



THE CITY OF WEST JORDAN COMMITTEE OF THE WHOLE June 21, 2023

Thomas M. Rees Justice Center
8040 S Redwood Road
West Jordan, UT 84088

Zoom Webinar ID: 820 0791 5207 Password: 8000 [Click Here to Join](#)

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- *In your web browser, go to join.zoom.us and enter the **Webinar Meeting ID: 820 0791 5207** and **Password: 8000***
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WORK SESSION 6:00 pm

1. CALL TO ORDER

2. DISCUSSION TOPICS

- a. Western Stampede Report
- b. Discussion regarding a petition by Peterson Development regarding a General Plan Map Amendment, Rezone (to the PC zone), Master Development Agreement/Plan and an Annexation for Copper Meadows approximately 75 acres located at ~7339 West 8200 South
- c. Consider a potential code amendment to Title 13-5C; Planned Development zone, and potentially Title 13-5B-3; Residential Lot and Bulk Standards.
- d. Discussion to permit daycare as a conditional use in an M-1 zone
- e. Discussion of 2023 Property Tax Scenarios

3. ADJOURN

UPCOMING CITY COUNCIL MEETINGS

- Wednesday, June 28, 2023 – Regular City Council Meeting – 6:00p

- Wednesday, July 12, 2023 – Regular City Council Meeting – 6:00p
- Wednesday, July 19, 2023 – Committee of the Whole Meeting – 6:00p
- Wednesday, July 26, 2023 – Regular City Council Meeting – 6:00p

Interested parties may contact the Council PRIOR to the meeting in one of the following ways: (your comment will not be part of the meeting but will be provided to all members of the entire City Council)

- Call the 24-hour Public Comment Line PRIOR to the meeting and leave a message: **(801) 569-5052**. Please include your name and phone number.
- Send an email to councilcomments@westjordan.utah.gov. Please include your name and phone number.

You can follow the City Council on Twitter @WJCityCouncil and on Facebook @WestJordanCityCouncil

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ELECTRONIC PARTICIPATION

One or more council members may participate electronically in this meeting using online video conferencing technology per Utah Code (§52-4-207) and West Jordan City Ordinance 1-13-1-E. Members' participation via electronic communication will be broadcast and amplified so other Council Members and all other persons present in the Council Chambers will be able to hear or see the communication.

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CERTIFICATE OF POSTING

I certify that the foregoing agenda was posted at the principal office of the public body, on the Utah Public Notice website <https://www.utah.gov/pmn/>, on West Jordan City's website <https://westjordan.primegov.com/public/portal>, and notification was sent to the Salt Lake Tribune, Deseret News, and the West Jordan Journal.

Please note: agenda items are subject to change and may be reordered or tabled in order to accommodate the needs of the City Council, staff, and the public.

Posted and dated June 15, 2023 Cindy M. Quick, MMC, Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Request feedback from Council

Meeting Date Requested : 06/21/2023

Presenter: Tayler Jensen

Deadline of item :

Applicant: Peterson Development

Department Sponsor: Community Development

Agenda Type: DISCUSSION TOPICS

Time Requested: 15 minutes presentation, 10 minutes council

1. AGENDA SUBJECT

Discussion regarding a petition by Peterson Development regarding a General Plan Map Amendment, Rezone (to the PC zone), Master Development Agreement/Plan and an Annexation for *Copper Meadows* approximately 75 acres located at ~7339 West 8200 South

2. EXECUTIVE SUMMARY

The applicant (Peterson Development) is seeking Council feedback on a conceptual development ***Copper Meadows***. A proposed 75-acre Planned Community (PC) zoned development providing 405 dwelling units.

As this development will require a General Plan Amendment, Rezone, Annexation, and a Master Development Agreement, the applicant is seeking council opinions and feedback on the conceptual layout of the proposed development.

Requests of Council:

1. Is the "High Density Residential" future land use designation appropriate here?
2. Is the Council supportive of PC zoning in this location, and if so, does the Council feel like the applicant's proposal meets PC development standards?
3. Is the Council supportive of the potential impact to the City's infrastructure?
4. Any additional feedback the council wishes to provide.

3. TIME SENSITIVITY / URGENCY

Applicant is very interested in timely feedback.

4. FISCAL NOTE

None.

5. STAFF ANALYSIS

Peterson Development has made the following applications for ~approximately 75.2 acres of property known as *Copper Meadows* located at 7339 West 8200 South

- Annexation: The Applicant has proposed to annex approximately 1.389 Acres from Unincorporated Salt Lake County, into the City of West Jordan
- General Plan Amendment: The applicant has proposed an amendment to the Future Land Use Map of the General Plan changing the designation for the entire proposal to *High Density*

Residential which allows for a residential density of between 5.1 to 10.0 Dwelling Units per acre (DU/AC)

- A Rezone to the Planned Community (PC) Zone
- A Master Development Plan and Agreement (Required to be adopted before rezone is approved in the PC Zone)
 - 405 Dwelling Units
 - 69 Townhomes
 - 336 Single Family Home
 - 161 lots with 50' minimum frontage (5,000 SF Minimum Lot)
 - 175 Cluster "Carriage" lots
 - 22.3 Acres of Open Space
 - 4.4 Acres manicured
 - 17.9 Acres Passive (hillside)

The applicant has submitted a Pre-Application which was reviewed by the Land Development Team (Planning, Engineering, Utilities, Fire, Property Management, and Parks). Staff has raised the following:

- The area doesn't seem like a great fit for High Density/Townhomes
- This doesn't seem to fit the PC zones call for Imaginative and efficient use of land and uses (13-5C-1 A)
- While the project doesn't integrate multiple uses, it does a fairly good job at integrating multiple housing types.
- There is concern about having 4-6 houses off a single private drive, without sidewalks to the homes or adequate parking.
- Project doesn't appear to meet minimum open space requirements (13-5C-6 A2)
 - 15 Acres of open space required (proposal meets this)
 - 12 of those acres should be groomed and irrigated (only 4.4 Acres are)
 - The hillsides appear to be steep, unbuildable and not really useable.
- Significant improvements to utilities will be required for project to be able to be developed at this density.
- The project requires significant grading, the PC zone seeks to utilize the natural grade of projects developments.

6. OTHER INFORMATION

The proposed development plan was presented to the Development Review Committee (DRC) on April 25th, 2023. The Committee had a wide-ranging discussion that included concerns over number of parking stalls provided, and the location of those stalls in the cluster home portion of the development, the proposed density of the project, slopes, open space, the requirements and appropriateness of the P-C zone, and design elements.

Ultimately the DRC Voted 4-0 to "not recommend the project go forward and suggested a redesign of the entire development. If they want to keep carriage lot idea, then consider limiting it to two houses per driveway making sure each portion has its own area for turnaround and backing. Eliminate the townhomes in order to match developments in the surrounding area and make sure any development is far enough away from the slopes to avoid future incidents."

It should be noted that the applicant has made the following changes to the concept that was presented to the DRC:

- *Total unit count reduced by 16 DU*
 - *6 - 5,000 SF Lots*
 - *8 – Carriage Homes*
 - *2 – Townhomes*
- *Open Space increased by 2.1 Acres*
 - *.3 Acres Passive Open Space*
 - *1.8 Acres Active Open Space*
 - *1 additional park*
- *Layout*
 - *Over 50% of townhomes are now rear entry (42)*
 - *No townhomes in previous concept were rear entry*
 - *Walkable "Core Street" Concept Introduced*
 - *Traffic Calming Intersection treatments added*
 - *Hillside slides, amphitheater, and trailhead all added*
 - *Additional East-West Trail connections beyond the project added*

COPPER MEADOWS

RESIDENTIAL DEVELOPMENT PLAN - MAY 2023

PETERSON DEVELOPMENT

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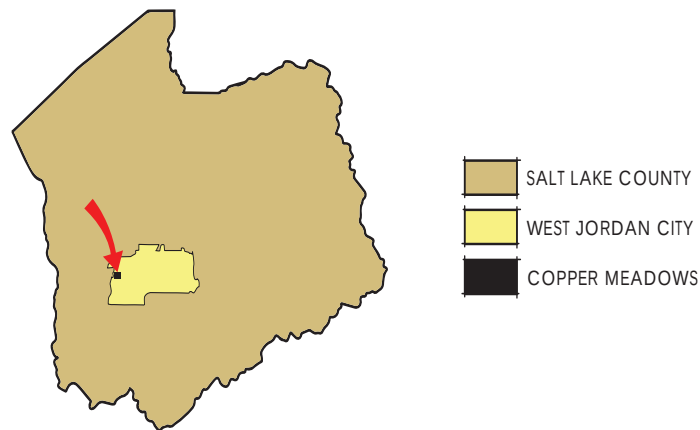
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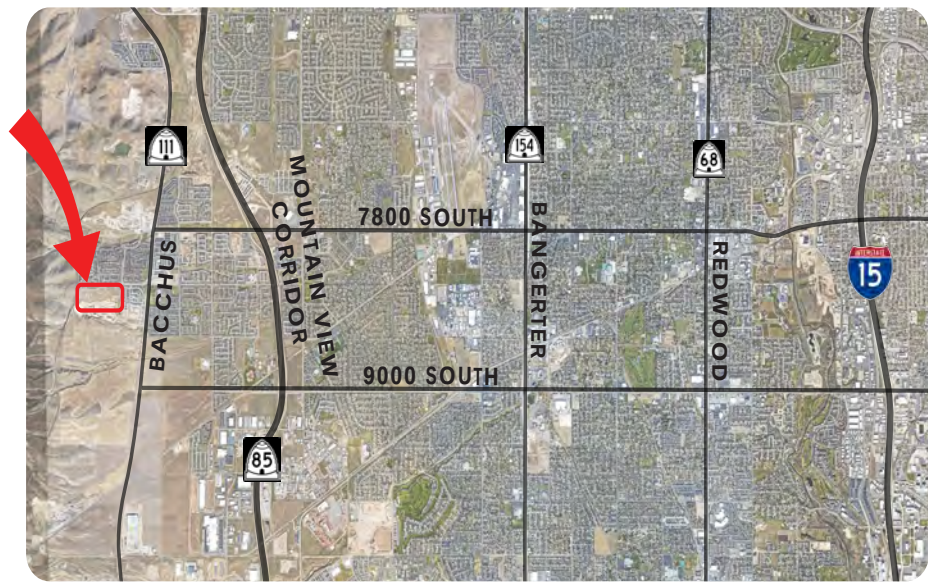
| CONTEXT & PROPOSED STANDARDS

INTRODUCTION & LOCATION

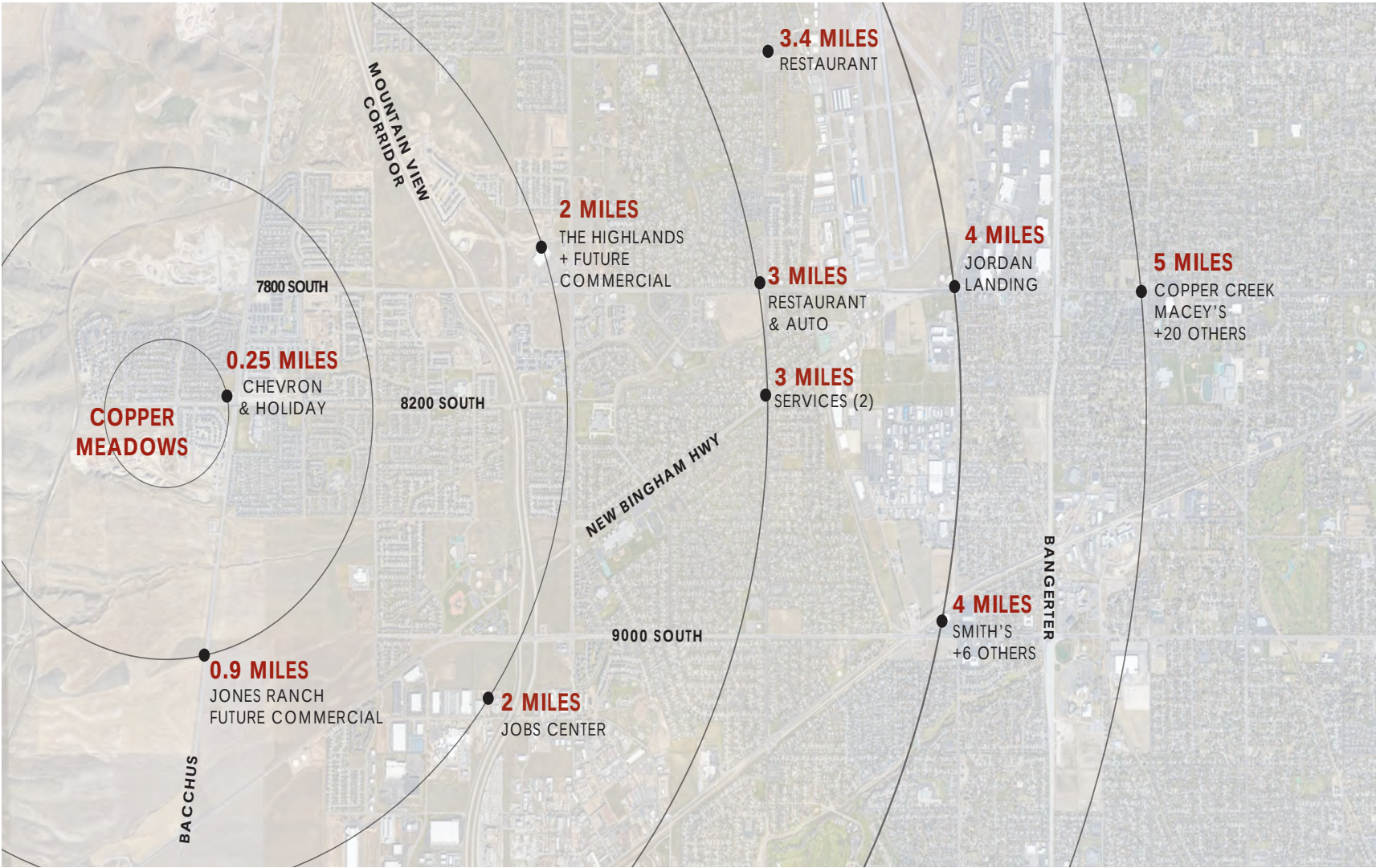


Copper Meadows is a new residential community nestled in the foothills of the Oquirrh Mountains. By working with the natural topography and annexing a portion to the west, it is a natural fit between existing homes to the north and east, as well as an upcoming development to the south. Copper Meadows offers a variety of housing types and sizes, providing quality housing in a much-needed price range for core stages of life. This community features ample outdoor spaces including three parks, playgrounds, a dog park, and scenic trails that connect with existing pathways and sidewalks.

The development is located near several schools, including Sunset Ridge Middle School (0.5 mi) and Oakcrest Elementary School (1.5 mi). Additionally, there are two other elementary schools and nine parks within 2 miles of the site. With its close proximity to commercial centers and jobs, Copper Meadows creates an accessible, vibrant, and affordable community that contributes to the character of West Jordan and enhances the quality of life of its residents.

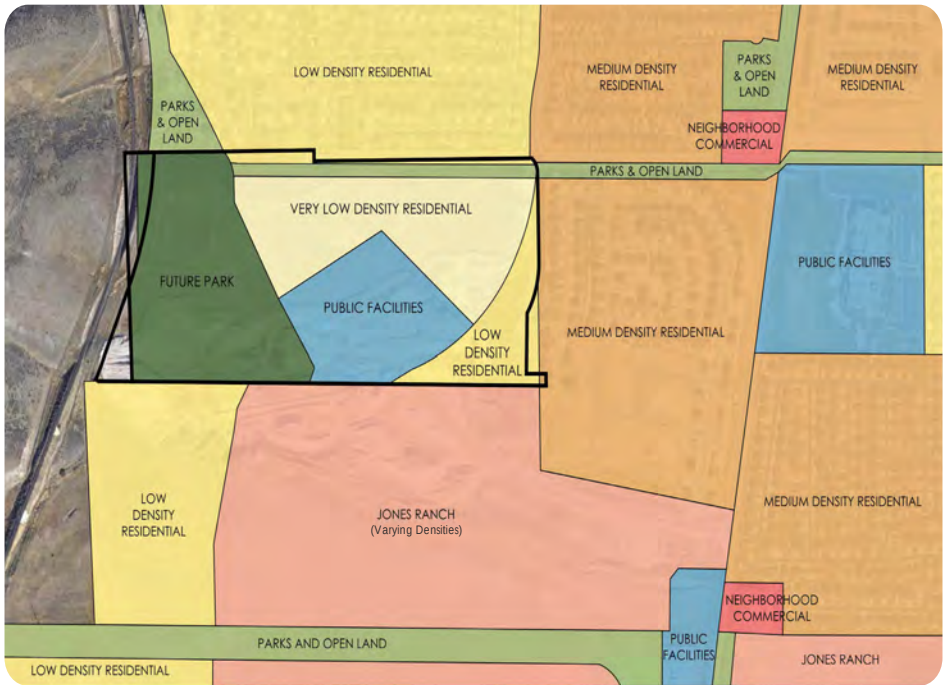


PROXIMITY TO COMMERCIAL



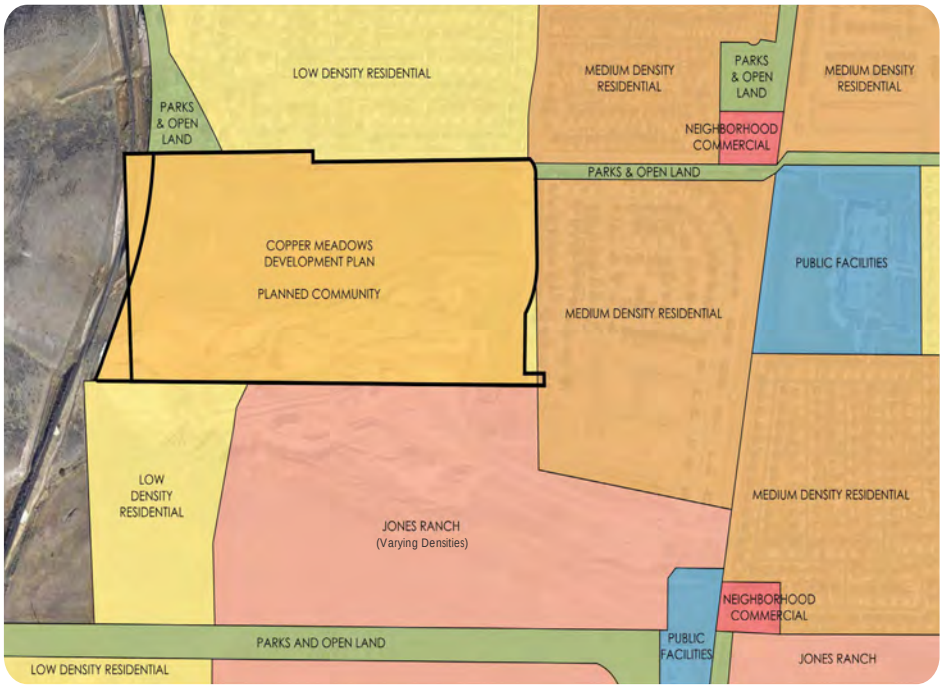
LAND USE

West Jordan City staff has expressed that there is not an immediate or future need for the Public Facilities land use in this location, as shown in the existing land use map. There is also no current plan for the future park, but ample park and open space will be incorporated into the 20% open space requirement and would be maintained by the community HOA.



EXISTING LAND USE

Future Park, Parks & Open Land, Very Low Density Residential, Low Density Residential, Public Facilities



PROPOSED LAND USE

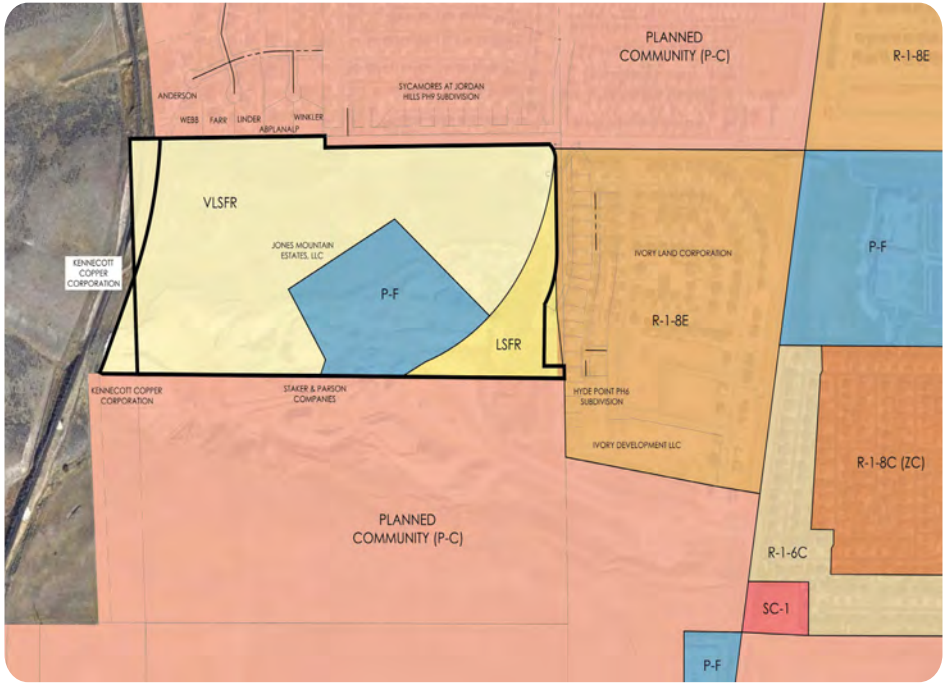
Planned Community

LEGEND

	PROJECT BOUNDARY		NEIGHBORHOOD COMMERCIAL
	VERY LOW DENSITY RESIDENTIAL		PUBLIC FACILITIES
	LOW DENSITY RESIDENTIAL		FUTURE PARK
	MEDIUM DENSITY RESIDENTIAL		PARKS AND OPEN LAND
	JONES RANCH		

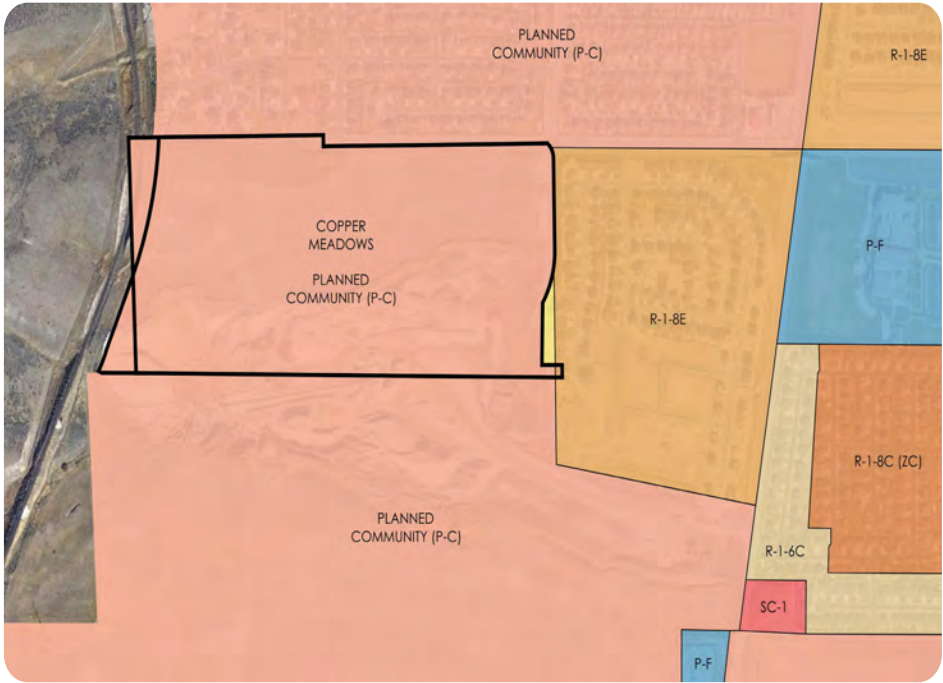
ZONING

The land is currently rolling farmlands on the north and a gravel operation that is intending to close on the south. It is bordered on the west by Kennecott's rail line, to the north by 8200 S and the Sycamores planned community, to the east by Stokesly Drive and a medium density Single Family community, and to the south by the Jones Ranch Planned Community with varying densities.



EXISTING ZONING

VLSFR (Very Low Density Single Family Residential),
LSFR (Low Density Single Family Residential), P-F (Public Facilities)



PROPOSED ZONING

PC (Planned Community)

LEGEND

	PROJECT BOUNDARY
	VLSFR
	LSFR
	R-1-8E
	R-1-8C
	R-1-6C
	PLANNED COMMUNITY
	SC-1
	PUBLIC FACILITIES

BULK & INTENSITY TABLES

The housing types in Copper Meadows are shown in the table, along with the area, setback, and height requirements proposed within this planned community. The variation in these types of housing will increase West Jordan's housing supply at multiple levels of affordability, making housing more accessible to residents.

Single family units will be traditional, detached homes on a lot with a minimum area of 5,000 square feet. The cluster units will have a shared driveway servicing four to six detached carriage homes. For further details on this specific unit type, see page 31.

The townhome units will be predominantly front-load with full driveways, guest parking, backyards, and close proximity to open space and other amenities.

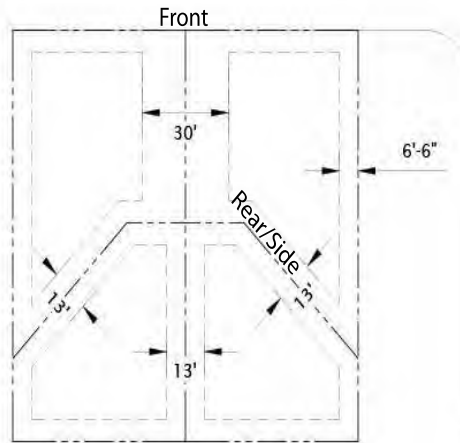
	High (H)		Medium (M)	
	Alley Load Townhomes	Front-Load Townhomes	Cluster Single Family	Single Family
Min. Lot Area	NA	NA	NA	5,000 sqft
Minimum Lot Width (Measured at Setback)	22'	24'	NA	50'
Min. Front Yard Setback	10'	22'	30' between homes	20' (25' to garage)
Minimum Side Yard Setback (Interior Lots)	15' (must comply with fire code)	15' (must comply with fire code)	13' combined	5' on one side & 8' on one side
Minimum Side Yard Setback (Corner Lots)	15'	15'	NA	20'
Minimum Rear Yard Setback (Interior Lots)	3'	20'	13' between homes	20'
Minimum Rear Yard Setback (Corner Lots)	NA	NA	NA	15'
Maximum Building Height	45'	45'	35'	35'

Note:

1. Irregular shaped lots located along the circular portion of a cul-de-sac or knuckle may utilize a reduced minimum frontage of 35' at the right of way line of a public street.

SETBACK DIAGRAMS

SINGLE FAMILY CARRIAGE HOMES



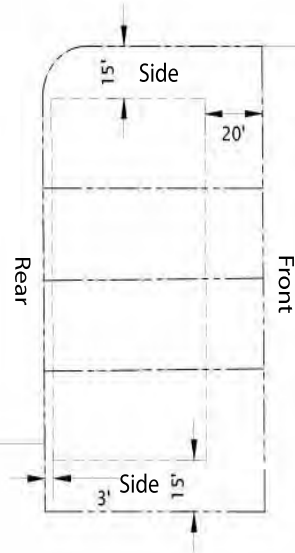
Front – 30' from front of home to front of home

Side – 13' between units (6.5' & 6.5' or 5' & 8')

Rear – 13' between units

Maximum Height – 35'

ALLEY LOAD TOWNHOMES



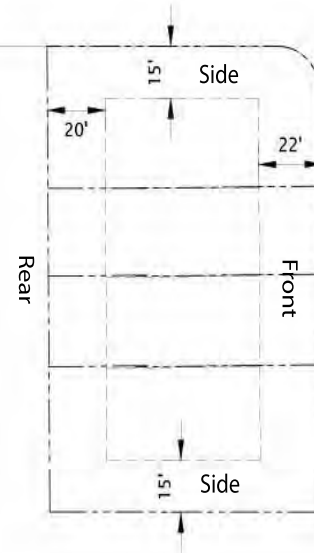
Front -20'

Side - 15' between buildings, 15' side setbacks on corners

Rear -3' apron on Alley

Maximum Height – 35'

FRONT-LOAD TOWNHOMES



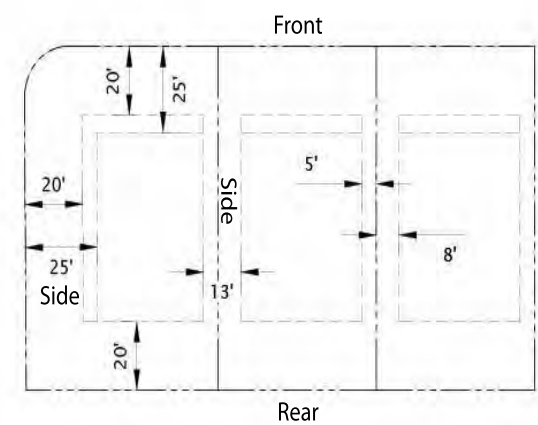
Front – 22'

Side – 15' between units, 15' side setbacks on corners

Rear – 20'

Maximum Height – 35'

MEDIUM DENSITY SINGLE FAMILY



Front – 20', 25' to garage

Side – 5' & 8' alternating (13' between units)

Rear – 20'

Max Height – 35'

Corner front - 20', 25' to garage

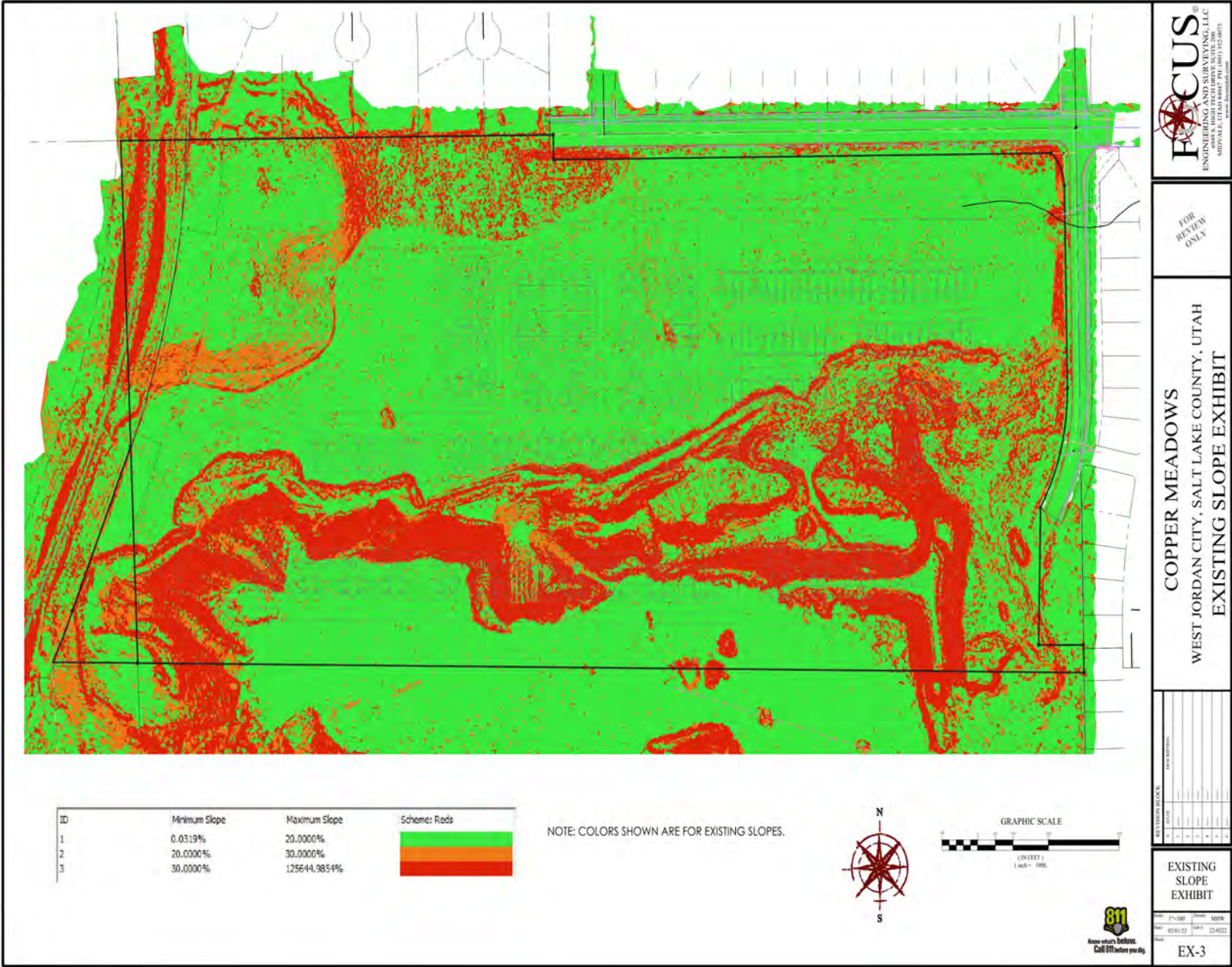
Corner road side - 20'

Corner rear – 15'

The land is currently rolling farmlands on the north and a gravel operation that is intending to close on the south. The gravel operation currently drops, on average, 58 feet to the bottom of the quarry. Mitigation will be required to make this land developable. We are proposing to relocate soil from this same site to fill the quarry to a developable and safe compaction level and slope. All West Jordan city requirements and code regulations will be followed regarding building near an existing railroad.



SLOPE ANALYSIS



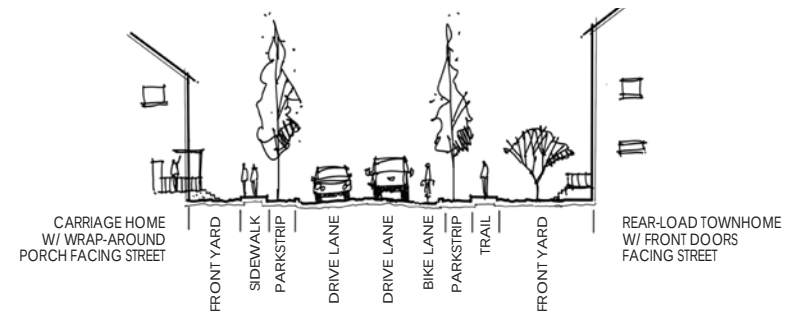
| MASTER PLAN

ILLUSTRATIVE MASTER PLAN



OPEN SPACE / AMENITY KEY

- | | | |
|---------------------|-----------------------------|----------------------------|
| 1 PLAYGROUND | 8 TRAIL-SIDE AMENITY | 15 SMALL PAVILION |
| 2 OPEN PLAY FIELD | 9 AMPHITHEATER | 16 PRIMARY ENTRY FEATURE |
| 3 LARGE PAVILION | 10 HILL SLIDES / PLAYGROUND | 17 SECONDARY ENTRY FEATURE |
| 4 FENCED DOG PARK | 11 TRAILHEAD & PARKING | 18 STORMWATER DETENTION |
| 5 NATURAL PLAY AREA | 12 CROSSWALK / SPEED TABLE | 19 WALKABLE "CORE" STREET |
| 6 PARKING LOT | 13 INTERSECTION TREATMENT | |
| 7 TRAILS | 14 GUEST PARKING | |

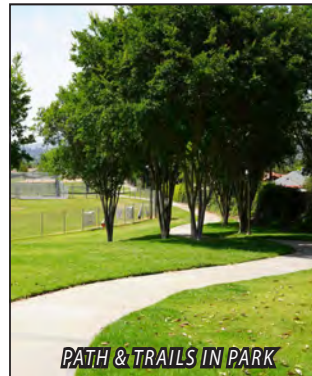


WALKABLE "CORE" STREET - CONCEPTUAL CROSS SECTION

OPEN SPACE & AMENITIES | IMAGERY EXAMPLES

With nearly 20 acres of open space, two playgrounds, a dog park, ±8,300 linear feet of trails, and numerous connections to surrounding pedestrian paths, outdoor recreation is a key element of Copper Meadows.

Waterwise landscaping helps these areas remain resilient in Utah's climate and provide increased aesthetic value to its scenic mountain surroundings.



OPEN SPACE AREAS & AMENITY REQUIREMENT



OPEN SPACE LEGEND

- ACTIVE - 4.4 AC (193,111 SQFT)
- PASSIVE - 17.9 AC (780,698 SQFT)

TOTAL OPEN SPACE - 22.3 AC (29.7% OF TOTAL PROJECT AREA)

NOTES:

ALL OPEN SPACE TO BE OWNED & MAINTAINED BY HOA.

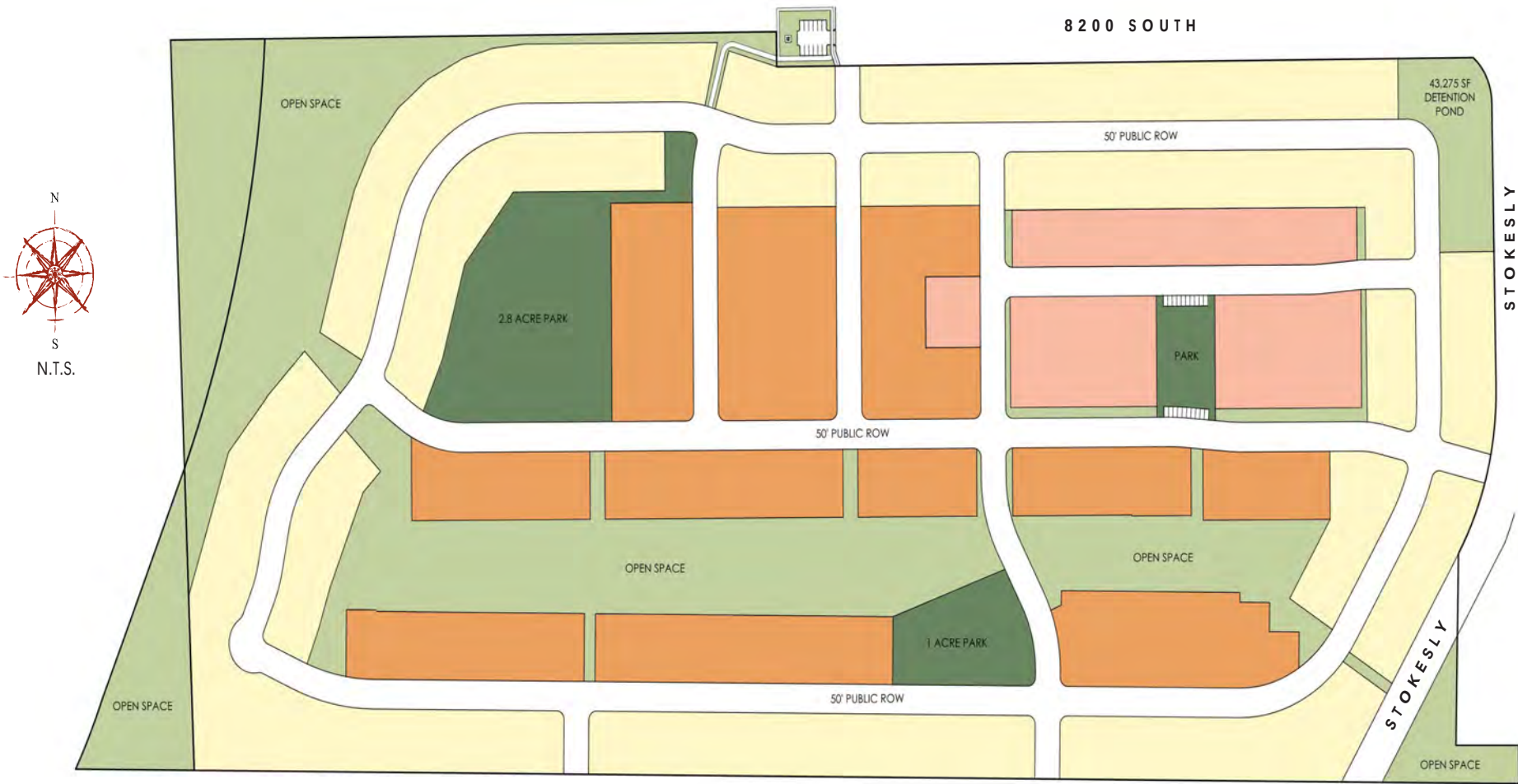
ADDITIONAL LANDSCAPE PROVIDED IN EACH LOT PER INDIVIDUAL HOMEOWNER.

IMPROVEMENTS & AMENITIES

Per city code 13-5C-6 E. Additional Amenities in PC Zone:

Two additional amenities are required for a unit count between 200-500. This criterion is met through an additional playground in the townhomes area and a dog park, the purpose of which is to provide active recreational facilities for residents. An additional amenity is provided through primary and secondary entry monuments that create a sense of place and community.

LAND USE



TABULATIONS

TOTAL ACREAGE	75.2 ACRES
OPEN SPACE	22.3 ACRES

NOTE:
THIS PLAN IS NOT FINAL. UNIT LOCATIONS MAY BE
SUBJECT TO CHANGE.

LEGEND

- SINGLE FAMILY RESIDENTIAL
- CLUSTER SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- PASSIVE OPEN SPACE
- ACTIVE OPEN SPACE

HOME PRODUCT BREAKDOWN



LEGEND

	50' MIN. SINGLE FAMILY	161 UNITS
	CARRIAGE HOMES	175 UNITS
	TOWNHOMES	69 UNITS
	PASSIVE OPEN SPACE	17.9 ACRES
	ACTIVE OPEN SPACE	4.4 ACRES

TABULATIONS

TOTAL ACREAGE	75.2 ACRES
UNIT COUNT	405 (5.3 UNITS/AC, SEE PG. 12)
OPEN SPACE	22.3 ACRES

DETAILED DEVELOPMENT CONCEPT



TABULATIONS

TOTAL ACREAGE	75.2 ACRES
UNIT COUNT	405 (5.3 UNITS/AC)
50' MIN. SINGLE FAMILY	161 UNITS
CARRIAGE HOMES	175 UNITS
TOWNHOMES	69 UNITS
PASSIVE OPEN SPACE	17.9 ACRES
ACTIVE OPEN SPACE	4.4 ACRES

PARKING

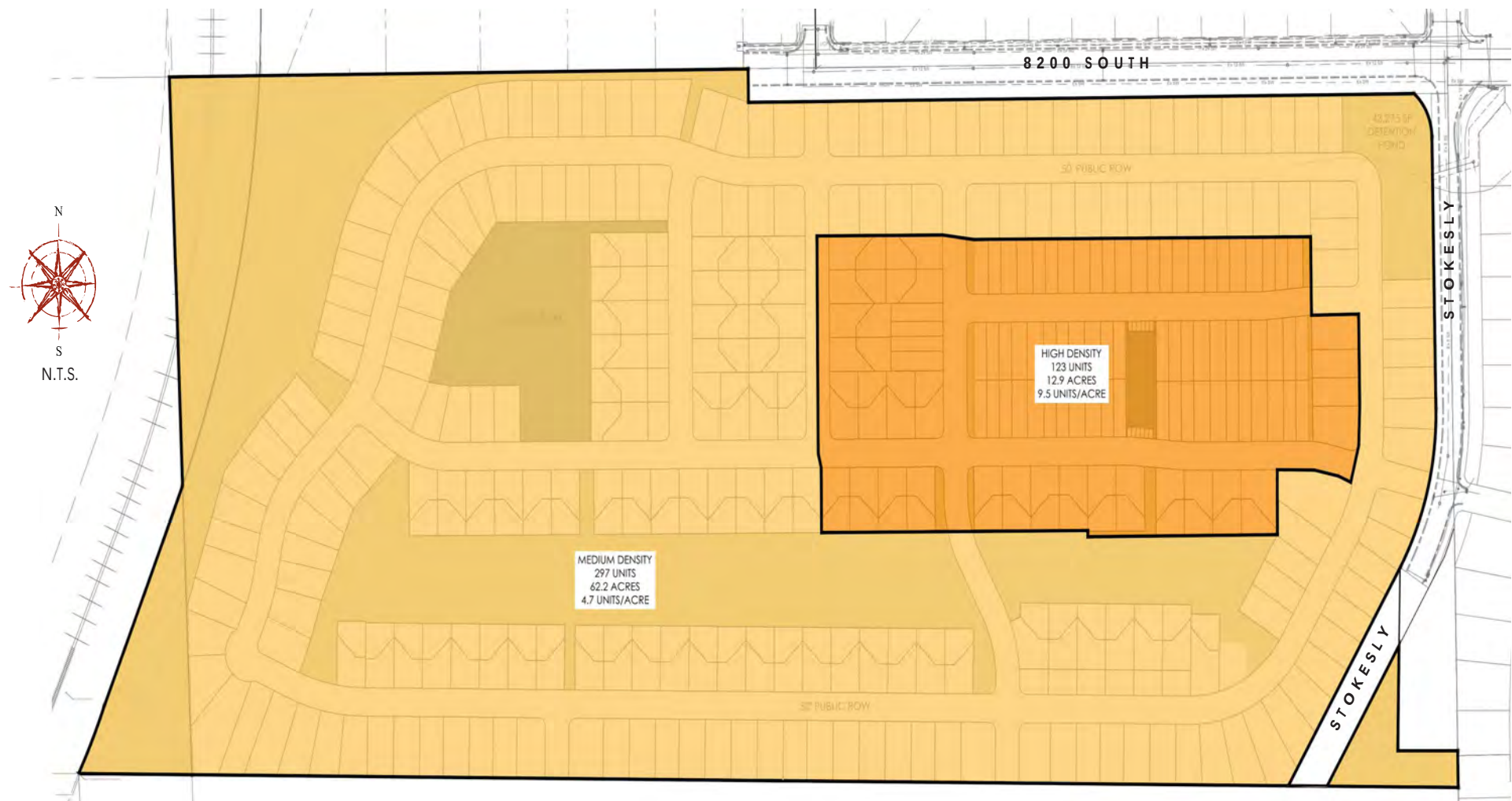
CARRIAGE HOME PARKING	432 TOTAL
2-CAR GARAGE	350 STALLS
GUEST (BETWEEN UNITS)	82 STALLS
TOWNHOME PARKING	296 TOTAL
DRIVEWAY	138 STALLS
2-CAR GARAGE	138 STALLS
GUEST	20 STALLS

NOTES:
5% OF THE TOTAL UNIT COUNT WILL BE AFFORDABLE UNITS. THIS MAY INCLUDE SINGLE FAMILY ACCESSORY DWELLING UNITS, CARRIAGE HOMES, AND TOWNHOMES.

THIS PLAN IS NOT FINAL. UNIT LOCATIONS MAY BE SUBJECT TO CHANGE.

ALL SINGLE FAMILY HOMES SHALL INCLUDE A 2-CAR GARAGE & DRIVEWAY AT MINIMUM.

DENSITY EXHIBIT



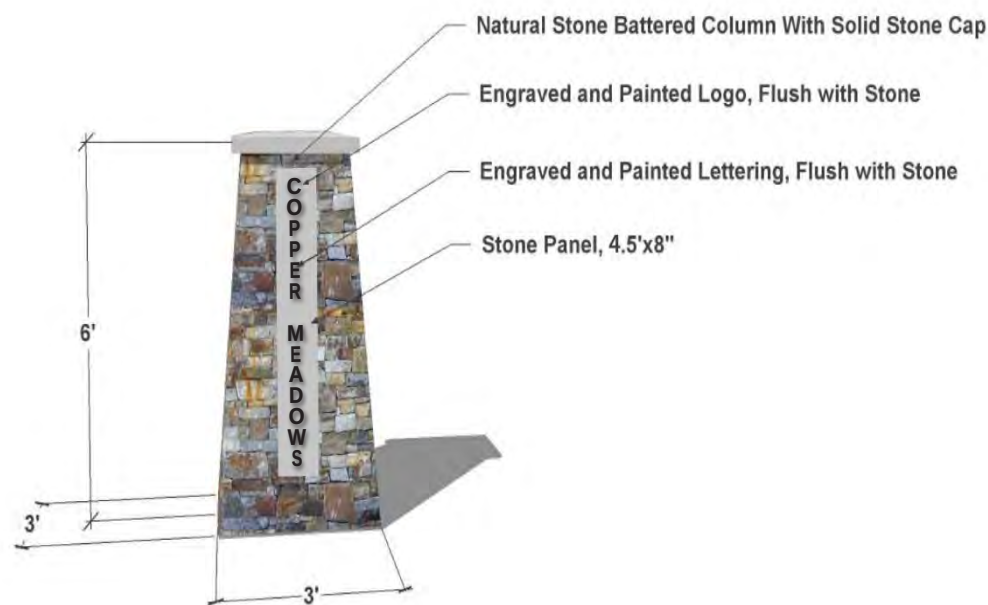
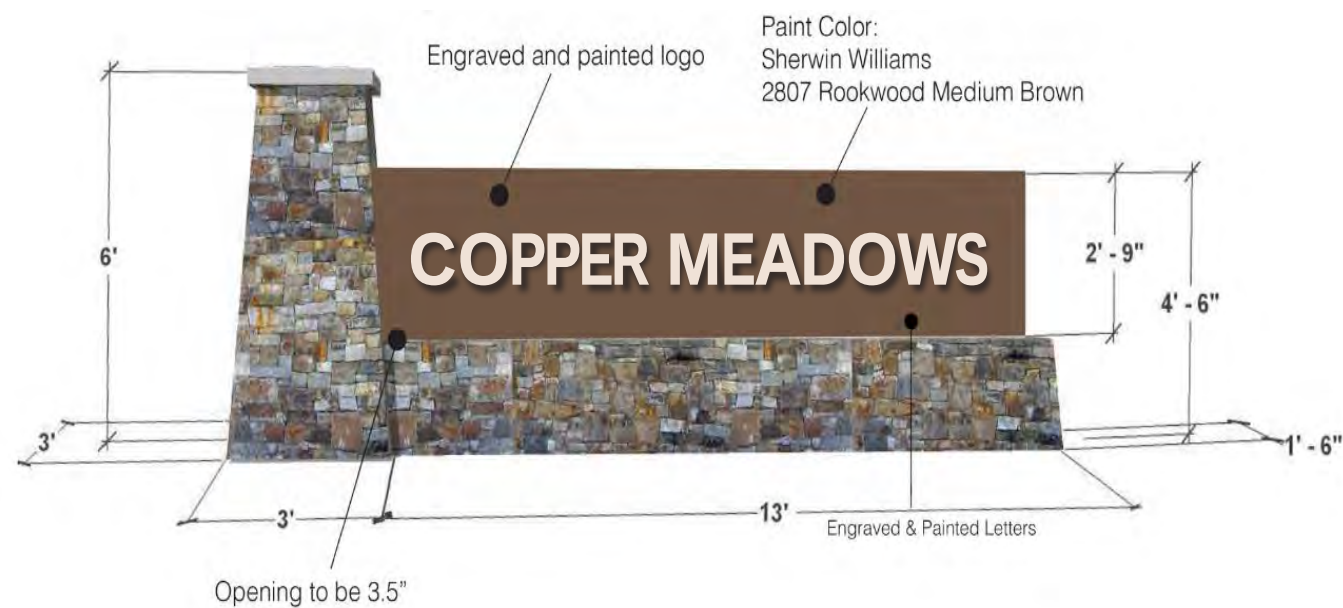
TABULATIONS

TOTAL ACREAGE	75.2 ACRES
UNIT COUNT	405 (5.3 UNITS/AC)
OPEN SPACE	22.3 ACRES

LEGEND

	MEDIUM DENSITY	62.2 ACRES (83%)
	HIGH DENSITY	12.9 ACRES (17%)

ENTRY MONUMENT DESIGN



TOWNHOME AND SINGLE FAMILY ELEVATIONS



CARRIAGE HOME ELEVATIONS

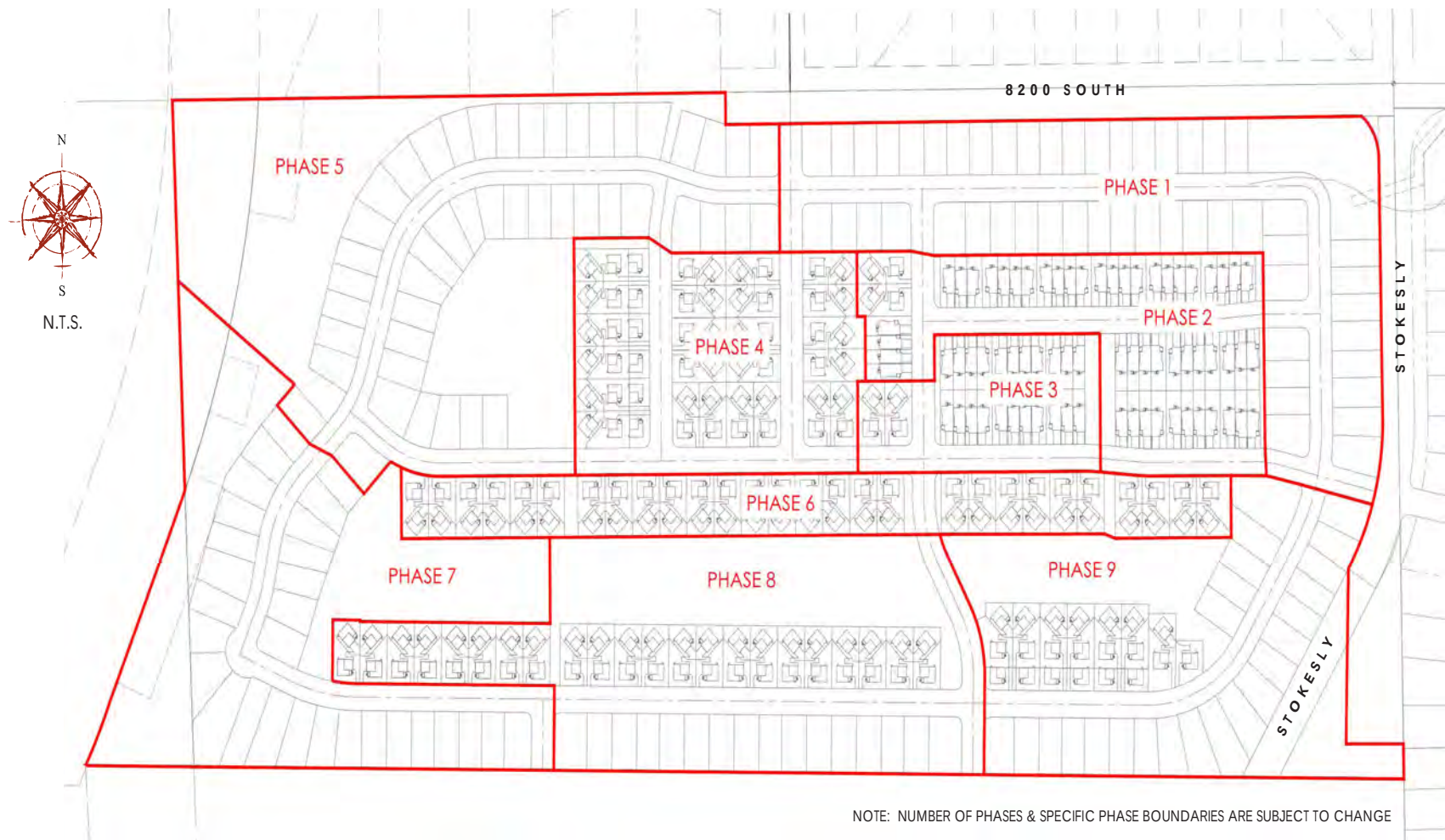
2-STORY



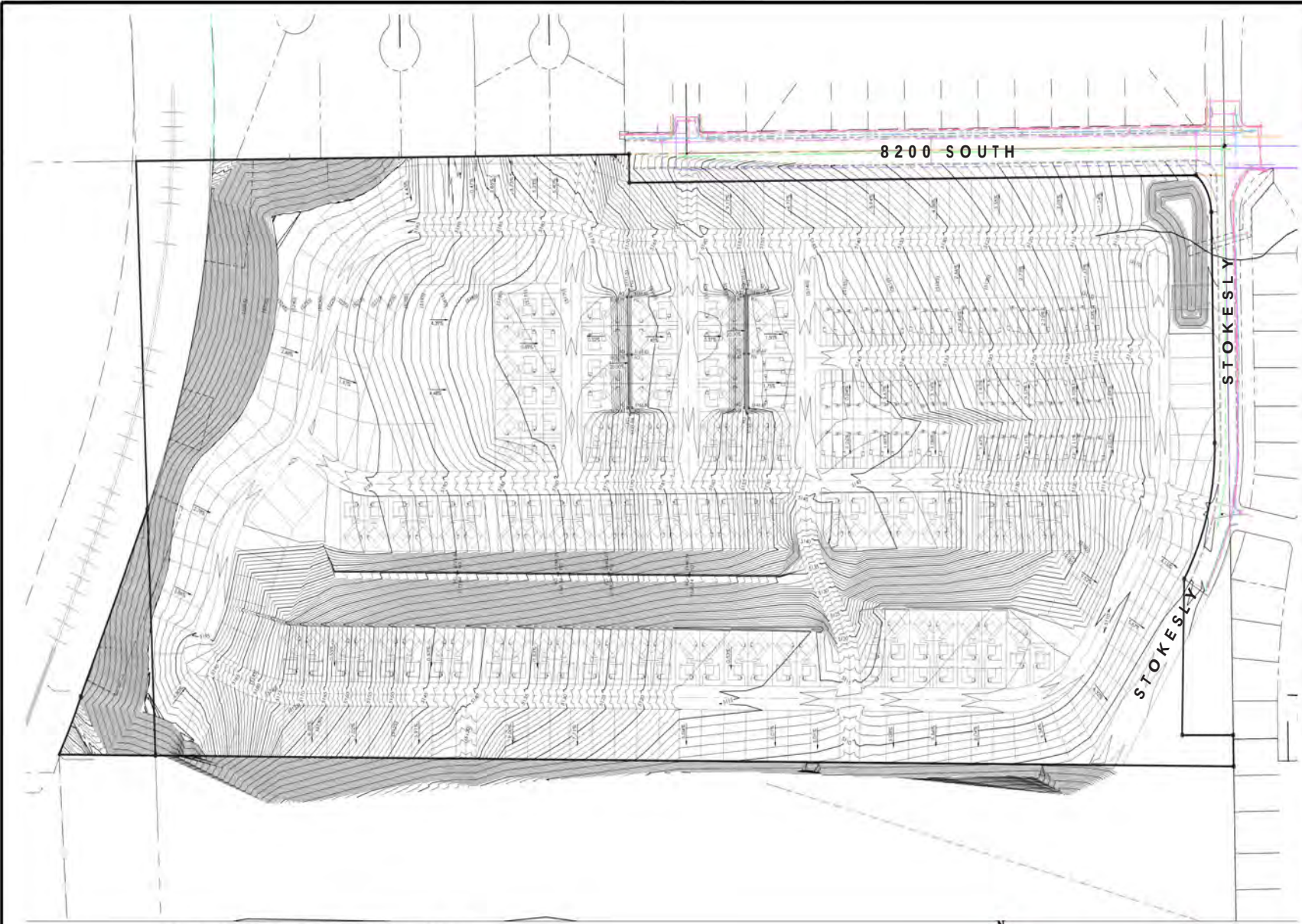
3-STORY



PHASING PLAN

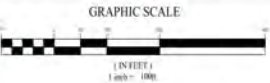


PROPOSED GRADING PLAN



NOTE: ALL ROAD GRADES SHOWN ARE BETWEEN 0.5% AND 9.0%. ALL INTERSECTIONS ARE GRADED AT A MAX OF 4% FOR 100' FROM THE CENTERLINE INTERSECTION.

ALL OPEN SPACE AREAS WILL BE SLOPES EQUAL TO OR LESS THAN 30%



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FOR
REVIEW
ONLY

COPPER MEADOWS
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH
CONCEPT GRADING EXHIBIT

REVISIONS		DATE	DESCRIPTION
1			
2			
3			
4			
5			

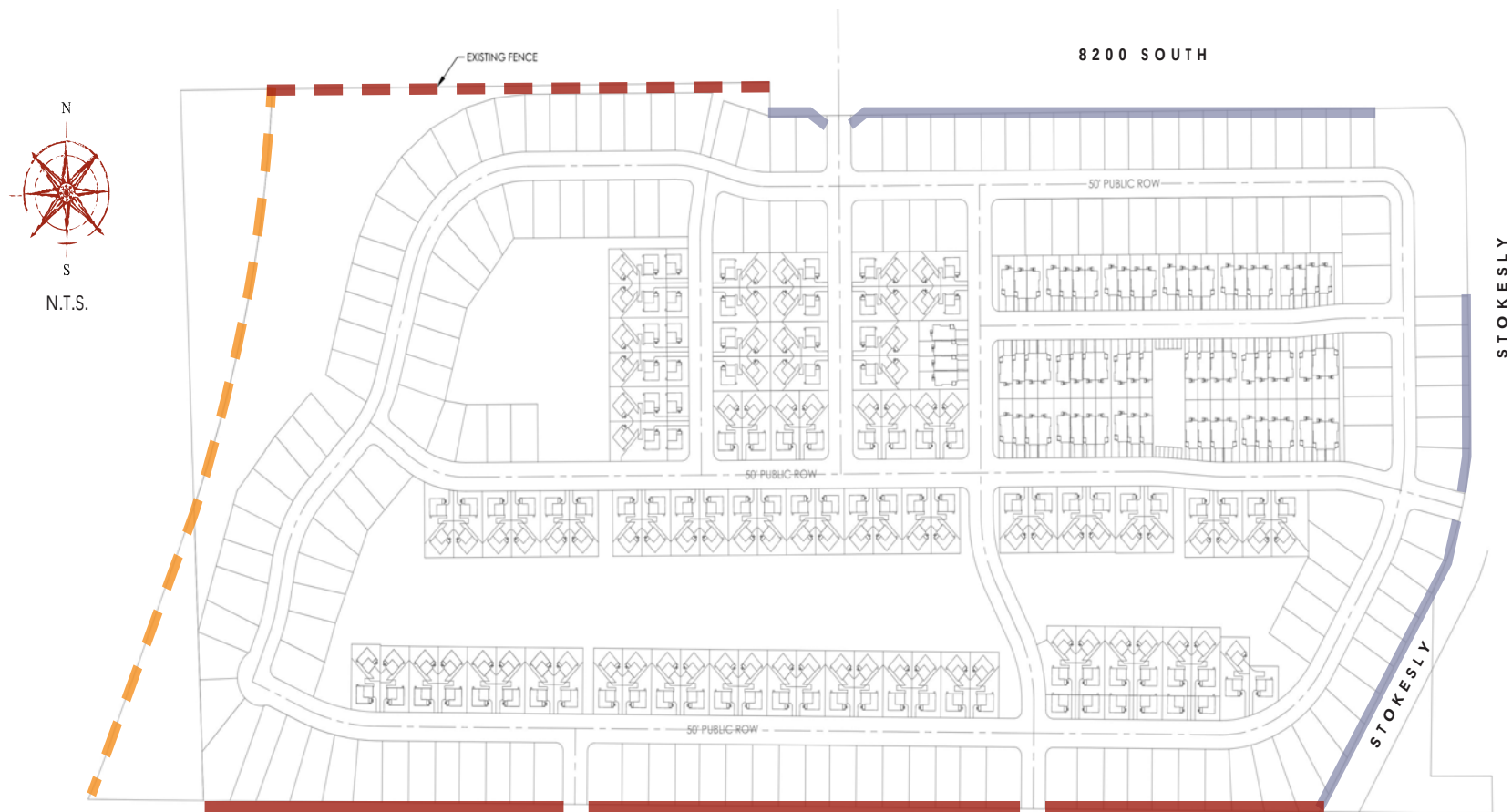
CONCEPT
GRADING
EXHIBIT

DATE	BY	CHKD	MTW
03/13/23	MP		22/03/23

EX-3



WALL & FENCING PLAN



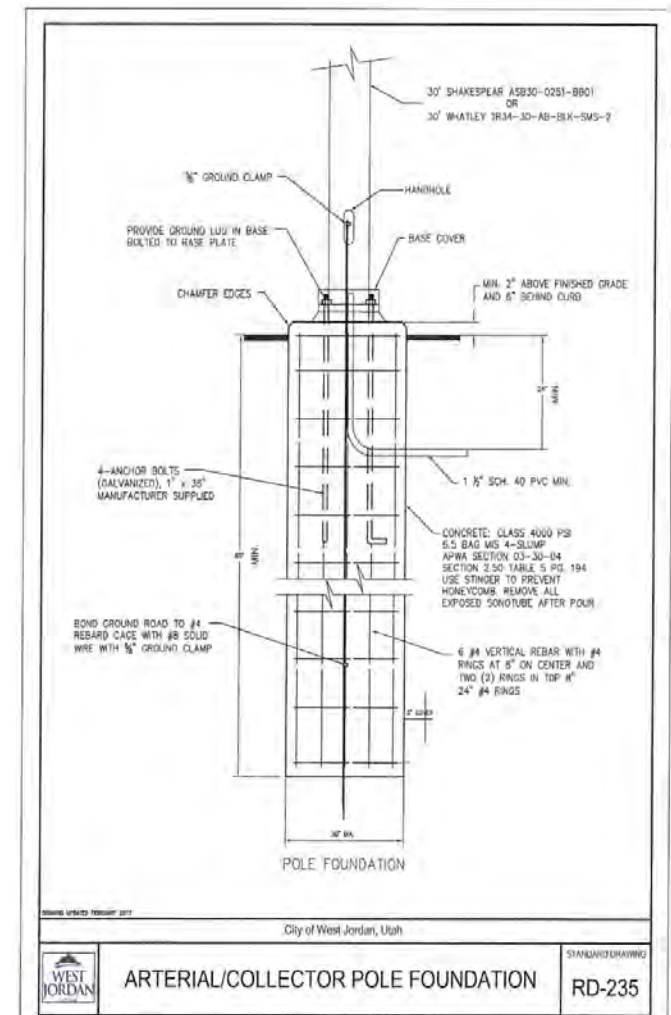
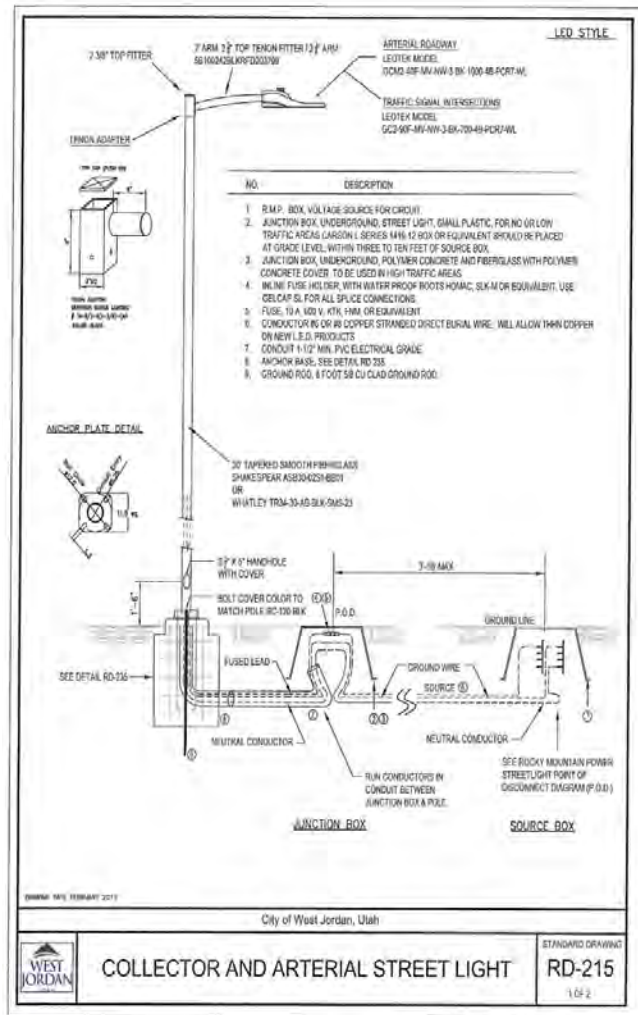
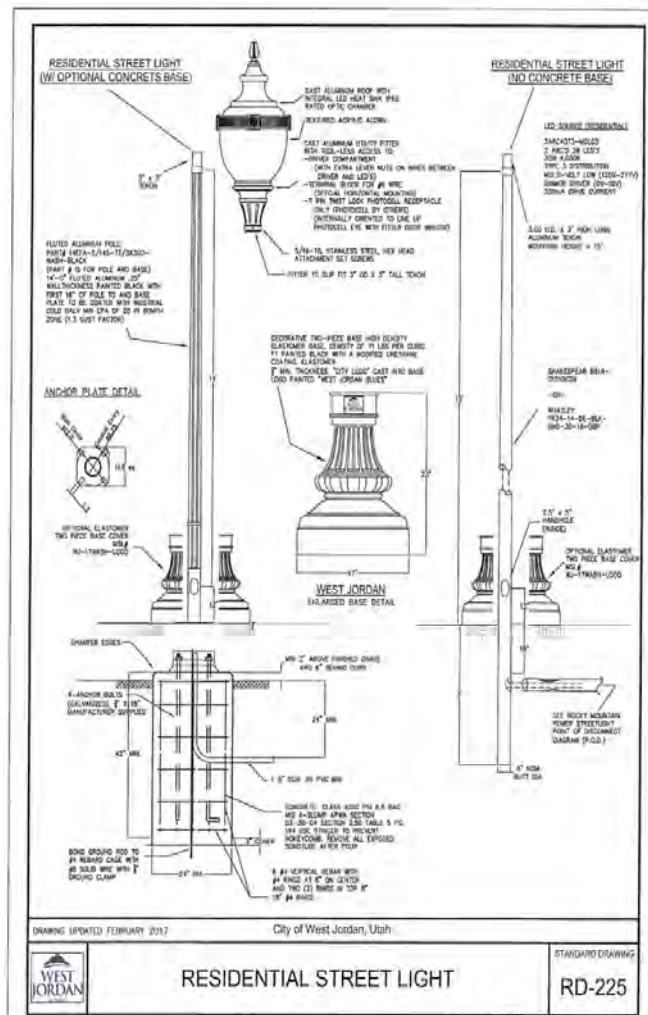
NOTE: INDIVIDUAL PROPERTY OWNERS TO MAINTAIN FENCES. HOA TO MAINTAIN WALLS ON STOKESLY AND 8200 SOUTH.

LEGEND

- PROPOSED 6' MASONRY WALL
- PROPOSED 6' VINYL FENCE
- - - EXISTING 6' VINYL FENCE
- - - EXISTING 6' CHAIN LINK FENCE



LIGHTING PLAN



LIGHTING

The lighting throughout the Copper Meadows will follow West Jordan City standard street lighting for Residential & Collector streets.

| SURVEY DATA

ALTA SURVEY (1 OF 2)



VICINITY MAP

SCHEDULE B-EXCEPTIONS
(PER TITLE REPORT #121216)

Exception #1-12
Contains no plausible descriptions.

Exception #13
Rights of Way, Easements, Ditches, Canals or any other interest therein which may be disclosed by Inspection or Survey of said Property.

Survey Findings: Easements, Ditches, & Canals shown herein.

Exception #14
All rights, titles or interests in or to any land, oil, gas, coal or other hydrocarbon and the consequences of the right to mine or remove such substances, including but not limited to express or implied easements and rights to enter upon and use the surface of the land for exploration, drilling or extraction related purposes.

Survey Findings: None shown.

Exception #15
This assessment/policy does not purport to disclose dimensions of second recording in the above referenced rights.

Survey Findings: Contains no plausible descriptions.

Exception #16
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #17
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #18
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #19
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #20
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #21
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #22
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #23
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #24
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #25
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #26
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #27
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #28
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #29
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #30
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #31
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #32
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #33
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #34
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #35
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #36
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #37
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #38
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #39
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #40
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #41
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #42
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #43
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #44
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #45
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #46
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #47
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #48
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #49
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #50
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #51
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #52
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #53
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #54
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #55
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #56
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #57
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #58
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #59
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Survey Findings: None shown.

Exception #60
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Survey Findings: None shown.

Exception #61
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #62
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #63
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #64
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #65
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #66
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #67
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #68
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #69
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #70
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #71
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #72
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #73
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #74
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #75
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #76
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #77
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #78
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #79
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #80
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #81
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #82
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #83
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #84
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #85
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #86
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #87
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #88
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #89
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #90
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #91
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #92
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #93
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #94
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #95
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #96
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #97
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #98
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #99
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.

Exception #100
An Easement including its terms, covenants and provisions as disclosed by instrument.

Survey Findings: None shown.



ALTA/NSPS LAND TITLE SURVEY LOCATION: A PART OF THE S1/2 OF SECTION 33, T2S, R2W, SLB&M

NOTES

- The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey and Certification for the parcels described and shown herein, identified in Salt Lake County as Parcel No. 20-33-401-002 & Parcel No. 20-33-300-003 located in West Jordan City, Salt Lake County, Utah.
- A Title Commitment prepared by Mountain Title Company located in Salt Lake City, Utah, File No. 312128 Effective Date: September 28, 2021 was utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of these documents, and is not liable for errors and omissions based on their reliance thereof. Unless noted otherwise, all record parcels and title exceptions noted on this Survey are referenced from said documents.
- The Basis of Bearing for this Survey is S01°01'24"E along the Section line between the East Quarter Corner and the Southeast Corner of Section 33, Township 2 South, Range 2 West, Salt Lake Base & Meridian. All deeds and plats of record have been related to match this aforementioned basis of bearing, or to other Sectional monument lines relative to said basis of bearing per measured lines as shown herein.
- Vertical data (contour lines and spot elevations, etc.) is based on the NAVD83 elevation published by the Salt Lake County Surveyor on the 2.5' Standard Flat Brass Monument marking the West 1/4 Corner of Section 33, Township 2 South, Range 2 West, Salt Lake Base & Meridian with an elevation of 5142.02 feet.
- 45 value & day (FCCUS ENG) to be set at all boundary corners unless noted otherwise.
- This drawing, its design and invention thereof, after electronic or hard copy, as the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the exclusive use of the parties listed in the Surveyor's Certificate shown herein. Only signed and sealed copies authorized by the Surveyor and sent from Focus Engineering & Surveying, LLC, or a duly authorized representative of the office of the County Surveyor may be used as the official work of the Surveyor.
- Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown herein: easements, encroachments, building setbacks lines, restrictive covenants, subdivision restrictions, zoning, or other land use restrictions.
- With regard to locations of utilities or to serving the surveyed property, information from sources will be combined with observed evidence of utility location to Section 5.E. to develop a view of the underground facilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be required or result in an unresponsive response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- Survey Responses to Table A (Optional Survey Responses and Specifications)
 - Item 1: Survey monuments found or set shown herein.
 - Item 2: Address of surveyed property: 7299 West 2020 South, West Jordan, UT 84091.
 - Item 3: Surveyed property lies within Zone X (Areas determined to be outside the 0.2% annual chronic floodplain) according to FEMA (Federal Emergency Management Agency) FIRM (Flood Insurance Rate Map) #4905C0425G Effective Date: September 25, 2009, and FIRM Map #4905C0410G Effective Date: September 25, 2009.
 - Item 4: Grass land area shown herein.
 - Item 5: Vertical relief shown herein. (See Note #4)
 - Item 6: No buildings were observed on the surveyed area while conducting this survey.
 - Item 11(a): Utility providers serving on or around the surveyed area, as determined by the Blue Stakes of Utah 811 (BlueStakes.org) Utility Contact Plans, were requested at the time of this Survey. Observed existing utilities, as well as those utilities disclosed on plans requested by the following utility providers shown herein (See Note #8):
 - Received: PacifiCorp, Telecom, Mountain LTD, West Jordan City
 - Pending: Dominion
 - Item 12: Names of adjoining owners shown herein.
 - Item 14: Distance to nearest intersecting street shown herein.
 - Item 16: No evidence of construction, or building additions were observed. The surveyed area appears to have been used as a quarry/gravel pit but no active earthwork was observed while conducting this survey.
 - Item 17: No evidence of recent street or sidewalk construction or repairs were observed.
 - Item 19: All plausible easements included documents provided to or obtained by the surveyor shown herein.
 - Any digital aerial photography shown herein was obtained by Focus Engineering & Surveying, LLC during the process of conducting the field work for this Survey. The orthorectified map shown herein has been georeferenced to control points on the ground.
- The following documents were reviewed and/or utilized in the preparation of this Survey:
 - Hyde Post Phase 2 Subdivision, recorded as Entry No. 12710075 in Book 2018P at Page 55 recording date: February 5, 2018.
 - Hyde Post Phase 6 Subdivision, recorded as Entry No. 13211775 in Book 2020P at Page 148 recording date: March 9, 2020.
 - The Symantec at Jordan Hills Phase 9 Subdivision, recorded as Entry No. 8437180 in Book 2005P at Page 213, recording date: July 20, 2005.
 - The Symantec at Jordan Hills Phase 11 Subdivision, recorded as Entry No. 10052069 in Book 2007P at Page 163 recording date: April 10, 2007.
 - Warreny Dead, recorded as Entry No. 12857173 in Book 10716 at Page 5104-5108 recording date: September 27, 2018.
 - Special Warranty Deed, recorded as Entry No. 9249386 in Book 9072 at Page 696-697 recording date: December 14, 2004.
 - Quit Claim Deed, recorded as Entry No. 11173136 in Book 9920 at Page 6825A recording date: April 27, 2011.
 - Right-of-way Deed, recorded on May 28, 1947 as Entry No. 1084910 in Book 542 at Page 131.
 - The following flat surveys were utilized from the Salt Lake County Surveyor's Office in preparation of this Survey:
 - 52020-05-0316 prepared by Focus Engineering and Surveying, signed date: January 9, 2020.

The land referred to in this commitment is situated in the County of Salt Lake, State of Utah, and described as follows:

Parcel 1: [20-33-401-002]
The North 1/2 of the Southwest 1/4 of Section 33, Township 2 South, Range 2 West, Salt Lake Base and Meridian.

Less and excepting any and all persons lying within the legal bounds of Hyde Post - Parcel 2

Also, less and excepting:
Beginning at the East quarter corner of Section 33, Township 2 South, Range 2 West, Salt Lake Base and Meridian, and following thence South 01°03'00" East 60.01 feet, thence South 89°29'23" West 1475.86 feet, thence North 89°39'35" West 60.00 feet, thence North 89°29'22" East 1475.43 feet to the point of Beginning.

Also, less and excepting:
Beginning at a point that is South 01°02'21" East for a distance of 40.80 feet from the West quarter corner of Section 34, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence along the section line South 01°02'21" East for a distance of 1181.70 feet to a point on a line, thence North 89°39'29" West for a distance of 120.65 feet to a point on a line, thence North 89°54'37" East for a distance of 324.19 feet to the beginning of a non-adjacent curve, and curve running to the left through an angle of 32°11'36", having a radius of 525.34 feet, and whose long chord bears North 13°19'47" East for a distance of 291.31 feet, thence North 01°02'21" East for a distance of 555.93 feet to a point on a line, thence North 89°37'34" East a distance of 35.00 feet to the point of Beginning.

Parcel 2: [20-33-300-003]
Beginning at the Southeast corner of the Northern quarter of the Southeast quarter of Section 33, Township 2 South, Range 2 West, Salt Lake Base and Meridian, running thence North to the Eastern line of Kennecott Copper Corp right of way, thence Southwesterly along said right of way to a point West of the point of beginning, thence East to the point of Beginning.

(AS-SURVEYED DESCRIPTION PARCEL 1)
A part of the S1/2 of the S1/4 of Section 33, Township 2 South, Range 2 West, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point located on the westerly right-of-way of Stokely Drive, and point after being located S01°01'24"E 95.52 feet along the Section line and S89°54'36" W 71.39 feet from the East 1/4 Corner of Section 33, Township 2 South, Range 2 West, Salt Lake Base & Meridian, running thence southerly along and right-of-way the following three (3) courses: (1) southerly along a (100.00 foot radius curve to the right 88.07 feet through a central angle of 50°27'33" Chord Bearing: S20°17'37" Chord Length: 83.25 feet, thence (2) S01°01'24"E 470.76 feet to a point on a non-adjacent curve, thence southerly along the arc of a non-adjacent 525.34 foot radius curve to the right 295.18 feet through a central angle of 32°11'36" Chord Bearing: S13°04'44" W Chord Length: 291.31 feet to a point located at the western corner of said former trust property described by a Warranty Deed, recorded as Entry No. 12817775 in Book 10716 at Page 5104-5108 recording date: September 27, 2018 of official records, thence along said Deed the following two (2) courses: (1) S01°33'13" 324.19 feet, thence (2) N89°58'57" E 126.65 feet to a point on the westerly Subdivision line of Hyde Post Phase 2 Subdivision, recorded as Entry No. 12710075 in Book 2018P at Page 55 recording date: February 5, 2018 of official records, thence southerly along said Subdivision S01°01'24"E 64.95 feet to and along the westerly Subdivision line of Hyde Post Phase 2 Subdivision, recorded as Entry No. 13211775 in Book 2020P at Page 148 recording date: March 9, 2020 of official records to a point as determined by a flat Survey prepared by Focus Engineering, signed on January 9, 2020, File No. 52020-05-0316 on file with the office of the Salt Lake County Surveyor's Office, thence southerly along said Survey N89°30'55" W 267.05 feet to a point located on the eastern Deed line of a Quit Claim Deed, recorded as Entry No. 11173136 in Book 9920 at Page 6825A recording date: April 27, 2011 of official records, thence southerly along said Deed N02°19'03" W 1234.31 feet to and along the southerly right-of-way of Kennecott Railroad as described by a Right-of-Way Deed, recorded on June 10, 1947 as Entry No. 1084910 in Book 542 at Page 131 of Official Records to a point marking the calculated position of the Corner 1/4 Corner of Section 33, Township 2 South, Range 2 West, Salt Lake Base & Meridian, thence N89°29'17" E 1221.45 feet along the 1/4 Section line of said Section 33 to and along the southerly Subdivision line of the Symantec at Jordan Hills Phase 11 Subdivision, recorded as Entry No. 10052069 in Book 2007P at Page 163 recording date: April 10, 2007 of official records, thence S01°01'24"E 59.21 feet to the southerly right-of-way of said 4200 South Street, thence southerly along said right-of-way N89°22'04" E 1404.43 feet to the point of Beginning.

Contains 73.88 acres

(AS-SURVEYED DESCRIPTION PARCEL 2)
A part of the S1/2 of Section 33, Township 2 South, Range 2 West, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point as determined by a flat Survey prepared by Focus Engineering, signed on January 9, 2020, File No. 52020-05-0316 on file with the office of the Salt Lake County Surveyor's Office, and point after being located S02°17'03" E 1384.61 feet along the 1/4 Section line from the South 1/4 Corner of Section 33, Township 2 South, Range 2 West, Salt Lake Base & Meridian, running thence southerly along said Survey line N89°30'55" W 239.29 feet to a point on a line, thence southerly along the line of the county railroad right-of-way of Kennecott Railroad as determined by a Right-of-Way Deed, recorded on June 10, 1947 as Entry No. 1084910 in Book 542 at Page 131 of official records, thence along and right-of-way the following two (2) courses: (1) southerly along the arc of a 1118.20 foot radius curve to the left 125.24 feet through a central angle of 06°40'32" Chord Bearing: N24°22'42" E Chord Length: 132.16 feet, thence (2) northeasterly along the arc of a 5159.65 foot radius curve to the left 121.96 feet through a central angle of 01°17'02" Chord Bearing: N23°00'40" E Chord Length: 421.86 feet, thence S02°17'03" E 311.18 feet to the point of Beginning.

Contains 1.38 Acres

SURVEYOR'S CERTIFICATE

I, Peter Peterson Development Company, LLC, Jones Mountain Estates, LLC, "Mortgage Trust 1" (collectively, "The Parties") have caused this map to be made and the survey on which it is based to be made in accordance with the (b) Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and actually done by me, the Surveyor, and by the Surveyor's Office. The following was completed on (Survey Date, 2021):

Surveyed by: [Signature]
Professional Seal and Signature
License No. 12554319

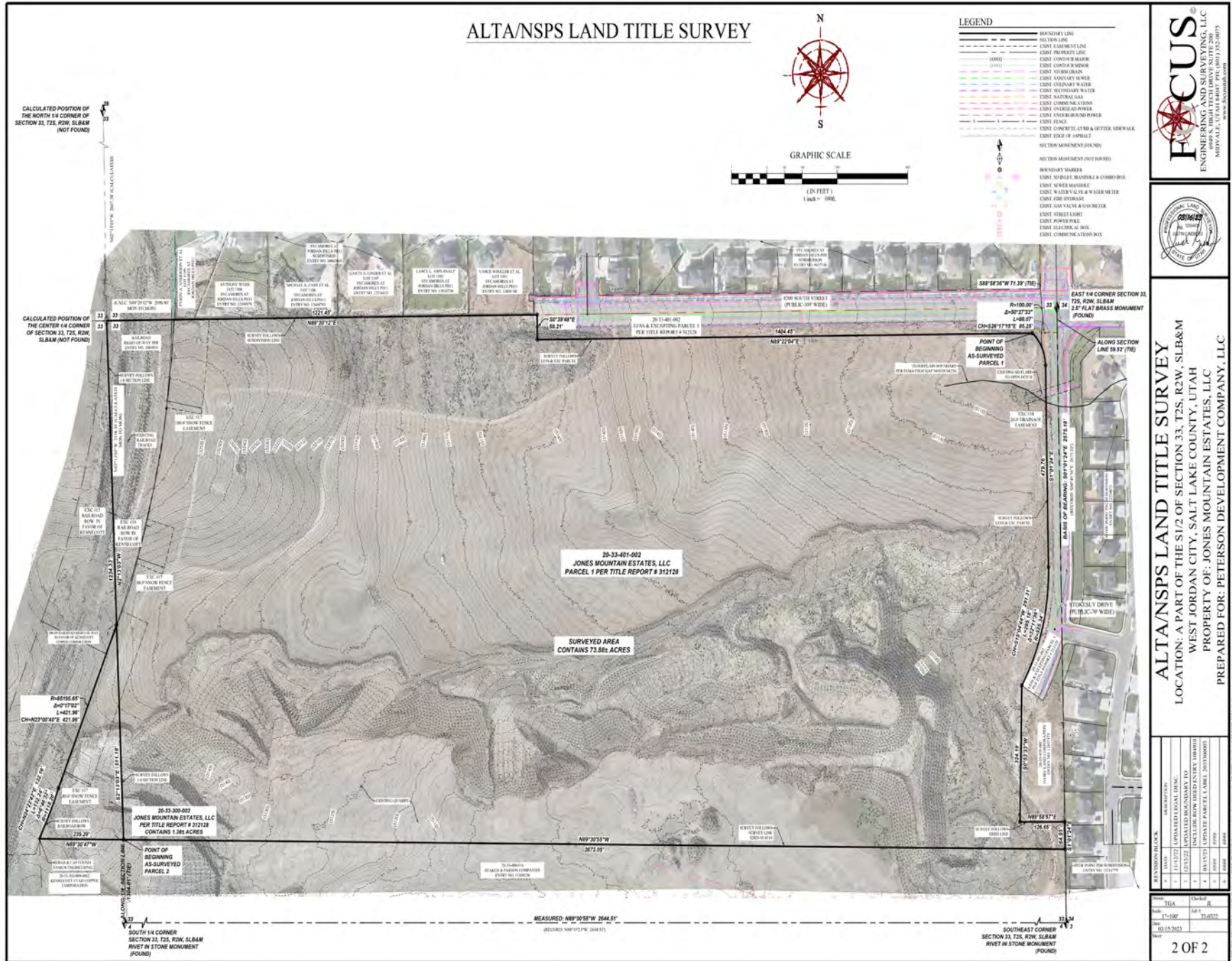
05/16/25



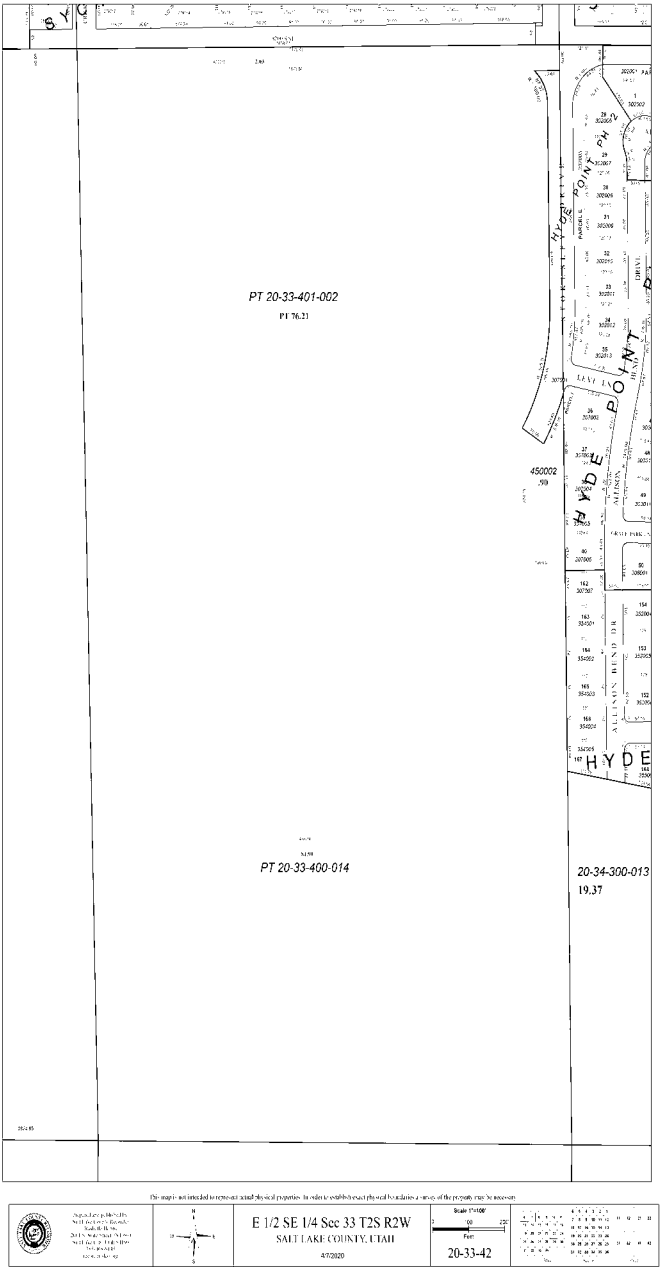
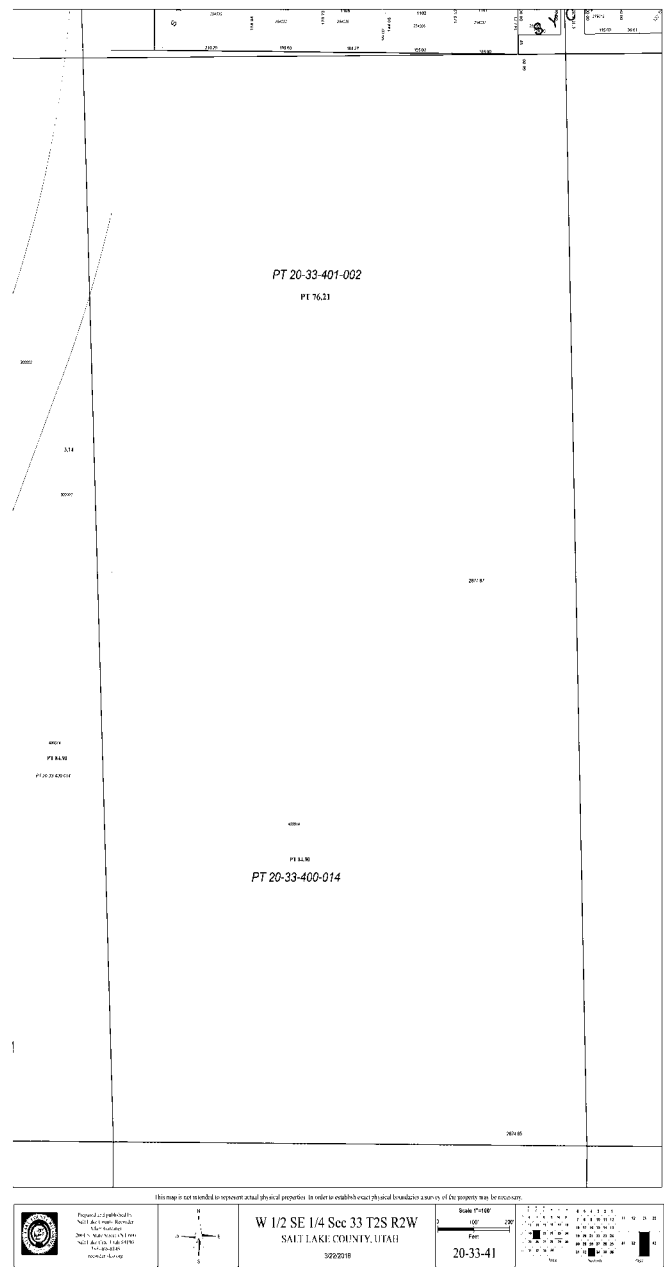
ALTA/NSPS LAND TITLE SURVEY
LOCATION: A PART OF THE S1/2 OF SECTION 33, T2S, R2W, SLB&M
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH
PROPERTY OF: JONES MOUNTAIN ESTATES, LLC
PREPARED FOR: PETERSON DEVELOPMENT COMPANY, LLC

REVISION BLOCK	DATE	DESCRIPTION
1	05/16/25	INITIAL RELEASE FROM FOCUS ENGINEERING AND SURVEYING, LLC
2	05/16/25	UPDATE PARCEL 1 AREA, 73.88 ACRES
3	05/16/25	UPDATE PARCEL 2 AREA, 1.38 ACRES

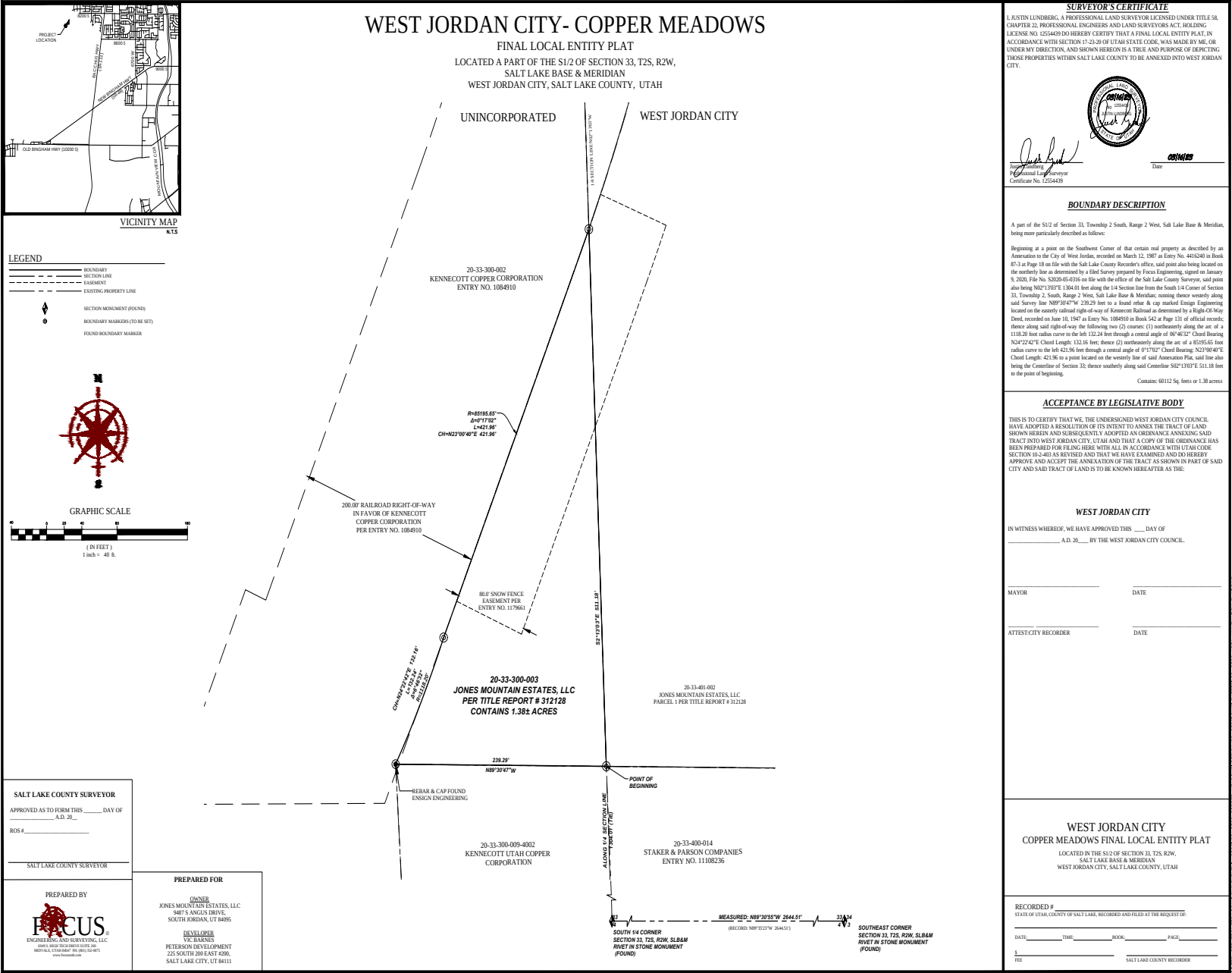
ALTA SURVEY (2 OF 2)



PLAT MAP

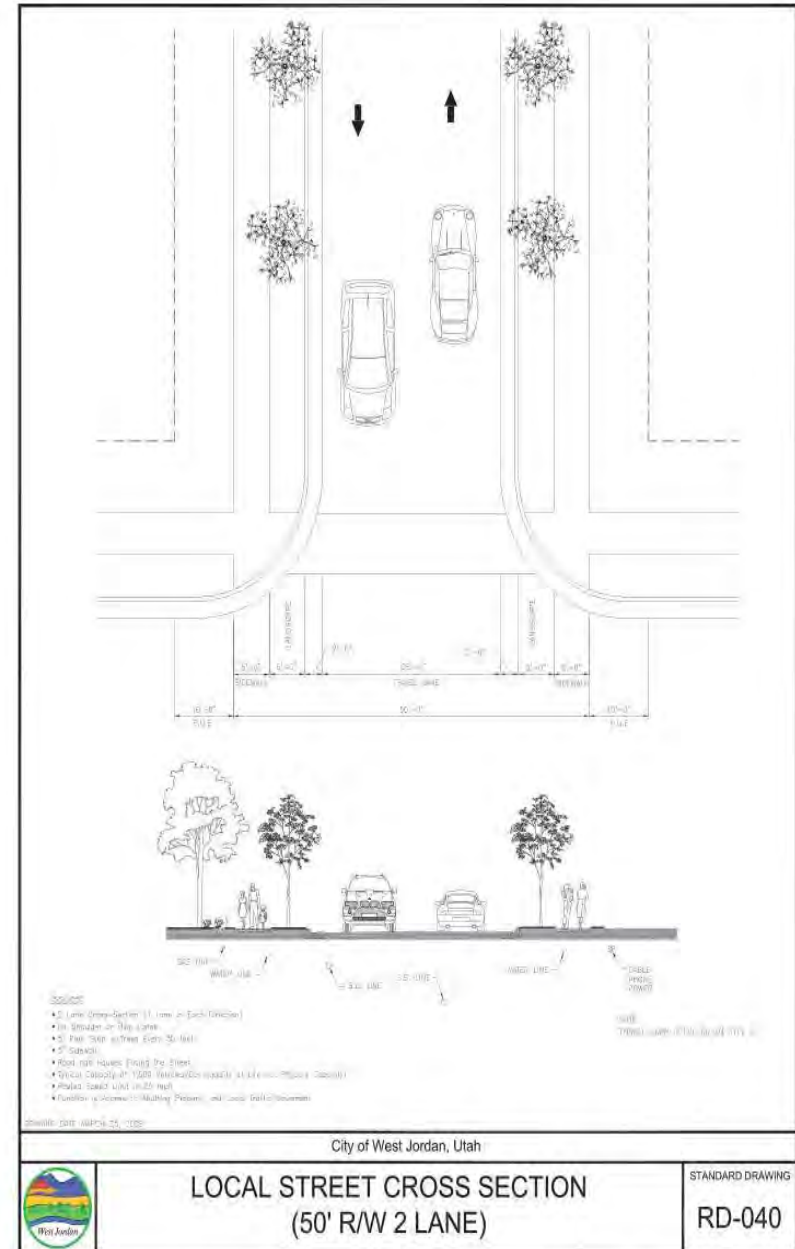
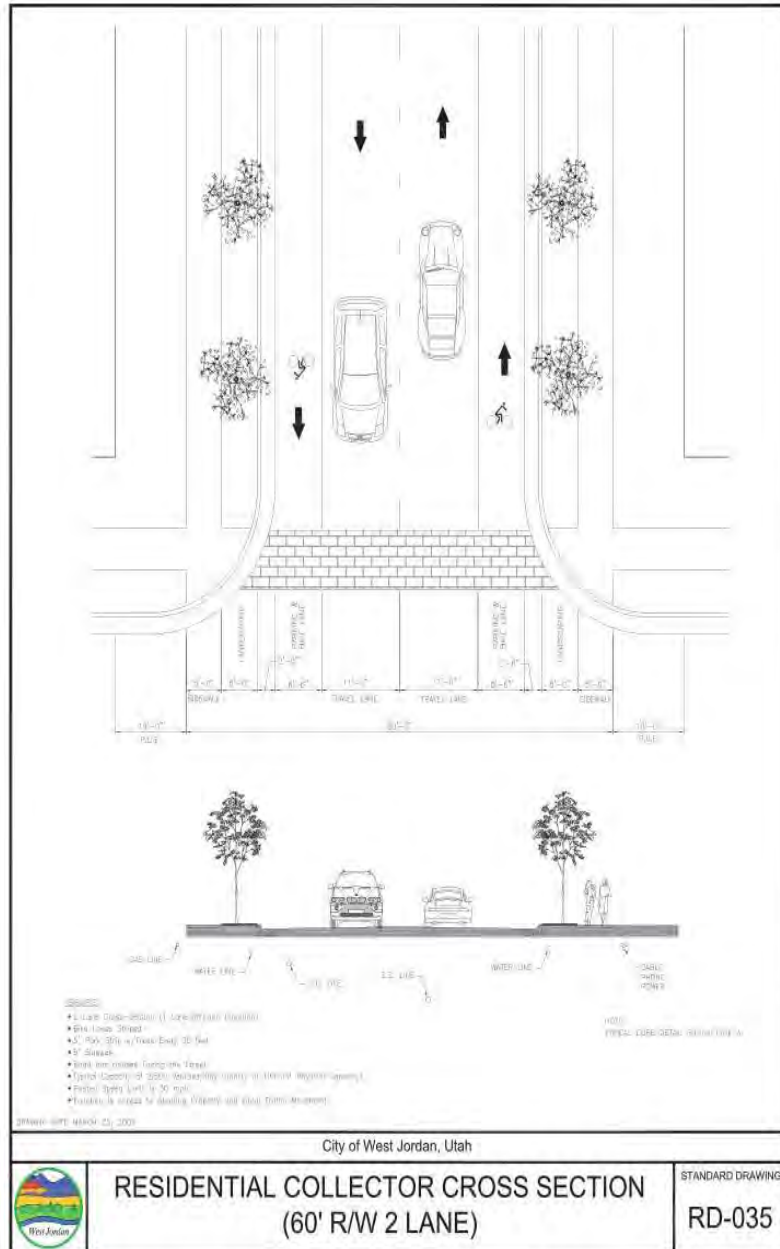


ANNEXATION PLAT MAP

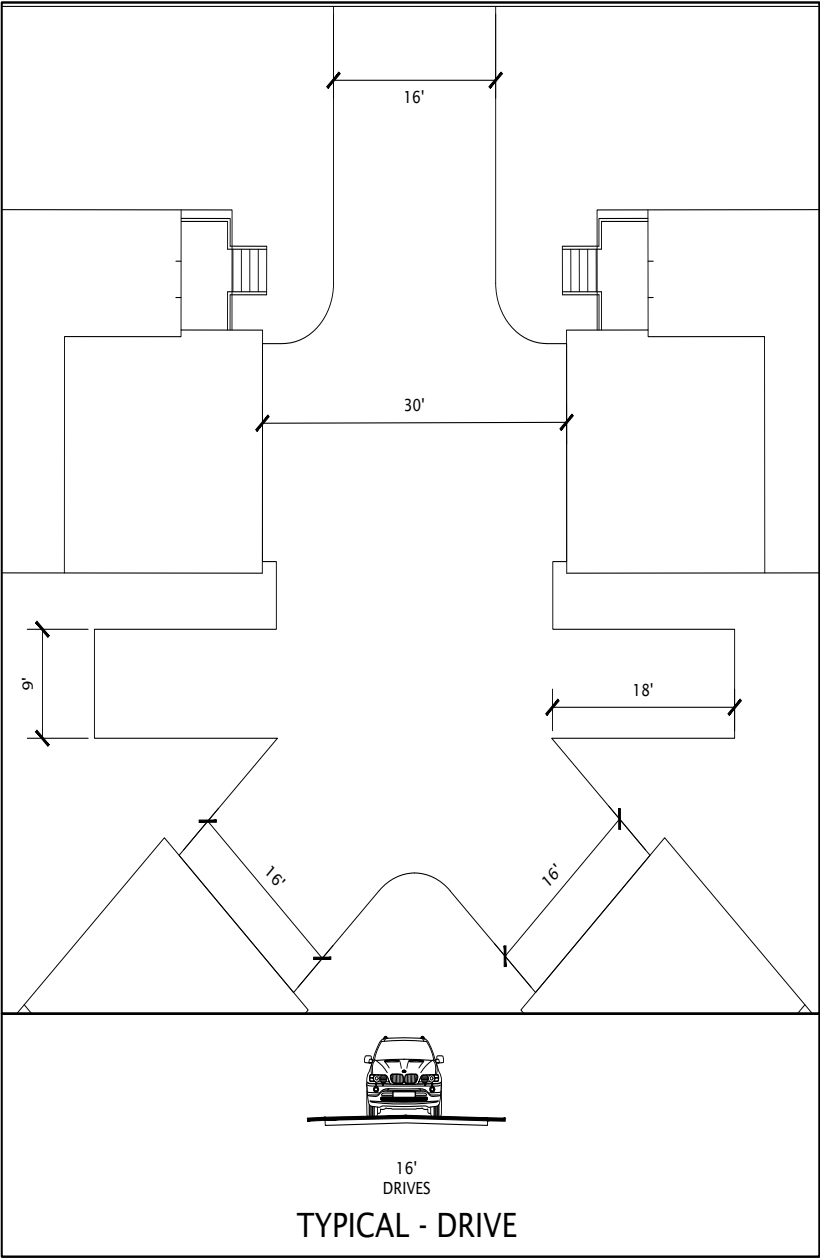
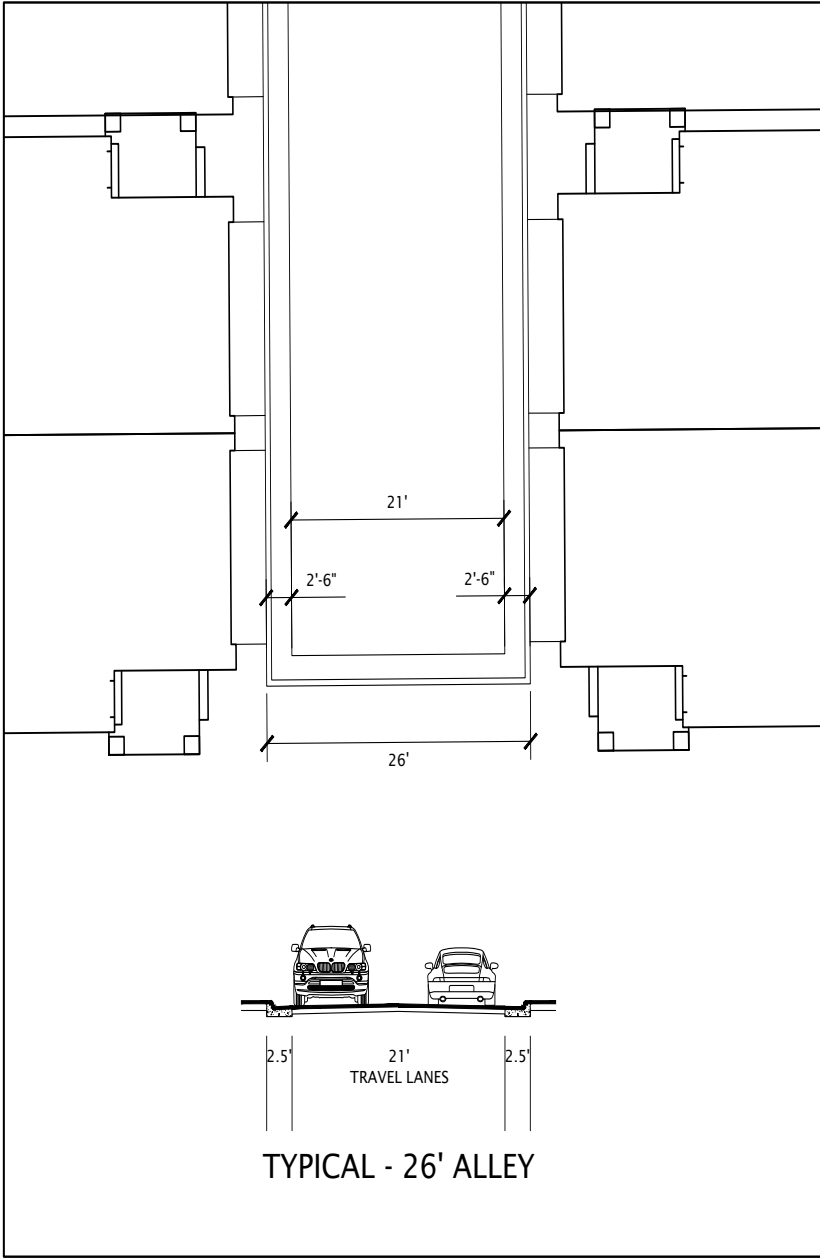


|TRANSPORTATION

STREET CROSS SECTIONS



PRIVATE LANE CROSS SECTIONS

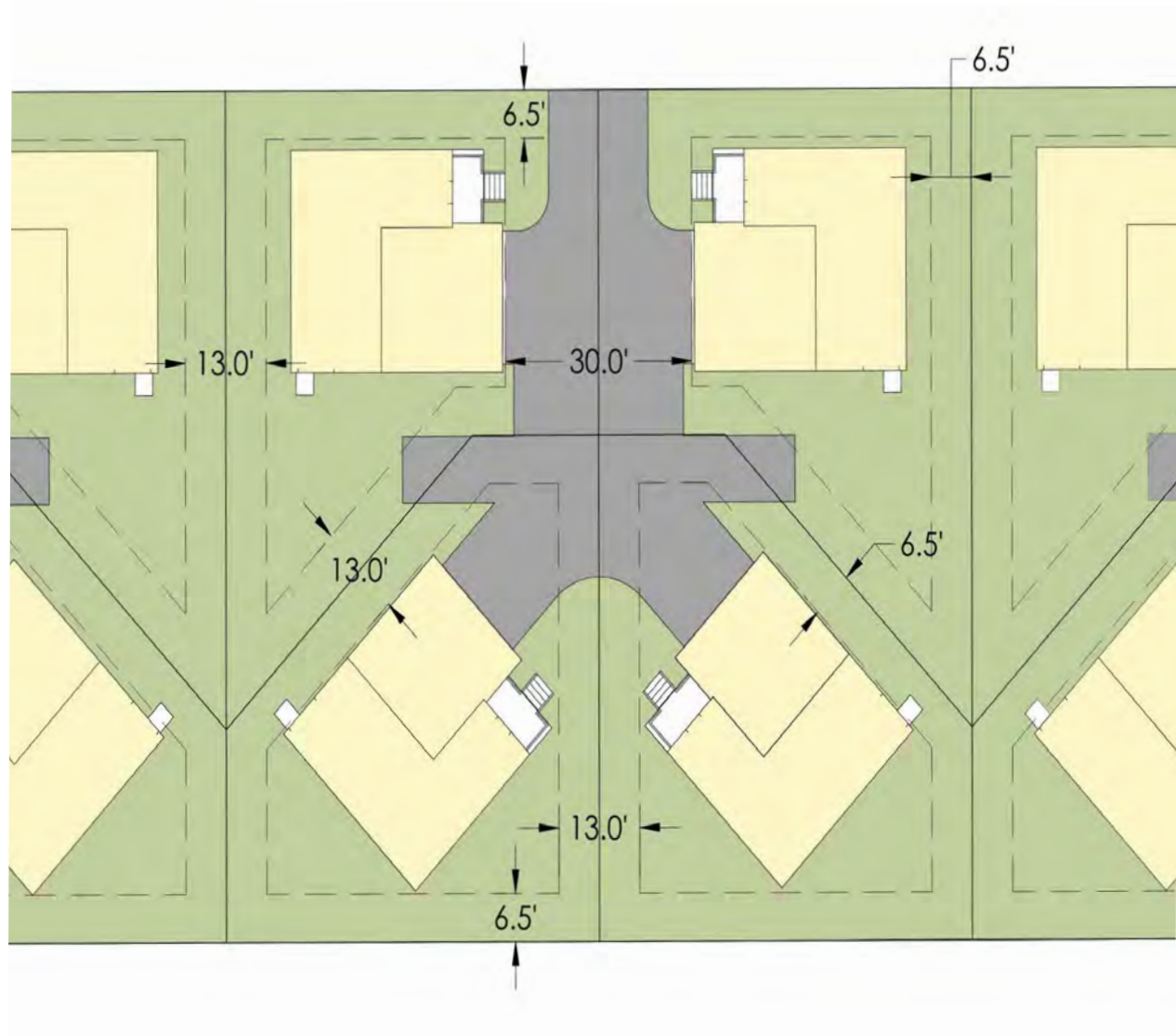


CARRIAGE HOMES EXHIBIT

Additional detail on carriage homes is provided here for further clarification on setbacks, layout, and overall function.

Four homes are arranged with the setbacks and placement shown in the diagram. They share a 30' wide private lane/driveway that features two guest stalls in between the units.

This clustered unit type provides a single-family home in an arrangement that makes home ownership more attainable for West Jordan families.



TRAFFIC MEMO

West Jordan City's existing infrastructure is sufficient to support the additional residential units in Copper Meadows. The Traffic Memorandum included here concludes that mitigation would not be required for roadway networks surrounding the site.

HORROCKS

ENGINEERS

2162 West Grove Parkway, Ste 100

Pleasant Grove, Utah 84062

801-763-5100

www.horrockss.com

To: West Jordan City

From: Kevin Croshaw, PE

Date: November 8, 2022

Memorandum

Subject: West Jordan Travel Demand Model Update for Copper Meadows

The following includes the analysis to update the future traffic volume projections in West Jordan to incorporate approximately 70 acres of land for the residential development to the south of 8200 South and west of Stokesly Drive. This update modifies the land use for the future plans to rezone the Copper Meadows and build additional single-family homes.

Updated Data Used for Analysis

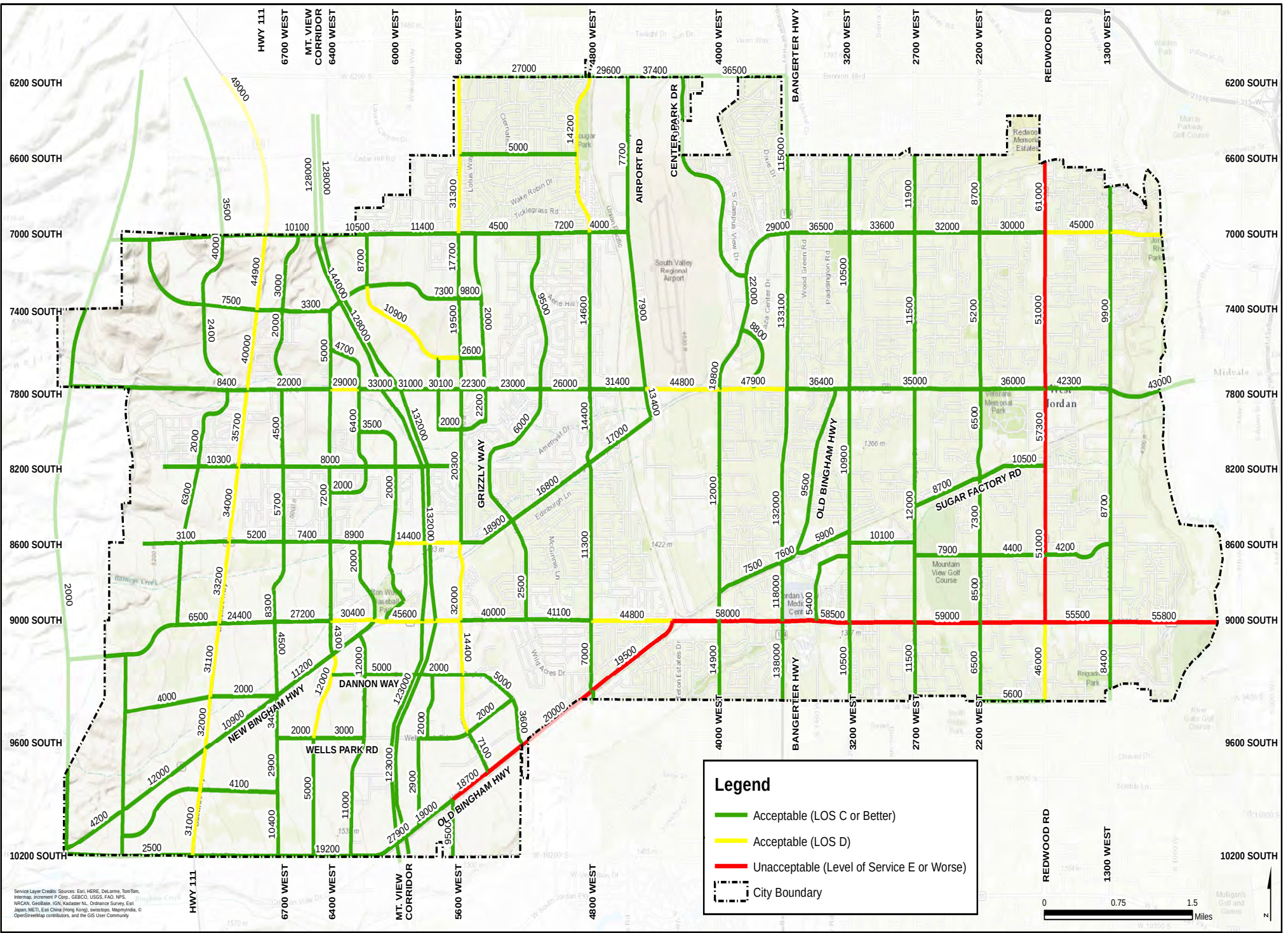
The Wasatch Front Regional Council (WFRC) Travel Demand Model (TDM) was updated to include the new planned land use for this area to include the additional single family residential homes. The model was updated to show a change in zoning from previous model to increase the number of homes. According to West Jordan City, the area that may be approved for rezoning as low density residential.

The site location is shown in **Figure 1**. A TDM analysis analyzed the differences between the previous traffic projections with the previous Ivory Homes site and the proposed zone changes for Copper Meadows. The comparison investigated changes to the future roadway network including Level of Service (LOS) to determine if the proposed increase in dwelling units has impact to the adjacent road network. The future roadway network, as shown in Figure 8 of the 2015 TMP, has been included here **Figure 2**. Additionally, the original 2040 LOS that was included in Figure 9 of the 2015 TMP can be seen in **Figure 3**.

The socioeconomic data was updated from the original WFRC TDM to match what is proposed at the site. The existing data mainly consisted of residential units, which is a large trip generator. Implementing the proposed site plan, trips being generated at the site decreased, resulting in minimal traffic increase on the roadway network.



0:\2013\PC-042-1307 West Jordan, 2040 Trans Master and Cap Plan\Project Data\GIS\Horrocks\Map\TMAP and CFP Figures\Latest\Figure 09 Future Level of Service (2040) - NEW VOLUMES FROM WJ.mxd, 6/11/2015 9:20:24 AM, Kevin



2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

West Jordan City Transportation Master Plan

Future Level of Service (2040)

DATE	6/11/2015
DRAWN	
Figure 9	

Future Level of Service

Future TDM Model

Roadway LOS is used as a planning tool to quantitatively represent the ability of a particular roadway to accommodate the travel demand. **Table 1** shows LOS traffic volume thresholds for each of the major roadways in the City included in the 2015 West Jordan TMP. Roadway segment LOS can be mitigated with geometry improvements, additional lanes, two-way-left turn lanes, and access management.

Table 1: Summary of West Jordan LOS Capacity Criteria in Vehicles per Day (Per TMP)

Table 4 Suburban Freeway LOS Capacity Criteria in Vehicles per Day

Lanes	LOS C	LOS D	LOS E
4	60,000	70,000	89,000
6	95,000	110,000	140,000

Table 5 Suburban Arterial LOS Capacity Criteria in Vehicles per Day

Lanes	LOS C	LOS D	LOS E
5	28,500	32,800	40,300
7	43,000	50,500	63,400

Table 6 Suburban Collector LOS Capacity Criteria in Vehicles per Day

Lanes	LOS C	LOS D	LOS E
2	9,700	12,100	14,500
3	10,800	13,400	16,100

A standard of LOS D for system streets (collectors, arterials, and freeways) is used in West Jordan and is typical for future planning. Attaining LOS C or better on these streets would be potentially cost prohibitive and may present societal impacts, such as the need for additional lanes and wider street cross-sections. LOS D suggests that for most times of the day, the roadways will be operating well below capacity. The peak times of the day will likely experience moderate congestion characterized by a higher vehicle density and slower than free flow speed.

Future (2040) Level of Service

Analysis of the roadways affected by the land use change, as shown in **Table 2**, show minimal volume increases with no major impact to future LOS. Horrocks has performed similar analysis recently for other developments in the surrounding area and this analysis includes the updated land use data from those studies.

Table 2: Volume Changes to Significant Roadways

Roadway Segment	2040 Number of Lanes	2040 TDM Volume	Volume Change	New 2040 Volume	Master Plan Recommendation Changes?
SR-111 – Old Bingham Hwy to New Bingham Hwy	5	32,700	+20	32,720	No
SR-111 – 9000 S to 8600 S	5	33,800	+120	33,920	No
SR-111 – 8600 S to 8200 S	5	34,400	+150	34,550	No
SR-111 – 8200 S to 7800 S	5	36,250	+150	36,400	No
9000 S – SR-111 to 6700 W	5	29,800	+120	29,920	No
Prosperity Rd - Old Bingham Hwy to New Bingham Hwy	5	12,150	+80	12,230	No
Old Bingham Hwy – SR-111 to Prosperity	5	19,700	+10	19,710	No

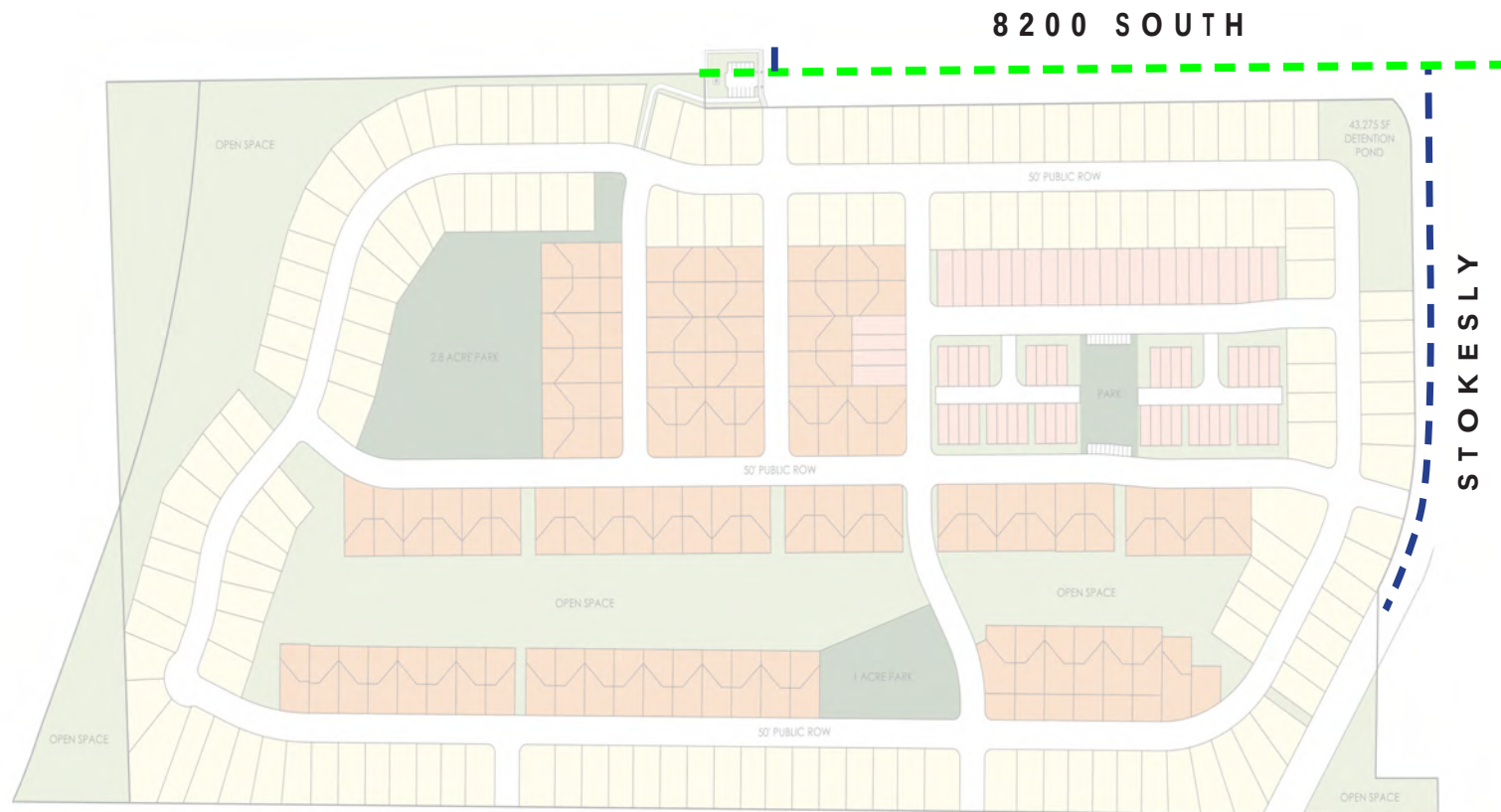
Conclusions

The future traffic volume projections were updated to include 41 additional homes at the proposed Copper Meadows development. A WFRM TDM analysis was completed to compare future traffic projections before and after completion of the additional homes. Minimal increases in traffic volumes show no mitigations to the proposed 2040 TMP roadway network are required.

Analysis using the WFRM TDM provides a macro analysis and is typically used for large scale areas such as cities and counties. For specific items directly surrounding the site such as access locations, turn pocket analysis, and intersection mitigations, it is recommended a traffic impact study for the specific site be completed before development.

There are also many other developments along the U-111 Corridor that may or may not be in the travel demand model. It is recommended to work with adjacent Cities, WFRM, Salt Lake County, and the Municipal Services District that oversees the rural Salt Lake County transportation system.

| SEWER



With the completion of Capital Improvement Project #4 in West Jordan City's Sewer Master Plan, the city's sewer infrastructure would be sufficient to support the additional residential units in Copper Meadows. Refer to the sewer memorandum included in this section for further details.

- EXISTING 12" SANITARY SEWER
- EXISTING 8" SANITARY SEWER



MEMORANDUM

DATE: March 1, 2023

TO: Thomas Romney P.E.
FOCUS Engineering & Surveying, LLC
tromney@focus-es.com

FROM: Delmas W. Johnson, P.E.
Dan Jones, P.E., CFM
Hansen, Allen & Luce, Inc. (HAL)
859 W. South Jordan Pkwy. Ste. 200
South Jordan, UT 84095

SUBJECT: Copper Meadows Wastewater Review

PROJECT NO.: 413.10.100

INTRODUCTION

As requested, we have reviewed of the proposed wastewater flows and infrastructure for the Copper Meadows development, located south of 8200 S. and west of Highway 111 in West Jordan, Utah. The review is based on the design drawings provided to Hansen, Allen & Luce (HAL) by FOCUS Engineering & Surveying, LLC. This analysis has considered the requirements and Level of Service criteria as shown in the 2019 Sanitary Sewer Master Plan (Sewer Master Plan). The analysis concludes that the build-out sewer collection system downstream of the development would be adequate to convey the existing wastewater flows and the flows generated by the proposed Copper Meadows development with the installation of Project 4 from the Capital Improvements Plan in the Sewer Master Plan.

SUMMARY OF TECHNICAL CONCLUSIONS AND RECOMMENDATIONS

- The Development has a density that is higher than what was assumed in the current Sanitary Sewer Master Plan. The Development will add 310 equivalent residential units (ERUs) above what was assumed in the master plan.
- Capital Improvement Project #4 in the Sewer Master Plan would need to be installed to accommodate the addition of Copper Meadows to the build-out sanitary sewer system. See Figure 1 for this project location and corresponding sewershed area.

WASTEWATER SYSTEM

The Copper Meadows development is located south of 8200 S. and west of Highway 111 in West Jordan, Utah, and will include 420 residential units consisting of a mixture of single-family, cluster, and townhomes. Based on the drawing titled 'Utility Tie-In' dated 12/14/2022 the developer will

connect into the existing 12-inch gravity line in 8200 S. to the north and the existing 8-inch gravity line in Stokesley Dr. to the east. The developer proposed that 2/3 of the total sewer loading will go the north and 1/3 will go to the east.

ESTIMATED WASTEWATER GENERATION

The proposed density is greater than what was assumed in the Sewer Master Plan. Wastewater generation for the development was estimated based on data currently available for the proposed development. Estimates are also based on an assumed average wastewater generation for a given land use, as specified in the Sewer Master Plan. Land uses were determined based on proposed dwelling units per acre, as shown in Table 1.

TABLE 1: CALCULATED ERUS FOR THE DEVELOPMENT

Unit Type	Units	Estimated Acres	Master Plan Land Use	Master Plan ERUs per Acre	Total ERUs
Single-Family	162	22.9	Medium Density Residential	7.6	174
Cluster Homes	187	15	High Density Residential	10.92	164
Townhomes	71	5.13	Very High Density Residential	18.58	95
Total	420	-	-	-	433

The calculated number of ERUs proposed by the developer is 310 greater than what was originally planned for this area (originally planned as 123 ERUs) in the Sewer Master Plan.

The average wastewater generation was calculated based on the ERU values shown in Table 1 and the anticipated loadings as specified in the Sewer Master Plan. This value is peaked in the model analysis. Estimated wastewater generation is provided in Table 2.

TABLE 2: WASTEWATER FOR THE DEVELOPMENT

Unit Type	ERUs	Master Plan Loading (gpd/ERU)	Total Loading (gpd)
Single-Family	174	341	59,348
Cluster Homes	164	341	55,856
Townhomes	95	341	32,503
Total	433	-	147,706

WASTEWATER COLLECTION SYSTEM MODELING

The capacity of the wastewater collection system was analyzed in comparison with the anticipated flows to predict whether the system has capacity to accommodate these new flows. Given the increased density compared to the Sewer master Plan, the build-out model was used. The build-out sanitary sewer model was provided by the City for this analysis. The proposed sewer lines were added to a wastewater hydraulic model of the West Jordan system. Loadings were added to the model as specified by the developers plans.

Sewers were evaluated to determine if the future capacity is adequate to convey the future and proposed flows. It is assumed that all pipes within the proposed development are sized and sloped in a sufficient manner to not exceed capacity within the development.

The criteria used to determine when a pipe has reached capacity is based on the level of service as specified in the Sewer Master Plan. These standards suggest a pipe, based on the diameter, has reached full capacity when the depth over diameter (d/D) has exceeded a certain specified ratio.

Calibration and Verification

The hydraulic model used in this evaluation was developed as part of the wastewater collection system master plan and was calibrated with flow monitoring records available at the time. No new specific calibration has been provided with this analysis. If further site-specific calibration is desired, this could be performed once additional flow monitoring data is available.

IMPACTS TO BUILD-OUT SYSTEM

A comparison was made between the capacities in the build-out model and the capacities with the loadings updated from the proposed plans to determine the development's impacts. A comparison of the d/D values showing the previously assumed densities versus the proposed development densities is shown below in Table 3.

TABLE 3: SEWER LINE CAPACITY WITH PROPOSED DEVELOPMENT

Sewer Collection and Conveyance	d/D as previously assumed in Build-out Model	d/D with Build-out Model updated to reflect proposed development	Additional d/D impact/ Percentage of d/D capacity	Maximum Allowed d/D ¹
8400 S., Existing 10-inch	0.10	0.17	0.07 (12%)	0.6
Stokesley Dr., Existing 8-inch	0.11	0.37	0.26 (52%)	0.5
HWY-111, Existing 12-inch	0.38	0.53	0.15 (25%)	0.6
7800 S. East of HWY-111, Existing 15-inch	0.42	0.47	0.05 (7.7%)	0.65
7800 S. from Copper Rim Dr. to 5600 W., Existing 15-inch	0.66	0.70	0.04 (6.2%)	0.65

1. See Table 6-1 of the Sewer Master Plan

The addition of the proposed development increases the maximum d/D through several sewer collection lines downstream, as can be seen in Table 3. The majority of these increases still do not exceed the maximum d/D value that is allowed by West Jordan City Standards. However, Copper Meadows is consuming significant capacity in some of those downstream sewer lines (see Table 3 above). The only sewer line that has a value increase over the maximum allowed d/D is the existing 15-inch line in 7800 S. from Copper Rim Dr. to 5600 W. Although, this gravity line is Project 4 of the Capital Improvement Projects (CIP) as specified in the Sewer Master Plan. It was originally proposed that the existing 15-inch be upsized to a 21-inch line.

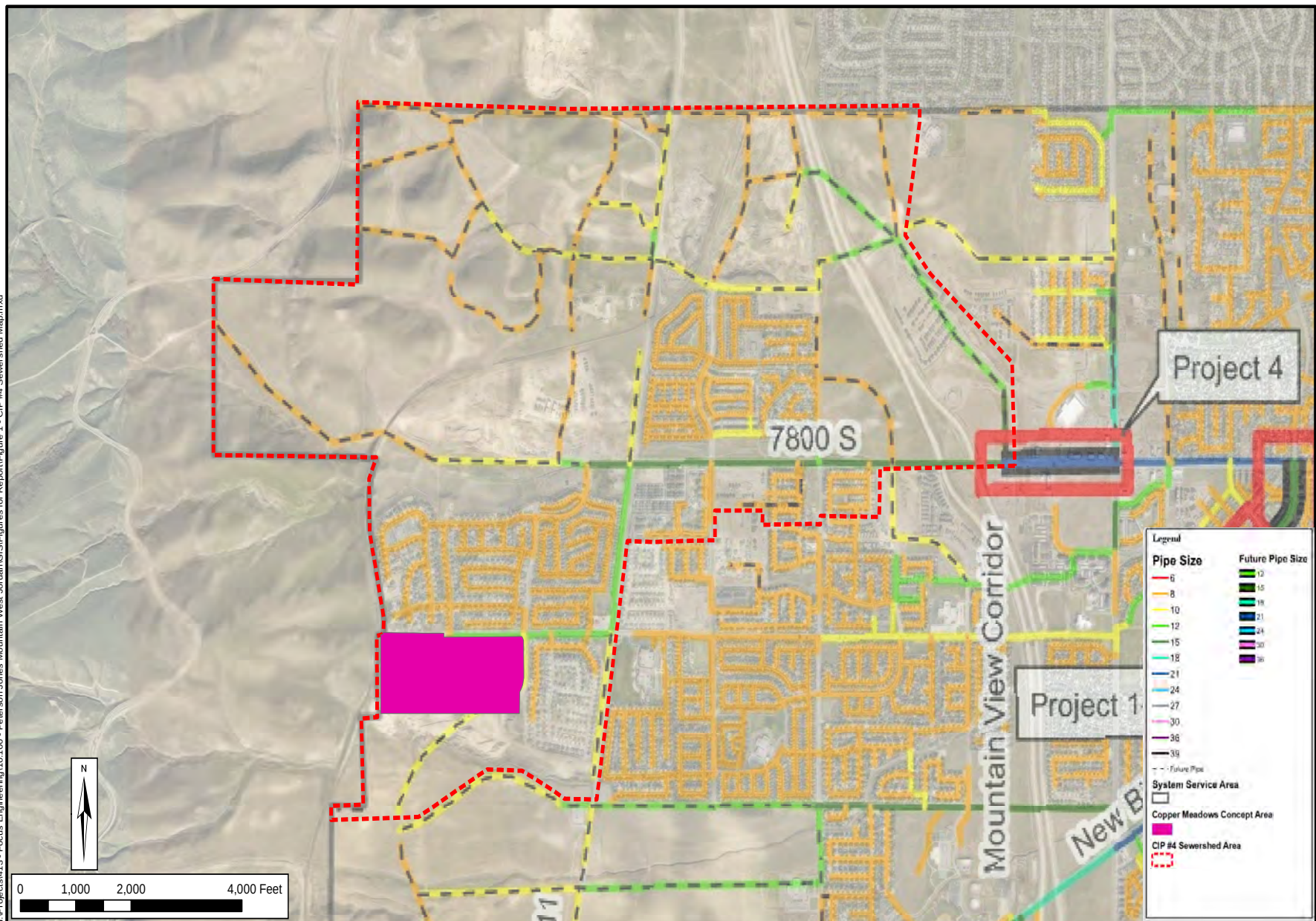
Project 4 was entered into the build-out model with the proposed Copper Meadows development and saw a maximum d/D of 0.4. It is still proposed that Project 4 of the CIP be installed as a 21-inch gravity line. This project location and corresponding sewershed is shown in Figure 1.

CONCLUSIONS AND RECOMMENDATIONS

The proposed and existing sewers are adequate to contain the build-out wastewater flows and the flows generated by the Copper Meadows. This analysis confirms and it is recommended that Project 4 of the CIP in the Sewer Master Plan be completed as a 21-inch as to not allow exceedance of West Jordan's maximum d/D criteria. It is also recommended that the developer install the proper infrastructure within the development to adequately convey the wastewater flows, with a minimum pipe size of 8-inches. Further, the developer can assist in the cost of Project 4 through assessed impact fees.

Project #4 was also tested in the model with the addition of other currently proposed developments to determine the adequacy of the 21-inch line. Minimal increase in depths was noted and it still satisfies the design criteria.

Date: 2/28/2023
 Document Path: H:\Projects\413 - Focus Engineering\101100 - Peterson Jones Mountain West Jordan\GIS\Figures for Report\Figure 1 - CIP #4 Sewershed Map.mxd

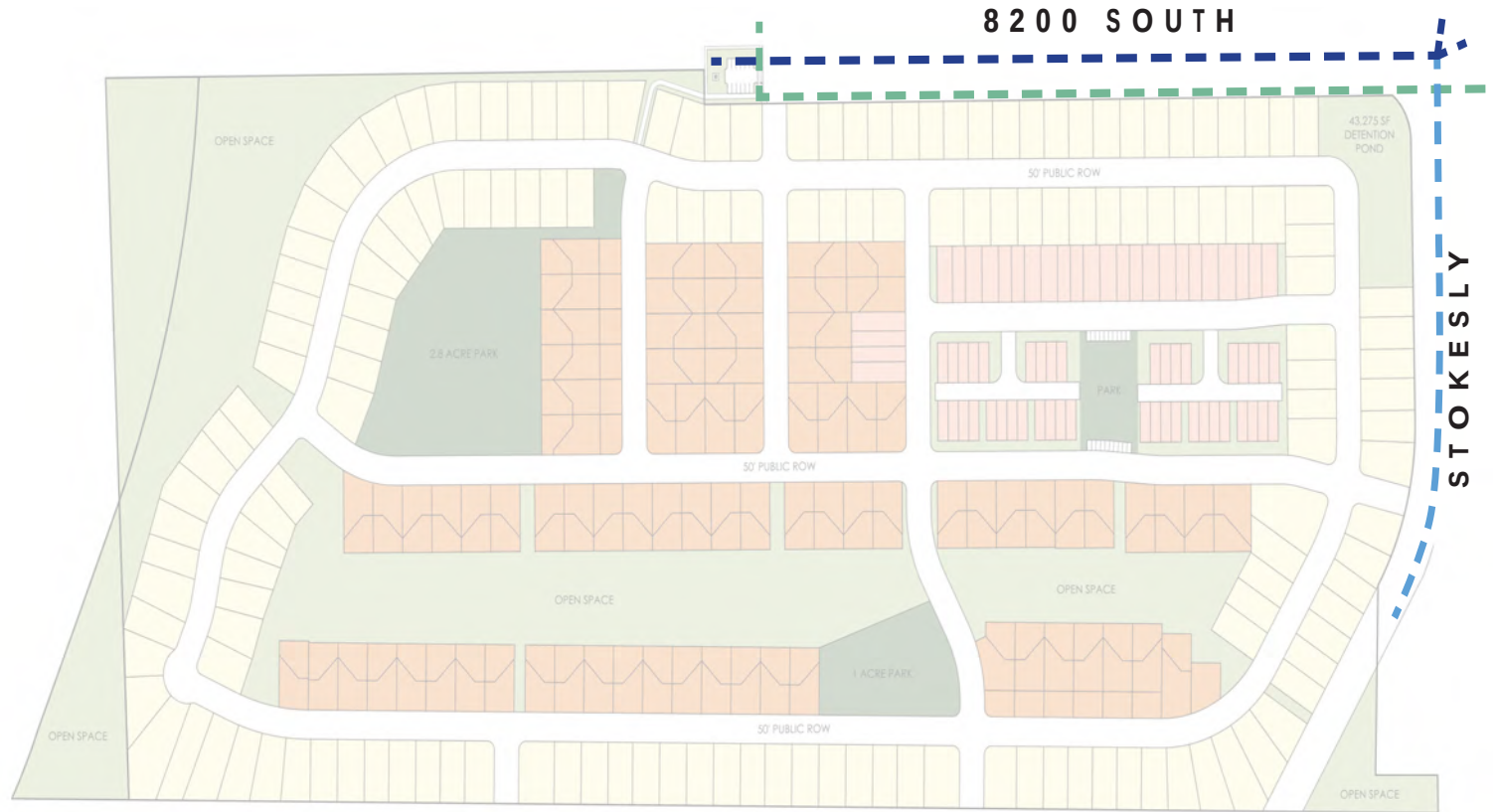


WEST JORDAN CITY
 BUILD-OUT SANITARY SEWER CONCEPT

CAPITAL IMPROVEMENT PROJECT #4 SEWERSHED

FIGURE
 1

| WATER



West Jordan City's existing water infrastructure is sufficient to support the additional residential units in Copper Meadows. Storage capacity is sufficient for this project with the completion of new water tanks in zones 5 and 6. Refer to the water memorandum included in this section for further details.

- — — — — EXISTING 12" CULINARY WATER
- — — — — EXISTING 10" CULINARY WATER
- — — — — EXISTING IRRIGATION LINE



MEMORANDUM

DATE: March 3, 2023

TO: Thomas Romney, P.E.
FOCUS Engineering & Surveying, LLC
tromney@focus-es.com

FROM: Delmas W. Johnson, P.E.
Katie Gibson Jacobsen, P.E.
Hansen, Allen & Luce, Inc. (HAL)
859 West South Jordan Parkway, Suite 200
South Jordan, Utah 84095

SUBJECT: Copper Meadows Community
Drinking Water Hydraulic Modeling Review

PROJECT NO.: 413.10.100

This memorandum is a summary of a hydraulic modeling review of the Copper Meadows Community development (Development) in the West Jordan City (City) drinking water system. The recommendations are based on City level of service requirements, extended-period hydraulic modeling, and conceptual land use information about the Copper Meadows development. The West Jordan existing and build-out drinking water models were provided by Bowen Collins & Associates (BC&A).

SUMMARY OF TECHNICAL CONCLUSIONS AND RECOMMENDATIONS

- The Development has a density that is higher than what was assumed in the current drinking water master plan. The Development will add 266 equivalent residential connections (ERC) above what was assumed in the master plan which increases the water supply requirements and the required drinking water infrastructure above the master plan requirements, as follows:
 - An additional 326 gpm peak day source flow capacity,
 - An additional 194 acre-feet (AF) of annual source volume capacity,
 - An additional 0.17 million gallons (MG) of storage capacity.
- Master planned transmission line sizes are not required to be increased outside the development.
- The existing water system could accommodate the Copper Meadows development while still meeting all current pressure and fire flow level of service requirements.
- The build-out water system could accommodate the Copper Meadows development while still meeting all current pressure and fire flow level of service requirements.
- The City is currently deficient in storage level of service in combined Zones 5 and 6 before the Copper Meadows development. Construction of a new 4 MG Zone 5 tank is planned. A new 3 MG tank is under construction in Zone 6 and is nearing completion.
 - Including existing and previously approved developments, and with a new 4 MG Zone 5 tank, there is a deficit of 3.0 MG storage in Zone 5 after the Copper Meadows development is constructed. With the construction of the new 3 MG tank in Zone 6, there is a volume capacity of 4.3 MG, and an unallocated surplus of 1.3 MG with both zones combined.

- Timing is an important consideration with respect to system capacity. Multiple large developments are under consideration currently by the City. If enough of these developments are approved prior to the Copper Meadows development, the entire volume of available storage could be allocated to others and unavailable for the Copper Meadows development.

PROPOSED DEVELOPMENT

The Copper Meadows development is located on approximately 76.7 acres south of 8200 South and west of the Bacchus Highway (U-111) in West Jordan. FOCUS Engineering has provided unit counts based on proposed density within the development. The 76.7-acre parcel is currently zoned for fewer units than what has been proposed for the development. The proposed density is compared with the density considered in the City's 2022 Master Plan in Table 1.

TABLE 1: COPPER MEADOWS MASTER PLANNED AND PROPOSED DENSITY

Acres	ERCs		
	Master Planned	Proposed	Additional
76.7	154	420	266

DRINKING WATER SYSTEM

The West Jordan City drinking water system supplies water for both indoor and outdoor use.

Based on City level of service for source and storage, the following source and storage capacities are required for the Copper Meadows development. These values are shown in Table 2 and based on the City's minimum sizing requirement specified in the 2022 Drinking Water Master Plan (DWMP).

TABLE 2: DRINKING WATER SYSTEM REQUIREMENTS COPPER MEADOWS DEVELOPMENT

ERCs	Peak Day Source ¹	Annual Source ²	Equalization Storage ³
420	515 gpm	306 AF	0.27 MG

- Source Peak Day Demand – 1,764 gpd per ERC
- Average Yearly Demand – 0.7281 acre-feet per ERC
- Equalization Storage Capacity – 650 gallons per ERC

STORAGE

The proposed development is located in pressure zone 6 of the existing water system. The 2022 DWMP indicates that the existing system with approved developments prior to adding the Copper Meadows development to the system has a deficit of at least 5.4 MG of equalization storage for pressure zones 5 and 6 combined (6.7 MG deficiency in Zone 5 and 1.3 MG excess in Zone 6; Table 6-3). The City is currently undergoing the design and construction of a 4.0 MG tank to serve Zone 5 and a new 3 MG tank to serve Zone 6. This will alleviate the deficiency, resulting in a surplus of 1.6 MG in the combined zones prior to adding the Copper Meadows development. With the storage for the Copper Meadows development included, the storage surplus in the combined zones is 1.3 MG.

Multiple large developments are under consideration by the City. If enough of these developments are approved prior to the Copper Meadows development, the entire volume of available storage

could be allocated to those developments and unavailable for the Copper Meadows development. This would require additional storage to be constructed before the Copper Meadows development can be constructed.

SOURCE

As shown in Table 2, source capacity capable of providing 515 gpm peak day and 306 AF annual volume must be provided. All required source capacity will likely be provided from increased flow at the City's existing Jordan Valley Water Conservancy District (JVWCD) connections.

FIRE FLOW

No specific building plans have been submitted for the Copper Meadows development. The City typically requires residential areas to be evaluated for fire flows of 1,500 gpm. Fire flows of 2,000 gpm were included in the transmission line analysis. Buildings within the Copper Meadows development must be constructed to meet this requirement, or additional analysis for specific buildings requiring larger fire flows will be required. The Zone 6 storage tanks allocate a volume of 1.2 million gallons for fire flow, sufficient to provide 5,000 gpm for 4 hours.

TRANSMISSION AND MODELING

The West Jordan drinking water system was evaluated beginning with the hydraulic computer model of the existing city. The existing and future models were provided by BC&A and are assumed to include all of the relevant demands projected by the City. Performance of the system was evaluated using the computer model by examining tank levels, flow rates at JVWCD connections, and pressures and velocities throughout the system.

Water demand and internal piping for the Copper Meadows development were added to the model. Piping was assumed based on information provided from FOCUS (Figure 'Utility Tie-In' dated 12/14/2022). The Development proposes connecting into the existing 12-inch in 8200 South to the north of the development as well as the existing 10-inch in Stokesley Drive to the east. An 8-inch line size was assumed through the development with locations being based on the concept plan.

Proposed elevations were taken from information provided by FOCUS ('Concept Grading Exhibit' dated 12/22/2022). The 2022 DWMP indicates the highest elevation in pressure Zone 6 is 5218 feet, with a nominal elevation for the upper zone boundary of elevation 5200. The current grading plan proposed by the developer places the entire development in pressure Zone 6 by cutting and holding elevations below 5200. This represents the maximum number of ERCs for the Copper Meadows development that could be included in Zone 6 and represents a conservative modeling scenario. If future grading plans extend significantly above elevation 5200, a portion of the development will be placed in future pressure Zone 7, which will require new source capacity, storage, and transmission for Zone 7.

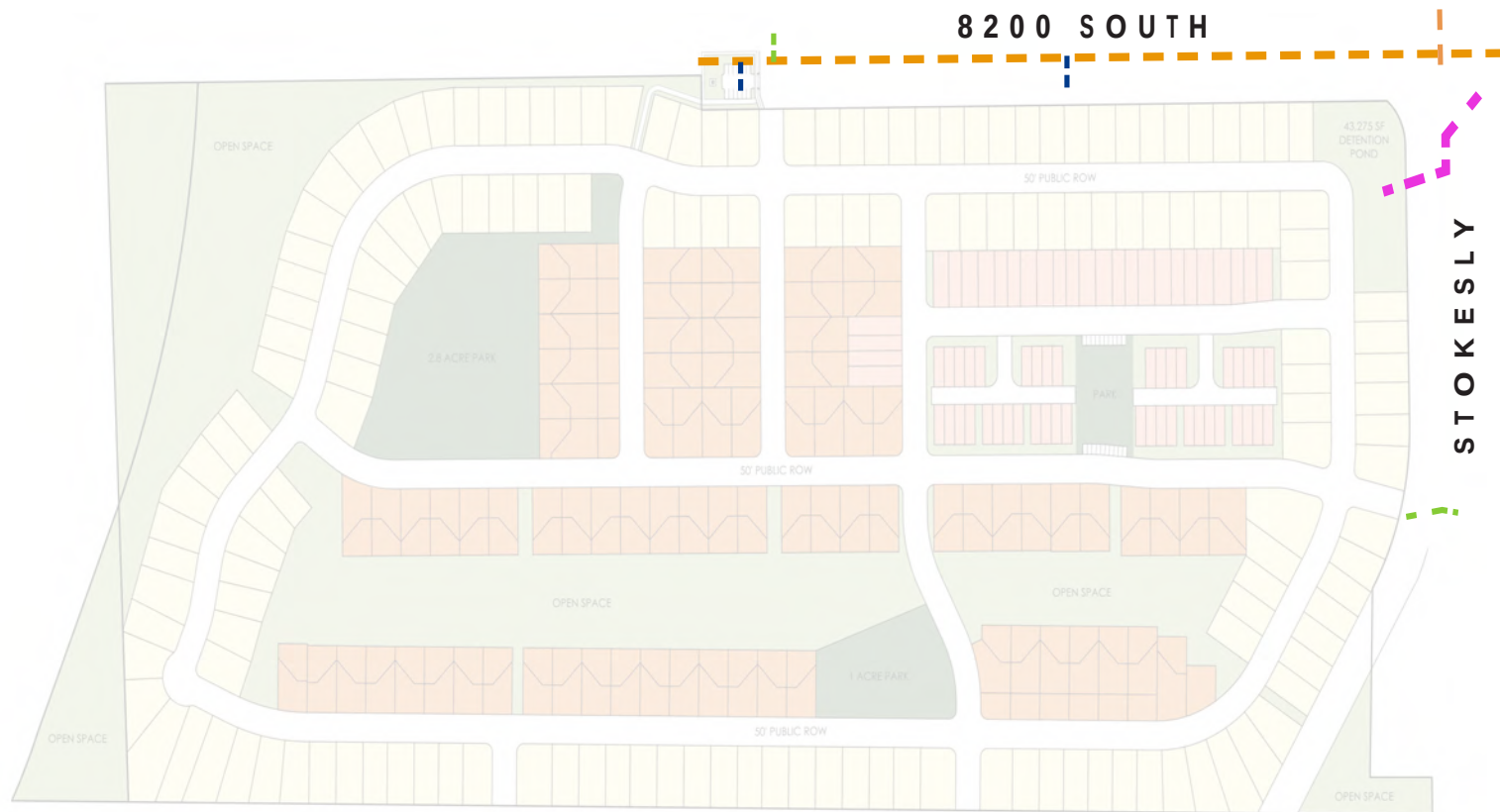
Existing Conditions

Peak day pressures meet the level of service requirements, ranging from 60 to 111 psi. The model predicts fire flow of at least 2,000 gpm and is available at all locations within the Development. This meets the level of service requirements as proposed. Velocities in surrounding pipelines increase slightly, not exceeding 5 feet per second. Zone 6 tanks and sources operate within expected ranges as specified by the 2022 DWMP.

Build-out Conditions

Peak day pressures meet all level of service requirements, ranging from 53 to 108 psi. The model predicts fire flow of at least 2,000 gpm is available at all locations within the Development. This meets all level of service requirements as proposed. Velocities in surrounding pipelines increase slightly, not exceeding 5 feet per second. Zone 6 tanks and sources operate within expected ranges as specified by the 2022 DWMP.

| STORM DRAIN



Stormwater for this development will be detained at 0.2 cfs/acre and discharged into the existing 30" storm drain line that runs under Stokesly Drive.

- EXISTING 30" STORM DRAIN
- EXISTING 24" STORM DRAIN
- EXISTING 18" STORM DRAIN
- EXISTING 15" STORM DRAIN

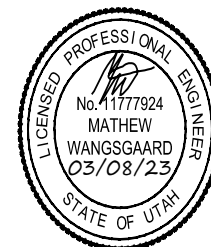
MEMORANDUM



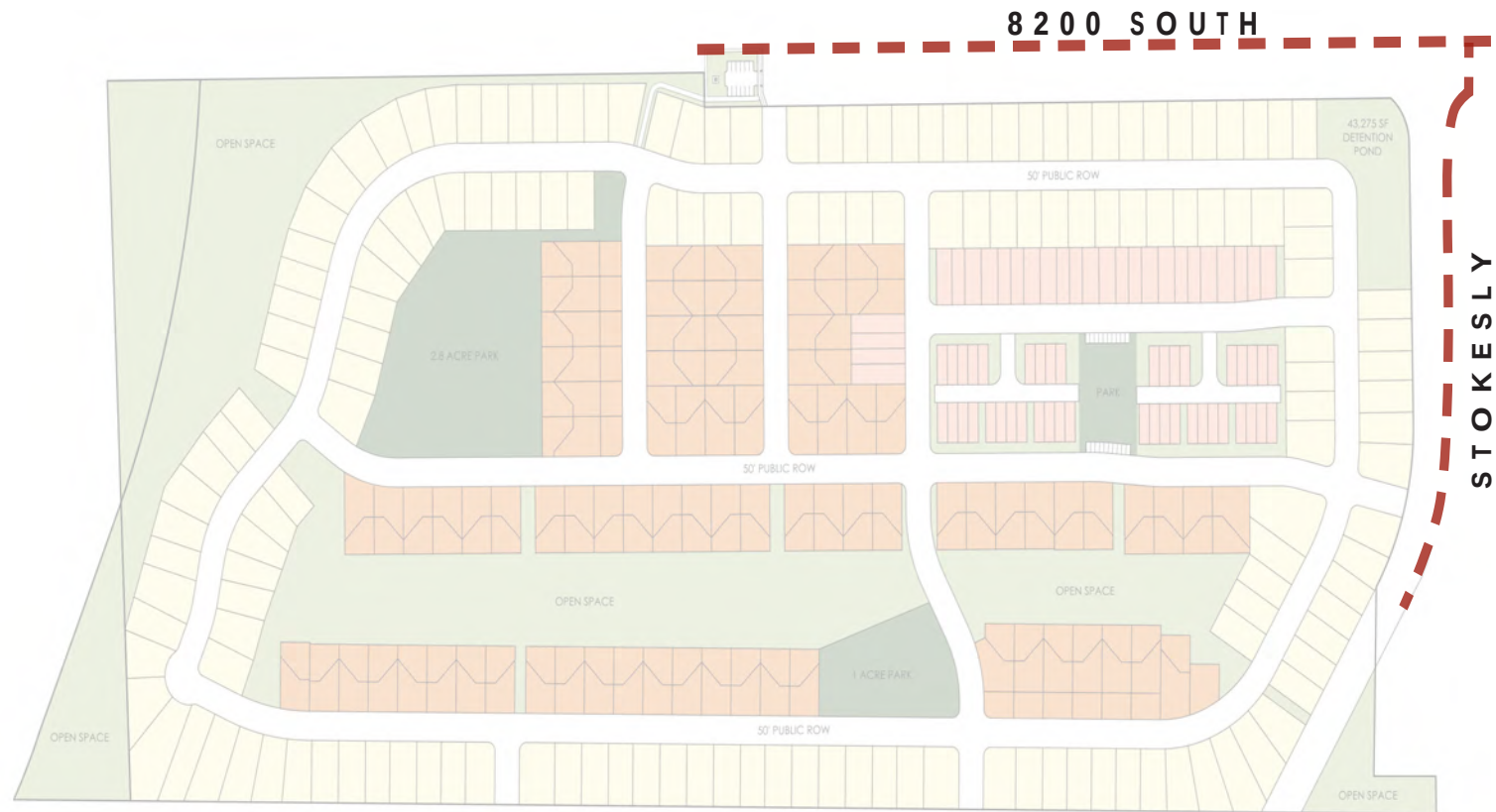
To: West Jordan City
CC: Peterson Development
From: Focus Engineering
Date: 3/8/2023
Re: Copper Meadows Storm Drain

The proposed project is located at 8200 South and Stokesley Drive and is approximately 75.2 acres.

- All on-site detention ponds will be designed for the 100-year 24-hour event with a discharge rate of 0.2 CFS/Acre.
- All storm drain piping will be sized with final design. Pipes will be sized to convey the 10-year 24-hour event, except pipes conveying a wash or creek, which shall be designed for a 100-year event.
- All detention ponds will be designed with preliminary design and will show the overflow path from the pond to the closest right-of-way for events that exceed the 100-year 24-hour event.
- The 100-year 24-hour event will be conveyed through the right-of-way or through dedicated parcels or easements with a defined surface flow path or swale sized to convey the event for the area that would drain to that specific location.
- All utility lines will be located in the right-of-way, dedicated parcels, or easements.
- This project is within the Primary Recharge Zone and Bedrock Recharge Zone as classified by USGS. The project will conform to all city code regarding these zones during the preliminary and final design stages.
- Based on the West Jordan City Info Map, this project does not fall within any of the drinking water protection zones as classified by West Jordan City.
- The storm drain discharge location will be into the existing pipe stubbed on the west side of Stokesley Drive, just south of the intersection of 8200 South and Stokesley Drive. See the attached exhibit showing the discharge location for the site.



| **POWER**



Existing power is located within reach of the project and the power plan for the project will be designed by Rocky Mountain Power at the final design stage.

--- EXISTING UNDERGROUND POWER



REQUEST FOR COUNCIL ACTION

Action: Request feedback from Council

Meeting Date Requested : 06/21/2023

Presenter: Scott Langford

Deadline of item :

Applicant:

Department Sponsor: Community Development

Agenda Type: DISCUSSION TOPICS

Time Requested: 5 minutes presentation, 10 minutes council

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Consider a potential code amendment to Title 13-5C; Planned Development zone, and potentially Title 13-5B-3; Residential Lot and Bulk Standards.

2. EXECUTIVE SUMMARY

During the March 15, 2023 Committee of the Whole meeting, Councilmember Whitelock, and Vice Chair Bloom sponsored a discussion item to potentially amend Title 13-5C of the City Code, as well as discussing city road standards.

Specifically, these council members were looking for ways to provide a more clear starting baseline for lot and bulk standards (setbacks, building heights, etc.) in the Planned Residential Development (PRD) zone; similar to that found in the current Planned Community (PC) zone. Discussion also included the need to better understand the currently adopted road design standards (required road widths).

After receiving input from the city council, the Mayor directed his staff to work on a proposal that would address the concerns expressed by the city council.

On May 1, 2023 staff (council and mayor) met with Councilmember Whitelock and Vice Chair Bloom to solicit comments on potential draft code amendments and gain greater understanding from the councilmembers what their main objectives were for amending the code. The discussion from this meeting yielded the following:

1. It was determined that it would be best to decouple the road design conversation and have this discussion at a future date once a more comprehensive review of the City's Road and Bridge Standards could be presented (efforts to review these standards are currently underway).
2. A primary reason for potentially amending the PRD zone was to ensure adequate driveway length, so that public sidewalks would be unencumbered by vehicles overhanging this portion of the right-of-way. A standardized minimum driveway length across all residential zones, citywide, was discussed (not just within the PRD zone). Based on the average length of trucks and SUVs, 22 feet was determined to be a good minimum length of driveway. Staff pointed out that front yard setbacks were a simple way to determine minimum driveway lengths. The only front yard setback currently found in standard residential zoning districts less than 22 feet are the setbacks for homes located on cul-de-sacs. In this case, the front yard setback has been reduced to 20 feet. This setback reduction is a common practice done to address the unique geometry often associated with lots placed on cul-de-sacs. However,

amending the code from a minimum 20 feet to 22 feet, should not represent too big of an issue, though generally the smaller the lot, the potential for setback conflict does increase.

3. A secondary reason for potentially amending the PRD zone is to make the standards in the PRD zone more consistent with the standards in the Planned Community (PC) zone. The draft amendment (attached) includes changes that bring these two zoning districts into greater uniformity.

Requests of City Council:

1. Is the City Council supportive of a City Code amendment (including the PRD and standard residential zoning districts) to have a minimum front yard setback of 22 feet?
2. Is the City Council supportive of a code amendment that brings the PRD into greater uniformity with the standards currently found in the PC zone (as presented in the attachments)?
3. Is the City Council supportive of changing the PRD language regarding minimum development acreage; does the city council want to retain the discretion to approve PRD developments less than 20 acres in size?
4. Any other feedback or direction?

The intent of providing this information is to receive clear feedback from the city council to see if there is a desire from the majority of this body to make any amendments to city code. If such feedback is received, staff will prepare more formal documentation, hold required public hearings, and bring official code amendments back to the council for discussion and/or possible adoption at a future meeting.

3. TIME SENSITIVITY / URGENCY

This is a city council initiated item, the city currently has no pending requests to use the PRD zone.

4. FISCAL NOTE

No anticipated fiscal impacts to the city.

5. PLANNING COMMISSION RECOMMENDATION

This item has not been brought to the Planning Commission yet, but if a code amendment is directed by the City Council, then the formal proposed amendment will be brought to the Planning Commission for a recommendation.

6. STAFF ANALYSIS

7. MOTION RECOMMENDED

8. MAYOR RECOMMENDATION

9. PACKET ATTACHMENT(S)

10. OTHER INFORMATION

Potential Amendments to PRD

13-5C-5: AREA, SETBACKS AND HEIGHT:

A. Minimum Site Area:

1. PRD Zones: No Planned Residential Development shall have an area less than twenty (1020) acres, ~~except that the City Council may approve a rezone request to the Planned Residential Development Zone classification for a parcel smaller than twenty (20) acres if: a) the applicant can reasonably show that the surrounding neighborhood will not be adversely affected by the granting of such zone classification; and b) the provisions of this article will be complied with.~~ No Planned Residential Development shall have an area greater than thirty (30) acres.

2. PC Zones: The minimum size for a Planned Community Zone shall be two hundred (200) undeveloped acres, except that the City Council may approve a rezone request to the Planned Community Zone classification for a parcel smaller than two hundred (200) acres if the City Council, in its sole discretion, determines that the surrounding neighborhood will not be adversely affected by the granting of such zone classification and that the provisions of this article will be complied with.

B. Lot Area:

1. PC ~~and PRD~~ Zones: Lot sizes ~~in Planned Community Zones~~ shall be established by the City Council through approval of the Master Development Plan following the density designation of the Future Land Use Map, ~~unless a different density is approved in conjunction with the Master Development Plan.~~

C. Residential Building Design Coverage And Setbacks:

1. PC and PRD Zones: Unless approved differently in a Master Development Plan, the location and arrangement of buildings on lots shall be sited in a manner that will best utilize the lot area and create an attractive living environment. With the following exceptions, dwellings and permitted structures may be located as approved in the Master Development Plan. Location and arrangement of buildings on lots shall be sited in a manner that will best utilize the lot area and create an attractive living environment. The following specific design criteria exceptions shall be considered minimum requirements:

a. Building Design on Corner Lots:

i. Detached, attached and/or multi-family dwellings which front on two (2) streets or on a major walkway spine shall include windows, doorways and a structured transition from public to private areas using built elements such as porch features, pediments, arbors, low walls, fences, trelliswork and/or similar elements integrated with plants.

~~b.1.~~ Garages In PRD Zones:

~~ii.~~ — ~~a. Garage doors facing directly on a public or private street~~

~~Street facing garage doors~~ shall be even with, or recessed behind, either the front facade of the living area portion of the dwelling or a covered porch which measures at least six feet by eight feet (6' x 8').

~~— ii.b.~~ Garage doors may be located on the side or rear of a dwelling; provided, that the side of the garage facing the front street has windows or other architectural details that mimic the features of the living portion of the dwelling.

~~ii.c.~~ Garage doors shall not comprise more than fifty percent (50%) of the ground floor street facing linear building frontage. Alleys are exempt from this standard.

~~— d. Attached and multi-family dwellings which front on two (2) streets or on a major walkway spine shall be exempt from subsections C1a, C1b and C1c of this section. The facade oriented to the second street or walkway spine should include windows, doorways and a structured transition from public to private areas using built elements such as porch features, pediments, arbors, low walls, fences, trelliswork and/or similar elements integrated with plants.~~

~~iv.e.~~ Alternative garage door treatments may be approved by the Zoning Administrator if the configuration of the lot or other existing physical condition of the lot makes the application of these standards impractical and the proposed design substantially meets the intent of these provisions, which is to line streets with active living spaces, create pedestrian oriented streetscape, and provide variety and visual interest in the exterior design of residential buildings.

~~2.~~ Garages In PC Zones:

~~a. Unless different setbacks are approved in the Master Development Plan, garages facing directly on a public or private street, whether in the front or side yard, shall be set back behind the front facade of the living area portion of the dwelling or a covered porch at least five feet (5').~~

~~b. Unless different setbacks are approved in the Master Development Plan, side or rear loaded garages in PC Zones shall be set back at least twenty two feet (22') from the property line.~~

~~c.3.~~ Residential Building Setbacks in the PC and PRD Zones:

~~i.~~ Unless different setbacks are approved with the Master Development Plan, the following setbacks shall apply: main residential buildings ~~in PC Zones~~ shall be set back at least twenty two feet (22') from front and rear property

lines; side yard setback for interior side lots shall be at least a total of thirteen feet (13') but no less than five feet (5') on each side; corner lot setbacks shall be a minimum of fifteen feet (15') where no garage will be accessed from corner and twenty two feet (22') on lots where a garage will be accessed from the corner side. The foregoing requirement shall not apply within a TSOD (Transit Station Overlay District).

ii. ~~4.~~ Planned Development Setbacks; Abutting Property: Setbacks shall be maintained along peripheral property lines of planned developments that are equal to setbacks required by the zone on abutting property. The foregoing requirement shall not apply within a TSOD (Transit Station Overlay District).

iii. ~~5.~~ Planned Development Setbacks; Existing Public Streets: In instances where a proposed planned development will front on one or more existing public streets, the setback from the street shall be equal to that required by the most restrictive zoning on property immediately adjacent or across the public street from the proposed planned development. The foregoing requirement shall not apply within a TSOD (Transit Station Overlay District).

d.D. Maximum Height Of Buildings And Structures:

1. ~~PC and~~ PRD Zones: Maximum height of buildings and structures, ~~in Planned Residential Zones unless established in an approved Master Development Plan,~~ shall be: ~~established by the City Council through approval of the Master Development Plan. Where feasible, lower height and intensity of buildings, uses or impacts shall be arranged around the boundaries of the development.~~

~~2. PC Zones: The maximum height of buildings and structures shall be:~~

a. Single-Family Residential Buildings: Two (2) stories or thirty five feet (35'), whichever is greater.

b. Multiple-Family Residential Buildings: Three (3) stories or forty five feet (45'), whichever is greater.

c. Commercial Buildings And Structures: Sixty feet (60') or five (5) stories, whichever is greater. Greater heights may be established by the City Council by approval in the Master Development Plan.

d. Institutional Buildings And Structures: Two (2) stories or forty five feet (45'), whichever is greater.

e. Recreational Buildings And Structures: Two (2) stories or forty five feet (45'), whichever is greater.

f. TOD (Transit Oriented Development): Buildings or other structures in areas identified as a TOD on the general plan land use map or on the zoning map shall be limited in height to seventy five feet (75'), unless a greater height is established pursuant to the applicable overlay zone or otherwise as approved by the City Council through the approval of a Master Development Plan. (2001 Code § 89-3-405; amd. 2009 Code; Ord. 10-20, 7-28-

116 2010; Ord. 13-33, 11-13-2013; Ord. 16-21, 5-11-2016; Ord. 19-13, 5-8-2019; Ord. 20-25, 7-
117 29-2020)

DRAFT

Proposed Amendments

13-5B-3: LOT AND BULK STANDARDS:

A. Lot Size, Setbacks And Building Height Standards: Creation of lots and location of buildings on such lots shall be subject to the following standards:

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Corner Side Yard	Minimum Interior Side Yard	Minimum Rear Yard	Rear Yard Corner Lot	Maximum Building Height	Maximum Building Coverage	Separation Between Buildings On Same Lot
R-1-5	5,000 sq. ft.	55'	25' (~~20'~~ on cul-de-sacs)	20'	5' on 1 side and 8' on the other	20'	15'	35'	45%	6'
R-1-6	6,000 sq. ft.	60'	25' (~~20'~~ on cul-de-sacs)	20'	8'	20'	15'	35'	40%	6'
R-1-8	8,000 sq. ft.	75'	30' (~~20'~~ on cul-de-sacs)	20'	8'	25'	20'	35'	40%	6'
R-1-9	9,000 sq. ft.	80'	30' (~~20'~~ on cul-de-sacs)	20'	8'	25'	20'	35'	40%	6'
R-1-10	10,000 sq. ft.	85'	30' (~~20'~~ on cul-de-sacs)	20'	8'	25'	20'	35'	40%	6'
R-1-12	12,000	90'	30'	20'	8'	25'	20'	35'	35%	6'

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Corner Side Yard	Minimum Interior Side Yard	Minimum Rear Yard	Rear Yard Corner Lot	Maximum Building Height	Maximum Building Coverage	Separation Between Buildings On Same Lot
	sq. ft.		(220' on cul-de-sacs)							
R-1-14	14,000 sq. ft.	95'	30' (220' on cul-de-sacs)	20'	8'	25'	20'	35'	35%	6'
R-2	Duplex: 8,000 sq. ft. Twin home: 4,000 sq. ft.	80'	30' (220' on cul-de-sacs)	20'	8'	25'	20'	35'	40%	6'
R-3	Single-family home: 4,000 sq. ft.	50'	25' (220' on cul-de-sacs)	20'	5' on one side and 8' on the other	20'	15'	35'	50%	6
	'Duplex: 8,000 sq. ft.	80'	25' (220' on cul-de-sacs)	20'	8'	20'	15'	35'	40%	6'
	Twin home: 4,000 sq. ft.	40'	25' (220' on cul-de-sacs)	20'	8'	20'	15'	35'	40%	6'
	Multi-family or	70' Not	30' Except	20'	One-story	One-story	Multi-family:	35'	n/a	One-story

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Corner Side Yard	Minimum Interior Side Yard	Minimum Rear Yard	Rear Yard Corner Lot	Maximum Building Height	Maximum Building Coverage	Separation Between Buildings On Same Lot
	townhome development site: 1 acre	applicable for townhome development	ion: ~~22~~ 18' minimum front setback from back of sidewalk for townhomes fronting on private streets		multi-family or townhome: 15' 2 or more stories multi-family or townhome: 30'	multi-family: 15' 2 or more stories multi-family: 30'	30' Townhome: 20'			multi-family or townhome: 8' Two-story multi-family or townhome: 12' Multi-family or townhome over 2 stories: 18'
R-R-20, R-E-20	20,000 sq. ft.	100'	30' (~~22~~ 0' on cul-de-sacs)	20'	8'	25'	20'	35'	35%	6'
R-R-30, R-E-30	30,000 sq. ft.	120'	30' (~~22~~ 0' on cul-de-sacs)	20'	8'	25'	20'	35'	35%	6'
R-R-40, R-E-40	40,000 sq. ft.	150'	30' (~~22~~ 0' on cul-	20'	8'	25'	20'	35'	35%	6'

[illegible]



REQUEST FOR COUNCIL ACTION

Action: Request feedback from Council

Meeting Date Requested : 06/21/2023

Presenter: Pamela Bloom, Melissa Worthen

Deadline of item :

Applicant:

Department Sponsor: Council Office

Agenda Type: DISCUSSION TOPICS

Time Requested: 5 minutes presentation, 10 minutes council

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Discussion to permit daycare as a conditional use in an M-1 zone

2. EXECUTIVE SUMMARY

Members of the council are proposing to add daycare as a conditional use within an M-1 zone. This change would have citywide applicability. Adding daycare to the conditional use table would provide an applicant the ability to operate a daycare within any M-1 zone of the city.

The process would be granted through the planning commission

The council is being asked if the body supports adding Daycare to M-1 zones as a conditional use before staff invests time in this item before it goes to the Planning Commission and finally the City Council.

3. TIME SENSITIVITY / URGENCY

There is no urgency

4. FISCAL NOTE

None

5. PLANNING COMMISSION RECOMMENDATION

Not at this stage in the discussion

6. STAFF ANALYSIS

None at this time

7. MOTION RECOMMENDED

N/A

8. MAYOR RECOMMENDATION

N/A

9. PACKET ATTACHMENT(S)

10. OTHER INFORMATION

13-5F-2: PERMITTED AND CONDITIONAL USES:

Uses allowed in Manufacturing Zones are listed in the table below. Those uses identified as "permitted" (P) are allowed by right; provided, that they comply with all other requirements of this article, and all other applicable requirements of this title. Uses identified as "conditional" (C) must be approved by the Planning Commission pursuant to the standards and procedures for conditional uses set forth in chapter 7, article E of this title and title 15 of this Code, and comply with all other applicable requirements of this title. Uses identified as "administrative conditional uses" (AC) shall be approved by the Zoning Administrator pursuant to the standards set forth in chapter 7, article E of this title, except that the public hearing shall be conducted by the Zoning Administrator, and shall comply with title 15 of this Code, and all other applicable requirements of this title. Uses not specifically listed in this section shall not be allowed in Manufacturing Zones.

PERMITTED AND CONDITIONAL USES IN MANUFACTURING ZONES

GENERAL NOTE: Any permitted or conditional alcoholic beverage uses allowed in these zones are listed in the use table in section 17-10-4, with any applicable definitions, starting with the words "alcoholic beverage," being listed in section 17-1-6.

Legend:

P	=	Permitted use
C	=	Conditional use
AC	=	Administrative conditional use

Use	M-P	M-1	M-2
Use	M-P	M-1	M-2
Agricultural sales and service		P	P
Animal crematorium		P	
Animal crematorium located within 100 feet of any Residential Zone or structure		C	
Basic industry (nonhazardous or offensive)		P	
Building moved from another site (see section 13-8-12 of this title)	C	C	C
Business, equipment rental and supplies		P	P
Business service	P	P	P
Cannabis production establishments:			P2
Church or place of worship	AC	AC	
College or university	P	P	P
Construction sales and rental		P	P
Data center		P	
Freight terminal		P	P
Gasoline and fuel storage sales		P	P
Gasoline service station		P	P
Government service	P	P	P
Helipads ³	C	C	C
Junk or salvage yard		C	C
Large scale public utilities	C	C	C
Laundry service		P	
Manufacturing, general	P	P	P

Manufacturing, limited	P	P	P
Mass transit railway system	P	P	P
Massage therapy	P	P	P
Media service	P	P	P
Medical or dental laboratory	P	P	
Military facility		C	
Motor vehicle sales and service, new and used		AC	
Office	P	P	P
Parking, commercial		P	
Parking, commercial (no fee)	P	P	
Personal care service	P	P	P
Personal instruction service	AC	C	
Pet boarding	C	C	C
Pet groomer		P	
Printing, general:	P	P	P
Public park:	P	P	P
Recreation and entertainment, indoor:	C		
Recycling collection station:	C	C	C
Recycling facility:	C	C	C
Repair services, general:		P	P
Repair services, limited:		P	P
Research service:	P	P	P
Restaurant, fast food (general):		AC	AC
Restaurant, fast food (limited):		AC	AC
Schools, K-12:	C	C	C
Schools, vocational:	P	P	P
Sexually oriented business:			C ¹
Small equipment rental:	P	P	P
Temporary office:	P	P	P
Transportation service:		P	P
Transportation service (office only):		P	P
Utility, major:	C	C	C
Utility, major (office only):	P	P	P
Vehicle and equipment repair, general:		P	P
Vehicle and equipment repair, limited:		P	P
Warehouse, self-service storage:		C	
Wholesale and warehousing, general:		P	P
Wholesale and warehousing, limited:	P	P	P

Notes:

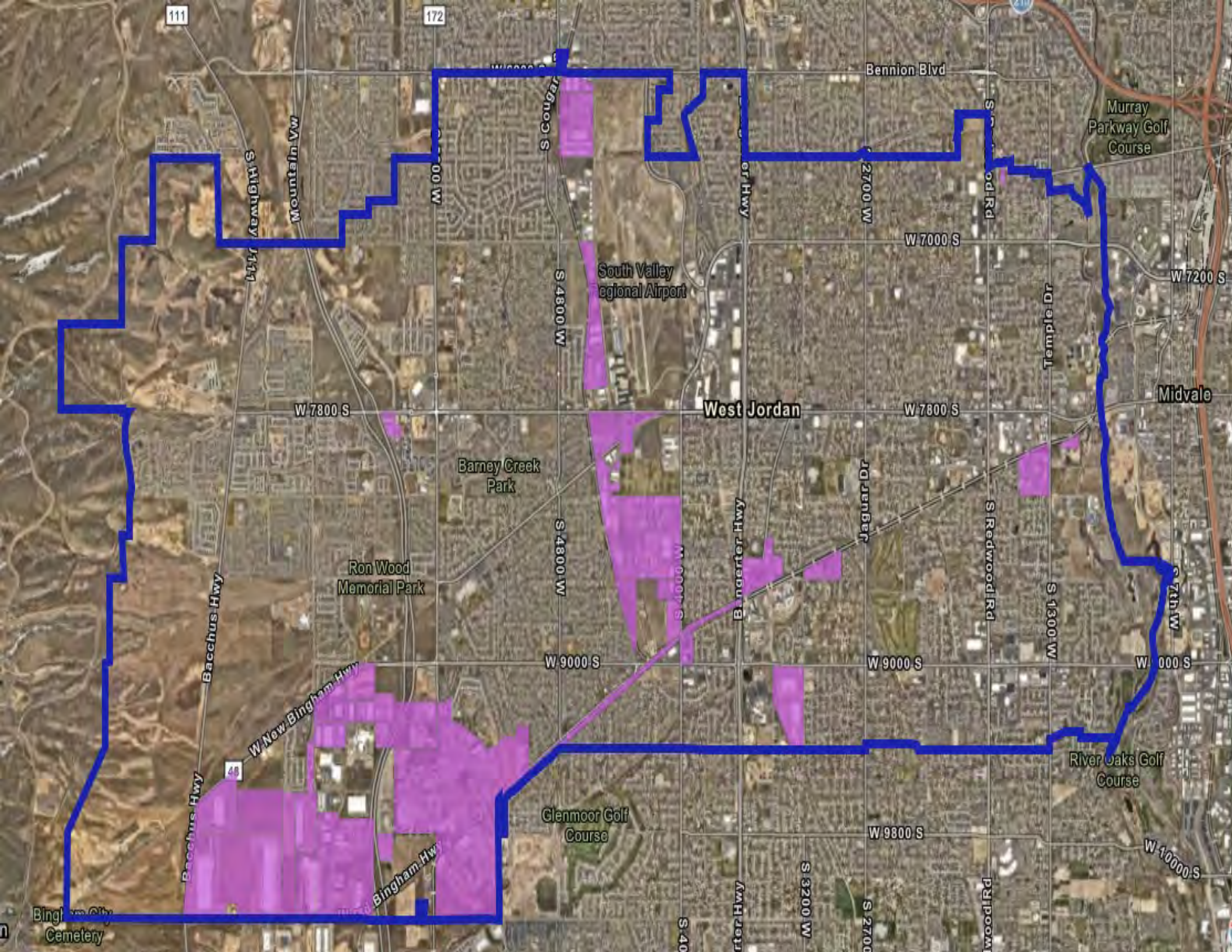
1. See also section 4-2I-6 of this Code.
2. A cannabis production establishment may not be located:

(a) Within 1,000 feet of a public or private school, a licensed child-care facility or preschool, a church, a public library, a public playground, or a public park; or (b) in a district, or within 600 feet of a district that is zoned as primarily residential.

The proximity requirements shall be measured from the nearest entrance to the cannabis production establishment by following the shortest route of ordinary pedestrian travel to the property boundary of the community location or residential area.

3. See code sections 13-19-1 through 13-19-6; a helipad shall not be located within 1,000 feet of the nearest residential building or the site of a public or private school.

(2001 Code § 89-3-703; amd. 2009 Code; Ord. 10-09, 2-24-2010; Ord. 11-35, 11-22-2011; Ord. 12-05, 2-22-2012; Ord. 14-09, 5-14-2014; Ord. 16-31, 7-13-2016; Ord. 17-25, 6-28-2017; Ord. 19-18, 5-1-2019; Ord. 19-35, 11-13-2019; Ord. 21-31, 8-25-2021; Ord. 22-03, 1-27-2022; Ord. 22-15, 4-27-2022; Ord. 22-32, 9-14-2022)





REQUEST FOR COUNCIL ACTION

Action: Request feedback from Council

Meeting Date Requested : 06/21/2023

Presenter: Becky Condie

Deadline of item : 06/21/2023

Applicant:

Department Sponsor: Admin. Services

Agenda Type: DISCUSSION TOPICS

Time Requested: 15 minutes presentation, 10 minutes council

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Discussion of 2023 Property Tax Scenarios

2. EXECUTIVE SUMMARY

Staff will ask the Council to make the final determination of the maximum property tax increase. The discussion will include a worksheet to provide information with different scenarios for consideration.

3. TIME SENSITIVITY / URGENCY

The property tax rate and associated revenue needs to be determined prior the adoption of the tentative budget on June 28th.

4. FISCAL NOTE

N/A

5. STAFF ANALYSIS

N/A