SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

October 18, 2022

Present: Council Member Tamara Zander, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Don Shelton, Council Member Jason McGuire, City Manager Gary Whatcott, Deputy City Manager Dustin Lewis, CFO Sunil Naidu, Director of Strategy & Budget Don Tingey, Director of Commerce Brian Preece, Director of Public Works Jason Rasmussen, Director of Administrative Services Melinda Seager, City Attorney Ryan Loose, City Recorder Anna Crookston, IT Director Jon Day, GIS Coordinator Matt Jarman, Senior IS Tech Phill Brown, Director of Planning Steven Schaefermeyer, City Engineer Brad Klavano, Fire Chief Chris Dawson, Police Chief Jeff Carr, Director of Recreation Janell Payne, Meeting Transcriptionist Diana Baun, Planner Ian Harris, Planner Damir Drozdek

Absent: Mayor Dawn Ramsey

Others: Melanie Gong, Sam Bishop, Abby Dawson, Susan Bruening, Brian Adams, Jerry Salt

4:51 PM
STUDY MEETING

A. Welcome

B. Roll Call and Introduction: *By Mayor Dawn R. Ramsey*

Council Member Marlor motioned to appoint Council Member Jason McGuire as Mayor Pro Tempore for tonight's meetings in the mayor's absence. Council member Zander seconded the motion; vote was unanimous in favor.

Mayor Pro Tempore McGuire welcomed everyone present and introduced the meeting, excusing Mayor Ramsey who was unable to attend tonight.

C. Invocation: *By Council Member Brad Marlor*

Council Member Marlor offered the invocation.

D. Discussion/Review of Regular Council Meeting

Presentation Items:
Proclamation in support of National Apprenticeship Week, November 14-20, 2022
City Water Conservation Program Update
Action Items:

Resolution R2022-43, Authorizing and approving Loan Agreement with UDOT
Resolution R2022-44, Authorizing the Mayor to sign Master Landscape Maintenance Agreement with UDOT

Deputy City Manager Dustin Lewis said the agreement with UDOT has some verbiage indicating the mayor and all council members were present. When the motion is made to approve that resolution, if approved, that wording will need to be addressed and a note made that the mayor was not in attendance at the meeting.

City Attorney Ryan Loose said it will just need to be documented and they will get that taken care of.

E. Presentation Items

E.1. Arts Council member appointment *(By Director of Recreation Janell Payne).*

Director of Recreation Janell Payne noted that Melanie Gong is supposed to join via Zoom, but since they are running ahead of schedule she isn't online yet. She offered to move to the next member appointment and discuss them while they wait.

E.2. Senior Advisory Committee member appointment *(By Director of Recreation Janell Payne).*

Director Payne moved on to discuss applicant Billie Lawrence for the Senior Advisory Committee. Ms. Lawrence has been a volunteer at the community center for years. She believes she was also on the Senior Advisory Committee over six years ago. She has a standing commitment every Tuesday night, so she was not able to be present tonight, but Director Payne wanted to give the council information from her application and share her pertinent history. She went on to discuss Melanie Gong, an appointee for the Arts Council. She is not a South Jordan resident, she lives in Sandy, but she has been impressed with the different events and offerings that our city has had and asked how she could get involved. Director Payne sent her to our website, and after looking there she was particularly interested in the Arts Council.

Council Member Marlor asked if Director Payne would recommend both individuals for approval.

Director Payne said she would like the council to speak with Ms. Gong before making a recommendation, as she is not as familiar with her and hasn't worked with her before.

The council moved on to the next agenda item as they waited for Ms. Gong to join via Zoom.

F. Discussion Items

F.1. SJC Townhomes at Redwood Road, located at 11147 S. Redwood Road *(By Director of Planning Steven Schaefermeyer).*

Director of Planning Steven Schaefermeyer noted the applicant is not present yet, so they opted to move on to the discussion Item F.2. PD Floating Zone until the applicant from Item F.1. arrives.

Council Member Marlor motioned to move Item F.2. before F.1. Motion was seconded by Council Member Zander; vote was unanimous in favor.

Item F.1. will be continued after Item F.2. below, per council's motion

F.2. PD Floating Zone *(By Director of Planning Steven Schaefermeyer).*

Director Schaefermeyer reviewed his prepared presentation regarding the PD Floating Zone (Attachment A). One of the reasons this was put on the agenda to discuss was because the city has been through a few of these, some went smoother than others, with the most recent being the most arduous of PD Floating Zone projects; Harvest Pointe West was probably one of the most difficult projects they've had to work through. There are a variety of applicants, the one on tonight's agenda is a property owner who is very involved in the process and involved in the development, but isn't a "developer;" there are other developers like Peterson and DAI who do this as their business. Many times those developers already have a product they want to build, but there are also some commercial developments. He used the Lamborghini and Bentley Dealership as an example of this zone coming in and doing something quickly and easily, that couldn't be done otherwise, as it was straight commercial. He referenced the purpose of the PD Floating Zone (Attachment A) and noted that he was just on the phone with a resident, who he believes had an end goal of getting Director Schaefermeyer to approve something that was not allowed under the city code. Sometimes staff might agree with the resident, but staff's job is to enforce the ordinances; they are not given a lot of flexibility in that enforcement. They try to be consistent, so everyone is treated fairly both as the applicant and the neighbor. He again used the Lamborghini and Bentley Dealership as an example. They came in and told the city they wanted to buy the old Gun Vault, which was very controversial on its own. That controversial building was sitting there, and they wanted to sell to the Lamborghini and Bentley dealership which would not have been allowed under our ordinances. Through the floating zone, they approached staff, and in a matter of a few months' staff was able to come to the council and show that this was a unique situation that would clean up a building that could only be used as a gun range otherwise, and was crunched for time. Staff was able to show that the dealership would bring a great benefit to the city, and that was able to be done through that PD Floating Zone. The benefits outlined in the purpose statement (Attachment A) were reviewed, explaining that the intended use must "address a unique situation and confer a substantial benefit to the city or incorporate design elements or a mixture of uses that represent a significant improvement in quality over what could have otherwise been accomplished by standard zoning and development provisions." The Lamborghini dealership is a great example of something that checked all the boxes discussed in the purpose statement. He shared a few more examples of benefits the city has gained from some of these projects, which could not have been completed under the standard zoning due to things like density and the use. Resort Lifestyles Community came in and installed a huge buffer between their project and the neighbors, working with the neighbors to lower the

profile of the building and allowing the council to look at what the impact would be. He discussed the steps required to apply for this zone from Attachment A, and said it also requires a development agreement to ensure predictability and good negotiation. Staff's goal when coming to a study session with a project is to be headed in the right direction so the council is given the opportunity to share feedback and what needs to be done in order for it to come back to the council. The planning commission recently asked to talk with the council about how their decisions on these projects are made, and he shared that it would be best for them to reach out to their individual council members with those questions. When these projects are brought to the planning commission, the entire development agreement isn't shared, it is basically only the deal points and the concept plan to get their feedback; sometimes changes are made based on that feedback. He continued by reviewing the history of these zones and what the previous zones looked like, including why they ended up being taken out of the code in favor of this new zone.

Attorney Loose added that the previous councils did not appreciate having other zoning options with tools available that had no legislative oversight, which led to continually frustrating their constituents. He used the example of a master planned community that doesn't need council approval for certain things they do, due to the tools used at the time the development agreement was signed. This is why the previous zones were removed and this new zone was created.

City Manager Whatcott brought up that the council has expressed their desire to keep density at 8 units per acre, however with infill projects becoming more and more popular, he suggested possibly adding something like the RM-8 Zone back to the code so this new zone can be used only for the more difficult infill projects.

Mayor Pro Tempore McGuire asked how having the RM-8 option would have applied to the past few difficult applications.

Attorney Loose responded that staff can at least use a desire for a higher density limit as a bargaining tool, and ask developers what they are planning on bringing to the table for higher density.

Council Member Marlor is not opposed to having two different zones, as they should have a zone that includes commercial. If someone is coming in with a residential component there should be something that can be used for that. If it's mixed, then it probably falls under the floating zone, whereas when it's all commercial they would have separate options.

Director Schaefermeyer went over a few more of the recent projects that were residential with commercial added in, and noted that those are good examples of how this process can work. It would have been really difficult to draft a standard zoning ordinance to anticipate the developers' specific needs.

Council Member Marlor asked if there is a problem with having a zone specifically for all residential applications, as he thinks they need to leave the floating zone for all the infill. However, if things are strictly residential, he doesn't think the council will entertain a density up near 15 acres per unit.

Director Schaefermeyer agreed and noted that developers always come in first with those higher densities, and staff has to figure out how to make things fit and work within the boundaries the council has set.

Manager Whatcott said adding an RM-8, or similar zone, would allow staff to address the density of infill pieces right at the beginning of discussions.

Director Schaefermeyer said what he is looking for in this discussion is more guard rails, or clear limits he can point to at the start of these conversations to help shorten the time required for working things out.

Council Member Zander suggested making the limit 7 units per acre, and then developers can look around the city and see what other project developers gave to make their offer more attractive and beneficial to the city. From there, they can negotiate possible higher densities based on what the developer is willing to offer.

Attorney Loose discussed options for the floating overlay zone and how that could be used by developers who are doing more than residential. If the council has a limit, and they will not go above that, then hypothetically they could create that RM zone at that limit and then in the PD Floating Zone note that a developer can have a RM-8 mixed use, but nothing above that will be allowed. At that point, if the developer asks staff what can be done to get a higher density, staff can suggest a text amendment outlining what the developer is willing to do and the council then has legislative discretion. If there is no option for going over the set density limit, then why include an option to negotiate if that's what bringing the developments back to the council multiple times.

Director Schaefermeyer said they want the council to be informed and aware that he and staff have learned through this process that they could make some changes to make this process more streamlined, which would hopefully lead to better outcomes.

Council Member Harris said he understands what is being shared, but he also thinks the developers will see the density allowed and still come to the council attempting to get more; they know that if they can get density up, they will make more on the project.

Manager Whatcott suggested a limit on the density in the floating zone if it's a strictly residential project. That would disallow any additional negotiations in those cases, however the starting point is mostly always over 8 units per acre because that's where the line has been. The current language directs developers to take their presentations to the council, because there aren't any current limits.

Attorney Loose said if they choose to put a limit on density in the floating zone, the developers clearly know that is the most they will get and if they want more, they would have to talk the council into a higher density legislatively.

Manager Whatcott said in the past few years, these projects have taken up ridiculously large amounts of staff time making things difficult while trying to also manage everything else.

Council Member Shelton said if staff has suggestions for making the process work better, as the professionals he would really like to hear what they have to say.

Council Member Marlor said he had always thought of this zone as a commercial or mixed zone, and it seems like things need to be tightened up if projects fall into those categories. If a developer is coming in with a solely residential development, they should have residential requirements like any other zone. That way, they know the rules for strictly residential developments and there isn't any room for prolonged negotiating.

Council Member Zander agreed with what Council Member Shelton said, that city staff are the professionals and the ones interacting with the developers the most. Her thoughts are to have staff come back with their suggestions, as the council has pointed out some of the problems they are facing. She is hesitant to come up with a hard number limit, as developers will come in with a number just barely below the limit and expect to have it approved without the council's input. She likes seeing the council negotiate on these projects to get extra amenities or additions to the community; she doesn't want to forego that opportunity to have those successful conversations which cause the developers to bring more to the table. On the flip side, she also doesn't want staff to be overburdened with a plethora of options.

Council Member Harris understands the desire to streamline things for staff, but they have residents living in these project areas with valid concerns. When the council has flexibility to negotiate on these projects, they can usually work something out that appeases the residents as well as the developer. As elected officials, it's their responsibility to look after the best interests of the residents, as well as the developers, and he thinks this council has done that very well.

Mayor Pro Tempore McGuire addressed the council and asked if they want staff to go back, using their professional judgment, to revise an ordinance and reintroduce the RM-7, bringing it back for another discussion.

Council Member Zander believes it would help to have staff summarize what the council has done in the past, also showing where different rules would have helped the council have better guard rails to arrive at a conclusion faster.

Council Member Shelton noted it has been brought up before, but as individual council members they need to be careful about voicing support for a project when it hasn't gone through staff or the council yet.

Council Member Marlor added that these developers are definitely doing more lobbying when it comes to projects, and he doesn't necessarily have a problem with that if they are listening to the suggestions from the council members on how to adjust their project to make it more in line with what the council typically allows.

The council circled back to **Item E.1.**, regarding Melanie Gong's appointment to the Arts Council.

Mayor Pro Tempore asked Ms. Gong to introduce herself and discuss her interest in the Arts Council.

Melanie Gong said she has a business background, in high tech sales for about 30 years. She worked with Fortune 200 global companies and left that job to go into semi-retirement. She met Director Payne and it was mentioned that there was a role in the Arts Council that it might be of interest to Ms. Gong.

Council Member Shelton asked if she has a background in the arts.

Ms. Gong said when she started college she was a piano performance major for two years, entering on a scholarship. She then went into other aspects of her career, primarily in business, but she has always been a lover of the arts. She has traveled all over the world and participated in a number of different events.

Mayor Pro Tempore McGuire thanked Ms. Gong for joining the council meeting, and said that staff will be in touch with her concerning the appointment.

The council then moved on to Item **F.1.** regarding the SJC Townhomes at Redwood Road, located at 11147 S. Redwood Road.

Director Schaefermeyer noted this was brought to the council a few months ago, and after that meeting staff met with the applicants to discuss their project. The applicants have a presentation for the council tonight with some changes that were made after the last meeting (Attachment B).

Brian Adams reviewed his prepared presentation (Attachment B).

Jerry Salt added that they moved the road into the subdivision off of Beckstead, in-between the subdivision to the north, to give them that extra buffer. They spoke to two of the landowners, they did not want townhomes right there, they would rather have the flex buildings there. When they moved the buildings to Redwood Road, they moved that road to give them that extra buffer.

Mr. Adams mentioned the sight vision triangle that was brought up by the council, where they have chosen to jog the road a little bit to help.

Council Member Zander asked what kind of fence was located at the north edge of the property.

Mr. Salt said there is already a precast fence there.

Council Member Marlor asked what the small rectangles were on the east side, where the road jogs.

Mr. Adams said those are additional parking stalls. The townhomes being proposed are three story, three bedroom, with each unit having a 22 foot driveway and a two car garage with 11 additional stalls throughout the project.

Council Member Shelton asked for the sizing on the garages.

Mr. Salt said they will be 24 feet deep with 16 foot doors and 21 feet inside.

Mr. Adams added that the townhomes will aesthetically complement the proposed flex buildings, the Sego townhomes, and the medical office. He continued reviewing Attachment B.

Mayor Pro Tempore McGuire asked if there would be a brick façade along Redwood Road.

Mr. Salt said they will attempt to keep that uniform with the medical building they own, including jogs in it so they don't have a flat brick wall. The construction will be all steel with brick veneer on the face and sides. In today's world they have the ability to give the brick look with stucco and shared a picture example of that stucco brick look (Attachment C). They want it to look like the medical building and Clearwater Academy, which are both brick. When building number two is done on the next lot to the south, it will be the same building and has already been approved for that.

Council Member Zander asked if that will be another medical building.

Mr. Salt said they will still be going for the medical professional office use, because it allows a doctor to be there. If that is not approved and zoned for medical at the start, that option is not available without a zoning change. It does require more parking with that zoning, which results in more parking than a professional office building.

Council Member Zander asked if Mr. Salt intends to first occupy the northern building.

Mr. Salt said yes, and he will own the south building as well; within three years he will take occupancy of the south building. He will lease the second building for about 2 years until he needs the space, then he won't renew the lease and move there himself.

Council Member Zander asked what kind of occupancy he is planning for those spaces.

Mr. Salt said it will be involved in the HVAC business, no liquids. It is related to the new way of doing duct work which is inside and below the building with three and four inch duct work. There is no longer large duct work and the energy department for the federal government is going to mandate this type of work within the next five years, saying that HVAC guys can't go outside of the building envelope; no crawl space or attic. The only way to duct the house will then be through the walls, and conventional systems won't do that. This is a new way to do HVAC, and he owns the whole state of Utah in terms of distributing that equipment. The building to the south, when he takes over, will have any offices created torn down and it will be strictly warehouse. He referred to Attachment B and said that the front will be the same look, it

will be stucco on one side with brick on the other. In the end, he will take the whole building to the north. There may be two tenants in the south building for the first two years, but after that he will take the whole south building and make it one large warehouse.

Mayor Pro Tempore McGuire asked about the type of vehicle traffic going through there.

Mr. Salt said there will be a semi coming in that has been allowed for based on the maps, and that semi gets unloaded in one day, never sits overnight or over a weekend. At most there will be three semis a month that come. They will not be unloading on the east side. There is no will-call, everything is delivered; there won't be HVAC companies coming for pick-ups.

Mayor Pro Tempore McGuire asked where the front door entrances for the residential units will be located.

Mr. Salt said they will be similar to the Sego homes, with an entrance in the back and an entrance on Redwood Road as well. They tried to hit everything indicated by staff with the units, but they haven't done all their surveys yet.

Council Member Marlor asked about basements.

Mr. Salt said they will not be doing basements, they will be three stories high, just like Sego which does not have basements either. The first story is basically the garage and a little bit of finished area, then you take the stairs to your main floor.

Council Member Zander asked about the building materials for the townhomes.

Mr. Salt said they will conform the brick to everything else, adding Hardy Board and stucco, similar to Sego.

Council Member Marlor asked about density.

Director Schaefermeyer said they haven't surveyed the property, so they don't know how much the acreage will change. The density of 8.5 is based on the entire property, and the overall density includes the commercial space, which is what has been done in other projects with a mix of commercial and residential.

Mr. Salt added that the businesses are Monday through Friday, no weekend businesses.

Council Member Zander is a little bothered by the spacing. There will be 25 families, many of which could have children, and she sees how packed in those townhomes are. If she lived in the middle bank of townhomes, she would have a few feet of green space in front of her house before a kid is going to run out into the street, or in a driveway. Out the other side, her kid is in a street in a driveway. She is uncomfortable with how dangerous that is, and she understands that he needs to make his money as a developer and business owner; however, she would love to see them clear out that middle bank of townhomes and come up with some green space in there so

those 25 families are reduced to possibly 21 families and there is something there for people or pets to not be in a driveway or street as soon as they walk out their door.

Council Member Marlor noted there are only 21 homes.

Council Member Zander realized that was parking spaces she was counting and noted that even if it is only 21 families, there are still people in the buildings, and she doesn't see a lot of flex space.

Mr. Salt said he gets it, he wouldn't live there either, but people will live there because they have to.

Council Member Zander agreed, but said that they are responsible for making sure that it doesn't become a problem. There have been a few developments in the past, before her time, that they have received related feedback on.

Mr. Salt responded that the council has opened themselves up now to negotiations with another developer. If they hit eight per acre he doesn't believe they get to have that conversation anymore with a developer because they've hit what the new code is going to be.

Council Member Zander asked if he isn't willing to look at her suggestions.

Mr. Salt said the council has opened up negotiations for something they are trying to no longer negotiate.

Council Member Zander asked again about an answer to her question on spacing for families.

Mr. Salt responded that they can't add any more spacing in there, and if four were pulled out of there the deal would be dead. That's how tight everything is with development and owning the land, building the buildings, and having a sale purchase price which is on its way down right now.

Mayor Pro Tempore McGuire asked if there is green space between the four vertical and four horizontal homes, and what the width is.

Mr. Adams said the driveways are 22 feet.

Mr. Salt said it is probably 9 or 10 feet just based on looking at the pictures.

Mr. Adams said it's probably 20 based on the measurements in other areas.

Mr. Salt said the city park strip is 20 feet in comparison.

Council Member Harris asked if there is any chance they would reduce the number of units.

Mr. Salt said if they lose four, it's not financially possible anymore.

Council Member Harris said he understands the four limit, but what about less than four.

Mr. Salt said he would have to run the numbers, and they will have to lose one anyway based on the previous discussions, unless the other landowner who wants to build the single family home decides to get on board. They haven't approached the other land owner yet because they don't know if they have a project. This is probably the eleventh time they have been in on this project, and the council didn't get to hear any of that because it was pre-Covid, and then when Covid hit it was all zoom meetings. They stopped at that point, but if they go back in their records they can see the history.

Director Schaefermeyer said there had been discussions at a staff level with one of the planners.

Mr. Salt said they just need to know they have a project, then they can start researching the rest, get architects on board, and get all of those things done.

Council Member Marlor said it would be nice if the single family owner on the south would allow them to take maybe 10 feet off his north side to expand the green space.

Mr. Adams said they have thought about that too, and they can ask him once they get to that point. He is still waiting for the city to bring him utilities.

Director Schaefermeyer said there is a comment missing, regarding a connecting path through the project. It is a tight space, but more space would allow for more options of connecting those eight stalls through to the project if they expect people to park there.

Council Member Harris said it would be nice to have a little more green space with some sort of amenity, something in there for people to gather. He agrees with Council Member Zander that it is pretty tight in there, and he gets it's not possible to remove four. However, maybe they could look at taking two off for a little more green space.

Council Member Zander said she is just imagining people living there.

Mr. Salt said they could change the driveways, but in his opinion that's hurting the subdivision. He developed Heatherwood and they tried to get the council and planning to let them have open space considered for off street parking, but that wasn't allowed. Crystal Cove already has a major problem there, so they were trying to solve that problem but asphalt couldn't be counted for open space. He said they are just trying to ask the council to think about it a little bit so they don't have the same problem. Heatherwood has 17 foot driveways and most of the cars hang out into the street. They tried to solve that problem, but they can't solve all the problems.

Council Member Shelton appreciates their efforts to deal with parking, however some people just think the garage isn't the place to park. When he thinks about bringing some special amenities to our city, that is the exact purpose of this zone. It doesn't feel special to him, but he appreciates

that it does to the developers. He likes the idea of getting some property from the adjacent owners and putting some kind of amenity in there like a play area for kids, or dropping one or two units and putting a play area in the middle bank. If they are going to rely on the parking, they definitely need to have a trail for connecting with the homes from the parking area.

Mr. Salt said he thinks they can work with some of those things, and get the engineers to give them a tighter square footage of what they have for land to see where they are at. He feels confident that the neighbor will work with them, because he has already asked engineering with the city when they are going to put his utilities in so he can build his house.

Council Member Harris is not personally opposed to a basement, as they do tend to free up the garage and they could probably sell the units for more money. It also ensures better parking inside the garages.

Council Member Zander said that below grade is cheaper to build than above grade. She knows her point caused Mr. Salt to get defensive, and she doesn't want to be difficult. She appreciates what they have come back with, but at the end of the day if she votes for something she has to feel comfortable that she is providing space for people in our city to live. Right now she is not comfortable with how tight this is. She appreciates they have worked hard on this, and she is not disrespecting that, but she would feel amiss putting that many families in that tight of a space with no place for children to go that feels safe to her.

Mr. Salt agreed to go back and look at it, getting it as tight as he can. He wasn't being defensive, he was being direct and wanted her to know that.

Mayor Pro Tempore McGuire said what he is hearing is this project is on the right track, but the council would like to see more open space within the development.

Director Schaefermeyer said the last time this was discussed, it was focused on the flex space and its appropriateness. He wants to make sure that the council is okay with the flex space along Redwood Road. He also noted they will need to discuss restricting uses in the development agreement, given what could go in spaces like these.

Council Member Shelton is not personally thrilled with the flex space, but if it matches pretty well with the other buildings, is consistent and doesn't look like a warehouse, then he could be comfortable with it.

Council Member Marlor said as long as it looks appropriate in the area, he would rather have it on Redwood Road. He likes the configuration, and would like to see some more open space, but he doesn't have an issue with the configuration and that's mostly because of the look.

Council Member Zander said to the developers' credit, the council asked them to flip the locations, and that was done. She think the veneer will be cost effective for the developer, and will look good for the city. She agreed with Council Member Marlor, that she would rather see more of the office building, as it is gorgeous and he did a fabulous job. If they copy that same

style and quality on the flex spaces, she has no reservations at all with that. She does like the landscaping the way it has been wrapped so they won't see all the cars and trucks coming in and out, that was thoughtful.

Deputy Manager Lewis asked if the council wanted this to come back during a work session.

Mayor Pro Tempore McGuire said that might be best to see what they do with the open space, and if they have the other property owner on board by then.

Deputy Manager Lewis said they can leave the closed session for the end of the next meeting, as it will only take about 10 minutes.

G. Executive Closed Session

G.1. Discussion of the character, professional competence, or physical or mental health of an individual.

ADJOURNMENT

Council Member Shelton motioned to adjourn the October 18, 2022 City Council Study Meeting. Council Member Zander seconded the motion; vote was unanimous in favor.

The October 18, 2022 City Council Study meeting adjourned at 6:32 p.m.

This is a true and correct copy of the October 18, 2022 City Council Study Meeting Minutes, which were approved on November 15, 2022.

Anna Crookston

South Jordan City Recorder

Attachment A
10·18·22 Study Session

17.130.050: PLANNED DEVELOPMENT FLOATING ZONE
17.130.050.010: PURPOSE
17.130.050.020: ESTABLISHMENT
17.130.050.030: AMENDMENTS

17.130.050.010: PURPOSE

The purpose of the Planned Development Floating Zone (PD) is to allow for flexibility in the application of zoning regulations and development provisions of this title to advance a public interest through prescriptive requirements of a development plan and development agreement approved by the City Council. The PD may be applied to specific geographical areas ("districts") in circumstances that address a unique situation, confer a substantial benefit to the City, or incorporate design elements or a mixture of uses that represent a significant improvement in quality over what could otherwise be accomplished by standard zoning and development provisions. Such circumstances may include, but are not limited to: improvements in open space and amenities, environmental and resource preservation, tree and vegetation protection, slope accommodations, improved infrastructure efficiency, exceptional and innovative site or building design, increased public benefits, and complementary integrated land uses. The City Council shall consider the purpose of the base zone and the impacts on and from surrounding properties when approving a PD District.

(Ord. 2016-05, 5-3-2016)

17.130.050.020: ESTABLISHMENT

A. Procedure:

1. Concept: A concept plan, that includes a preliminary site layout, basic sketches of proposed buildings, and a general understanding of proposed uses, shall be submitted for City Council review. Applicants are encouraged to work with staff prior to application to achieve an understanding of the surrounding area, the purpose of the base zone, and the goals and policies of the City's general plan. The Council shall provide advisory comments and recommendation regarding the concept plan to assist in the preparation of the development plan according to subsection B of this section. No action will be taken by the Council, and comments and recommendations will not obligate, compel, or constrain future action by the Council.

2. Rezone: A PD District shall only be established upon approval by the City Council as a rezone according to the provisions of chapter 17.22, "Zoning Amendments", of this title and as may be required elsewhere in this title, except that the requirement for a conceptual plan in subsection 17.22.030D of this title shall be replaced with a development plan according to subsection B of this section. The development plan shall be approved by development agreement in conjunction with the rezoning approval. (Ord. 2016-05, 5-3-2016)

3. Concurrent Site Plan Or Preliminary Subdivision (Optional): At the applicant's option and with the approval of the Planning Director, the applicant may submit a site plan application and/or preliminary subdivision application to be processed concurrently with a PD rezone. In the case of concurrent applications, Planning Commission approval of a concurrent site plan and/or preliminary subdivision shall be contingent on the City Council's approval of the PD rezone. (Ord. 2016-05, 5-3-2016; amd. Ord. 2019-01, 3-5-2019)

B. Development Plan Requirements:

1. A written statement shall be provided that explains the intent of the proposal, explains how the PD provisions will be met, and identifies the requested revisions to standard zoning and development provisions.
2. A map and other textual or graphic materials as necessary to define the geographical boundaries of the area to which the requested PD District would apply.
3. A development plan shall also include:
    a. Site plan/conceptual subdivision plan;
    b. Circulation and access plan;
    c. Building elevations, materials, and colors;
    d. Landscape and open space plan;
    e. Signage plan;
    f. Lighting plan; and
    g. Allowed uses.

C. Prohibited:

1. Sexually oriented businesses shall not be allowed in a PD District where otherwise prohibited by this Code.
2. A PD District shall not be approved in the P-C Zone or Single-Family Residential Zones (R-1.8, R-2.5, R-3, R-4, R-5).

D. Effect Of Approval:

1. All of the provisions of this Code, including those of the base zone, shall be in full force and effect, unless such provisions are expressly waived or modified by the approved development plan and/or development agreement.
2. An approved PD District shall be shown on the zoning map by a "-PD" designation after the designation of the base zone district.
3. No permits for development within an approved PD District shall be issued by the City unless the development complies with the approved development plan. (Ord. 2016-05, 5-3-2016)
4. The Planning Director may authorize minor deviations from an approved development plan to resolve conflicting provisions or when necessary for technical or engineering considerations. Such minor deviations shall not affect the vested rights of the PD District and shall not impose increased impacts on surrounding properties. (Ord. 2016-05, 5-3-2016; amd. Ord. 2019-01, 3-5-2019)

E. Vested Rights:

1. A property right that has been vested through approval of a PD District shall remain vested for a period of three (3) years or upon substantial commencement of the project. A property right may be vested, or an extension of a vested property right may be granted, for a period greater than three (3) years only if approved by the City Council through an approved PD District. (Ord. 2016-05, 5-3-2016)
2. Substantial commencement shall be the installation of infrastructure, a building having started construction, or as determined by the Planning Director based on significant progress otherwise demonstrated by the applicant. A project that has not substantially

commenced may, at the discretion of the property owner, develop according to the base zone. A project that has substantially commenced shall not deviate, in whole or in part, from the approved PD District, unless amended per section 17.130.050.030 of this section 17.130.050.

(Ord. 2016-05, 5-3-2016; amd. Ord. 2019-01, 3-5-2019)

17.130.050.030: AMENDMENTS

Any application to amend an approved PD District shall be processed as a zone text amendment, except that an application to extend the district boundaries shall be processed as a rezone. Any amendment to an approved PD District requires that the corresponding development agreement also be amended.

(Ord. 2016-05, 5-3-2016)

SOUTH JORDAN TOWNHOME & FLEX SPACE PROJECT

Owner / Developer

Terry & JaNean Del'Andrae

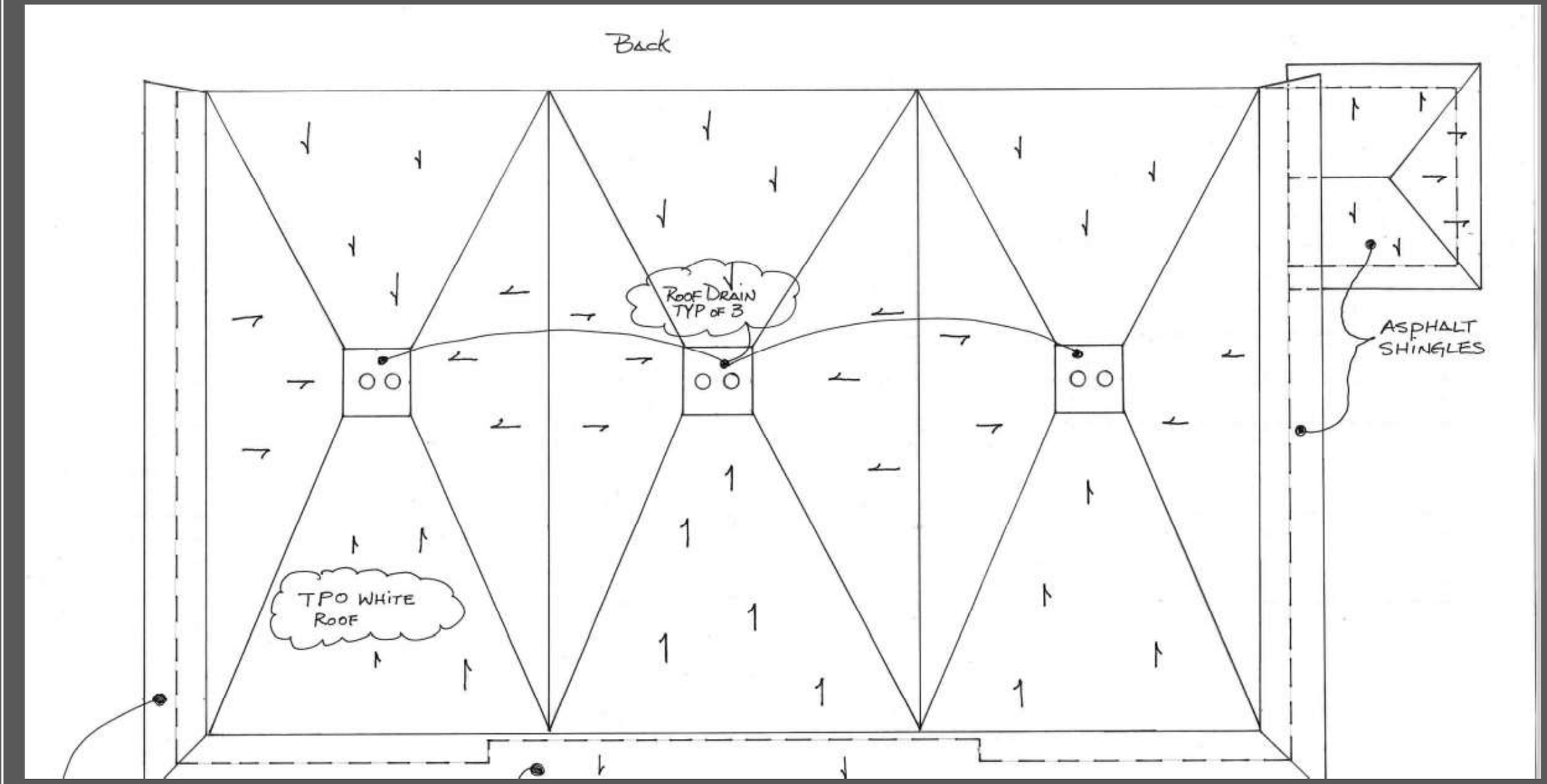
Jerry & Colette Salt

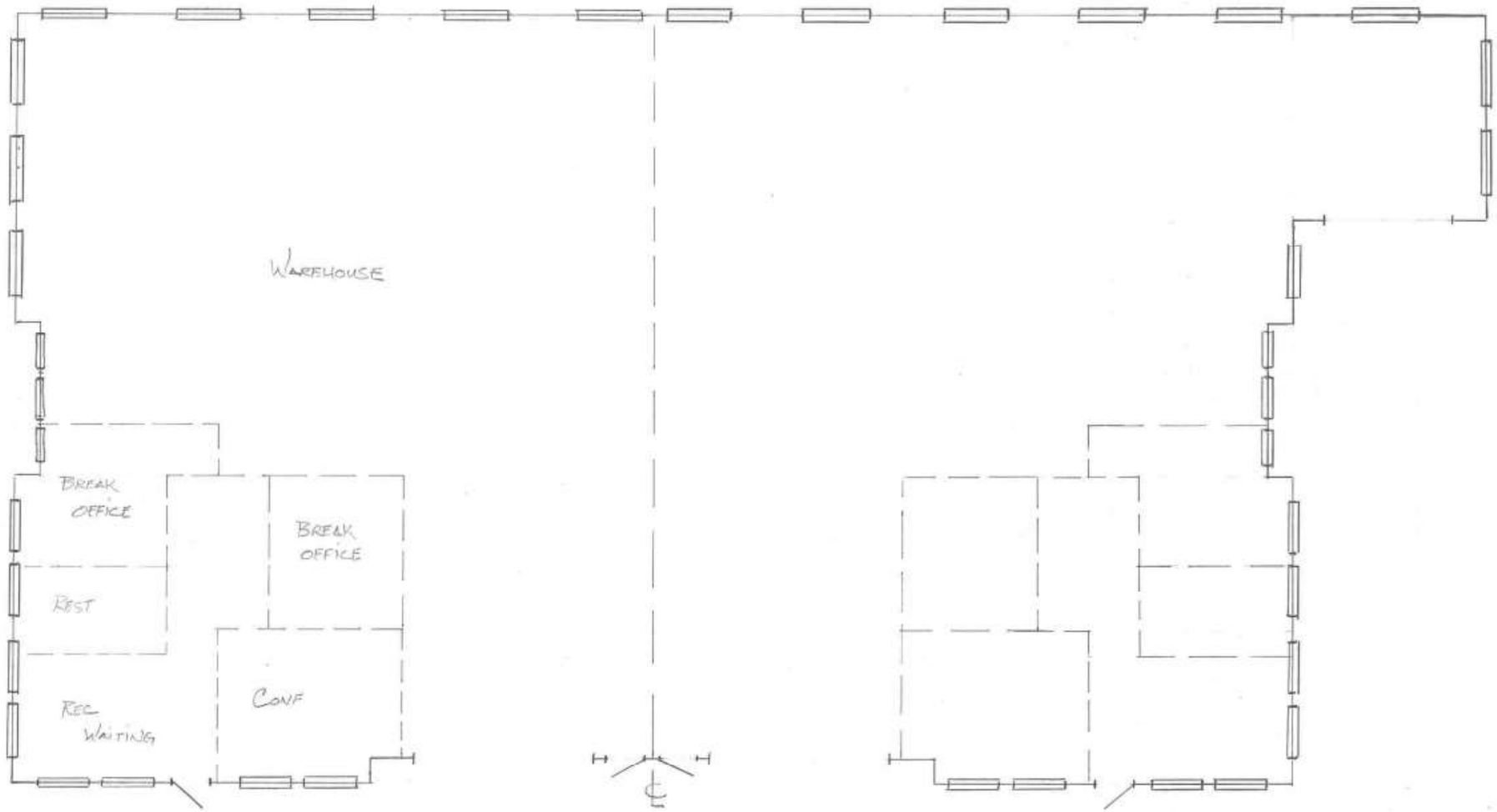
SOUTH JORDAN
UTAH

Subject Property
S Redwood Rd
S Beckstea
S Heather Grove Ln
S Village Grove Ln
SOUTH JORDAN CITY
27 - 22
Medical Office
W 11225 S
Vacant Parcel

Sego Townhomes
Subject Parcels
Medical Office
Redwood Road

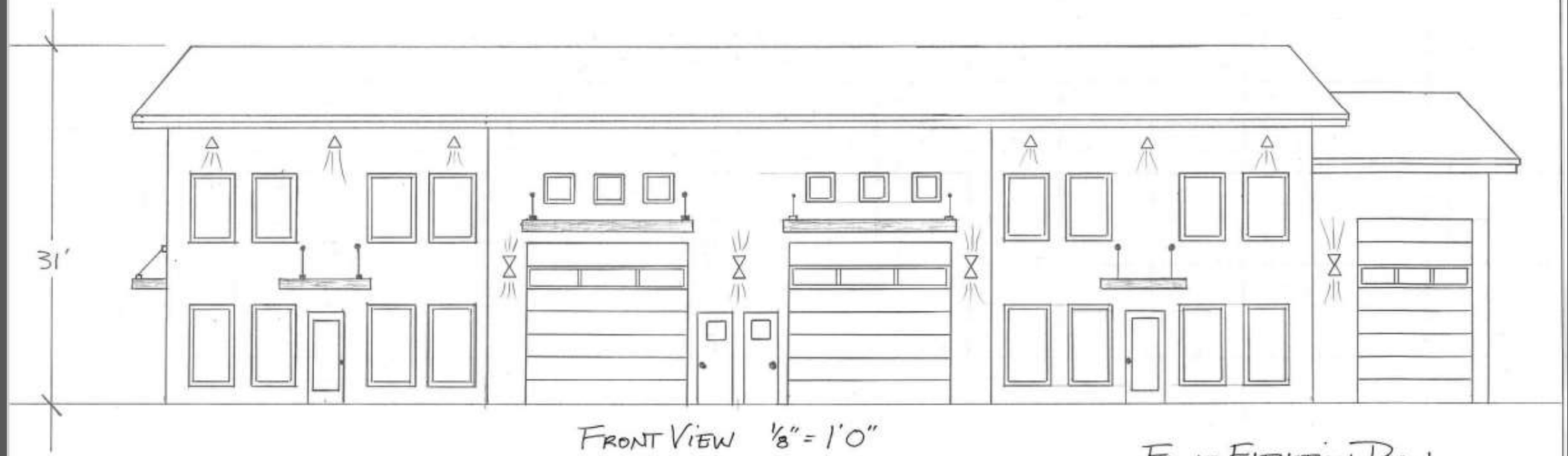
ONE ELEVEN SUBDIVISION
BECKSTEAD LANE PUD
SCALE: 1" = 20'
FLEX SPACE BUILDING 1
FLEX SPACE BUILDING 2
REDWOOD ROAD
BECKSTEAD LANE
JERRY & JANEAN DEL ANDRAE
PARCEL # 27-22-201-028
11131 S. REDWOOD RD.
1.47 ACRES
JERRY & COLETTE SALT 21
PARCEL # 27-22-201-026
11147 S. REDWOOD RD.
1.06 ACRES
CHRISTOPHER & LACI RAWLINS 21
PARCEL # 27-22-201-021
0.43 ACRES
21 UNITS / 2.47 ACRES = 8.50
UNITS/ACRE
TOTAL STALLS: 25
7 STALLS PER FLEX SPACE BUILDING
0.5 STALLS PER TOWNHOME
PROPERTY OWNERS:
JERRY & COLETTE SALT/
TERRY & JANEAN DEL ANDRAE
TOWNHOME & FLEX SPACE CONCEPT
SOUTH JORDAN TOWNHOMES
SOUTH JORDAN, UTAH


Back
ROOF DRAIN
TYP OF 3
ASPHALT
SHINGLES
TPO WHITE
ROOF



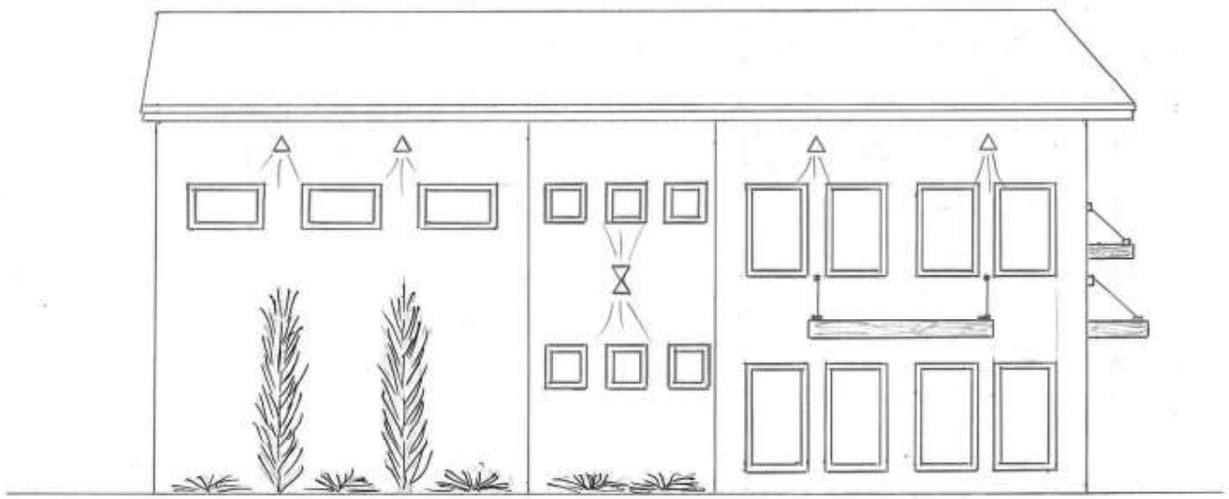
FRONT 1/8" = 1'0"

FLOOR PLAN



FRONT VIEW 1/8" = 1'0"

FRONT ELEVATION PLAN

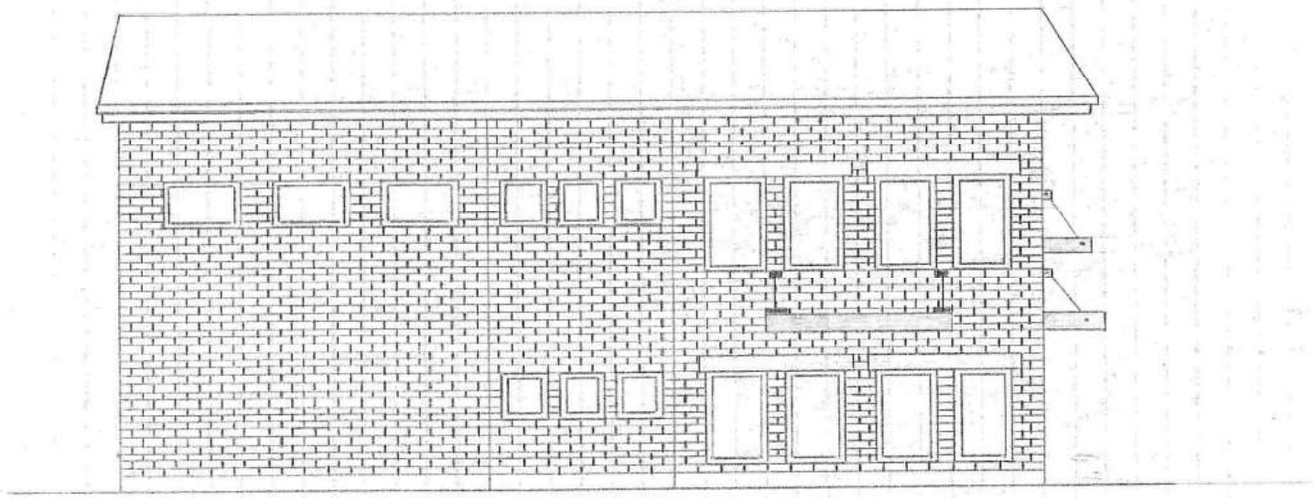


WEST VIEW

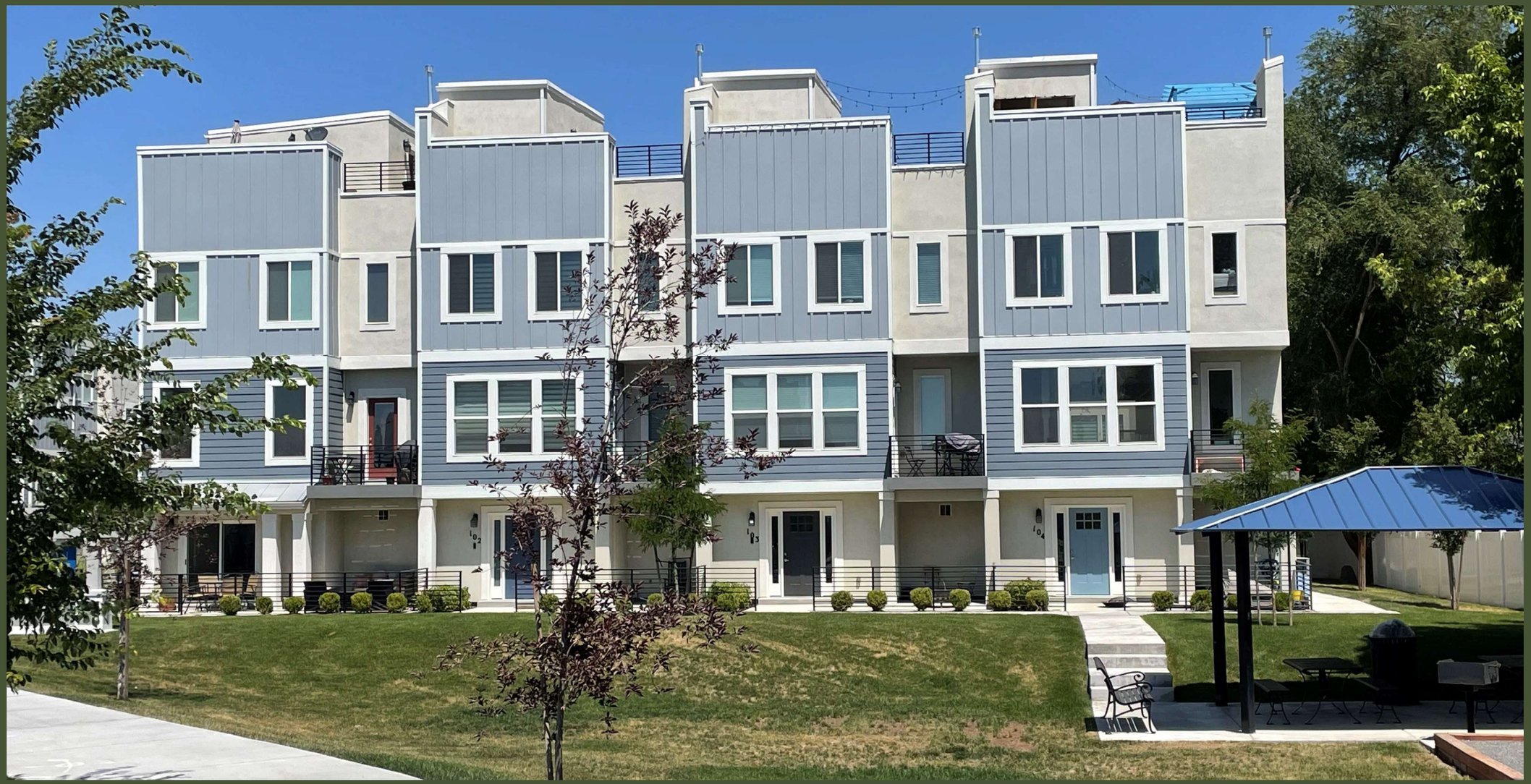
WEST ELEVATION

REDWOOD Rd. VIEW

1/8" = 1'0"



REDWOOD ROAD VIEW


102
103
104

Study Session Attachment C - 10.18.22