



CITY COUNCIL MEETING AGENDA EXECUTIVE SUMMARY

December 6, 2022

This Executive Summary includes only certain issues on the City Council Meeting Agenda which require a vote, and for which the City Council is not familiar. The City Council Meeting Agenda includes all issues to be addressed by the City Council.

Agenda Items:

G.1. Resolution R2022-47, rescinding Resolution R2015-18 and declaring the street known as 1055 West as a residential street as shown in the City Standard Plans and Specifications. (Brad Klavano, Director of Engineering/City Engineer, pg. 25).

1055 West was originally designated as a historical roadway by Resolution R2006-54, with no set standard for the roadway. In December 2014 there was a Public Hearing for Rezone Ordinance R2015-10-Z, and the item was continued because of concerns with 1055 West and the previous Resolution R2006-54. The City was directed to discuss Resolution R2006-54 with the Historical Committee and the residents along 1055 West to determine the desire to maintain the roadway as historical and to determine the adoption a Rural Roadway Standard.

After discussions, it was determined at that time to keep the roadway as historical and to rescind the previous Resolution R2006-54 and adopt Resolution R2015-18. Resolution R2015-18 restated the roadway as historical and adopting a Rural Road Standard that would be applicable to this section of 1055 West only. The current Resolution R2022-47 will now rescind Resolution R2015-18 and declare 1055 West as a residential street.

Recommendation: Approve Resolution R2022-47, rescinding Resolution R2015-18 and declaring the street known as 1055 West as a residential street as shown in the City Standard Plans and Specifications.

G.2. Ordinance 2022-16, amending various sections within Title 10, 16, and 17 of the South Jordan Municipal Code. (Brad Klavano, Director of Engineering/City Engineer, pg. 32).

The City determined there are some issues within various sections of the City Code and desire to amend certain requirements for these sections within Title 10 (Vehicles and Traffic Code), Title 16 (Subdivision and Development Code), and Title 17 (Planning and Zoning Code).

Recommendation: Approve Ordinance 2022-16, amending various sections within Title 10, 16, and 17 of the South Jordan Municipal Code.

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H. Rise Development Land Use Items:

H.4. Resolution R2022-39, authorizing the City and the Developer to enter into a Development Agreement pertaining to the development of the property located at 10657 South 1055 West. (Steven Schaefermeyer, Director of Planning, pg. 131).

Applicant Bryan Flamm, DAI Inc. desires to enter into an agreement with the City for the purpose of developing and changing the zoning designation on the subject property. The parcel is located on the hillside to the west of the RiverPark Corporate Center and east of 1055 West, and is the largest parcel in the area at roughly 18 acres. Applicant seeks to develop 134 townhomes, 20 twin homes and one single-family home.

The project will be built according to the concept plan and elevations, and all roads within the project will be public and maintained by the City. Only alleys between the buildings will be private and maintained by HOA. The streets will be built according to the plans submitted and River Stone Way (10840 South) will be posted as “no parking.” The project’s fencing will be installed according to the fencing plan, and the Applicant will construct all amenities shown on the concept plan and the six public pickleball courts to a specified timeline.

Recommendation: Approve Resolution R2022-39, authorizing the City and the Developer to enter into a Development Agreement pertaining to the development of the property located at 10657 South 1055 West.

H.5. Resolution R2022-40, amending the Future Land Use Plan Map of the General Plan of the City of South Jordan by adjusting the boundary between the Mixed Use (M-U) and Agricultural Preservation (AP) on property located at 10657 South 1055 West. (Steven Schaefermeyer, Director of Planning, pg. 185).

In relation to the Development Agreement for the subject property, the Applicant seeks to amend the Land Use Map by adjusting the land use designation on the property to Mixed Use (M-U) and Agricultural Preservation (AP). The Applicant has also applied to rezone the subject property.

Recommendation: Approve Resolution R2022-40, amending the Future Land Use Plan Map of the General Plan of the City of South Jordan by adjusting the boundary between the Mixed Use (M-U) and Agricultural Preservation (AP) on property located at 10657 South 1055 West.

H.6. Zoning Ordinance 2022-07-Z, rezoning property located at 10657 South 1055 West from A-5 to the R-M-PD Zone. (Steven Schaefermeyer, Director of Planning, pg. 188).

In relation to the Development Agreement and the Land Use Amendment for the subject property, the Applicant also seeks to rezone the subject property from Agricultural, min. 5 acre lot (A-5) Zone to Multiple Family Residential Planned Development (R-M-PD) Zone.

Recommendation: Approve Zoning Ordinance 2022-07-Z, rezoning property located at 10657 South 1055 West from A-5 to the R-M-PD Zone.