. Development owners may place banners advertising the development or events within the development on the approved poles. The planning staff shall approve all banner designs. An approval sticker, provided by the City, shall be affixed to all banners, in a conspicuous place, visible from the street.~~

~~76.~~ Real Estate Signs On Individual Lots: Real estate signs on individual lots or parcels within a development shall be as allowed as per subsection [16.36.050A](#) of this chapter.

~~87.~~ Off Site Real Estate Open House Directional Signs: No permits or approval stickers are required for off site open house directional signs. No more than five (5) signs are allowed for each open house, and signs may only be displayed for a maximum of three (3) consecutive days. Signs shall not be placed in a manner that impedes traffic or pedestrians, or that infringes on any other rights of the public or surrounding property owners. Signs shall not exceed four (4) square feet in area and three feet (3') in height. Signs shall not be placed inside park strip areas.

98. Maintenance Of Signs: Signs shall be maintained in good repair and kept in a new looking condition. Copy shall remain as approved by the City. Failure to do so will result in revocation of the sign permit and ordered removal.

109. Removal Of Development Signs: All development signs and sign structures, both on site and off site, shall be removed within ten (10) days of the sale of the final lot, parcel, or unit within the development or within two (2) years of the final approval of the project, whichever occurs first, unless reauthorized by the City.

16.36.120: PROHIBITED SIGNS:

The following signs and others not specifically allowed or exempted by this chapter are prohibited:

- A. Signs located in or projecting into clear vision zones.
- B. Signs located on public property or attached to any public utility pole, sign, bridge or structure, except ~~light pole banners described under "exempt signs"~~ and **approved noncommercial directional**, public necessity or regulatory signs. Unapproved signs may be removed without notice by the city or other agencies owning the public property or infrastructure.
- C. Movable or portable signs and signs not permanently installed in the ground or on a pole or building such as "A-frame", pedestal, portable reader signs, signs attached to vehicles intended to advertise the premises or business or similar sign devices, except as otherwise allowed by this chapter.
- D. Signs mounted on a roof or projecting above a roofline, parapet or eave.
- E. Off premises signs except off premises development and exempt signs.
- F. Animated signs or signs with moving parts, flashing or intermittent lighting but not "time and temperature" signs.
- G. Sound emitting signs.
- H. Signs which create a nuisance or hazard.
- I. Bench signs.
- J. Obsolete or abandoned signs or messages which identify services no longer provided on the premises.
- K. Poster signs.
- L. Any sign which is not described in or does not comply with the provisions of this chapter or any prior ordinance of the city.
- M. Inflated signs.
- N. Light strings, streamers, permanent banners, pennants, flags, searchlights, beacons or any other promotional device not specifically allowed in this chapter.
Exception: In the C-F zone pennants (with a maximum 16 inch triangle height), flags (with a longest side length of 24 inches), and small balloons (maximum balloon diameter of 24 inches) may be attached to products normally sold at the business location for a period of up to seven (7) consecutive days when a temporary sign permit is first obtained from the city. No more than twelve (12) temporary sign permits per year shall be issued for each business location for this purpose.
- O. Billboard signs.
- P. Flagpoles in excess of fifty feet (50') tall.
- Q. Sculpture signs including reproductions of products, actual products, statuary or other objects representing a product, location, service or entity.