

AGENDA

Regular Meeting of

The South Jordan City
Planning Commission

For

November 26, 2013

City Council Chambers
South Jordan City Hall
1600 W. Towne Center Drive

6:30 P.M. – Regular Meeting

Cellular Phones and Pagers Must be Turned Off, or Set to Vibrate Only
Upon Entering the City Council Chambers

Scott L. Osborne, *Mayor*

Mark Seethaler, *Council Member*

Chuck Newton, *Council Member*

Brian Butters, *Council Member*

Steve Barnes, *Council Member*

Larry Short, *Council Member*

John H. Geilmann, *City Manager*



AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING

NOVEMBER 26, 2013

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, NOVEMBER 26, 2013, IN THE CITY COUNCIL CHAMBERS, 1600 W. TOWNE CENTER DRIVE, SOUTH JORDAN, UTAH. PERSONS WITH DISABILITIES WHO MAY NEED ASSISTANCE SHOULD CONTACT THE PLANNING STAFF AT 254-3742 AT LEAST 24 HOURS PRIOR TO THIS MEETING. THE REGULAR MEETING WILL BEGIN AT 6:30 P.M. AND THE AGENDA WILL BE AS FOLLOWS:

6:30 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

- A. Welcome and Roll Call
- B. Motion to Approve Agenda
- C. Approval of the Minutes from the Meeting held on November 12, 2013

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

- A. Calendaring Items
- B. Comments from Planning Commission Members
- C. Staff Business
- D. New Business

III. CITIZEN COMMENT

Any person wishing to comment on any item not otherwise on the Agenda may address the Planning Commission at this point by stepping to the microphone and giving his or her name and address for the record. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Governing Body. Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on non-hearing, non-Agenda items. Items brought forward to the attention of the Planning Commission will be turned over to staff to provide a response outside of the Planning Commission meeting. Time taken on non-agenda items, interrupts the process of the noticed Agenda. In rare cases where it is determined appropriate to address items raised from Citizen Comments, these items will be noted and be brought back at the conclusion of the printed agenda.

IV. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

**Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)

**A.1. Issue: ELISON MEDICAL BUILDING
SITE PLAN – MEDICAL AND OFFICE BUILDING**

Address: 3583 West 9800 South
File No: SP-2013.27
Applicant: Kurt Dettart, Interior Development, Inc.

A.2. Potential Action Item – (See IV.A.1)

**B.1. Issue: OQUIRRH MOUNTAIN MARKETPLACE
SITE PLAN – RETAIL SHOPPING CENTER**

Address: Southwest corner of Bangerter Highway and 11400 South
File No: SP-2013.32
Applicant: Bill Sandre, CCA Acquisition Company, LLC

B.2. Potential Action Item – (See IV.B.1)

V. OTHER BUSINESS – NOT PUBLIC HEARINGS

**C.1. Issue: MOWER MEDIC DISPLAY SHED
CONDITIONAL USE PERMIT / SITE PLAN AMENDMENT**

Address: 11273 South Redwood Road
File No: CUP-2013.15
Applicant: Ron Dickerson

C.2. Potential Action Item – (See V.C.1)

VI. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

*Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)

**D.1. Issue: AMEND SECTION 17.130.020.005(A) RESIDENTIAL CHICKENS
ZONING TEXT AMENDMENT**

File No: ZTA-2013.04
Applicant: City of South Jordan – Community Development

D.2. Potential Action Item – (See VI.D.1)

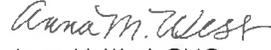
ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)
):§
COUNTY OF SALT LAKE)

I, Anna M. West, certify that I am the duly appointed City 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 Desert 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 <http://www.pmn.utah.gov>.

Dated this 22ND day of November, 2013.


Anna M. West, CMC
South Jordan City Recorder

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS

November 12, 2013

Present: Chair Kathie Johnson, Commissioner Steven Roberts, Commissioner Beverly Evans, Commissioner Alex Winder, Commissioner Jason Haymore, Commissioner Russ Naylor, Commissioner Evan Jones, Community Development Director George Shaw, Assistant City Attorney Ryan Loose, Assistant City Engineer Shane Greenwood, Planner Brad Sanderson, City Recorder Anna West

Others: Susan Rugg, Marie Osterman, Susan Egbert, Steven Bulkly, Pat Moeller, Trenton Jones, Madnie Rivera, Teresa & Paul Martin, Katie McDermott, Richard Morrey, Kevin Long, Dave Freiss,

6:30 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Johnson opened the meeting and welcomed everyone. She noted that all Commissioners are present.

B. Motion to Approve Agenda

Commissioner Jones made a motion to approve the November 12, 2013, Planning Commission Agenda. Commissioner Haymore seconded the motion. Motion passed unanimously in favor.

C. Approval of the Minutes from the Meeting held on October 22, 2013.

Commissioner Roberts made a motion to approve the October 22, 2013 meeting minutes as with amendments. Commissioner Haymore seconded the motion. Motion passed unanimously in favor.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Calendaring Items

None

B. Comments from Planning Commission Members

None

C. Staff Business

None

D. New Business

None

III. CITIZEN COMMENT

Chairman Johnson opened for Citizen Comment. There were none. She closed the Citizen Comment.

IV. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

**Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)

A.1. **Issue:** TIM DAHLE NISSAN
CONDITIONAL USE PERMIT AND SITE PLAN
AUTOMOBILE SALES (DEALERSHIP) NEW & ANCILLARY USED
Address: 11155 South Jordan Gateway
File No: SP-2013.22
Applicant: Pat Moeller, LSM L.L.C.

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

Trent Jones, (FFKR Architects) 730 Pacific Avenue, SLC; I am here to answer questions. We are looking forward to this project and the location is great for car dealerships.

Chairman Johnson opened the Public Hearing to Comments. None. She closed the Public Hearing.

Commissioner Haymore asked why the Conditional Use Permit is required for an auto dealership in the CF Zone.

Community Development Director Shaw said I am not sure we know the answer to that question. Most of the listed conditional and permitted uses predate most of the planners that are here. At some point someone decided that it needed additional review than what a normal site plan would have.

Planner Brad Sanderson said we do have residential and other uses that are allowed in this zone so it depends on which one is there first.

Commissioner Haymore asked if there is any way to know if restrictions were put on the Carmax dealership because it would be fair to treat both neighbors equally if they are doing the exact same business next to each other.

Planner Sanderson said they are parallel with Jordan Gateway and most of their parking is under that power corridor that has some restrictions with regards to building location, proximity, height and others. They do primarily use it for parking because that is about all UP&L will allow in that easement.

Commissioner Roberts asked if they will finish the road and sidewalk down across the northern portion that is not going to be developed.

Planner Sanderson said that is my understanding.

Mr. Jones said yes; that is one of the requirements of our review process to continue the sidewalk further to the north so that it connects up and will be a continuous pedestrian path from in front of Carmax all the way north along Jordan Gateway on the east side of the street.

A.2. Potential Action Item – (See IV.A.1)

Commissioner Roberts made a motion to approve Application SP-2013.22 to allow for construction of an auto dealership for new and ancillary used vehicles on property located at 11155 S. Jordan Gateway with the following provisions:

- 1. All South Jordan City Public Works, Engineering and Community Development, Public Safety, and Parks and Recreation Department requirements are met.**

Commissioner Naylor seconded the motion. Roll Call Vote was 7-0 in favor.

**B.1. Issue: MOWER MEDIC DISPLAY SHED
CONDITIONAL USE PERMIT / SITE PLAN AMENDMENT**
Address: 11273 South Redwood Road
File No: CUP-2013.15
Applicant: Ron Dickerson

Planner Brad Sanderson reviewed the background information on this agenda item from the staff report. The applicant is proposing to put a small display shed that would be a prototype product that he would like to sell as an accessory to a lot of the other stuff that he sells.

Commissioner Naylor asked if there is a picture of what it is to look like. Planner Sanderson said no.

Planner Sanderson noted that the applicant is not present tonight.

Chairman Johnson opened the Public Hearing to comments. None. She closed the Public Hearing.

Commissioner Naylor said I want to see what this will look like before I commit.

Commissioner Roberts said I can't get passed article b. "*no commercial materials, goods or inventory maybe stored in open areas in mixed use zones except for temporary display.*" This is obviously inventory and there is no way it is going to be temporary. He's not going to be removing it daily and put it back in his storage area. I personally don't know how I can approve this going against the ordinance that is on the books.

Commissioner Naylor said if he was going to put lawn mowers out there for display rather than the shed itself then it would probably meet the intent of the ordinance.

Chairman Johnson said I would suggest that we recommend that the ARC review it.

B.2. Potential Action Item – (See IV.B.1)

Commissioner Roberts made a motion to not approve the Conditional Use Permit CUP-2013.15 for a display shed located at 11273 South Redwood Road.

Motion dies for lack of a second.

Community Development Director Shaw said if you want to still consider it without the applicant having to restart the process you might want to consider just amending that somewhat to have it come back with XY or Z conditions before you have it come back.

Assistant City Attorney Ryan Loose said, if you are reading this and interpreting this like Commissioner Roberts is, that this is inventory, then no, you can't condition to allow something that the ordinance prohibits. If you are reading it that it isn't inventory but it is a temporary display then you could put conditions to mitigate any detrimental effects that you might identify.

Commissioner Naylor made a substitute motion to table the Conditional Use Permit CUP-2013.15 for a display shed located at 11273 South Redwood Road and ask that the applicant provide drawings or visuals that show what the structure would look like and that it go to the Architectural Review Committee before it comes back to us. Commissioner Jones seconded the motion.

Chairman Johnson asked if the applicant needs to come to the Architectural Review Committee if he is going to be present at the Planning Meeting.

Commissioner Naylor said no. I will accept that amendment to just table it and have him come back and show us what it will look like. Commissioner Jones said he too accepts the amendment. Roll Call Vote was 7-0 in favor to table.

V. OTHER BUSINESS - NOT PUBLIC HEARINGS

- C.1. Issue:** HIGH RIDGE PHASE II LAND USE AMENDMENT AND REZONE LAND USE AMENDMENT FROM RURAL RESIDENTIAL TO LOW DENSITY RESIDENTIAL AND REZONE FROM R-1.8 & A-5 TO R-2.5 & VMU, IN CONJUNCTION WITH A MASTER DEVELOPMENT PLAN (MDP).
- Address:** Southeast corner 11400 South 3600 West
- File No:** LUA-2013.13 and REZ-2013.10
- Applicant:** Dave Freiss

Planner Brad Sanderson reviewed the background information on this agenda item from the cover memo. He said the Public Hearing on this item was held back on October 8, 2013 and have revised the MDP.

Dave Freiss, 4326 W. Elk Rim Road, SJC (Applicant / Freiss Development Group); I will summarize what we tried to accomplish. One of the major concerns was the three land owners that abut 3600 West and what we are going to do with them. Mrs. Rugg is here representing that group. We have talked to them and we have paid for a rezoning fee to include them in the development as a future phase of the development. We are still trying to work through what we or they could put there, but I think that they are ok with rezoning with us. The VMU zone is currently a hot button issue because its typically been used by developers to promote multi-family apartment type living. That is one thing that we are in agreement with; in fact we have had offers from multi-family developers and we have turned them down at our detriment because we don't want to see it in that location either. We will put no town

homes or condos in that project at all. We are willing to put that in our Master Development Plan or in a development agreement. In the assisted living portion for 55 and older we are going to do some assisted living and senior housing. To address the restriction on the commercial use, the VMU zone has only 8 uses compared to the Bangerter Mixed Use Zone that has 22 permissible uses. The VMU is very restrictive. There are conditional uses for a variety of things that you were concerned with, like drive-thru; we would actually have to come back to this body and to the City Council to get those uses permitted or to have them approved. We think that covers the vagueness of what could be there commercially. Defining green-space was another issue that one of the Commissioners brought up; it is coded for in the zone. In fact it is a very rigorous standard that a VMU has to comply to; so as we site plan those are going to be requirements via the ordinance. With regard to traffic concerns that were mentioned before, there was a traffic study done by the Preferred Engineering Group that the City hires to do traffic studies. We really just paid the bill because it was done by a third party. The study was clear that the least impactful use for that property was a mix of commercial and residential. All commercial would be the worst use impact and all residential the second worst use as far as traffic impact goes. Obviously we are going to have to follow UDOT standards because it is on 11400 South and we are prepared to deal with that.

Commissioner Naylor asked if they had made any contact with UDOT regarding the multiple curb cuts on 114th. Mr. Freiss said not yet. He said that would be the next step as we go into site plan approval.

Commissioner Roberts said there are no specifics as to the quantity of green space in there. He said one of the things we talked about at the last meeting was a development agreement. Have you got anything on that yet? Mr. Freiss said we are willing to sign a development agreement. As to your green space comment it is noted and coded for a high level amount of green space; when we come back for site plan that is going to be part of it.

Community Development Director Shaw said the open space is not called out by percentages because every mixed use zone is different. He said the ordinance is set that they have to propose an open space plan as part of their site plan review which would come back to this body and also for public review to make sure that whatever they are planning is congruent with the uses that are being developed on the property. Staff and Planning Commission would be reviewing that to determine if appropriate or not.

Mr. Freiss said to try to make the development look the way we may want it to look, we may get rid of some of the office, extend the commercial boundary and then put more green space and more natural effects in the development to make it look nice. That is what the VMU does over just throwing it over to a commercial zone. The development can have a certain feel to it.

Mr. Freiss said when we come back for a site plan approval, which will come before the Planning Commission and the City Council, those elements will be there and then you can say no this isn't going to work go back to the drawing board.

Commissioner Roberts said I just don't know how much flexibility we will have once we approve the zone and you come back in; can we really say no that's not enough green space, come back, because we don't have a development agreement.

Chairman Johnson said we have our ordinances and our codes that were developed specifically for these kinds of projects.

Commissioner Evans said the City has so many restrictions for the mixed use. When we went through those ordinances and defined what they could do for mixed use, they are very restrictive. It gives you the ability as a developer some flexibility to do some of the things that you choose to do. The site plan is going to answer those questions when they come back. If the Commission does not feel comfortable with the amount of green space then they can go ahead and make recommendations at that time. This allows the developer to have the flexibility to go see how they can develop that the best they can. It allows alternatives that otherwise they would not have. A lot of the things that we are discussing tonight are going to be recovered and discussed thoroughly when they do the site plan review. They already know what concerns and considerations that the neighborhood and the Commission has.

Assistant City Attorney Ryan Loose said there is one correction to something that was said. The site plan does not go to City Council. It only comes here to the Planning Commission.

Director Shaw said if for some reason this goes forward and he decides to change the pods or boxes, that has to come back here with a new Public Hearing and that would have to go to City Council. We are not going to bring you something that we as staff don't feel comfortable with.

Chairman Johnson said I think that if his theme is going to be senior housing the businesses would probably have a tendency to cater towards those kinds of uses and that makes it a community.

Commissioner Haymore stated that he has more questions as to the Commercial aspects. He said there were a lot of questions in the original hearing regarding what the commercial is going to be. I know that there are only a few limited uses and everything else would require a conditional use permit but I would like to know just what you foresee the commercial aspect of this being and who are we going to cater to.

Mr. Freiss said it will be one of those 8 uses. We have letters of intent from different commercial developers that want to buy those pads. The problem is that commercial developers want to see the zoning before they say who they are. I can say that Chairman Johnson is right. Some of those units will cater to senior living type people. Honestly I can't give you specifics because it could change tomorrow because those LOI's go away and new ones come. What you should look at as a Commission is what are those uses in the VMU and what could they be. Gas stations and C stores are not permitted in the VMU zone.

Director Shaw said they are permitted and that is a good example. Under the VMU Zone we have the ability to site those buildings on the pads where on Community Commercial we do not.

Kevin Long, Principal Broker at Coldwell Banker Commercial Real Estate, SLC; said we are giving up a lot by going with the VMU Zone. Uses that might be offensive to a neighborhood, like a gas station or a drive thru use, are actually a conditional use so we would have to come back to the Planning Commission for any use that is even marginal. If we were asking for a commercial use, all of Commissioner Roberts concerns would be accurate but because we are asking for a use that is consistent with your land use plan, this transitional VMU, we have to come back to you for site plan, any use that is marginally offensive to the neighborhood, you have already dictated in the zone that either you can't put it there or you have to come back to us to show us how this drive through would not impact the residences next door. It is very well crafted instrument and a compliment to Mr. Shaw and to you as a Commission.

Commissioner Jones noted his concerns of the VMU Zone vs. the Commercial zone; he said right now it is a residential zone. I think the popular opinion is that it is a great area for commercial on a busy corner but I would like to see more creativity in buffering the residential zone with bigger set-backs. I don't mind the assisted living or the R-2.5 zone but I really have a difficult time when you look at the big picture of what is going on over there to accept the idea that this is where a commercial use belongs, be it VMU or C-C. Another concern of mine is the access to this area. We don't even know yet what UDOT will allow us to do in terms of traffic light or access to 11400 S. east or west. It is difficult in the Lucas Lane area to navigate that area regardless of where you are going.

Chairman Johnson said I think that the issue of 114th is going to be the developer and UDOT; that is something that they are going to have to work out. If UDOT does not allow it then...

Commissioner Evans said I can assure you that UDOT has a lot of criteria and evaluation processes they go through to make sure that the general public is protected and that it meets within their guidelines.

Chairman Johnson said I would like to hear from the representative of the three homes to make sure that they are satisfied.

Commissioner Naylor said it was mentioned that the fee has been paid to add them to the development. Has that been officially added to this application so that if we were inclined to forward a favorable recommendation that it would go as one?

Director Shaw said your concern was that that piece was being left behind. An application has been made that is independent of this so it will have its own hearings and so forth. With that being said, we are still concerned as staff that whatever goes there is going to be compatible; we just don't know what that is at this point. If this Master Development Plan is approved by the City Council as shown, it would have to be amended with that new application to show how the three parcels on 3600 W. will be integrated into the overall project.

Commissioner Naylor asked if the moratorium on the VMU would apply to this application.

Director Shaw said it might apply.

Planner Sanderson said the applications were on file, it was just a mess up of the dates that it didn't get on the previous one. They were in before the moratorium.

Director Shaw said this amendment might not be; we will need to look at that because it is a different application. He asked Assistant Attorney Loose to look into that.

Planner Sanderson said there is a minimum area of 4 acres necessary. If this doesn't get approved through the City Council then the application for those three properties can't go forward because they would not have the 4 acres.

Mr. Freiss said we have paid the fee on that for the three properties.

Susan Rugg, 11523 S. 3600 W., SJC; I don't know if I want to be here or not. This is all very sad for us and I don't expect that that will make a difference on this property. This property will be developed

at some point and we are not against the development. At the onset, Mr. Freiss visited us at our home, gave us the paperwork and asked us to sign to become part of the VMU; which we did. When we showed up at the last meeting we found that we had been left off. Mr. Freiss told my husband we were left off and it was quite a shock. It seemed to be intentional that they didn't want our property. The applications that they are talking about were done a long time ago. Now they are being tacked in. We would like to be VMU; if the rest of it is going to be VMU then that is what the property should be. As far as partnering with us and helping us to find a use for our property, this is the first I have heard of it. My husband and I have been talking about the things that we could do to make it worthwhile for us to stay there, but I don't believe that adding the three properties will have any relationship to this development at all. Until we have some more assurances and some things in writing, you have no obligation to make a developer do, we still stay skeptical. As far as the VMU goes, we would like our properties included.

Commissioner Roberts said if you are included in the VMU then that almost requires the developer to include your properties in his plan.

Chairman Johnson said no. It probably will require the three property owners to conform to what is decided by the overall plan.

Director Shaw said those three parcels are not part of tonight's plan. You asked for some additional information on how that could be resolved. The developer decided to pay the fee with the intent of hopefully working a deal and as Mrs. Rugg has said, the City is not party to that. It is between private property owners.

Commissioner Naylor said when the application comes back and if they are going to amend this plan then they are going to have to give us some idea about how it is going to be included.

Director Shaw said there are other land uses that they could come in and petition the City. The developer has said he is willing to master plan this so that it fits with what he is doing. If they can work out a deal and he comes back as a second phase then fine. If they don't make a deal then the Rugg's and the other property owners can come back independently, the fee has already been paid, they can come back and request the City to do whatever they like to be done.

Chairman Johnson asked if they would have to conform to the general decisions that have been made for the whole project. Director Shaw said they are not going to change what has already been approved. Their phase would have to be compatible with what has already been approved.

Commissioner Evans said our role as the Commission is not to determine what the people do with their private property rights.

Director Shaw said we have had other projects come to you where the area property owners came in with a plan but only part of it was rezoned. There is a Master Development Plan that goes beyond. The developer had that option to do that. He could have master planned this and brought you back a bigger plan but not necessarily to rezone it. That is the nice thing about the Village Mixed Use. It gives you those options and gives property owners options. He said you don't have to own 4 acres to do a project. You have to have 4 acres minimum development wise. If you coordinate that with other property owners then it is a lot easier to put a project together. The VMU zone gives them the flexibility to work out these things on the side and the come back and say okay City we are ready to move ahead.

Commissioner Roberts said having not gone through a VMU completely, I know we have not seen a development agreement, but, my understanding is that we can approve the Mixed Use Zone and the developer is going to come back with a development agreement that we can redline and change according to what we think in terms of green space and uses, other than the listed uses, and address issues such as walkability, village feel and all that. Is that correct?

Director Shaw said the development agreement has to be done concurrently with the zone and we don't have one at this point. There is a Public Hearing scheduled for City Council on November 19th next week. If you want a development agreement to be attached to this property, which sounds like it might be a good idea based on the uses that have been discussed; then you will need to make a recommendation to the City Council as such. You are not approving anything on this tonight. You are only making a recommendation. If you feel a development agreement ought to be instituted then you need to make that part of your motion so that when this goes to Public Hearing next week the City Council sees that and they may approve it or they may delay the outcome until they have a development agreement in front of them with the items in it that you recommend or they feel ought to be amended to be in there. So if you want that development agreement then you need to recommend that as part of your motion to the City Council. The intent was to have this all done before now and it didn't happen because of the concerns that were raised in the Public Hearing so now your decision here and the City Council meeting are going to be right up next to each other. We couldn't push it back because it was already noticed.

Mr. Long said I would like to ask Director Shaw a question. He said the zone as I read it requires a Master Development Plan at zoning which is the document on the screen presently. I believe a development plan is not specifically required in the zone document as I read it, but it could be implemented at any point in time because you have so much control in this zone you almost have a development agreement anyway. If you don't like aspects of the site plan you don't approve it and we would have to come back at that point. At any point in time, site plan specific, issues that you would find in a development agreement might be more appropriate at a site plan level.

Commissioner Shaw said yes and no. First off a master development plan is required concurrently with the zoning. The key is the point that you just made that we don't anticipate development agreements on all of these because if you put enough detail on the master development plan, for example if you don't want drive up windows on those uses it can be labeled as such. You can make that recommendation and that is what goes to City Council and then they would act upon that. You can put enough detail in the master development plan that in effect it becomes a development agreement. We go by that map when they come in to get site plan approval. We as staff catch anything that comes up that is not to be included as per the master development plan. The master development plan becomes its own mini zoning plan. It is your job to recommend to the City Council what you feel is and is not appropriate for this particular piece of property.

Mr. Long said I would also like to address Commissioner Roberts concerns about the three property owners. He said the advantages I see to them as a third party becoming an appendage to this zone, the biggest benefit is that it allows the purchaser of the assisted living center property to at a later date approach them for a phase 2 of the assisted living center and easily make that transition. Then it becomes totally up to them to make their own deal for the ultimate use on that property. I will facilitate it by allowing them to appendage to this zone, a benefit that they wouldn't otherwise have. I spent a number of years in municipal planning and I see this as a tremendous advantage to those property

owners to appendage to this zone. They may choose to use those benefits or they may not, but it gives them the most flexibility in moving forward.

C.2. Potential Action Item – (See V.C.1)

Commissioner Evans made a motion to recommend that the Planning Commission forward a recommendation to the City Council for approval of the following:

- 1. Resolution R2013-66, Land Use Amendment from Rural Residential to Low Density Residential; and**
- 2. Ordinance 2013-16-Z, Rezoning property from (R-1.8) & (A-5) to (R-2.5) & (VMU) in conjunction with a Master Development Plan (MDP).**

Commissioner Winder seconded the motion.

Director Shaw said it would really be helpful to know whether the items that you raised tonight or previously that were addressed, if you want those to be part of the master development plan incorporated into that plan or into a development agreement, or do you just want to let it lie.

Commissioner Evans said I think that by the time this had been reviewed and we have a chance to look at the Master Development Plan and by the time City Council looks at this I feel comfortable just forwarding it without any recommendations.

Roll Call Vote was 4-3 in favor; Commissioners Haymore, Jones and Roberts voting against.

VI. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

*Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)

- D.1. Issue: AMEND SECTIONS 5.48, 17.08.010, 17.52.030, 17.56.040(A), 17.64.030, AND 17.78.030 PAWNBROKER, SECONDHAND DEALERS, JUNK DEALERS AND SIMILAR BUSINESSES. ZONING TEXT AMENDMENT**

File No: ZTA-2013.05

Applicant: City of South Jordan

Community Development Director George Shaw reviewed the background information on this item.

Chairman Johnson opened the Public Hearing to comments. None. She closed the Public Hearing.

D.2. Potential Action Item – (See VI.D.1)

Commissioner Evans made a motion to recommend approval of Ordinance 2013-16 amending 5.48, 17.08.010, 17.52.030, 17.56.040(A), and 17.68.030 of the South Jordan City Municipal Code. Commissioner Roberts seconded the motion. Roll Call Vote was 7-0 in favor.

ADJOURNMENT

Commissioner Evans motioned to adjourn. Commissioner Haymore seconded the motion. Vote was unanimous.

The November 12, 2013 Planning Commission meeting adjourned at 7:50 p.m.

Meeting Minutes were prepared by City Recorder Anna West.

UNAPPROVED

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 11/26/2013

Issue: ELISON MEDICAL BUILDING
SITE PLAN – MEDICAL AND OFFICE BUILDING
Address: 3583 West 9800 South
File No: SP-2013.27
Applicant: Kurt Dettart, Interior Development, Inc.

Submitted by: Damir Drozdek, Planner II
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready):

- **Approve** Application SP-2013.27 to allow for construction of a medical/office building on property located at 3583 West 9800 South with the following:
 - *All South Jordan City Public Works, Engineering and Community Development, Public Safety, and Parks & Recreation Department requirements are met.*
-

ACREAGE: Approximately 5.3 acres
CURRENT ZONE: P-O (Professional Office) Zone
CURRENT USE: Vacant
FUTURE LAND USE PLAN: O (Office)

NEIGHBORING ZONES/USES: North – P-O / 9800 South
South – R-2.5 / Single-Family Residential
West – A-5 / Bangerter Highway
East – P-O / Credit Union

BACKGROUND:

The proposed office building will be located on a parcel at the southeast corner of the Bangerter Highway ROW and 9800 South. There will be no parking located in the front or the side of the building abutting Bangerter Highway. All the parking is located to the east and the south of the building. There is an existing cross-access agreement between this property and the property adjacent to the east and thus only one access off 9800 South will be utilized to access both the adjacent credit union and the proposed medical building site. Parking is also shared and sufficient for both buildings.

There will be no fencing installed with the project as there is an existing cinder block wall at the south end of the site that divides the subject property from the residential subdivision to the south. There is also UDOT fencing along Bangerter Highway, however no new fencing or modification to the existing fencing is proposed at this time.

Landscaping will mostly consist of crushed rock over weed barrier with some turf in the front. The required trees are planted in the front and all planters in and around the parking lot.

The proposed building is a two-story structure with exterior consisting of mostly stone and stucco. The building design was reviewed by ARC on October 9th of 2013. The recommendation was to increase the amount of masonry on the proposed building to more closely resemble the other existing commercial buildings in the area. Since then new elevations have been submitted that show substantially more masonry.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- Medical and dental and offices or clinics are listed as a Permitted Use in the P-O Zone (see section 17.50.020).
- No public improvements except for water (line, meters) will be required with the project as all other improvements are complete.
- The project is in conformance with the Goals and Policies of the General Plan as follows:
 - Policy LU-3.9 Office uses should be encouraged in areas that provide buffers between residential uses and heavily used traffic arteries and other intense uses, and in locations that promote economic development and expansion of the employment base.
 - Policy LU-3.14 Small office and neighborhood commercial development should be encouraged to blend architecturally with adjacent residential uses.
 - Policy E-1.14 Require water conserving landscape designs and irrigation systems for commercial, industrial and multi-family site plans.
 - Policy ED-1.12 Seek a better balance of the 'jobs to dwelling unit' ratio in the City by promoting new businesses and job opportunities for City residents, including seasonal and part time jobs for youth.

Conclusion:

- The proposed project will meet the Goals and Policies of the General Plan as well as meet the requirements of the Development and the Planning and Land Use Codes.

Recommendation:

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

FISCAL IMPACT:

- It will have a net positive fiscal impact with revenues generated mostly from property taxes.

ALTERNATIVES:

- Approve the Application with conditions.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Site Plan
- Landscape Plan
- Elevations
- Color Rendering



Damir Drozdek
Planner II
Community Development Department



Subject Property

9800 S

Shields Ln 9800 S

Bangarter Hwy Southbound 3600 W
Bangarter Hwy Northbound 3600 W

Garden Glen Rd 3525 W

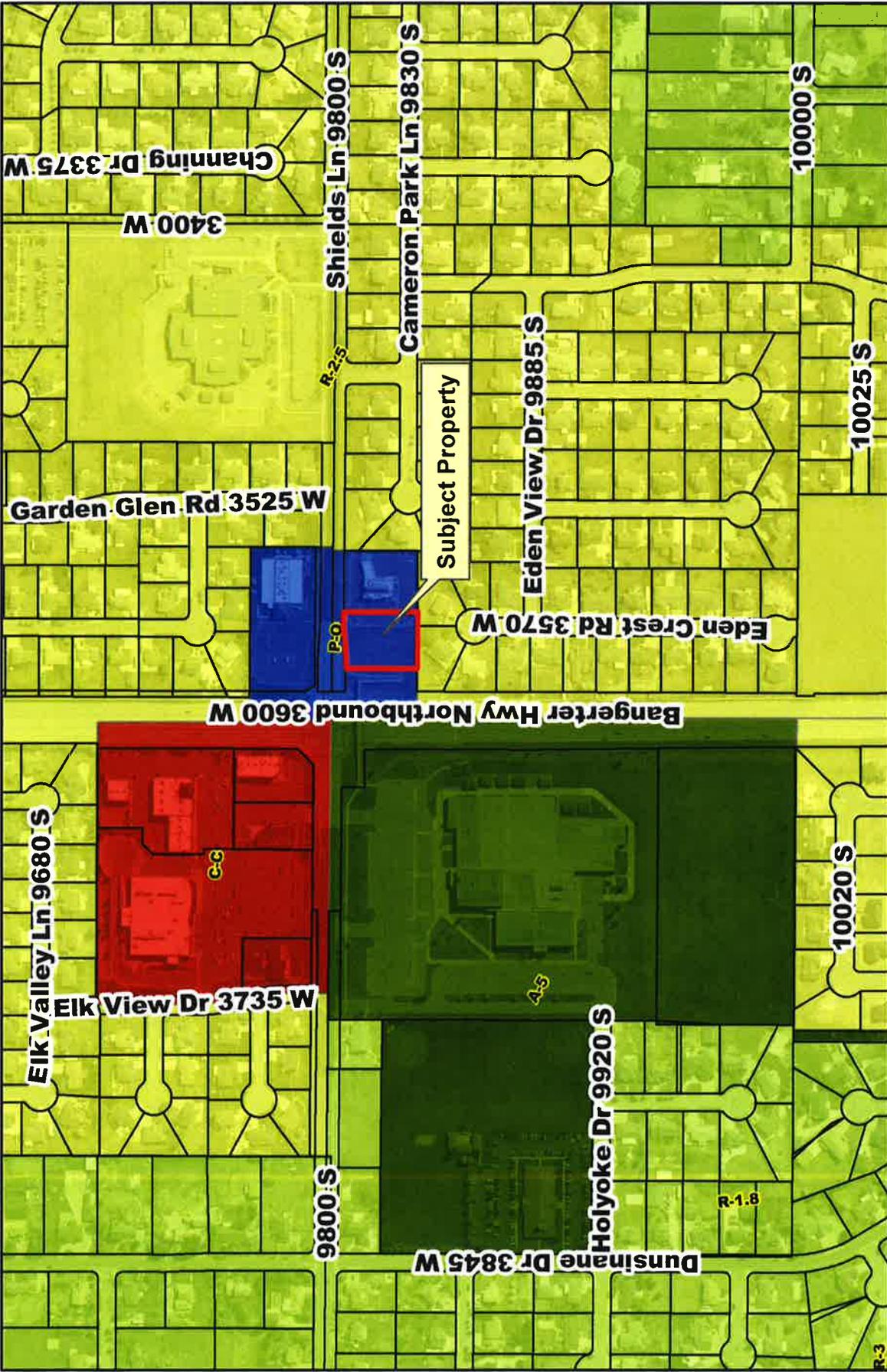
Legend
STREETS
PARCELS

Aerial Map

City of South Jordan

Aerial Imagery
April 2012





Subject Property

Legend

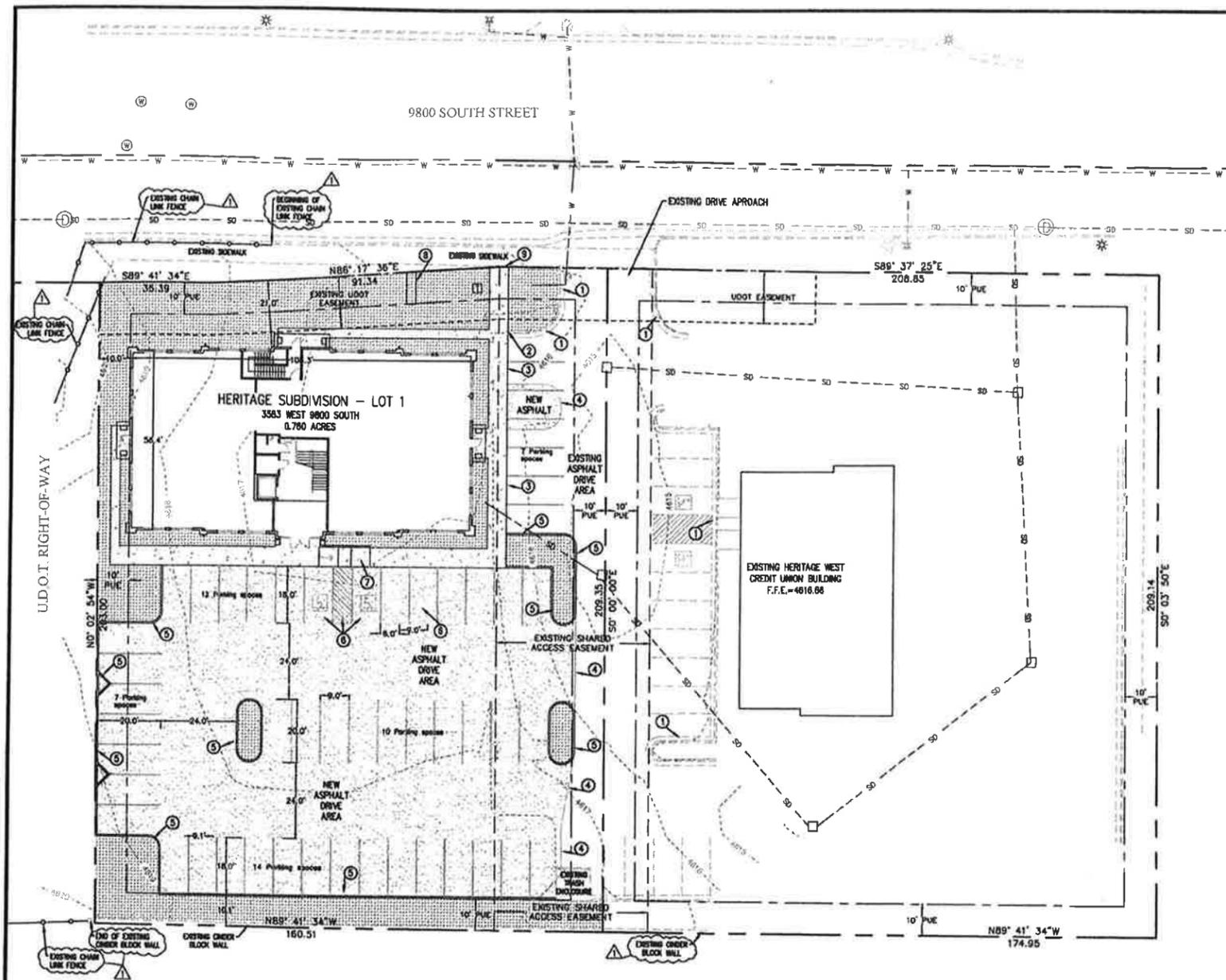
- STREETS
- PARCELS

Zoning Map

City of South Jordan

Aerial Imagery
April 2012





Project Data

Site: 33,108 sf (approx.)
 Building Footprint: 6,280 sf
 Building Size (2 floors): 12,560 sf

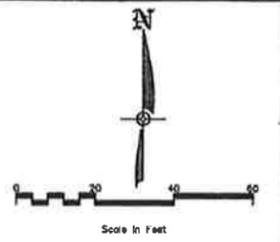
Cross Easement Parking Ratios

Parking Required

Bank:	30.0 spaces (9,000 sf/300 sf/space)
Medical Building:	
Common Areas:	6.7 spaces (2,000 sf/300 sf/space)
Medical Areas:	20.2 spaces (4,050 sf/200 sf/space)
Business Areas:	21.7 spaces (6510 sf/300sf/space)
Total spaces required:	48 spaces

Parking provided:

Bank:	26 spaces
Bank ADA:	2 spaces
Medical Office building:	49 spaces
Medical Office ADA:	2 spaces
Total parking spaces provided:	79 spaces



- SITE PLAN NOTES:**
- ① EXISTING CURB & GUTTER
 - ② MATCH TOP OF PROPOSED SIDEWALK TO TOP OF EXISTING CURB.
 - ③ TOP OF SIDEWALK TO BE INSTALLED 6" ABOVE EXISTING ASPHALT.
 - ④ NEW ASPHALT PAVEMENT SECTION TO MATCH TO EXISTING ASPHALT.
 - ⑤ PROPOSED 6" CURB. SEE DETAIL SHEET C4.
 - ⑥ ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS.
 - ⑦ ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL SHEET C4.
 - ⑧ PROPOSED MONUMENT SIGN. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
 - ⑨ CONNECT PROPOSED SIDEWALK TO EXISTING SIDEWALK. PROVIDE SMOOTH LEVEL CONNECTION.

NO.	DATE	BY	REVISIONS

CIR
ENGINEERING, L.L.C.
 3032 SOUTH 1030 WEST, SUITE 202
 SLC, Utah 84119 - 801-949-6296

ELISON MEDICAL BUILDING
 3563 WEST 9800 SOUTH, SOUTH JORDAN, UTAH
SITE PLAN



SHEET NO. **C1**

PROJECT ID:	DATE:
11002-01	09/25/13
FILE NAME:	SCALE:
PRJ-EMB	1"=20'

CITY ENGINEER

SIGNATURE: _____ DATE: _____

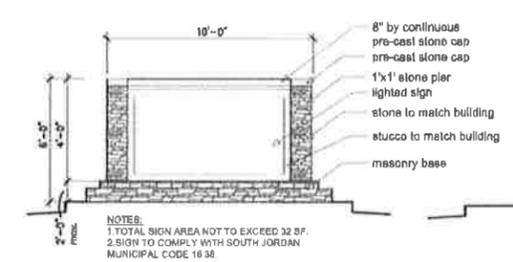
NAME: _____





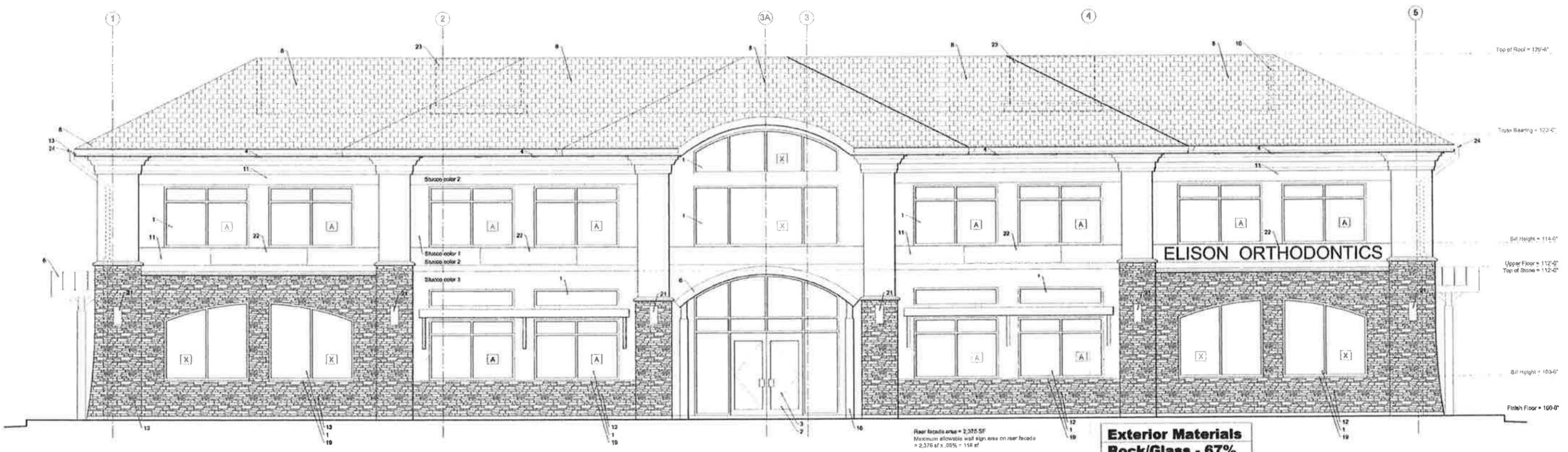
Keyed Notes

- 1 Vinyl windows. Cream color.
- 2 Bronze aluminum storefront.
- 3 Glass panel door (part of storefront).
- 4 Lighting at soffit.
- 5 Stucco system: (3) colors:
 1) Senergy Manor #4 100%, 2) Senergy Oatmeal 300%, and 3) Senergy Lunar 300%.
 Canopy. See detail.
- 6 Gable.
- 7 Asphalt shingles. Shingles are to be CertainTeed Weathered Wood.
- 8 Parapet.
- 9 Mansard roof.
- 10 Stucco banding.
- 11 Stone veneer walnscot. Stone is to be 50% Pennsylvania LedgeStone by Dutch Quality Stone, and 50% Sagewood LedgeStone by Dutch Quality Stone.
- 12 Bronze aluminum fascia with vented soffit. (Bronze color)
- 13 Stucco 'pop-out'.
- 14 Stucco reveal.
- 15 Timber column.
- 16 Finish grade.
- 17 Flashing. (bronze color)
- 18 Precast stone window sill. Rocky Mountain Precast 'Buff'.
- 19 Precast stone cap. Rocky Mountain Precast 'Buff'.
- 20 Decorative light fixture.
- 21 Building wall sign: All building wall signs to comply with South Jordan Municipal Code 16.36.100. Area of wall sign on front facade shall not exceed 10% of the area of the facade. Wall signs on rear and sides of building shall not exceed 5% of the area of the facade.
- 22 Rooftop HVAC units located on roof. Mansard roof parapet to provide screening for units.



Monument Sign
 Scale: 1/4" = 1'-0"
 See CHRT for sign location

East Elevation
 Scale: 1/4" = 1'-0"



Exterior Materials
 Rock/Glass - 67%
 Stucco - 33%

South Elevation
 Scale: 1/4" = 1'-0"

PROPOSED MEDICAL BUILDING FOR DR. TIM ELISON

ASPHALT SHINGLES:
CERTAINTED
'WEATHERED WOOD'



STUCCO 2
STUCCO 1

ELISON ORTHODONTICS

MEDICAL OFFICE

METAL ROOF

STUCCO 2

STUCCO 3

STONE VENEER:
50% PENNSYLVANIA LEDGESTONE and
50% SAGEWOOD LEDGESTONE

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 11/26/2013

Issue: OQUIRRH MOUNTAIN MARKETPLACE
SITE PLAN – RETAIL SHOPPING CENTER
Address: Southwest corner of Bangerter Highway and 11400 South
File No: SP-2013.32
Applicant: Bill Sandre, CCA Acquisition Company, LLC

Submitted by: Damir Drozdek, Planner II
Shane Greenwood, Assistant City Engineer

Staff Recommendation (Motion Ready):

- **Approve** Application SP-2013.32 to allow for construction of a retail shopping center on property located at the southwest corner of 11400 South and Bangerter Highway with the following:
 - *Compliance with applicable City Codes,*
 - *Compliance with Development Agreement, and*
 - *Developer shall construct public infrastructure improvements as outlined and described in the background section of the report stated below.*

ACREAGE:	Approximately 12 acres
CURRENT ZONE:	C-C (Commercial - Community) Zone
CURRENT USE:	Vacant
FUTURE LAND USE PLAN:	COM (Commercial)
NEIGHBORING ZONES/USES:	North – R-M-6 / 11400 South South – A-5 / Vacant Land West – R-2.5, R-3 and C-C / 4000 West East – BH-MU / Bangerter Highway

BACKGROUND:

The proposed retail shopping center is located at approximately the north half of a parcel that stretches from 11400 South to 11800 South and from Bangerter Highway to 4000 West. Only the north portion of the parcel is zoned commercial and proposed to be developed. The shopping center will abut Bangerter Highway and 11400 and will be accessed from 4000 West.

There are four proposed access points to the shopping center. The southernmost access is intended to be reserved for delivery vehicles only. There will be no access off 11400 South or Bangerter Highway. There will be pedestrian connections provided with the shopping center to accommodate the foot traffic between the commercial buildings in the center, and also between the adjacent residential developments to the west and the north and the shopping center.

As part of this development, 4000 West, from 11400 South to 11800 South, will be improved by the developer along both sides of the road to meet all the City requirements, City Standards and other improvements as required by the City Engineer. 11800 South, from Bangerter Highway to 4000 West, will be improved by the developer along the north side of 11800 South to meet all City requirements, City Standards and any other improvements as required by the City Engineer. In addition to the two aforementioned roads, the intersection of 4000 West and 11400 South will be improved by the developer to provide two (2) left turn lanes on west bound

11400 South to South bound 4000 West. This will be accomplished by widening 11400 South to the north as approved by the City Engineer. As part of the City purchasing the property to the south of this development, the City and the Developer have agreed to share in the costs of the improvements as outlined above.

This development will not be required to detain or retain on site. The developer shall work with the City Engineering Office to determine the appropriate discharge to a City Constructed Storm Drainage Retention Basin to be constructed on the property to be purchased by the City.

A Public Water line shall be constructed by the developer to loop through the Development and connect into the 4000 West existing water line at two locations and placed in a Public Utility Easement as required by the City Engineer.

There will be no fencing installed along Bangerter Highway, 11400 South or 4000 West. There will be a decorative masonry wall installed along the south boundary line to help buffer the open space to the south from the proposed commercial development to the north.

There will be a landscape buffer installed along Bangerter Highway that will be wide enough to plant trees and other landscape as well as one along 11400 South and 4000 West. In addition to a required landscape buffer, 4000 West will also have parkstrip street trees. Additionally there will be shade trees planted at all parking row ends and inside of parking rows as per City requirements.

The proposed shopping center will consist of retail uses ranging from grocery stores (Sprouts) to eating establishments and other types of retail business. The only non-retail use planned as of this moment is a bank proposed to be located adjacent to 4000 West. The buildings are planned to be finished in various materials ranging from stucco to brick and metal. Elevations for the Sprouts building were reviewed by the ARC on November 20, 2013. The building exterior is shown in stucco and brick. A recommendation made by the Committee was to increase the amount of brick on the building as stucco compromised the vast majority of the exterior finish. The other buildings at the center will be reviewed by the ARC as they come forward for the City review and approval.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- Retail uses (sales tax generating uses) are typically listed as permitted uses in the C-C zone (see section 17.52.020).
- ARC recommended the Sprouts building approval with a condition that the amount of brick be substantially increased, especially in the front and along the sides with greater visibility from Bangerter Highway.
- The project is in conformance with the Goals and Policies of the General Plan as follows:
 - Policy LU-3.2 Commercial land uses should not be permitted to occur in scattered or 'strip' form of development, but should be aggregated in attractively and cohesively designed developments.
 - Policy LU-3.3 Developments should be encouraged or required, depending on the underlying zone, to have architectural and site design orientation to the street, including the prohibition of parking lots between the building and the street.
 - Policy LU-3.6 Major (larger than 5 acres) commercial development should occur in areas served by arterial and collector streets as indicated on the Future Land Use Plan Map.
 - Policy LU-3.8 Designated properties adjacent to I-15, South Jordan Parkway, Redwood Road, Jordan Gateway, 11400 South, 11800 South, Bangerter Highway, 9800 South and the Mountain View Corridor should be considered for acceptable locations for major retail land uses. Proposals for commercial development or redevelopment should be encouraged in these areas as designated on the Future Land Use Plan Map.

- Policy T-7.6 Improve pedestrian safety and walkability by identifying key walking desire routes and potential pedestrian conflicts when connecting activity centers, and then provide appropriate crosswalks, crosswalk systems, and other pedestrian connections.
- Policy T-7.9 Require sidewalks with tree-lined streets on both sides of all streets, particularly on arterial and collector streets, unless separated pedestrian pathways are provided.
- Policy ED-1.10 Identify uses/businesses/employers that provide goods and services that will increase convenience for City residents, that will increase the variety of places to shop and that will help the City become a full service community.
- Policy ED-1.11 Actively recruit targeted retail, restaurant, and employment base businesses, with higher paying salaries.
- Policy ED-1.12 Seek a better balance of the 'jobs to dwelling unit' ratio in the City by promoting new businesses and job opportunities for City residents, including seasonal and part time jobs for youth.
- Policy ED-2.1 Maximize the economic development potential at key nodes within the City. Encourage commercial activities around major intersections with I-15, 1300 West, Redwood Road, Bangerter Highway, Mountain View Corridor, South Jordan Parkway and 11400 South.

Conclusion:

- The proposed project will meet the Goals and Policies of the General Plan as well as meet the requirements of the Development and the Planning and Land Use Codes.

Recommendation:

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

FISCAL IMPACT:

- It will have a net positive fiscal impact with revenues generated mostly from sales tax and property taxes.

ALTERNATIVES:

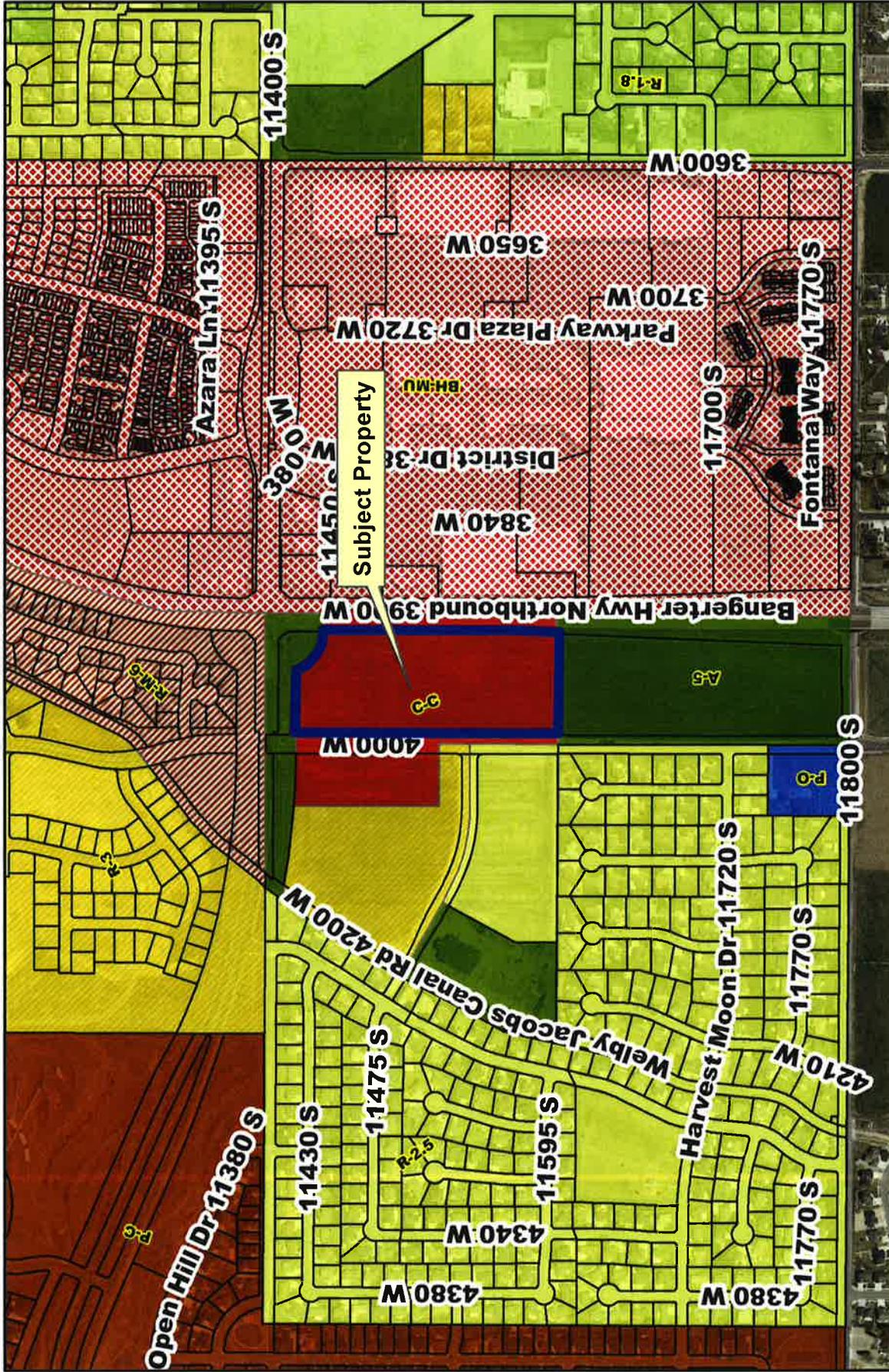
- Approve the Application with conditions.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Site Plan
- Landscape Plan
- Elevations/Color Rendering



Damir Drozdek
 Planner II
 Community Development Department



Legend

- STREETS
- PARCELS

Zoning Map

City of South Jordan

Aerial Imagery
April 2012

0 215 430 860 1,290 1,720 Feet

BANGERTER HIGHWAY

11400 SOUTH STREET

4000 WEST STREET

FOXVIEW DRIVE

FUTURE
COMMERCIAL / RETAIL
DEVELOPMENT - ZONED C-C

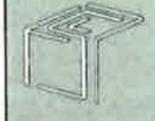
FUTURE
LOW DENSITY
RESIDENTIAL

SITE DATA

GROSS SITE AREA	127,844 +/- S.F.	2.91 ACRES
PROPOSED BUILDING AREA	97,879 S.F.	2.23 ACRES
PARKING AREA	315,042 S.F.	7.20 ACRES
- REGULAR STALLS PROVIDED: 888 STALLS - ACCESSIBLE (HANDICAP) STALLS: 11 STALLS - VAN / POLE PROVIDED: 11 STALLS - TOTAL PARKING PROVIDED: 910 STALLS - PARKING RATIO: 6.21 / 1,000 S.F.		
LANDSCAPE AREA	126,742 S.F.	2.89 ACRES

N
SITE PLAN

SCALE: 1" = 50'-0"



CCA Acquisition Company, LLC
5670 Wilshire Blvd., Suite 1250
Los Angeles, CA 90038
(323) 965-1510 - Phone
(323) 956-1620 - Fax

CERTAIN ELEMENTS ON THIS PLAN
MAY BE INDICATED AS
"FUTURE OR PROPOSED".
CCA ACQUISITION COMPANY, LLC
MAKES NO REPRESENTATION THAT
THE FUTURE DEVELOPMENT WILL
OCCUR AS SHOWN.

OQUIRRH MOUNTAIN MARKETPLACE
SWC BANGERTER HIGHWAY & 11400 SOUTH STREET
SOUTH JORDAN, UTAH

- Preliminary
- City Submittal
- Bid Package
- Construction

Project Number:

Date: 16-NOV-2013

Drawn By: B. SANDRE

Revisions:

-
-
-

Title:

SITE PLAN

Sheet Number:

SP-01

BANGERTEER HIGHWAY

11400 SOUTH STREET

4000 WEST STREET

FOXVIEW DRIVE

FUTURE
COMMERCIAL / RETAIL
DEVELOPMENT - ZONED C-C

PROPOSED LANDSCAPE PLAN

SCALE: 1" = 50'-0"



CCA-Acquisition Company, LLC
5670 Wilshire Blvd., Suite 1250
Los Angeles, CA 90036
(323) 965-1510 - Phone
(323) 956-1620 - Fax

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OQUIRRH MOUNTAIN MARKETPLACE
SWC BANGERTEER HIGHWAY & 11400 SOUTH STREET
SOUTH JORDAN, UTAH

Preliminary Bld Package
 City Submittal Construction

Project Number:

Date: 16-NOV-2013

Drawn By: B. SANDRE

Revised:

PLANT MATERIAL LIST

IDENT	QUAN	SYM	COMMON/SOILANICAL NAME	SIZE
SHADE / STREET TREES				
XX	11	LL	LITTLE LEAF LINDEN <i>Tilia cordata</i>	7' CALIPER SINGLE TRUNK
XX	SH	SH	SHADBLASTER HONEYLOCUST <i>G. floridana</i> var. <i>Shadblaster</i>	7' CALIPER SINGLE TRUNK
XX	NM	NM	NORWAY MAPLE <i>Acer platanoides</i>	7' CALIPER SINGLE TRUNK
XX	RP	RP	ROYAL PURPLE ASH <i>Fraxinus americana</i> 'Royal Purple'	7' CALIPER SINGLE TRUNK
EVERGREEN TREES				
XX	VP	VP	VANDERWOLVES PYRAMID PINE <i>Pinus taeda</i> 'Vanderwolves Pyramid'	7' HEIGHT
XX	MT	MT	MINT TRIFLE BOSMAN PINE <i>Pinus mucedonia</i> 'Mint Trifle'	5' HEIGHT
XX	AP	AP	ALSTRIAN PINE <i>Pinus nigra</i>	6' HEIGHT
XX	CS	CS	COLORADO SPRUCE <i>Prinos pumilus</i>	7' HEIGHT
ORNAMENTAL TREES				
XX	CF	CF	CALLERY FLOWERING PEAR <i>Pyrus calleryana</i> 'Chariflex'	7' CALIPER SINGLE TRUNK
XX	TC	TC	THUNDERCLOUD CRAB APPLE <i>Malus id.</i> 'Thundercloud'	7' CALIPER SINGLE TRUNK
XX	ER	ER	EASTERN REDBUD 'FOREST PANTRY' <i>Cercis canadensis</i> 'Forest Pantry'	7' CALIPER SINGLE TRUNK
EVERGREEN SHRUB				
XX	MP	MP	MOPS MUGHO PINE <i>Pinus mugo</i> 'Mops'	1 GALLON 12" H SPREAD
XX	CO	CO	CLEVERHOOD OREGON GRAPE <i>Morales repens</i>	1 GALLON 12" H SPREAD
XX	SG	SG	SEA GREEN JUNIPER <i>Juniperus chinensis</i> 'Sea Green'	1 GALLON 12" H SPREAD
DECIDUOUS SHRUB				
XX	RA	RA	RED ACE POTENTILLA <i>Potentilla fruticosa</i> 'Red Ace'	1 GALLON 12" H HEIGHT
XX	LD	LD	LYNWOOD GOLF FORESTINE <i>Forsythia id.</i> 'Lynwood Golf'	1 GALLON 12" H HEIGHT
XX	SB	SB	SUNSHINE BLUE MIST SPIREA <i>Collyria x glaberrima</i> 'Sunshine Blue'	1 GALLON 12" H HEIGHT
XX	RC	RC	RUBY CAROUSEL BARBERRY <i>Berberis thunbergii</i> 'Ruby Carousel'	1 GALLON 12" H HEIGHT
XX	CF	CF	CRIMSON PYRAMID BARBERRY <i>Berberis thunbergii</i> 'Crimson Pyramid'	1 GALLON 12" H HEIGHT
GRASSES / ACCENTS				
XX	LB	LB	LITTLE BLUNT FOUNTAIN GRASS <i>Pennisetum clandestinum</i> 'Little Blunt'	1 GALLON
XX	MF	MF	MOUNDY FOUNTAIN GRASS <i>Pennisetum clandestinum</i> 'Moundy'	1 GALLON
XX	AN	AN	ADAM'S NEEDLE TUCCA <i>Yucca Bortneriana</i>	1 GALLON 12" H HEIGHT
TURF				
			80 BLUE SOG - MCGRASS SOG FARM 1-800-775-5234	
			7" MANS GRAVEL MULCH - EDGE COLOR, PROVIDE OWNER SAMPLE FOR APPROVAL PRIOR TO INSTALL	
EDGERS				
			6" x 6" EXTRUDED CONCRETE EDGER	

LANDSCAPE
PLAN

Sheet Number:
LS-01



- A. PAINT COLOR 'TRISH CREAM' SW1107 SHERWIN WILLIAMS
- B. PAINT COLOR 'RELIC BRONZE' SW 0132 SHERWIN WILLIAMS
- C. PAINT COLOR PAINT TO MATCH BRICK SHERWIN WILLIAMS
- D. DARK RED BRICK VENEER -RUNNING BOND
- E. PAINT COLOR SW 0102 'PORTABELLO' SHERWIN WILLIAMS
- F. ALUMINUM STOREFRONT SYSTEM CLEAR ANODIZED
- G. STANDING SEAM MTL ROOFING 'HUNTER GREEN' PAC-CLAD

CCA-Acquisition Company, LLC
 5570 Whittier Blvd., Suite 1250
 Los Angeles, CA 90038
 (323) 886-1610 - Phone
 (323) 958-1620 - Fax

CERTAIN ELEMENTS ON THIS PLAN MAY BE INDICATED AS "FUTURE OR PROPOSED". CCA ACQUISITION COMPANY, LLC MAKES NO REPRESENTATION THAT THE FUTURE DEVELOPMENT WILL OCCUR AS SHOWN.

OQUIRRH MOUNTAIN MARKETPLACE
 SWC BANGERTER HIGHWAY & 11400 SOUTH STREET
 SOUTH JORDAN, UTAH

Preliminary Bid Package
 City Submitted Construction

Project Number:
 Date: 16-NOV-2013
 Drawn By: B. SANDRE
 Revision:
 1.
 2.
 Title: **SPROUTS ELEVATIONS**

PRELIMINARY ELEVATIONS - SPROUTS FARMERS MARKET

SCALE: 3/32" = 1'-0"

SWC Bangerter Highway & West 11400 South Street
 South Jordan, Utah

A301

Note: The remaining elevation will be adjacent to another structure and will not require any type of relief or architectural features.

**SOUTH JORDAN CITY
PLANNING COMMISSION REPORT**

Meeting Date: 11/26/2013

**Issue: MOWER MEDIC DISPLAY SHED
CONDITIONAL USE PERMIT/SITE PLAN AMENDMENT**

Address: 11273 South Redwood Road
File No.: CUP-2013.15
Applicant: Ron Dickerson

Submitted By: Brad Sanderson, Planner II
Department: Community Development

Staff Recommendation (Motion Ready):

Approval of the Conditional Use Permit, for a 'display shed', located at 11273 South Redwood Road, subject to the following provisions:

1. Additional landscape plant material is to be added at the end of the parking row, located along the west side of the display shed for additional screening in order to meet requirements of the zone, (see Title 17.54.030 Letter D).
 2. That the use is to be limited to a single building, which is not to exceed 120 square feet in size.
 3. The Property Owner is to continue to manage any parking concerns/issues that may arise as was required by the City at the time when other businesses were being proposed.
-

ADDRESS:	11273 South Redwood Road
ACREAGE:	Lot Size .37 acres
CURRENT ZONE:	Mu-South
CURRENT USE:	Retail Business
FUTURE LAND USE PLAN:	Village Mixed Use
NEIGHBORING LU DESIGNATIONS/ (ZONING)/USES	North - Village Mixed Use/(A-1)/Large Lot Single Family Res. South - Village Mixed Use/(MU-South)/Towne Storage East - Medium Density Residential/(A-5)/LDS Church/Vacant West - Village Mixed Use/(MU-South)/Vacant

CONDITIONAL USE REVIEW:

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

To impose a condition on a use, the detrimental effect must be identified and be based on upon substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect.

A conditional use permit may be amended or revoked if, *"the use is established or conducted contrary to any of the approved plans or conditions"* or if *"the use is creating a nuisance or hazard"* (City of South Jordan Municipal Code 17.84.080).

BACKGROUND:

Ron Dickerson, (Applicant and Owner of Mower Medic), on behalf of Cliffhanger Properties LLC, (Property Owner), is proposing to display a single shed located on south side of the property. The proposed shed is a prototype of a 'for sale' product that will be displayed behind the front line of the main building, within one or two of the parking stalls, (see site plan). The product will be up to a 120 square feet in size and will not be used for storage purposes.

The parking lot is shared, by way of a shared parking and access agreement, between several other businesses. The City Council recently approved an appeal application, allowing a reduction in parking requirements at this location with the provision that the Property Owner manages any parking concerns that may arise.

The following codes apply to 'display' and 'storage' uses within the MU-South Zone:

17.54.030: USES:

Uses may be conducted in the MU zones only in accordance with the following regulations:

B. All uses established in the MU zones shall be conducted within completely enclosed buildings, except those uses deemed, through conditional use approval, to be customary "outdoor" uses such as recreation, garden nursery, lumberyards or other similar uses.

C. Accessory uses and buildings are permitted in the MU zones only in conjunction with allowed permitted and conditional uses. Accessory uses include, but are not

limited to, parking areas, utility and loading areas and other buildings and activities which are incidental and subordinate to the permitted or conditional use on the premises. Accessory buildings in residential developments shall meet requirements for residential zones found elsewhere in this title.

D. There shall be no open storage of trash, debris, used, wrecked or neglected materials, equipment or vehicles in MU zones. **No commercial materials, goods or inventory may be stored in open areas in MU zones, except for temporary display items which are removed daily and which may be located only on private property no closer than ten feet (10') from any public right of way.** No more than twelve (12) small party balloons and six (6) weatherproof placards, each not exceeding two feet (2') square per business, may be attached to the displays and shall be removed daily with the displays. All other signs and devices are prohibited. **Outdoor storage of inventory or products such as firewood, water softener salt, garden supplies and building materials is permitted only in screened areas approved for such purpose with site plan review.**

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- A shared parking agreement exists between the three parcels that make up the site, allowing for a more efficient use of parking as each businesses demand for parking may shift during various portions of the day.
- To date, City Staff has not received any complaints regarding parking availability at this location.
- The project is in conformance with the CUP requirements of the Municipal Code with the following:
 - I. *General Welfare Standard* – the proposal provides an additional shopping opportunity within City limits.
 - II. *Nuisance Standard* – The use will not create a nuisance since the structure is proposed to be placed behind the front façade of the main building alleviating any visibility impediment, aesthetics, or other sight and sound nuisances.
 - III. *General Plan Consistency Standard* – The proposed use is consistent with the Goals and Policies of the General Plan with the following:
 - Policy ED-2.1 Maximize the economic development potential at key nodes within the City. Encourage commercial activities around major intersections with I-15, 1300 West, Redwood Road, Bangerter Highway, Mountain West Corridor, South Jordan Parkway and 11400 South.

Conclusion:

Per the provisions listed above, in combination with the underlining zoning code, the use should have no detrimental impact on surrounding business or the City as a whole.

Recommendation:

Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Conditional Use Permit Application File No. CUP-2013.15 for a single display shed at the location proposed, subject to the provisions listed, 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:

It is anticipated that the proposal will have little to no fiscal impact to the City.

ALTERNATIVES:

- Deny the Conditional Use Permit
- Modify the conditions of approval.
- Schedule the decision for a later date.

SUPPORT MATERIALS:

- Aerial Map
- Site Plan
- Applicant's Supporting Letter
- Elevation of structure

A handwritten signature in black ink, appearing to read "Brad Sanderson", written over a horizontal line.

Brad Sanderson
Planner II



Aerial Map



Beckstead Ln

Redwood Road

Redwood Rd

Display Area

To whom it may concern,

I would like to put up a display shed on the property located at 11273 S. Redwood Rd.

It will be a 10' x 10' or a 10' x 12' and will be built by backyard buildings and maintained by them also.

I just need 1 for a display so I can do the paper work and they take it from there.

It will not be used for storage of any sort and will be a temporary structure.

I will also be parking some riding mowers on the grass on the east side of the side walk for display and they will be moved in and out daily. There will never be any left out after business hours.

Thank you

Ron Dickinson

Mower Medic

Brad Sanderson

From: mower <mowermedicllc@comcast.net>
Sent: Monday, November 18, 2013 12:39 PM
To: Brad Sanderson
Subject: Re: test

Ron this building dimension is 10W x 10 D x 10'. 7"

Approx. Weight 1,900#

All Wood Strong 2x3 Construction

Treated Flooring

Engineered lumber door stiffeners

24" O.C. wall studs

Strong 2 x 3 construction for demanding snow and wind loads

Standard floor with 16" joist spacing

Hope this Helps.

Steve Delgado

Backyard Products LLC

[1-801-201-1166](tel:1-801-201-1166)



This is one of the color options, we would also like to use red and white trim, earth tones, to mention a few of the colors.

Sent from my iPad

On Nov 18, 2013, at 10:30 AM, Brad Sanderson <BSanderson@sjc.utah.gov> wrote:



SOUTH JORDAN CITY

PLANNING COMMISSION REPORT Meeting Date: 11/26/2013

Issue AMEND SECTION 17.130.020.005(A) RESIDENTIAL CHICKENS
ZONING TEXT AMENDMENT

File No: ZTA-2013.04

Applicant: City of South Jordan – Community Development

Submitted By: Greg Schindler, City Planner

Staff Recommendation (Motion Ready): Forward recommendation of approval to the City Council regarding Ordinance No. 2013-20 Amending section 17.130.020.005(A) pertaining to Residential Chickens.

BACKGROUND

The residential chickens floating zone was originally established to provide regulations and standards for the raising of chickens and egg production in certain residential zones in the city. The minimum size lot required for allowing chickens is 10,000 sq. ft. Recently, Staff has received inquiries regarding the possibility of having chickens on lots within Daybreak which is in the P-C zone. The P-C zone is not considered a wholly “residential zone” but, rather a mixed use zone. There are many single family residential lots within Daybreak and the P-C zone that are at least 10,000 sq. ft. in area. Kennecott Land has been contacted, and because of their commitment to sustainable neighborhoods and communities, they support adding the P-C zone to the list of zones allowing chickens (no roosters) on lots of 10,000 sq. ft. or larger. See attached proposed ordinance.

The proposed ordinance amendment was advertised in the Salt Lake Tribune and Deseret News on Sunday, November 11, 2013 and posted on both the City’s and Utah State Public Notice web sites.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The following policies of the General Plan are addressed by the proposed amendment:
 - Policy E-1.26 -Encourage local family food production to further regional ‘locavore’ (eating food grown locally and in season) food system independence.
 - Policy E-1.31 Consider allowing a limited number of smaller farm animals (i.e. chickens) on smaller sized residential lots with standards that will minimize impact on neighborhood properties, i.e. prohibiting roosters.
 - Policy I-1.1 - Review and monitor existing ordinances for compliance with the prioritized General Plan goals and policies.

- Policy I-1.2 - Process zone text amendments (ZTA's), as they evolve over time, to bring ordinances into conformance with the General Plan goals and policies.
 - Policy I-1.5 - Monitor existing ordinances for effectiveness and enforceability and make recommendations for needed changes based upon appropriate policy direction.
- The proposed ordinance is consistent with the purposes and objectives of Title 17 of the Municipal Code (Planning and Land Use Code) by establishing regulations that will:
 - Protect the health, safety and welfare of residents, business and property owners.
 - Promote a wholesome, sustainable and attractive city.
 - Improve and enhance the quality of life.

Conclusions:

- Based upon the findings listed above, the proposed ordinance promotes and is consistent with the goals set forth in the General Plan.
- The proposed amendment is consistent with the Daybreak "Community Story" that promotes sustainability as way of living well.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and recommend approval of Ordinance 2013-20 amending Section 17.130.020.005(A) of the Municipal Code, 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:

- Recommend approval to the City Council with changes.
- Recommend denial to the City Council.
- Postpone making a recommendation to future date.

SUPPORT MATERIALS:

- Ordinance 2013-20

ORDINANCE NO. 2013-20

AN ORDINANCE AMENDING SECTION 17.130.020.005 OF TITLE 17 OF
THE SOUTH JORDAN MUNICIPAL CODE PERTAINING TO
RESIDENTIAL CHICKENS.

WHEREAS, the South Jordan City Council has previously adopted ordinances codified in SJMC §17.130.020.005, pertaining to keeping and raising of chickens within residential zones of South Jordan; and

WHEREAS, the South Jordan Planning Commission, after holding a public hearing, has reviewed the proposed text amendment to Municipal Code; and

WHEREAS, the City Council has held a public hearing and has reviewed the proposed amendments and considered the recommendation of the Planning Commission regarding the proposed amendment; and

WHEREAS, in accordance with principles of sound municipal planning, the City Staff, the City Planning Commission, and the City Council have taken into account the impact the proposed amendments will or may have on existing or future development projects, and to the extent legally permissible or practical, the City Staff, Planning Commission and Council have taken reasonable steps to ensure that the proposed amendment meets the purposes and objectives of the Planning and Land Use Code; and

WHEREAS, the City Council desires to amend the South Jordan Municipal Code as proposed; and

WHEREAS, the City Council has found and determined that the proposed amendment Title 17 of the South Jordan Municipal Code will support the best interests of the City and will promote the public health, safety and welfare.

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

Section 1. Amendment. Section 17.130.020.005 Title 17, "Planning and Land Use Code", of the South Jordan Municipal Code is hereby amended as follows:

17.130.020.005: STANDARDS FOR RESIDENTIAL CHICKENS:

The community development department may approve requests for the raising of residential chickens and egg production for family food production based upon the following standards being met:

- A. Residential Land Use Requirement: The raising of chickens in residentially zoned areas is permitted, subject to the regulations established herein, for minimum ten thousand (10,000) square foot residential lots within the P-C and single-family

residential "R" zones, including lots located in PUD subdivisions. Standards for raising chickens on agriculturally zoned properties are regulated based upon animal requirements under the A-1 and A-5 zones set forth in this chapter.

- B. Number And Type Of Chickens Allowed: Up to six (6) chickens per residential lot may be kept for the purpose of family food production. The keeping of roosters in residential zones is expressly prohibited. Roosters, as part of pullet stock, may be kept temporarily until such stock is four (4) months old.
- C. Coop Size And Location: The size, height, and location of chicken coops shall be adequate to house the number of chickens on the property and shall meet the requirements for accessory buildings in the underlying zone, including setbacks and rear lot coverage. In addition to said requirements, chicken coops (or the portion of a larger accessory structure used for the raising of chickens) shall be located at least ten feet (10') from the on site dwelling, five feet (5') from the property line of an adjoining neighbor, and forty feet (40') from a dwelling on an adjoining property.
- D. Chicken Care And Maintenance Guidelines: The raising of residential chickens and egg production shall be done in such a way that the use is clearly subordinate to the residential character of the property with no significant impacts or nuisances being created for the residential neighborhood in general and adjoining property owners in particular.
 - 1. Education And Awareness: Residents interested in residential chickens and egg production are strongly encouraged to educate themselves as to appropriate chicken raising methods, Salt Lake County board of health requirements, and city ordinances before purchasing chickens and equipment, constructing facilities, and obtaining applicable city permits. Residents are also encouraged to discuss their family food production plans with adjoining neighbors. Regardless of approvals by the city, the keeping of residential chickens may be further restricted civilly by homeowners' associations and recorded restrictive covenants.
 - 2. Slaughtering: The slaughtering or processing of chickens outdoors for food production is expressly prohibited in residential zones.
 - 3. Feed Containers: The storage and accessibility of chicken feed shall be so handled to discourage rodents, other vermin, and predators.
 - 4. Nuisance: Property owners will ensure that the raising of residential chickens and egg production is properly conducted and monitored to not create impacts to neighbors. Approval to raise residential chickens shall include the construction and maintenance of adequate and comely coops, pens, enclosures, and property fencing that will confine chickens to the property and that do not adversely affect neighborhood property values. The maintenance and cleanliness of facilities and equipment shall be the ongoing responsibility

of the property owner. If and when nuisance issues arise, property owners will work with neighbors, and city staff as necessary, to amicably resolve concerns. Complaints shall be considered prima facie nuisances with the burden upon property owners to resolve the same.

Section 9. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

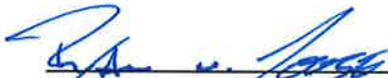
Section 10. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SOUTH JORDAN CITY, STATE OF UTAH, ON THIS _____ DAY OF _____, 2013 BY THE FOLLOWING VOTE.

	YES	NO	ABSTAIN	ABSENT
Mark Seethaller	_____	_____	_____	_____
Chuck Newton	_____	_____	_____	_____
Brian C. Butters	_____	_____	_____	_____
Steve Barnes	_____	_____	_____	_____
Larry Short	_____	_____	_____	_____

Mayor: _____ Attest: _____
Scott L. Osborne City Recorder

Approved as to form:



Office of the City Attorney