

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING AGENDA
CITY HALL
TUESDAY, APRIL 12, 2022 at 6:30 PM



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, April 12, 2022, in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah with an electronic option via Zoom phone and video conferencing. Persons with disabilities who may need assistance should contact the City Recorder at least 24 hours prior to this meeting.

In addition to in-person attendance, individuals may join via phone or video, using Zoom. Note, attendees joining virtually may make public comments through video conferencing, and participant must have their video on and working to speak. Attendees who wish to present photos or documents to the Planning Commission must attend in person. Those who join via phone may listen, but not comment.

In the event the electronic portion of the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end virtual access to the meeting. Reasons for removing an individual or ending virtual access to the meeting include but are not limited to the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements or actions, and other any action deemed inappropriate.

Ability to participate virtually is dependent on an individual's internet connection. To ensure comments are received regardless of technical issues, please have them submitted in writing to the City Planner, Greg Schindler, at gscindler@sjc.utah.gov by 3:00 p.m. on the day of the meeting.

Instructions on how to join the meeting virtually are below.

Join South Jordan Planning Commission Electronic Meeting April 12, 2022 at 6:30 p.m.

- Join on any device that has internet capability.
- Zoom link, Meeting ID and Meeting Password will be provided 24 hours prior to meeting start time.
- Zoom instructions are posted <https://www.sjc.utah.gov/254/Planning-Commission>

THE MEETING WILL BEGIN AT 6:30 P.M. AND THE AGENDA IS AS FOLLOWS:

- A. **WELCOME AND ROLL CALL – Commission Chair Michele Hollist**
- B. **MOTION TO APPROVE AGENDA**
- C. **APPROVAL OF THE MINUTES**
 - [C.1.](#) March 22, 2022 - Planning Commission Meeting
- D. **STAFF BUSINESS**
- E. **Agenda Section**
- F. **SUMMARY ACTION**

G. ACTION

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. DAYBREAK VILLAGE 7 PLAT 5 PRELIMINARY SUBDIVISION

Location: Generally 11700 South 6165 West

File No: PLPP202200020

Applicant: LHM Real Estate

H.2. SEGO LILY DAY SPA SITE PLAN APPLICATION

Location: 10418 S Willow Valley Rd

File No: PLSPR202100204

Applicant: Johan VanZeben, VanZeben Architecture

H.3. CRESCENT VISTA PRELIMINARY SUBDIVISION PLAT

Location: 11324 S. 445 W.

File No: PLPP202200005

Applicant Clint Olson

H.4. CURTIS DETACHED GARAGE CONDITIONAL USE PERMIT

Location: 10475 South 3010 West

File No: PLCUP202200042

Applicant: Jeffrey Curtis

I. LEGISLATIVE PUBLIC HEARINGS

I.1. SHIELDS LANE REZONE FROM R-1.8/R-2.5 TO R-3

Location: 1379 W Shields Lane

File No: PLZBA202200034

Applicant: Hayley Pratt, Castlewood Development

I.2. HATT REZONE FROM A-5 TO R-2.5

Location: 1060 West 10290 South

File No: PLZBA202200026

Applicant: Stan Hatt

I.3. ASAY & WOODBURY / SCOTT FARMS LAND USE AMENDMENT AND REZONE

Location: Approximately 10597 S. 1055 W.

File No: PLZBA202100127

Applicant: Brandon Asay

J. OTHER BUSINESS

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

: §

COUNTY OF SALT LAKE)

I, Cindy Valdez, certify that I am the duly appointed City Deputy Recorder of South Jordan City, State of Utah, and that the foregoing Planning Commission Agenda was faxed or emailed to the media at least 24 hours prior to such meeting, specifically the Deseret News, Salt Lake Tribune and the South Valley Journal. The Agenda was also posted at City Hall, on the City's website www.sjc.utah.gov and on the Utah Public Notice Website www.pmn.utah.gov.

Dated this 7th day of April, 2022.

Cindy Valdez

South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
March 22, 2022**

Present: Chair Michele Hollist, Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Steven Catmull, Commissioner Laurel Bevans, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, City Recorder Anna Crookston, Deputy City Engineer Jeremy Nielson, Planner Damir Drozdek, IT Director Jon Day, GIS Coordinator Matt Jarman, Meeting Transcriptionist Diana Baun

Others: Myrna Weller, Connie, S Bolduc, User 0023416, Joe Duquette, LeAnn, Ponch Thompson, Lara's iPhone, Terri Holt, Amber Holt, Tristi Lassig, Lindsey Black, JoAnn's iPhone, iPad (108), Krista Jenson, Patty Keller, Wendy Horton, Zoom User Fuller, RStannard, Amy's iPad, Becky Belisle, Emily's iPhone, iPhone, Beckham Visser, Tram, Lisa Stanley, Keith Garner, Todd Sirrine, Katie Shoemaker, Ron Rayburn, Paul Jacobsen, Bill Porter, Jared Bolduc, Ryan Benson, Lorie Benson, Ronnie Cooper, Kelly Cooper, Adam Stanley, Bela Eliason, Lyndsay Christensen, Ron & Katrina Dahle, Ben Eliason, Kristen Maylett, Craig Bonham, Stephanie Lloyd, Scott Lloyd, Christie Clayburn, Damian Clayburn, Doraleen Rich, Bob Baker, Joyce Caldwell, Marba Jacobson, Doris Kilgrow, Terri Chivers, Harold Stewart, Koreen Stewart, Kurt & Kara Jenkins, Mike & Glenda Johnston, McKenzie Maylett, Dalton Miller, Martin & Cheri Gonzalez, Chad & Tristi Lassig, Stacey & Mike Spainhower, Candy & Vicky Hoover, Dayle & Jay Sant, K. Clark Bleazard, Antoinette Steohense, Min Fang Zhang, Cameron & Lam Mecham, Tim & Kaitlin Jones, Jay & Emily Mortenson, Alice Black, Travis Sokol, Brandon Bliss, Derek Bunkall, Arlene Gregerson, Luann Jensen, Landon Anderson, Chad Pearson, Dave Freiss, Paul Johnson, Joann Spencer, Caryn Hardy, Julie Hardy, Kris Bevans, Dianne Kelsey, Jim Kelsey, Gina Jensen, Arla Roloff, John Adams, Matt Visser, Dave Rukerd, Brad Knowles, Trish Gustin, Jason, Kris Druce, Kim Bass

**6:40 P.M.
REGULAR MEETING**

I. WELCOME AND ROLL CALL – Commissioner Michele Hollist

Commissioner Michele Hollist welcomed everyone to the Electronic Planning Commission Meeting and discussed the procedures for public comment.

II. MOTION TO APPROVE AGENDA

Commissioner Gedge motioned to approve the March 22, 2022 Planning Commission Agenda as published and noticed. Commissioner Hollist seconded the motion, vote was unanimous in favor.

III. APPROVAL OF THE MINUTES

Commissioner Darby motioned to approve the March 8, 2022 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion, vote was unanimous in favor.

IV. STAFF BUSINESS - *None*

V. COMMENTS FROM PLANNING COMMISSION MEMBERS - *None*

VI. SUMMARY ACTION – *None*

VII. ACTION – *None*

VIII. ADMINISTRATIVE PUBLIC HEARINGS –

H.1. DAYBREAK VILLAGE 12A PLAT 4 PRELIMINARY SUBDIVISION

Location: Generally 11195 South 7140 West

File No: PLPP202100115

Applicant: LHM Real Estate

City Planner Greg Schindler reviewed background information from the Staff Report.

Chair Michele Hollist asked if we knew what level the future school will be.

Planner Schindler said it will be an elementary school.

Commissioner Nathan Gedge asked about a single lot on the northwest quadrant, if we knew what that was.

Planner Schindler said that is a park lot, part of the median of South Jordan Parkway.

John Warnick (Applicant) said they have this project out to bid right now. The market is doing crazy things, so they are looking forward to getting this one going.

Chair Hollist asked for their timeline on the project.

Mr. Warnick said it will probably start in the next 60 days with some of the grading work, manholes are quite a bit farther out; their hope is to have it done this year.

Commissioner Gedge asked, for the public in attendance, what the price range of this piece of the development would be.

Mr. Warnick said he doesn't know, however the townhomes in general will be mid-\$300,000s, single family homes out there have been going for about \$500,000-\$700,000. He is not sure what the builders are specifically planning for this development.

Chair Hollist opened the hearing for public comment. There were no public comments, hearing was closed.

Commissioner Gedge motioned to approve Project No. PLPP202100115, preliminary subdivision, subject to the following: That all South Jordan City requirements are met prior to recording. Chair Hollist seconded the motion; Roll Call Vote was 5-0, unanimous in favor.

H.2. CROWN CASTLE - ELK RIDGE MIDDLE SCHOOL - TOWER RELOCATION SITE PLAN

Location: 3649 West 9800 South

File No: PLSPR202200033

Applicant: Todd Daoust

Planner Damir Drozdek reviewed background information from the Staff Report.

Chair Michele Hollist asked to clarify that this new site is better conforming, but still not fully conforming.

Planner Drozdek confirmed that is correct.

Commissioner Nathan Gedge asked, since the site is nonconforming, if the site plan was enough or if there will be other action required to make it a conditional use.

Planner Drozdek said a conditional use permit is not required in this case.

Commissioner Gedge asked if this will then just be a nonconforming use.

Planner Drozdek responded yes.

Commissioner Gedge noted that it was mentioned this move is due to UDOT changing the intersection at Bangert and 9800 South, he then asked if we have any timeline on when that will be and if any part of that redesign will come before this body or City Council.

Deputy City Engineer Jeremy Nielson said we are being told by UDOT that they will start breaking ground next year, they are engaging in the design work right now. The state environmental document was just approved and signed, and is posted on the internet for the

public to see. He believes they have finished their public outreach at this time, he is not aware of any other public meetings for this in the future; they have pretty much determined their footprint and design as far as he knows.

Commissioner Gedge asked if, similar to the discussions last week, since this is UDOT (the state) it wouldn't come before any city body for review.

Engineer Nielson said no, not that he is aware of.

Commissioner Gedge said he assumes that since this will not be starting until next year, 10400 South and Bangerter will be fully open by the time they start construction here.

Engineer Nielson said he can't speak for UDOT, but that is the expectation.

Commissioner Laurel Bevans asked if we know whether they are doing over or under for that intersection yet.

Engineer Nielson said we don't know, the environmental document passed for both footprints. The public comment was highly in favor of having Bangerter going under, similar to the other interchanges; however, it is a bit more costly to do that, so it will be a budget question for both the city and the state.

Todd Daoust (Applicant) thanked staff for its thorough report and awaited questions.

Chair Hollist asked about the timeline for this project.

Mr. Daoust said their goal is to have the facility relocated by the end of the year to allow UDOT to proceed with their activities.

Chair Hollist opened the hearing to public comment.

Ron Rayburn (Resident) lives about 100 yards from this site. His neighbors did not show up tonight, they have all talked and are against this 100%. It is an eyesore, it doesn't matter what decorative things they do to the base of it, it sticks up in the air a considerable height. The other one at least is over against Bangerter and the sound wall, they are moving this one over towards the residents; there are even two new houses that have been built that don't show on the plan. The people in that area are against it, they should be able to find a less intrusive area to put this thing.

Amber Holt (Resident) lives within 300 feet of the proposed move of this cell tower. She has done so much research in regards to cell towers and their effect on health. She herself has epilepsy and is home 24/7, and also has a 23 year old daughter who is immunocompromised with health issues. She is very concerned about the continual cell waves that are going on 24/7. She is not crazy, she has read a lot of scientific reviews about this and the people who have been exposed to the continual 24/7 waves of this. She would also be concerned if she had children going to that school 24/7, who were in a learning capacity of trying to study. Has the city considered an alternative location to place this cell tower where it is not in or near a residential

area, which perhaps is maybe zoned correctly, like A-5 zoning but perhaps a business district. She doesn't know if it needs to stay within the South Jordan area or not, but have we considered off of the southwest corner of the WalMart Supercenter on Bangerter Highway and South Jordan Parkway. They have quite a bit of room and leeway to work with in that southwest corner, there is a perfect triangle there in-between the parking and building itself laden with grass that would be absolutely ideal. This would put the tower only six blocks south of its current location and not be in close proximity to residential areas, also not too close to forthcoming possible construction on Bangerter Highway. There are other locations if it doesn't have to be in South Jordan. She suggested off of 9000 S and 4000 W, which is considered West Jordan but perhaps on the very large Smiths grocery parking lot; that is a business district which may likely be zoned correctly for a cell tower and is not within close proximity to a residential neighborhood. Another location that might be acceptable is also on 9000 S, just east of Cate Field which is a ballfield, which is approximately 343 W Wights Fort Road.

Chair Hollist closed the hearing to public comment. She asked staff for the offset requirements on a tower of this height from residencies, how far it will be, and if it's compliant with that particular ordinance.

Planner Drozdek indicated that he believes the information is in the Staff Report, which he pulled up to show. Per the map, the dashed lines are showing residential offsets or buffers that are required for a tower of this height. He is not sure of the exact measurement for the offset, but this proposed location does fall outside of the required residential buffer; the current tower does not, it is in violation of the residential buffer. This new tower will actually be further away from residential properties, however it may be closer to some residents' properties than the last one.

Chair Hollist remembered seeing in the Staff Report that the school district specifically requested that this remain on their property, as the school continues getting the revenue for the tower, and asked for confirmation of that.

Planner Drozdek confirmed that yes, that is all correct.

Commissioner Gedge said that in the school district's December letter, they stated they will have their final approval as well. He asked if that piece has occurred yet, or will that be after action tonight.

Planner Drozdek said he is unsure, he has not heard anything about it.

Commissioner Gedge was just wondering if the school district does in fact have the final approval.

Chair Hollist said this has come before the school community council for her school, which she is a part of, however she doesn't know if that is standard or not. She asked the applicant to come back up and address Ms. Holt's concerns about alternate locations, asking if other locations were considered and if this location is necessary/ideal as she knows they need to be spread out a certain amount to provide good coverage.

Mr. Daoust said this site has been in service for at least 10 years supporting AT&T, Sprint and T-Mobile. As networks grow, you have neighboring cell sites; if you were to look down from above at a wireless network it looks like a honeycomb with irregularly shaped service areas. That being said, with respect to this site, they are therefore limited in where they are able to move the site because there are neighbor/adjacent sites that this one will hand off to from a voice and data perspective. From a technical perspective, it is very difficult to move a site significantly far away from where it currently exists today because of the fixed locations of its neighbors. From a land use perspective, in this area this is really only one of the other non-residentially used parcels in an area that is dominated by single family residential; because of this, they are limited in where they are able to move in the area to provide continued service to the community. With respect to the specific location, this location is a result of collaboration with school staff and the district, who found that this location works best for the school in terms of operations at the bus parking lot and doesn't interfere with school operations. It is correct that the school wants to have the site remain on their property so they can continue to receive long-term revenue. Planner Drozdek was correct, they do meet the 320 foot residential buffer in this current location; the existing site, he believes, is 206 feet from the closest single family residential property. Lastly, he is unable to speak to any of the health issues, he is not qualified to do that and it falls under the purview of the FCC.

Commissioner Bevans asked if she is correct to assume they are leaving the current tower functional until the new one is fully operational.

Mr. Daoust said yes, it will remain in operation until the new site is constructed. They will more than likely cut the site over at night to be sure there is uninterrupted service to the area.

Commissioner Steve Catmull asked to confirm this was 10 feet higher, and staff confirmed it. He referred back to when wireless in the city was discussed, and there was a situation where the federal code overrode all the city heights and extended 10%-20%. If this tower was to go higher because of a similar action, outside of the city's control, what effect would that have on the setback; would we go into nonconforming at that point.

Planner Drozdek said that with its current location it would be in violation. However, as mentioned previously, this is out of our hands and city regulations as this is a federal regulation and we can't do much about that.

Chair Hollist addressed Assistant City Attorney Greg Simonsen and asked for his guidance regarding what they are and are not allowed to consider in a case like this.

Assistant City Attorney Greg Simonsen said this is a difficult one, because as has been pointed out there are federal regulations. There are precedents that allow the city to say "this is a nonconforming tower, and it is having to be taken down and we are not going to allow the nonconforming use to continue;" there are a multitude of problems if we were to do that. First, this is nonconforming, but the site is agreed by all the parties (the school, city staff and applicant) to be a better site. If we were to say they can't relocate it, then the tower owner is going to need to be compensated for the loss of their property, to the tune of a great deal of money; also, you will undoubtedly be left finding a new place to put the tower. The school

district will be unhappy because they lose their revenue. He is not trying to tell the commission what to do, he is trying to answer her question to the best of his ability.

Chair Hollist said these are hard decisions, she knows from sitting in City Council meetings however this is one of the issues our council members get contacted about the most; from both sides people want to be able to use their cell phones and have good coverage where they live.

Commissioner Gedge motioned to approve File No. PLSPR202200033, tower relocation site plan, as presented this evening.

Commissioner Gedge's only concern is the nonconforming use, however it is already existing nonconforming and he thinks this is the less of all the evils. Driving around some places in the city you drop cell phone coverage; the school is for this plan, and the state is forcing this. Obviously, he doesn't want the city to be stuck with a big bill for failure to replace the tower. We also can't conform because some of the options presented are out of our jurisdiction and he wants to make sure we keep a good relationship with our school district for the area as well.

Commissioner Steve Catmull has very similar thoughts.

Chair Hollist said these are always hard ones. They come before us with people that represent both sides, and as mentioned earlier this is an issue that our City Council members get contacted about a lot. Having been on the school community council and had issues like this come before her, it is actually more often than not people that want the better coverage. They have seen the map and looking at the ordinances related to cell phone towers recently, they really are strategically placed throughout our city. She believes this is probably the best place to have continued coverage; it is obviously not ideal for the homes it moves closer to, but probably the least disruptive to the status quo.

Commissioner Trevor Darby had nothing extra to add to what has already been said.

Commissioner Bevans had nothing extra to add as well.

Commissioner Catmull said he wasn't sure if UDOT has previously compensated people for value drops as a result of construction, he doesn't know if there is an appeal or application process to do so as a part of this being moved as that might be an option to pursue.

Chair Hollist seconded the motion; Roll Call vote was 5-0, unanimous in favor.

H.3. RIVERPARK RETAIL 9 SITE PLAN AND CONDITIONAL USE PERMIT

Location: 10620 South River Front Parkway

File No: PLSPR202100265, PLCUP202100289

Applicant: Gina Jensen, RiverPark Corporate Center

Planner Damir Drozdek reviewed background information from the Staff Report.

Chair Michele Hollist asked how many cars can stack in each drive thru, and if they are being used for the same thing.

Planner Drozdek said there will be two tenants, each tenant will have their own lane. The one closest to the building meets the minimum code requirement for five cars, but the one on the outside can stack quite a bit more.

Chair Hollist asked how the second drive thru, on the outside, accesses the building and Planner Drozdek showed her on the map.

Commissioner Nathan Gedge mentioned he believes this was seen last year as well, and asked to have changes highlighted.

Planner Drozdek said this is for a zone change, property was previously zoned PO.

Gina Jensen (Applicant) said this was seen last year, just for the simple rezone and this is the second look.

Chair Hollist asked if she knew who the tenants will be yet.

Ms. Jensen said they have some interest that they can't disclose at this time, but yes, they have some interest.

Chair Hollist asked about the timeline for this.

Ms. Jensen said they still have to go through building plan approval for the building permit so they are still a ways out; they are hoping by next winter to have broken ground.

Commissioner Gedge understands she can't disclose the tenants, but we have had issues with first time food businesses here and stacking. His only concern is if they are a popular destination or this is their first Utah location, and he asked her to keep that under consideration.

Ms. Jensen said they are pretty adamant they don't have a soda shop, but they are equally as concerned about the traffic. They own the entire park and want to make sure all their tenants are happy, getting something there that everyone wants and won't disrupt anything.

Chair Hollist opened the hearing to public comment. There were no public comments, hearing was closed.

Commissioner Steve Catmull commented that he admires the creativity of the drive thru facilities we've seen in the last few years, and he thinks it's great people can leverage creativity to solve problems.

Commissioner Darby motioned to approve File No. PLSPR202100265, to allow for construction of a new commercial retail building and File No. PLCUP202100289, to allow for a restaurant and drive thru facility with the new building. Chair Hollist seconded the motion; Roll Call Vote was 5-0, unanimous in favor.

H.4. CHATTEL ESTATES #4 LOT 1 AMENDED SUBDIVISION AMENDMENT

Location: 2682 West 9435 South

File No: PLPLA202200003

Applicant: Mike Spainhower

Planner Damir Drozdek reviewed background information from the Staff Report.

Chair Hollist asked about the decorative wall that is eight feet in height, as on a previous issue they were told they couldn't go above six feet, and she is wondering if that applies here.

Planner Drozdek said he believes the code says "minimum" six feet, and that this one may be six feet instead of eight.

Chair Hollist asked about the easement for sewer, if that was drawn on the plans and where that will be; she was surprised it didn't come off of 2700 S.

Planner Drozdek said it comes off of 9435 South, and only crosses this property along the west boundary.

Chair Hollist asked about the density for this zone, as it looked like the creation of these two lots probably puts an end to any further subdividing with this current zoning.

Planner Drozdek said that yes, she is right.

Commissioner Laurel Bevans asked if the new lots are considered part of this exact neighborhood, or are we creating a new neighborhood.

Planner Drozdek said they are part of the same neighborhood.

Commissioner Bevans noted the lots are labeled 1, 2 and 3; she asked if they will be re-numbering those lots because those lot numbers already exist in this neighborhood.

Planner Drozdek said a subdivision plat will be recorded that will create these three new properties. With this new subdivision plat, this is how they will be described.

City Planner Schindler said we could ask them to label these as 1A, 2A and 3A as well. If the original lot is labeled at lot 1, sometimes the new lots are labeled 1A, 1B and 1C to keep things straight for people because it is staying as an amendment to the overall subdivision; this is why the overall subdivision can be further amended, because the overall density isn't at the minimum level yet.

Planner Drozdek said those lot numbers become the description of the property. The old property is lot 1 of the Chattel Estates #4; with the new subdivision plat it becomes lot 1 of the Chattel Estates #4 Lot 1 amended.

Mike Spainhower (Applicant) didn't have anything to add, and is here to answer questions.

Chair Hollist opened the hearing to public comment.

Bill Porter (Resident) owns lot 7 in Chattel Estates. The main thing they are concerned about is wondering about the future of the subdivision in general, over the way that it was meant to be used. They moved in there 41 years ago and it was meant to be an area where you could have horses and livestock, things like that; kind of a little bit of country in the city. They are just wondering, having these smaller lots and probably smaller homes, even though they are on 2700 West, how that will affect in general the use of the property. They wonder if there will be changes to the irrigation rights to the people who still need those, will there be any changes to the rights to have animals. They have raised horses in the past, they are not currently doing that; but if they were to sell the property in the future, the new owners may very well want to do that. Many people like having this type of property out here. Another thing they wondered about is the other lots within that subdivision, will they have the same ability in the future to subdivide their acres, or is this only for this because it's on 2700 W; it seems like that could affect property values. Lastly, they were wondering as far as property values go, how the city expects something like this going in on 2700 W would affect the property values of the rest of them in the subdivision.

Damian Clayburn (West Jordan Resident) lives in West Jordan, and the wooden fence referred to in this, or most of it, is his wooden fence. He stood here before this committee back on August 14, 2018, when they tried shoe-horning four homes into here, and this is horse property. In his mind, he brought it up before and he'll say it again, these two homes going in here doesn't fit the footprint of what's going on in this neighborhood. They tried doing a private driveway and four homes, getting rid of two horse pastures that were back there which is what the space was originally intended for. He knows the commission doesn't answer questions, but he threw some out there. When this was presented the first time, his property extends beyond that wooden fence. In the plans that he has, there was at one time an easement back there for utilities that was brought up just now. If you actually look there, none of the fences touch and the South Jordan side fences are actually back farther from their property line than the West Jordan side is because of the irrigation and stuff that was back there. His concern is that it seems like when this is depicted, the property for probably lot 3 shows it going to the wood fence; that property does not go to the wooden fence, his property line extends past that wooden fence. He knows the wooden fence was brought up before, that it is already existing so they don't need to build anything there. Well, that it is not on a shared property line; his fence is north of his actual property line and that has been verified by West Jordan, and even the plans he has that were dropped off after he and the neighbors complained about this before, show that his property line extends beyond that wooden fence. So, he has concerns about whether there is actually that much footage there and what happened all of the sudden to the easement for the utility and irrigation and all that kind of stuff. Bottom line, he is still against this, he doesn't agree with it; it was proposed, a for sale sign went up and it sat there and languished for six or eight months and no one did anything with it. After that he thought it was done, just because there is a section of dirt somewhere we don't need to keep shoe-horning houses into places. Here is an example now, we are trying to resurrect this, and he thinks it's a bad idea. He wants to make it clear that the property line for the wooden fences extends farther than what that plan shows.

Arlene Gregerson (Resident) lives in that subdivision, but is not on an acre lot. Her concern is that they are all getting older, how will the others be able to subdivide if they want to, what kind of access will they have. As it is right now, they have grown children living in basements of homes, people renting out parts of their homes; parking gets to be crazy. She is on the street just south of this one and she thinks there needs to be some consideration. She is not against the Spainhowers for any reason, but what are the other property owners going to do when they want to sell or can they subdivide, what entrance or access will they have.

Chair Hollist closed the hearing to public comment. She asked about the property line issues brought up by Mr. Clayburn, and if the city was aware of this as the staff report was being made.

Planner Drozdek said he is not aware of it, but like any other subdivision property it would have to be surveyed by a licensed surveyor; if there was any discrepancy he is sure it would have come up in that survey. If the other property owner has some other information, he can provide it to us but he is not aware of any discrepancies.

Planner Schindler said this would be a civil matter, but on the original subdivision it shows that the length/depth of the property is 381.5 feet. This subdivision, as drawn for the amendment, also shows it as 381.5 feet. It also shows on that subdivision, if you look really closely, you can see a fence mark; the fence is actually shown on the West Jordan side of that property line. It doesn't indicate how many feet it is, but you can see the little "Xs" on the drawing and it is on the north side of the line that the engineers provided. They will have to put in markers and stake out where that line is for the subdivision itself, and that will be shown on the plat as well; they will have to get that approved by the Salt Lake County Surveyor's Office.

Chair Hollist asked for the minimum lot size in this zone, how close are these lots to that minimum.

Planner Drozdek said they are at minimum as 14520 square feet is the bare minimum, two of them are right at that.

Chair Hollist asked if a survey were to be done later that shows the property lines were short of that, and then these lots fell below that minimum, would this be allowed to proceed.

Planner Drozdek said no, if these numbers aren't accurately showing what's out in the field then they wouldn't proceed. They would also be in violation of the city code if it goes below the minimum size requirement, which is another reason why it wouldn't record.

Commissioner Steve Catmull noted that when they record plats, they usually state "as long as it meets city standards." It feels wise to do the same thing in this motion, where they are right at the lot minimum and there is a dispute.

Planner Drozdek said they could do that, but he doesn't think it is needed or necessary because if it's in violation of the city codes they wouldn't approve it.

Commissioner Catmull said this vote today approves the subdivision, but they may not move forward if something happens or changes.

Planner Drozdek said tonight's approval approves the subdivision as presented here. If it changes, then it doesn't meet the commission's approval.

Chair Hollist asked, if this is approved, will staff at some point after this review it again to make sure it meets all the requirements. Planner Drozdek nodded that yes, it will be reviewed again.

Planner Schindler said the staff reviews what is submitted to them, they are not going to go out and survey the property; staff doesn't have surveyors. This has been surveyed, this engineer stated he is putting his license on the line that this is accurate. If someone else has another engineer that can prove this is wrong, it still becomes a civil matter, but once it is recorded it is recorded. If someone doesn't believe this is accurate they will have to find someone else to do a survey and then let us know it was done professionally, and that we were wrong; however, once this is recorded there is no going back, we can't take their rights away because it is a recorded plat at that point. We have to believe the surveyor has done their job because it's their license on the line; we verify his measurements are correct, and that his description of the property matches what's shown, but the city doesn't do any surveying to make sure things are correct since we don't have that kind of staff.

Commissioner Gedge asked regarding the wooden fence, if down the road it is proven the wooden fence is not on the actual property line, because this is in a different city would there be any fence requirements if it has to be moved.

Planner Drozdek said no, our fence rules would not apply.

Chair Hollist asked about the horses and livestock rights, whether the current residents with them get to keep them.

Planner Drozdek said that is correct.

Chair Hollist asked if this now puts those properties adjacent to a property that has those rights, and if that's why the masonry wall is being required.

Planner Drozdek said that is correct.

Chair Hollist asked about the concerns related to the ability to subdivide later.

Planner Schindler said the area of the subdivision, according to the original plat was 38.96 acres. If you multiply that by 1.8 units per acre, that is 70 lots; that means this subdivision here will bring it to its max at the current zoning. It is unlikely the smaller lots in the subdivision could ever be subdivided anyway because they are already at the minimum lot size. If the property owners of lots 2 through 11 decide they want to propose dividing it, they will have to go through a rezone to a different density and create a new subdivision. He doesn't believe it would happen, as taking their lots out of their current subdivision would mean the entire subdivision changing its zone to possibly R-2.5 to meet the density; if you take lots out, what's remaining wouldn't meet the density either. This is the only lot that will have any opportunity for future subdivision in its current status.

Chair Hollist asked if anyone here had the ability to address property values, or the ability to measure that impact.

Commissioner Catmull mentioned they can take evidence if it's presented to them.

Chair Hollist said she assumes anyone with irrigation rights will still have them.

Planner Drozdek said that doesn't change.

Commissioner Gedge said he assumes this secondary water is from a canal company, and assumes it is west of 2700 W and flows to the east. If that's the case, that most likely wouldn't have to cross over this proposed subdivision.

Deputy City Engineer Jeremy Nielson said he hasn't looked at that system that closely, but that Commissioner Gedge's description makes sense.

Commissioner Gedge asked if any of the adjacent lots flood irrigate, would they be responsible for making sure they don't have spillage into these new lots to avoid damage.

Engineer Nielson said that whatever has historically flowed across the lots can continue to flow. If water has flowed across those lots in the past, accommodations would have to be made for the canal water to continue to flow across the lots.

Commissioner Gedge said that means any potential purchaser in this subdivision needs to be aware of that possibility.

Engineer Nielson said that is something they should consider as part of the design as well.

Chair Hollist asked about parking, assuming that these lots will be required to provide the standard number of parking spots per home.

Planner Drozdek said yes, that's right. To clarify in regards to parking, the city code requires a two car garage, and in addition to that a home has to be set back 25-30 feet for enough space in the driveway to park without impeding a sidewalk or anything.

Commissioner Laurel Bevans asked if there is an HOA in this neighborhood.

Planner Drozdek said no, there is not.

Commissioner Gedge said it might not be required, but he would feel more comfortable stating some kind of reference in the motion like "subject to all South Jordan City Requirements being met," just to make sure before any type of construction that everything is clear.

Chair Hollist agreed, as a concern was brought forward and that would be appropriate in this case.

Commissioner Gedge motioned to approve File No. PLPLA202200003, amended subdivision amendment; subject to all South Jordan City standards being satisfied prior to

construction commencing. Chair Hollist seconded the motion; Roll Call Vote was 5-0, unanimous in favor.

IX. LEGISLATIVE PUBLIC HEARINGS

I.1. SAGEWOOD RANCH BARN LAND USE AMENDMENT AND REZONE

Location: Approximately 10431 S. 3200 W.

File No: PLZBA202100266

Applicant: Megan Visser

Chair Michele Hollist noted that for this particular issue, the planning commission is forwarding a recommendation to City Council; sometimes they side with the commission and sometimes they do not. She wanted the public to know that this issue will be heard again by the city council, who will have the final authority to decide.

Planner Damir Drozdek reviewed background information from the Staff Report.

Chair Hollist asked for Planner Drozdek to explain what a development agreement is, and how that differs from other types of agreements usually seen by the planning commission.

Planner Drozdek said the development agreement essentially details how the property will be developed. A zoning ordinance is more broad as far as allowed uses, layout, etc.; however, when there is a development agreement in place, it is an agreement the applicant adheres to while developing the property. A development agreement could include specific directions for traffic, noise, density, layout, etc.; it is a document that is recorded in addition to the underlying zone.

Commissioner Nathan Gedge asked if the development agreement transfers to subsequent owners.

Planner Drozdek said yes, it does transfer.

Chair Hollist asked to clarify that for the new owner, all of the same modifications, restrictions and mitigations would apply.

Planner Drozdek said yes.

Commissioner Steve Catmull asked what would be required to change that development agreement once it has been approved.

Planner Drozdek said it would require a new hearing and development agreement with the city council.

Commissioner Gedge noted that this is not titled a reception center, it is titled an event center; he assumes the development agreement states what uses are allowed, but he asked if there are any permitted differences between an event and reception center with the city coding and zone being

proposed.

Planner Drozdek said no, it's just a name and neither has more privileges. The applicant had concerns that if it was called a reception center, someone could make a complaint that it's only supposed to be used for weddings; they didn't want to be limited to just weddings.

Commissioner Gedge asked what the rating is for 3200 West and the load capacity for daily trips, also if the amount of parking proposed would set that over the limit.

Deputy City Engineer Jeremy Nielson said it is a minor collector street, and right now it is considered a Level Service B with plenty of capacity. If there were any issues, they would be at the traffic signal, which would be a timing issue that could be adjusted.

Chair Hollist asked if they will be putting in an island to force one way in and one way out.

Engineer Nielson said currently there is no plan for an island on 3200 W, it would be full access and align with the access to the west. We consider it a good intersection, but if there were safety issues down the road an island could be added later.

Chair Hollist said they generally like two access points. She asked if part of the development agreement was to concede and only have one access point to avoid using more residential streets.

Planner Drozdek said yes.

Commissioner Laurel Bevans knows there is no dedicated right turn lane from 3200 W on to 10400 South. She asked if there were any plans to change that prior to the residential property being vacated.

Engineer Nielson said his understanding is that if this project were to proceed, that would be part of the plan. Outside of this project, at this point in time there is no separate plan for the city to add that right turn pocket on its own.

Chair Hollist asked if the corner property was associated with this proposed event center.

Planner Drozdek said yes, they are the same owners however that home is proposed to remain for now; that portion of the property is not going to be developed at this time.

Commissioner Trevor Darby asked to clarify that there will be no parking along Alexander Lane, with no parking signs.

Planner Drozdek said yes, that is correct and it is in the agreement.

Megan Visser (Applicant) thanked everyone for this opportunity. They are excited to share some of the things they have come up with that they feel have appeased some concerns that they've heard, and they've also been in communication with a lot of the neighbors to come up

with these things they are adding to the development agreement. She thanked staff for helping them with this project, as well as those here in support and with concerns; they appreciate everyone being here, it means a lot to their family. She brought up a prepared presentation (Attachment Z).

Commissioner Gedge motioned for a short recess. Chair Hollist seconded the motion, vote was unanimous in favor.

Chair Hollist motioned to restart the meeting. Commissioner Gedge seconded the motion, vote was unanimous in favor.

Ms. Visser discussed the barn and its history from Attachment Z. Her parents have lived here for over 50 years. Most are probably familiar with the property, it has housed a number of different kinds of animals; mostly the buffalo and the elk recently, and it has been a popular spot for the city, as well as a landmark. She shared aerial photographs from a number of years ago (Attachment Z) which demonstrate the vast amount of change they have lived through and the incredible amount of development that has happened around them and encroached on the property over the years. When 10400 S was widened, it took out a large part of her parents' property, including landscaping, mature trees, 32 of their neighbors' homes and their grandpa's home next door. Across the street where the buffalo were in the picture is where the Harvest Villa Development now sits. They showed another view of the property where you could see that 10400 S didn't even go through; that road now continues up to Bangerter Highway. Their neighbors across the street also had their home torn down. They pointed on the picture to where Alexander Lane sits, behind the property, and in the top part of the picture is Bison Ridge; those homes exist where the bison once were. She is not here to say that change is a horrible thing, they have wonderful neighbors that came in as a result, good things have happened from this. It has also been extremely difficult and hard for her family, and so many more in South Jordan, who have watched this open space go. We all know how developed South Jordan is getting, and how many homes are going up. They feel that a big purpose of their project is to preserve a piece of that open space and legacy of South Jordan. Currently her parents are getting older, they are in their 80s now, and obviously when that happens families have to make some changes and some planning to move forward. They chose to sell off their animals and sell off their property in phases to accommodate for this change. They have sold phase 1 of that property, which is where the elk and buffalo were; that was sold to a developer. In their overall plan with that, call it naivety or inexperience, they planned to do this in phases and so here they are two years later rethinking how they want to preserve some of that. A lot of that comes from outreach from the community as people were really upset about seeing it go. If the barn project doesn't go through for some reason, they still don't know when phase 2 will happen, and she doesn't know if there are some misconceptions with neighbors or surrounding neighborhoods that it was being sold now. It is not being sold now, and that was not their intention as their parents still live there and will continue to live there until something changes with them. The issues they see with the current plan are that the property on 10400 S is commercial. If you look west on 10400 S it is commercial on both sides of the street really, but specifically on this side of the street. On the east side, you have all those homes that were torn down, which is now UDOT owned land. It is not going to be sold for homes again, those homes were torn down for a reason. UDOT sits on that land, and how she sees it, that's prime commercial for UDOT at some point; that is not ideal

for housing. Something to consider is that once this turns residential, it stays residential; that open space is gone and it is really needing to be preserved in South Jordan. Their goals with this project are to preserve their heritage; her parents have been a big part of this community and supported South Jordan for many, many years. Their goal is to have open space preserved, which they know is a goal of the city's. Something that the mayor pointed out during their study session is that often times people approach the city to pay for open space, and they are not asking the city to pay for any of it; she is asking to preserve it on their dime, and they think it is a community need. There is not anything like this in our area. In order to do this, they have to have a business opportunity to support the open space, they can't just sit on land and leave it, that doesn't make financial sense for their family. She wanted to touch on a few things Planner Drozdek brought up, things they have heard from neighbors during open communication as they have been happy and thrilled to have everyone's input because they want this to be a wonderful place for the community. Traffic was a concern that was pointed out, the flow with the parking. Noise is a concern, lighting and security was a concern with neighbors worried about devaluation of their property, and the rezone of the phase 1. Another concern was that if this becomes commercial, does that open the door down the road for a Maverick's to be put in. Their updated version of the plan and development agreement was done with the community's input and includes purchasing two retail lots back into this for more parking as there will be no overflow parking, they have gone above and beyond on the requirement for parking. Parking is determined off the square footage of the building, so they are way above the requirement for that and they have space to have more if they needed it down the road. The reason they purchased those two back was because they heard complaints about parking and noise along Alexander, so they pulled that away from Alexander to put it on 3200 W; the only access will be off of 3200 W as Planner Drozdek mentioned. They have worked with a sound engineer and will continue to do so, along with being required to use special insulation. They have exceeded landscape requirements, adding water features to help absorb sound. They are putting up an eight foot fence, which is not required but they felt would benefit everyone. They have controlled amplified live music, it is only allowed indoors and during certain hours. Security cameras will be added, they have a photometric plan and lighting will be shielded from neighbors and surrounding neighborhoods. They have spoken with and met with the fire chief, also the city engineer, to go over the fire truck requirements because of the concern of neighbors not wanting access onto Alexander; they felt the plan was sufficient with the provided turnaround and no crash gate, there are no concerns from the fire chief or engineers. The residential lots on the plan in Attachment Z will remain the same size, there was a misconception going around that those were being changed and that is not the case. Those lots are sold, there are house plans done, that is not changing. The reason it has to change with the rezone is because of a technicality, when it was rezoned initially it was taking into account the whole property; when the property size changed, the density changed and now requires a new zone. This does not change the layout or lot sizes. To address concerns about devaluing property, they have spoken with and done some research with several different real estate companies and you can ask her parents, it's pretty miserable to live on that corner now. It's not like it was when they moved here 55 years ago. The bigger concern with the devaluing of homes is the types of homes that are put in around you; do we think a \$2 million home is going to be built on 10400 S, absolutely not. They feel the quality of homes won't be up to the standard of the neighborhood and it will devalue their property. Property values of homes near reception centers in residential areas have actually increased their property value, so with a property like this with well maintained grounds, limited hours as it is not a retail business with traffic coming

and going; it is a quiet neighbor for the most part that is well preserved and open space. If there were ever a use change to the facility, it would require going through this process again. There has been some misconceptions that “once commercial, always commercial,” and that’s not how the process works. They wanted to show some comparables to other reception centers in the area, they are not the exception as this is exactly what is done; reception and event centers are put in residential areas because they are a need for residential areas. She showed pictures from Attachment Z of different event/reception centers in the area including Wadley Farms, Knot and Pine, Walker Farms and Magnolia Grove which happens to sit on the same street of this proposed event center; all of these shown are in residential areas. They have done their significant research with a lot of venues, the way they control things is with their contractual agreements and that controls the noise levels and all of that. That being said, she wanted to end by saying there is an overwhelming majority in this community that have significant ties to this property in some way. There was a gentleman that came to her parents afterwards to pay them for feed because he said the animals had been therapy for him over the years, and that goes on and on; there are similar stories shared all the time and they feel it is a need that can continue to benefit the community. She shared a statement from her parents:

“Over 50 years ago, we bought the corner acre where our home is located. The roads were not paved and we were surrounded by open space, filled with wheat and alfalfa fields. As time passed, farmers around us aged and acre by acre relinquished their cropland to developers. Gradually we were fortunate enough to acquire 10 acres of space to create a little farm, where we could raise our family as we had grown up, with fields to irrigate and animals to care for. Central to that dream is our barn. The barn has housed horses, a cow, feed for a menagerie of exotics, ostriches, buffalo, elk, musk ox, yaks, etc.; it has hosted cowboy poets and weddings, high school dances and a half pipe skater ramp. It has created memories for people of all ages, and has become a South Jordan landmark. As we move into our 80s, we have had to make difficult decisions about our property and accept the life changes that come with that. But, with careful management the barn can continue to serve South Jordan citizens and be a center for fun, learning, and celebration; we hope that can be accomplished.” – Otto and Amy Jones

Commissioner Bevans noted that in the presentation, Ms. Visser indicated they were purchasing back two lots; she asked if they had already made that purchase from the developer.

Ms. Visser said that purchase is contingent on this passing.

Commissioner Bevans asked about controlled amplified music only being allowed indoors, she asked if that means there will be speakers for other kinds of music outdoors.

Ms. Visser said live music will only be indoors, and the way other venues do it is with a contractual agreement with the customer regarding not exceeding a specific volume level; she believes that is in the development agreement as well.

Commissioner Bevans asked about the staff report referring to animals on the property, and asked for more information.

Ms. Visser said they were thinking about three to four smaller animals, just as a reminder of where the property came from. They wanted it to be an option for possibly seasonal things, just to remember what her parents had there. In the development agreement there are only certain types of animals allowed, they couldn't have large animals.

Commissioner Bevans asked if the animals will be housed on the property, or brought in and out for events.

Ms. Visser said possibly both, they haven't really settled on that yet.

Commissioner Bevans asked staff, based on the site plan, how close entrance to this property is to the entrance of Harvest Villas.

Planner Drozdek said it's right across from the entrance.

Commissioner Bevans asked if anything had been done yet to mitigate any concerns for those residents getting in and out of their neighborhood when there is an event going on, we know 3200 W can get a little congested during peak hours.

Engineer Nielson said there is no mitigation. Possibly when an event releases there might be a delay, but there is an alternative access on River Heights Drive.

Ms. Visser commented that many times capacity changes from a flowing reception to a seated reception; they would limit the capacity of that so there wouldn't be all cars leaving at once. She also pointed out that the entrance was lined up this way even with the residential planning.

Commissioner Bevans asked if her goal is to have the flowing receptions only, or will they be doing both.

Ms. Visser said that if they do a seated event, it would be limited numbers.

Chair Hollist asked if the number of attendees for different kinds of events was in the development agreement.

Ms. Visser said she doesn't believe that was in there, but they could add it.

Chair Hollist asked what Ms. Visser proposed.

Ms. Visser said she believes it is based off the capacity for the building, set by the city; it would also be based on the fire code.

Chair Hollist asked about the claims in regards to property values increasing in Attachment Z, what sources do they have and where did that come from.

Ms. Visser said they have spoken with several different realty companies that have validated that. If the commission would like, they can submit some related information.

Commissioner Catmull mentioned the economic infill opportunity land use, he noted that it is supposed to “support and bolster existing uses.” He asked how this facility would support and bolster the existing uses in the general area.

Ms. Visser feels like it’s supporting the need for open space in the city, at least that’s their goal with this. They don’t want this torn down or a Maverick’s there more than anyone else. They are trying to preserve a piece of South Jordan history, and their family home and barn; giving good use to us and giving something back to the community. We don’t need more homes, we need open space.

Commissioner Catmull said normally the response to that centers around retail, and how it helps that locally because this is an economic infill opportunity. This will have an overlay with an agreement, but the overall land use being changed before that is an economic infill opportunity. He said there are no wrong answers and Ms. Visser noted she might not be understanding the question. Commissioner Catmull clarified by asking if there is synergy or reasons that having this here aids the other retail or commercial properties around it.

Ms. Visser noted that up the street is a wedding retail store, local floral shops, restaurants, all of which exists in close proximity just up the road.

Commissioner Bevans asked, since the existing home is not included in this, if staff have concerns about this island of one residential lot here and the future use.

Planner Drozdek said this is an existing use, there are no changes with the use and therefore no concerns with the home as is. As far as future, it will have to come before the planning commission and city council again to determine if it’s appropriate.

Ms. Visser responded that while they really don’t want the barn torn down, they even more don’t want the home torn down. The idea is to include it into the project, possibly as an overnight wedding party accommodation. Their goal is for the home to stay. It would be included with events, not rented out to random people.

Commissioner Bevans asked if there is any way this can be included in the development agreement, so this property doesn’t end up going to another commercial developer.

Commissioner Gedge questioned if this would even be an allowed use for this home and space.

Chair Hollist said not the way it is now, but if this zone change is made it opens it up to more.

Commissioner Bevans said that is her main concern with that piece of property, what that will turn into down the road.

Ms. Visser said they know this is a concern, and they intend to incorporate it into their plan. It doesn't benefit them as a venue to have a Maverick's there or something that will create more traffic or take away from what they're trying to preserve. Her parents live there now, so they don't currently have a time frame for when the home will be empty.

Commissioner Catmull asked for an estimate of the timeframe to execute the development agreement, if approved.

Planner Drozdek said it will have to be signed before the city council meeting, scheduled for April 19. If approved, it would just need to be signed and recorded.

Ms. Visser said it's a hard question to answer as they want to jump on this project, but she thinks maybe a year or two for the project. The barn has been a working barn, so they have their hands full; with their vision, they want to be careful and make sure they do things right.

Commissioner Catmull said he was asking because recently they had something come up that was almost 10 years old. They had to refresh the general plan, since that's the main way we communicate the intent of development in the city; he wanted to get a feel for the timeline on this project.

Ms. Visser said their intention is to start soon. They are purchasing this from their parents and they want to get started as soon as possible. She is not super familiar with how long the process is with the city.

Commissioner Catmull asked if they would be seeking any temporary liquor permits.

Ms. Visser said they will not hold those. Other venues hire out a bar service to handle things like that; they would not be distributing that themselves.

Commissioner Bevans asked if the venue is required to hold any type of liquor permit to have those companies come in and distribute onsite.

Commissioner Catmull believes it's a temporary permit.

Chair Hollist opened the hearing to public comment

Adam Stanley (Resident) indicated he was representing a group, and that Kurt Jenkins has ceded his additional time to him. He lives on the crossroad of Bison Ridge Road and Alexander Park Lane. He is from South Jordan, he and his wife grew up here and went to Bingham High School; their families have been in this area for 40+ years as well. They are well familiar with the area, it just happens that he is now a resident who is directly adjacent to this property. His mother has also moved into the Harvest Villas neighborhood and her home is directly across the street from this property, and she faces this property as well. He is here representing the large collection of neighbors in all of these neighborhoods that are opposing this proposition. He brought in a list of approximately 70 individuals and households that have given signatures,

showing their opposition to this proposal (Attachment AA). To be clear, they love and value the Jones family. They have loved living near their open lands and animals, and of course their barn. They were saddened a few years ago to learn that they had decided to sell their land. Neighbors were informed that the land was being rezoned to R-2.5, which he believes has been brought up this evening, allowing multiple residential lots to be developed. He submitted a few images before the meeting, one referencing the original development as proposed just a few years ago (Attachment D) and a few emails expressing his concerns (Attachments C and S). This was how they understood the plan was going to be, and they were not opposed to it; after all, if not horse property or farmland, it seems residential should exist within a residential area. Honestly, as neighbors and residents, they have felt blindsided by this proposition of a reception center and this proposed change to commercial property, essentially within their neighborhood. They feel there has been a misrepresentation that the neighbors want the barn torn down, this could not be further from the truth. What they are against is the land being rezoned to something of commercial, and the affects that will have on their quiet, low traffic neighborhoods. He also provided a list before the meeting of 35 other reception centers in Salt Lake County (Attachment BB). Of those 35, only one or two actually border any kind of residential property; Magnolia was shown with residential on the back side earlier in the meeting, there is one other with one border adjacent to a reception center in Salt Lake County, everything else is commercial surrounding it. This proposed reception center, as presented, borders all residential neighborhood and this is unprecedented for any property they have found within Salt Lake County; he doesn't know where the other properties are located that were shown tonight. Regardless of the owner's current plans for the property, and regardless of verbal guarantees, there are never guarantees in business endeavors. One of their major concerns is what will happen to this property in 5-10 years if the business does not do well. If it is already zoned commercial it can be easily sold to another commercial project, which has mildly been addressed; once the dominoes start to fall, the rest fall more easily. Additionally, the Jones' residence, as was shown on the north side, is to be kept residential in the current plan and they did have a question of what the plan for that was. Bottom line is keeping the land zoned for residential is the only plan that actually guarantees unwanted commercial real estate not ending up in their neighborhood in the future. To address the concerns regarding an actual reception center, he wanted to bring voice to them from his side. There is no mention in the initial plan submitted to the city regarding traffic and parking. They contacted many of the reception centers included in the list he submitted (Attachment BB), including Magnolia, Cottage Charm, Aspen Landing and Azalea; most of those have more than 100 parking stalls, and all are near other commercial property that lends their parking as overflow on those evening which is used on a frequent basis. Although we know 100 stalls technically exceeds city code, where will the extra cars go when overflow is needed; that will be 3200 W, Alexander Park Lane and Bison Ridge Road. This is a safety hazard and an issue. They know it has been suggested that "no parking" signs be installed. His son plays football at South Jordan City Park, and they know parking there is a constant issue; the neighborhoods across 2200 W have "no parking" signs and every single week there are cars parked in that neighborhood. He is sure the residents of that neighborhood can verify that, because he sees it every week. He also provided an image of some traffic data they pulled off of UDOT's website (Attachment BB), and you can see on there that on 3200 W between 10400 S and 11800 S there is a very low daily traffic flow when compared with surrounding streets. Other reception centers have a much higher traffic flow, suggesting commercial does bring in more traffic.

Assistant City Attorney Greg Simonsen interrupted and said it's very important to get Mr. Stanley's images up. He has referred to them several times, they are important to him, so he asked if there is any way we can get those up.

Commissioner Gedge noted that the images were sent to the commission, but they didn't appear to have been submitted for presentation.

Planner Drozdek said he had one file Mr. Stanley sent that couldn't be opened, and he responded to the email asking for him to send it in PDF format.

Mr. Stanley said it was sent back in an Excel file.

Commissioner Bevans confirmed it was sent back to her as an Excel file, but she was unable to access her email at this time.

Commissioner Gedge motioned to allow a one-time exception to the time limit for this speaker until the issue is resolved. Chair Hollist seconded the motion, vote was unanimous in favor.

Mr. Stanley said they are concerned about inviting more traffic into their neighborhoods. Currently, there was indicated only a singular access point for the reception center in the plans for the entrance and exit. As residents, they are kind of in a "what-if" planning stage for the future; if there does end up being an additional exit required, where will that end up being. There is no right turning lane on 10400 S from 3200 W, traffic will get backed up there very frequently and Bison Ridge Road and Alexander Park Lane are most likely to absorb that congested traffic. Currently, they see it on a daily basis, when that light gets backed up during peak hours of the day traffic will cut through their neighborhood; that will only increase with this change. One question, from his mother's standpoint in the Harvest Villas neighborhood, is whether they will have additional property removed from their side to make road improvements in the future to accommodate this, as that has already been done in the past. It just does not appear that due diligence has really been done regarding traffic and parking with this adjacent to a residential neighborhood. Lastly, obviously noise is a huge concern with them in proximity, coming from this area. There is an outdoor space, there is an outdoor venue that certainly is going to host music. He knows it has been said that amplified music will only occur in the barn, and certain changes will be made, but he just doesn't see how a barn can really contain a large amount of volume or music on a consistent basis that won't interrupt the surrounding property. They have seen on the proposal that the property will stay open until 11:00, and they are concerned, even if they say the music has to be turned off at 10:00 P.M., will it really be turned off at 10:00 P.M.; what other noise will occur with the crowds and the parties. It's very evident these are not just come and go wedding receptions for open houses, this is an event center and can host many, many other things. In conclusion, he hopes that if the members of the commission are going to consider the owners' feelings of sentiments regarding their property, please consider the feelings and concern as neighbors and the negative impact this commercial type of property can have on their neighborhood. For all these reasons, they as neighbors are requesting that the commission recommend against rezoning this land to commercial, and ask them to "please protect our residential neighborhood." He also noted that they weren't referring to Magnolia as a reception

center that bordered residential because it lies on 10400 S almost exclusively; if you want to lump that in there, it would be the second property. The only other one was Cactus and Tropics down in the Millcreek area. It does feel that in Salt Lake County, the proposition of this being in the middle of a residential area is really unprecedented for this county. He doesn't have any details on the other properties, if they are in Utah County or more rural areas. Regarding the UDOT info off the internet, that was as of October. This information in Attachment BB is showing the low flow of traffic on 3200 W which is directly west of this property, between Harvest Villas and Alexander Park Lane; it also discussed the significant amount of traffic that is associated with the other types of commercial areas.

Attorney Simonsen asked before we moved on if we had Mr. Stanley's documents for the record, he wanted to make sure they are saved.

Commissioner Bevans indicated she had them and would forward them on.

Dave Freiss (Resident) represents the development group that bought Jones' property to the south of the reception center. A few things he wanted to make clear as the developer were that the lot sizes, even though they are asking for the rezone to R-3 which is basically a quarter acre zone in South Jordan, are not changing in size; they will all remain one-third acre lots. The plat as everyone sees it, and as is constituted, should be recorded in the next two to three weeks; they will be building houses and doing development there on the south end of the property after that. As a developer, he thinks sometimes property values get misrepresented in these meetings; they are not going down, they are going up at an alarming rate and we all need to slow that down if anything. Regarding traffic, it's getting worse everywhere and this development will not be negatively impacted for traffic, and the kids are not going to die on the sidewalks. He thinks this is a really good solution, and the idea of rezoning this to a commercial zone and having something like a reception center that does preserve open space in South Jordan that is also a landmark icon is good as well. He has lived here his entire life, he lived in Glenmoor which was the west side of South Jordan with dirt roads all the way around; however, really the west side residents of "pure" South Jordan was the Jones'. We have seen the photos, it has been here for a long time and he thinks we would be better off to see it remain in some form and some tact, something to remind us of what it used to be. He thinks that is one thing we are going to see disappear more and more, and just because we zone it as a commercial building does not mean that it can't change; putting houses there wouldn't necessarily change that. We have developed properties where we've demolished five or six homes to put something different there. It's influx, it's change, and it will be that way forever; hopefully we can preserve something really cool in South Jordan.

Commissioner Gedge asked Mr. Freiss, as the developer, to confirm what the applicant stated, that they are in agreement to sell back the two lots that have been mentioned to increase the parking.

Mr. Freiss confirmed that yes, they are.

Bela Eliason (Resident) lives right across the street from the barn. Looking around the room, at the people raising their hands that they are in support of this, she doesn't see anyone she

recognizes as living around the barn. While she thinks that hearing different opinions is very important, in this case she thinks that those who should be heard are those who are directly impacted by this. Not only the directly affected properties in the neighborhood are opposed to the project, but the majority of the neighborhood disagrees with the proposed rezoning and plan. In order to better understand what is being proposed, she actually took the time and went through the general plan of South Jordan, reading the whole thing, and she wanted to share a few definitions that stood out to her. The first one is for the term “stable neighborhood,” which is the current zoning of the property. While talking to her neighbors, she realized that a few of them were told that if they didn’t agree with the event center they will probably end up with something much worse, like a gas station or a Walgreens. For that reason she thinks it is important for everyone to understand what the current zoning is, and what that means. She referred to previously submitted images for the definition of “stable neighborhood” (Attachment G). The reason they moved into an area zoned “stable neighborhood” was because they wanted just that, a quiet place where they could enjoy the benefits of knowing who is on their streets. The Jones’ farm is surrounded by residential land on all four sides and she had a map of that (Attachment J) with the black lines showing the Jones’ property, and the rest being residential on all four sides. In order to respect the general plan and maintain the same quality of life for the neighbors, it defies reasonable expectation that it would not stay residential. The proposed rezone is “economic infill opportunity” and it has been mentioned before that in the general plan it defines it as shown on her presented image (Attachment H). As she mentioned before, the Jones’ farm is surrounded by all residential area, with no economic centers nearby. If this rezoning goes through, they are not only worried about the impact the event center will have in their daily lives, but also possible future development. There are no guarantees that this business will be successful, or that the Jones family won’t change their mind again, and they believe such a rezoning would make them vulnerable to who-knows-what future developments. She understands this is an emotional issue and they respect the Jones family. They love to hear their stories, but they demand the same respect for their families and stories.

Scott Lloyd (Resident) wasn’t originally planning on speaking tonight, but he is here as a neighbor living just to the south on Bison Ranch. He has talked to some of his neighbors in his cul-de-sac and they are okay with him talking and representing a few of the neighbors, specifically the Dahles and the Christensens who raised their hands and agreed to cede their time to him. In talking about how they are setting this up, and talking about the land, when he moved out to South Jordan he had seen the bison and elk forever and really enjoyed that. If you talk to anyone through South Jordan, that is what it’s known for with the Jones family. As the family began to sell parts of their land off and zone it for residential, it was to be sold at that time as the area where he is living, to be developed in a residential area. With that residential increase, obviously financial gain was received at that time, not needing to sell but at that time choosing to. As the new development went through in Zone 1 or the development portion of Zone 1, into Zone 2, the idea was there would be residential areas when it was first classified, and it is right now shown as a residential area. This was also the selling point, and again, the area did not need to be sold, but it was sold for a financial gain. He understands that the family wants to go ahead and have the support of that property and have that property be remembered, possibly having an event center to be able to recognize the Jones family on that portion; that is understandable with how long it has been here and part of South Jordan. With that being said, having a small petting zoo, or an area specifically for the Jones’ like a small museum is one thing. However, to change

it to an event center that is not very specific in time or label as to what's going to go on there, means this is not for receptions, it is going to be an event center. In his experience of 32 years in law enforcement and working through many cities throughout the county and community here, once you classify it as an event center it can go into anything from a truck show to a food truck stand, a wedding reception, it could be a band group or a high school gathering, anything and everything. There aren't really any specifics, so it leaves it very, very vague as to what could be put in there and there is really no limits the city can put on that, other than saying they are going to put stipulations on you; that they want it closed down at 10 and if it's not closed down at 10 they are going to call the police. It will probably be 45 minutes before they are able to get there, then when the police get there they are going to tell the event organizer 'you can't do this' and they'll respond that they're the ones renting it and they don't have the responsibility. The police will talk to the owner and the owner will say 'next time, remember don't do that.' He's only telling everyone this because this is what happens to the event centers that he goes to, and he deals with, and he talks with them, and it's always fingers pointing different directions saying 'it's the owners,' who then point back to those renting the space as an event and this is what it is. It becomes very hard, the fact that you can't label or tie that down. Now, we get into the areas where we ask if there will be alcohol or liquor being given there, having a liquor license. He is not sure how South Jordan is set up, but a liquor license given to them specifically for the event center will be hard to get. However, like they said, if they have someone on the venue that's renting and they have someone with a license that can serve liquor under their own license, that means you can't eliminate them having alcohol there. Let's add the alcohol to that event center, going in there they now have a traffic issue, and he's sure they'll do designated drivers and Ubers as that would be a perfect world, but realistically that's not what he sees on his job. When Bangerter was closed down it was already a bottleneck, and trying to get the timing on those lights was hard. Those lights did get changed, he knows because he spoke with UDOT specifically about it and they changed that. That timing, now that it's open is better, but when you're in traffic flow during those peak hours it is going to increase; he's sure that these events that are going to be presented are going to be during some of those peak times with increased traffic flow. Add to that the one access into 3200 W, on a distance he's guessing about 150 – 200 feet, but it's also on the exit from the residential private HOA across the street to the west; now you have traffic flow that will require creating a second middle lane with most likely access into that coming mostly northbound and you're limited on your southbound. You are creating a traffic headache with again only one access to this, and even further, they go ahead and sell that right corner going north on 3200 W to go onto 10400 S to be a turning lane. That's great it becomes a turning lane, but it will cut into the home on the corner. In a perfect world, everyone pays attention in traffic, they let people turn into these areas and are really courteous when they pull back out on to 3200 W, but that's not realistic, it's a traffic flow increase. Now add an overflow with a big event, they tell their wedding guests that only 98 can come and the rest will have to look by Zoom or something. That won't happen, they will still come and park in the residential areas; they can't park on 3200 W so they will go to the south, into the neighborhoods where they can walk into that area and be part of that reception. This puts things in his neighborhood, and like the two prior speakers here, the residents here are the ones actually living here and impacted by it. He doesn't mean to discredit how the Jones' whole setup is going, it has been a great asset and it's been his whole life he remembers it, but they chose to go ahead and start selling it, they chose to get the financial gain from that; with that financial gain it was working out well. He doesn't know if the people buying the new properties were able to be told

that “by the way, you just bought yourself a great property, your house could be worth \$1 million, but we’re also going to go ahead and put an amphitheater or event center right next door that we can’t tell you what’s going to be there. It might be middle aged or high school concert bands, or a car show or a car club, we can’t tell you any of these things, but we promise you we will work really close with you and we won’t change the zoning when we do phase 2 and we won’t sell that off. Now we’re going to do phase 2 because we want to make this event center bigger and we are going to add that, make our parking lot bigger, and now we have a bigger spot in that same area.” As a city council and as a commission, dealing with the zoning side of it, once the foot is in the door they can go ahead and expand, do the things they want to do to build it and make it bigger and better at their benefit, their financial gain, and not what it is for the city of South Jordan and the residents south of there that are there for a quiet community. We have plenty of green space in a lot of different areas.

Arla Roloff (Resident) has been a neighbor to the Jones’ for about 45 years and when they moved out there, there was no asphalt that went to their house, they just drove down a dirt road. Things have happened around here that maybe they didn’t like coming along either, but things change, times change, and she thinks it’s only fair that we allow the Jones family to make some changes to their property if they would like. They don’t want people parking on their streets, nobody does she doesn’t like things on her street sometimes either; it happens and she thinks we all just need to move along and realize that progress is there. It would be nice if we allowed the Jones family to maintain some of the things that brought us all, that we loved out here originally. Everybody used to love to look at the elk and the buffalo, no matter where they were from; everybody walked down to see them. She thinks that is something we all need to remember, that the Jones family did bring a lot to us here in the South Jordan area and we need to allow them to make some changes in their property if that’s what they would like to do.

Ben Eliason (Resident) lives directly across from the proposed property changing. As someone with a busy work schedule, who often ends up working late, he is fortunate to be able to attend. Many of their neighbors share their concerns, they wanted to be here but couldn’t. His property sits just east of the Jones’ farm, currently zoned as residential property. He and his wife, along with their two kids, moved to Alexander Park Lane in the summer of 2017. His two kids have learned to ride their bikes along this quiet road where there are houses on one side and buffalo on the other. Families, including his own, enjoy taking walks through their neighborhood, along its peaceful residential sidewalks. His kids have loved to see the pony and Amy Jones loved that people loved her miniature pony and expressed the need to keep it for that reason. In their four plus years, he never imagined the city might allow their neighbors to rezone this to commercial. What is more, the owners actually repeatedly reassured them that it would remain residential. The problems of a reception center venue, as you may well know, are various; creative wording that builds this proposal as green space or an important historic monument glosses over the fact that opening a commercial zone in their neighborhood will draw large crowds, just as other commercial and reception venues. Such businesses are common in South Jordan, they are businesses; he doesn’t believe the public will be able to enjoy these premises as they would a park without paying a fee. Some supporters of the new construction who look forward to driving by the beautiful green space are likely to be disappointed by an eight foot wall proposed, surrounding what are now being referred to as gardens. Larger reception venues are not an investment in improving the larger community, except for those with the means and motivation

to access them or profit off of them; this could include caterers and through tax revenues. He would expect the outdoor elements to the plans to have greater than usual impact on our neighborhoods in terms of noise. The first three rules of real estate are “location, location, location;” what makes a location attractive is often its distance from highly trafficked commercial centers. It is not the Jones’ or the Vissers’ job to protect his considerable investment of time, energy and money in his home, whose value and livability is so tightly linked to the feel and nature of the surrounding neighborhood. Zoning laws are intended to favor existing properties over new constructions, which may negatively impact adjacent homeowners. Please consider your duty to uphold the letter and the spirit of the laws of zoning in this matter, we implore you to protect our homes against opportunistic commercial encroachment.

Doraleen Rich (Resident) will be the recipient of the traffic jam because she lives right on the street that goes directly in to the reception center. First of all, she has a question that she would like the commission to clear up for her because she is very confused. She has lived in her home for five years, in the last three years she has received three different letters to rezone the Jones property. How many times can the commission have, and allow, rezoning of the same piece of property; she would like someone to answer that for her to clear her mind up.

Chair Hollist noted that will be answered after public comment.

Ms. Rich said another concern is, if the Jones wanted to have open spaces, why have they sold off all the properties and given her the opportunity she is very grateful for to live where she does, because they sold something off. If they want to preserve a barn, the most interesting thing she has ever seen is turning it into a residential home; don’t turn it into something commercial. She agrees with everything that has been said, and she has talked to a lot of people; once you open a door, the door is opened, and does the commission have the right to close it. She doesn’t believe the commission has that right, but she doesn’t know. She is kind of tired of her tax dollars going for all of the work that was done on the Jones property to widen 3200 W to the condition it is, and now they’re talking about doing some more; is that going to be her tax money, to widen that and the mess that it causes. She is concerned about the traffic for the people in those nine homes, she doesn’t see an entrance into those homes, where does that come from. Is the entrance for those residents into those other properties going to add more congestion, and will they be able to get their friends and neighbors into there. She thinks this is a desire to preserve something, but it’s very narrow minded because preserving a barn doesn’t count for all of the residential properties around their area.

John Adams (Resident) is very close to the east entrance of their property. He knows he has spoken to a lot of their neighbors, he wasn’t planning on standing up here this evening, but he wanted to reiterate their concerns about the traffic flow. He thinks the officer did an excellent job talking about the traffic flow along 3200 W and 10400 S. He knows during the daylight hours, yes, it is not very congested. However, in the mornings, from about 7:00 A.M. until about 9:30 A.M. trying to make an east, or right hand turn, is almost impossible because there is a bike line there and the lane that you’re in goes straight through or you have to turn right, and that’s where the bottleneck is; that is really a concern to them. It was mentioned earlier that yes, Harvest Villas has two entrances, but he wanted to comment to all of the commissioners that about a year ago, South Jordan put an island that goes west towards Costco, and Hidden Valley Drive goes

south. Prior to that island going in, any of the residents that lived in that community on that particular road could turn left; and then those of them wanting to enter the west side of their Harvest Villas property could no longer do that. If you want to go down that way, into their west gate coming eastbound, cars have to go down to the stoplight, go into Walmart, U-turn and come back, and then turn south; or they can go into Costco and do the same thing. Even though they have two entrances, it is very limited, especially in traffic conditions. His ask would be to not rezone, to keep it residential. Regarding putting in an eight foot barrier around the property, it makes him feel like they are not preserving open space, that they are basically putting up a compound because they are not going to be able to see any of that open space.

Kristen Maylett (Resident) lives south of the community and has lived in South Jordan for almost 20 years; that barn has become a landmark for them, for them to show their kids and take everyone by there for years as many have said. She has a daughter that is getting married, so they have been looking for venues; her fiancé is from South Jordan, so they would love to have a place here that they could have the reception and have a great venue. They looked and looked, and they couldn't find that here, there wasn't something that met what they wanted. They found something similar to what the Jones' are proposing in Utah County, they went that far for something; there is nothing like this in South Jordan, there is a need for it. There is a need for this kind of venue. She thinks the Jones' are so cautious and careful of preserving this barn. There have been some comments of what kinds of events they would hold there, they have been so cautious of preserving the area and honoring the community; they are doing whatever they can to make sure that the venue provides that service for the community. The venue that they found in Utah County, like she said, is similar to this, it's right in a community surrounded by homes. There is a requirement that they are out of there by 10:00 P.M. They have watched their parking, watched people come and go and they've seen all of that happen. The neighbors are fine and it has become a great source of bringing the community together by having that facility, Walker Farms in Utah County. Just watching that, and seeing what's going on here, she just thinks this is a positive, wonderful thing for our community if we look at it that way. The flow of traffic comes in and out, it doesn't go all at once; even if there is one event that they all leave at one time, people just don't leave all at the same time, they stagger out. Everyone talks, and that's just how it is. She feels like this is a great way to bring our community together. The wall is just a way to help with the sound, it isn't a barrier. The facility they found has the same thing, and it isn't a barrier; it is beautiful and wonderful. She thinks we should give the Jones' an opportunity to do this, after they have given so much to the community and when their interest is to make things better.

Landon Anderson (Resident) has been a resident of the great city of South Jordan since elementary school. One thing he wanted to say at the beginning, with regards to the traffic problem, he would be grateful for this project to move forward. What this project does is create that right hand turn lane, going from 3200 W onto 10400 S. Someone earlier talked about the congestion in the morning, he sees it all the time on his drive to work; that is part of this, to alleviate that traffic problem. Going back to his time growing up as a student at Jordan Ridge Elementary and South Jordan Middle School, some of his oldest memories are the field trips they would take, walking to the Jones Family Farm. Those trips always included a tour of the barn, which over the years has become one of the last remaining memories of his childhood. You can see the difference in South Jordan today versus 30 years ago, there is not a lot left that was

originating here. In fact, he would be interested with the South Jordan City Ordinance Chapter 17.124 of the historic site lists preserving buildings that are more than 50 years old; he could only hope to preserve this historic building as it is now. He thinks the plan the Jones family has brought forward is a great medium ground, and alleviates a lot of those traffic issues brought up as well.

Jared Bolduc (Resident) and his family are actually one of the lots that is still remaining to be built on this particular development. They put their original deposit down on this residential area, with the understanding that it was going to be developed into all residential houses; they would be moving into a neighborhood with the due diligence that he and his wife did, understanding the current traffic patterns and everything associated with that. One of his concerns, among many that have already been brought up, is the traffic. It is going to be nice to have a bunch of “no parking” signs down his street, which he is not really excited about, but it’s the traffic. It is the cars that are going to miss that entrance to turn into 3200 W, or who won’t be able to, and then have to re-loop around and go through his street on Alexander Park Lane. With this proposed change, to say that kids won’t be killed on the sidewalk is nice when it’s not your kids. It’s easy to say traffic won’t be a concern when it’s not your neighborhood, and it’s easy to say that this will really preserve a lot of open spaces when it’s not a park. One of the things for him, that he really lives by because he has been a bit tainted by this, was that there was a contract signed that they were all going to be houses in a residential neighborhood; that has been changed since he put his deposit down, and he is stuck there with his family. Any verbal guarantee that traffic won’t be an issue isn’t really sufficient. He is a real big believer in actions, and they speak louder than words. One of the things he would propose, as there is a precedent set around the neighborhoods there at that particular stoplight, is that they would potentially make Alexander Park Lane a private lane, along with the neighborhoods that are just west and northwest of that particular neighborhood. That would ensure the safety with traffic issues, along with the parking issues that would also come with this potential change. For him, one of his last questions is that they mentioned a lot of different reception centers in neighborhoods, but has anyone gone and asked the neighbors in those neighborhoods how they felt about the reception center.

Lorie Benson (Resident) is seven houses from 10400 S. She wasn’t planning on speaking, so she actually isn’t prepared, but something was brought up that really kind of made her heart start beating. She has actually spent the last few months trying to talk herself into being okay with this reception center. She has been listening to all the positives and saying it won’t be that bad. There are a lot of concerns with traffic, lights, sound, etc., but the minute alcohol was brought up her heart started beating. She spent almost four years as the executive assistant to the VP of Marketing at Associated Foods, and her main job was arranging their buying show and event planning. She planned about 10-12 events a year and worked with alcohol vendors at every single one of those events. The one thing they always mentioned to their alcohol vendors is to please keep tabs, try to limit the amount of alcohol, and not once did they do that. They would guarantee them they would do that, and not once did they actually do that. They had fender benders outside the Salt Palace, she can’t even tell us the amount of issues they had with people leaving the event completely intoxicated. That’s concerning to her because she lives right behind it. She has a 19 year old, a 17 year old and a soon to be 16 year old driver, as well as a 12 year old who will be driving soon as well. Knowing that they will be coming home between 10 and midnight on weekends, or even weekdays after musical rehearsal or ballet practice, and knowing

there will be intoxicated drivers leaving this event space is extremely concerning to her. She has really appreciated the Vissers, they have kept an open line of communication with them and that is something she would like addressed. She wants it on public record that is a huge concern to her, and she's guessing several in Bison Ridge and on Alexander Park Lane.

Paul Jacobsen (Resident) There have been a lot of reverences to an old barn; it is an old, very dry barn. They want this to become a public building. He built a public building and was required to build it to a completely different standard than a residence or a barn; he would hope that South Jordan would commit themselves to make it up to the quality of a public building that wouldn't burn down and kill everybody. This would include electricity in conduit, better materials that are fireproof, fire breaks in appropriate places so it can't spread; that barn could go up in 10 minutes and nobody could get out. He is concerned about that, and there is not one person that addressed that, but they've addressed an old, dry barn and he thinks that overrides their nostalgia.

Kelly Cooper (Resident) wasn't planning to speak tonight either, so isn't super prepared, but she is in agreement with what her neighborhood spokespeople have said in speaking out against this project. She thinks a point she'd like to highlight is that some of them have felt misled and things have been misrepresented; obviously things have changed many times, that's a little difficult for people who are not really kept in the loop. She wanted to touch on the misrepresentation thing, and she has heard people bring it up to an extent, but she wanted to pose it more in terms of a question. She has heard both Ms. Visser and the developer building the homes speaking about preserving open space. She did a quick little search, and the definition of open space is "a piece of land that is undeveloped and is accessible to the public. It can include green space such as parks, community gardens, cemeteries; it can be school yards, playgrounds, public seating areas, public plazas, vacant lots, etc." The implication of the term open space implies that it is open to the public, somewhat free of charge with maybe a minimal fee. To her, a reception center is not preserving open space; it is clearly a business opportunity, it is to make money. Her question to everyone is, open space like parks, trails, etc., are those zones considered commercial, are they zoned commercially or is that a separate zoning for green space/open space; how does a reception center, as a business proposal, fit into preserving open space.

Chad Pearson (Resident) and his wife built their home in the Bison Ridge subdivision. They loved it because of the larger lots, and it's just a beautiful location; they have always appreciated the bison, elk, etc. His profession is as a Certified Residential Real Estate Appraiser, he has been doing that for two months shy of 28 years. In 28 years, he can without hesitation tell us that this will negatively impact the homes directly by this property. The light, the activity, the music, the alcohol, the traffic will get backed up during those events and those vehicles will access Alexander Park and Bison Ridge Road; there is no way around that, this will negatively impact the value. He feels that the city has a duty to respect the large investment of all of the people who have already purchased property there, and to protect that investment for them. You would expect this type of rezoning to occur only in areas that have already experienced decline, we are not in decline, Bison Ridge and this area is not in decline; it does not need revitalization. While he is very fond of the barn, the animals and the open space, this type of venue needs to be somewhere else. Unfortunately, he is sorry but "location, location, location;" you cannot move location, that is permanent.

Luanne Jensen (Resident) has resided in South Jordan for just under 49 years and if you want to talk about change, let's talk about change; it all hasn't been for the good. The farmers out here, other than one, were all World War II Veterans; they sent their money home and their dads bought property, they then came here and developed it. They farmed it for a lot of years, and then the city got a little bigger, and bigger. Then we decided we needed to widen roads; people on 10400 S, the 32 homes that Megan mentioned, were taken out. Did they have a choice? No, they did not; UDOT came in and said this is what they were going to do, like it or lump it. They didn't like it, and they lumped it. Of the 32 homes, only two families were able to stay in South Jordan, the others had to leave. UDOT gave them fair money, she was involved in some of it; UDOT was very nice to them, but that was not the issue. The widow that lived at Alexander Place, Gene Bateman, was forced out of her home by UDOT; she had lived in that home for 53 years. She moved on 2700 W, just by Monte Vista elementary, and went from 7 acres to 1/3 acre; it about killed her because she loved it, she built that home and was the first one on a dirt road that went clear down to Redwood Road. The kids walked down there and went to school. She had to leave, and seven years later she died of pancreatic cancer. She would have loved to have been in that home until her death, but it didn't happen that way. So yeah, she ended up selling her ground, she didn't really have any choice; she sold two acres to UDOT, got a 10 year old home on 1/3 acre, and had to pay money to do that. She has seen so much commercial, her first real battle was the Maverick's on 2700 W and 10400 S. Her time to speak was running out, so Clark gave her his time and she continued. She didn't like a lot of the commercial coming in, and when the farmers started selling their ground, she told one of them that she moved out here to have the utopia they already had and asked what they were doing. They responded that they are retiring and they need the money, and she appreciated that. She is very happy that the Jones' want to preserve what she knew and what her kids knew. She is computer illiterate, but she went around and got 29 signatures of people on the north side of 10400 S and 3200 W (Attachment CC), asking what they thought about this. They have all lived here at least 45-50 years, they said this was where their kids grew up, they love the Jones' and they loved them back. She would take her scouts there, Otto would put them in the stagecoach and rock them, they thought it was great. They talked about the ostrich, the fallow deer, buffalo, all of them. People started moving out here, they shot an elk, they shot Shepps the Buffalo; did anyone care, no. They didn't care because we had to build, that's what is important out here. She just thinks that we ought to think about people who have lived here for a while, and the Jones' have; they have given a lot to this community. These third acre subdivisions were because of Otto Jones, and some of them that fought the city council that wanted to build twin homes and zero lot lines; that was back in the early 80s, and that's why most of our subdivisions are third acres because they fought for that. It is a prime corner, and if it doesn't go for something like this she guarantees us that in a few years it will be commercial there; it will be a service station or something, because that's the way all of it goes. She hopes we consider preserving the history of South Jordan, that community is a big part of it, and all of them have loved it for years and appreciate the Jones' for their hospitality they have given everyone over the years. She has decided one thing, and it might not be very nice, but the people that live here the longest get crapped on the most, and she is a firm believer in that.

Matt Visser (Resident) is originally from Montana and his wife is Megan Visser. He has really come to love South Jordan, and he really appreciates the neighbors that have come to voice concern to this project, and also those that have come to support it; it is really an outstanding

community and he wanted to express his love and appreciation for them. They can disagree, and that's okay, they have really tried to communicate and he sure loves them. They are willing to do a lot of things, and he kind of feels like they are damned if they do and damned if they don't. They are willing to define what an event it, as he and Planner Drozdek have talked about. Let's talk about that, put it in the development agreement, and hopefully there is no monster truck rally over there. They are happy to not do a wall; that was a suggestion of the neighbors to help with the sound. The wall is expensive, let's not do the dang wall then if that is in the best interest of those concerned. They are happy to have no "no parking" signs, the "no parking" signs were suggested by neighbors that they were willing to put up and willing to accommodate that however they would like. They are open to a discussion about no alcohol on the premises, similar to Walker Farms, if that's something they can entertain in the agreement, then let's do it. The land was agriculture for a number of years. A lot of the neighbors, almost all of them, have moved into that area with that being the status quo; at no point did any one of them reach out to the Jones family and wonder what's going to happen with that property. No one offered for first right of refusal on the property, and no one offered to acquire the property. Where they live, they have a neighbor that is kitty-corner to them who built his home looking east; he was concerned about their development going in and ruining his view. He came to the planning commission with those concerns, and the suggestion to him was he could buy land to preserve his view, and that's what he did. It is noteworthy that the Jones family still owns this property. There was a comment earlier that maybe the Phase 2 was sold, that is not true. He wishes they could preserve it without it costing anything, unfortunately this stuff is expensive. If they could just keep things as they were and have the animals there, it would be a great thing; but for them to make this viable it does have to be a business, and they are trying to make a really happy medium with that being a business that can support it, but also something that enhances the neighborhood. Regarding "location, location, location," let's not forget this is on the corner of 3200 W and 10400 S.

Derek Bunkall (Resident) feels he is pretty close to the property being discussed, and he is also here representing both the Bunkall and Fullmer families; he is the Executive Vice Chair of the Fullmer Legacy Foundation. They have a project currently in South Jordan Park and are trying to preserve the legacy of the Fullmers; this is what the Jones family is trying to do as well. He thinks this is what is missing in South Jordan, the history, the legacy. It was mentioned before that we do have to drive out to the Alpines of Utah to have the event centers that they provide, and the venues that they offer. He believes South Jordan is one of those top tier places in the community where people can come to and experience some of these things. His brother was just married two weeks ago, and they were limited on what they could do; it would have been amazing to have a venue like this with a history attached to it as well. He has been a resident of South Jordan for almost his whole life, about 35 years, so he has seen the change here. He attended Bingham High School and loves the history we have here. He believes the Jones family, the Fullmer family, and others like them want to continue that. He hopes that we continue forward with what they are proposing and we preserve the things they have and this precious piece of land.

Dave Rukerd (Resident) was one of the victims of 11400 South being widened; it is perfectly fine, they knew when they moved there that things would change, that's the way society is. He just wanted to take a quick moment to say he understands the concerns of everybody around, but

he wanted to speak on behalf of the Jones family and those associated with the Jones family, of the integrity of who they are. He has known them for a number of years now, and they are not going to shaft anyone or try and make it terrible; they are willing to compromise, to do things to make it better for the neighborhood. This is not all about money for the Jones family, they are perfectly fine; they truly want to hold on to what they have, keep a part of South Jordan alive. All of South Jordan is pretty much gone the way it used to be, they are keeping it alive, but it's reasonable as well to have something to help keep that alive; they can't just do that out of their own pocket. They are doing this for the purpose of truly and emotionally making it a nice place, and not doing anything bad for the neighborhood around them. They are willing to work with them, and as was just said a little but ago, they have gone to and talked with the neighbors; they have tried to accommodate any way they can, and they will continue to do that. He just wanted to speak on the character of those who are working with this project, that they are doing it for the right reasons and they will try to do their best to accommodate those around them.

Brad Knowles (Resident) doesn't want to spend too long discussing the nostalgic value of the barn to him, but it is there for him and the alternative to the barn seems potentially to be additional high end homes in the area. To him, that goes in a different direction versus preserving the legacy and nostalgia of the barn, and what it means to the community. He also wanted to speak to the integrity of the applicant personally, and just stated that with a development agreement in place he is confident that the applicant's willingness and ability to amend that as necessary, and provide an opportunity for others to review any details that may need to be modified to mitigate the concerns, is a viable avenue. Often times, in this type of a setting, the sensationalism of negative commercial impacts can come out, and to him, this venue doesn't seem too far different than many of the venues we have in our community that we call church houses. If the use here deviates substantially, or has the potential to deviate substantially from the type of traffic impacts and uses that we see with those types of venues, then again perhaps that can be whittled down and addressed through the development agreement. He is in favor of the project.

Trish Gustin (Resident) was a Jones originally, she is here representing the Jones family. They have gathered over 500 local supporters' signatures (Attachments DD and EE); they tried to collect these in a way that didn't create peer pressure or compulsion for support. The majority of the people they didn't know personally, but they are South Jordan residents and it is evidence on how important this is to the community as a whole. She read a few of the comments from Attachment DD out loud.

Jason (Resident) thinks that in this country, a man ought to be able to with his property what he wants to; it's his property.

Diane Kelsey (Resident) lives in the Harvest Villas. She thinks we've all enjoyed the property there, we have enjoyed the bison, the elk; she hates to see that traded for a parking lot full of cars, that doesn't honor the Jones' to have a parking lot there. It certainly won't be a thing that they will enjoy in their neighborhood. A park, yes, she thinks that would be a wonderful thing; green space that they could all enjoy. She doesn't see how this will be a park, it will just be a parking lot.

Kris Druce (Resident) she has lived just down the street from the barn for 25 years, close enough to bond with the elk early in the morning while they made their cow noises. One thing she thinks we need to take into consideration is what this means for the city. Everything we are talking about is what it means to the immediate, surrounding community; but this is an event venue that will be here available to all of the citizens of South Jordan, which will generate revenue for the city. She has someone who rents in the basement of her house, and they just went to his wedding at the Knot and Pine, in Lehi. It is a barn, they spent a lot of money, drove to Lehi, supported the local Lehi community because they had to get flowers and all those things from rentals to dresses to food; a lot of that came from the city of Lehi. This is a venue where we can keep our citizens here in the city, and we know there is a need for this type of event venue. She has another one scheduled in April, at the exact same place. We have all of these young people growing here, who want to get married and stay in South Jordan; let's give them a venue in which they can do that. In turn, we return revenue to the city of South Jordan and support the local businesses.

Ronnie Cooper (Resident) thinks people are being misunderstood. They are not trying to tear down a barn, everyone is acting like they are trying to tear down the barn. They can keep the barn up, there are no animals left and they don't have to spend anything to maintain the barn since there's nothing else there. If they want to keep the barn, and it's not about the money, then keep the barn; they don't have to sell it off as lots like they've done with all their other property.

Kim Bass (Resident) has been a resident of South Jordan for 40+ years, she is still a property owner here. Her home was on 10400 S and her childhood home where she grew up was torn down to widen the road to make room and allow for residents and this city to grow. She has lost her childhood home because of that. She is here to support the Jones' and their effort to preserve. She read a quote: "preservation is simply having the good sense to hold onto things that are well designed that link us in the past in a meaningful way, and that have plenty of good use left in them." She feels like this barn is that, and can be a great asset to the City of South Jordan.

Craig Bonham (Resident) is part of the development group with Bison Run, he owns High Country Homes and will be the one building the barn; he has also built about 20% of the homes over in Bison Ridge. He has a lot of really good friends that are here and watching tonight, and he truly loves and appreciates them and the homes that he has built for them. He has no intention of getting involved in this to ruin that home that he built for them. He knows he is standing here on the opposite side of the fence as some of these people, but the reason he does that is because he has seen a vision that has been created by Megan. A lot of times, when he goes to build a home for folks he can see the vision a lot quicker than they can, and he wishes and hopes that the folks here will come and ask questions and help them get the end put together. The eight foot fence that people laugh at around the open space is only being done for them, the people they've talked to. A lot of other silly things are also being put in for those complaining, they are willing to work with everybody and they want that to be known. Also, a lot of the homes that he has built in Bison Ridge were built on really cool lots, he had the pick of the lots in there and he picked really cool lots. In Phase 1 the lots are decent, they are back off 10400 S; there are some that are a little more challenging to build on 3200 W. There is no way in hell he's building a house on 10400 S and 3200 W. He wants everyone in here to go sit on that corner and then see if they demand building a house on that corner, because that's not fair. Megan has an awesome

vision, and he stands behind her on what they are going to do there. She is not doing this for the money. There are people saying they don't have to tear down the barn, but the barn is expensive just to sit there; if you own property, you know it's expensive. It's either residential or the alternative of making this open space. They are fine if people want to put rod iron fences up, if they want to come in and visit it, they have talked about this and she wants it to be a benefit to the community; she doesn't want it to be a hindrance or bad traffic. He thinks the unknown about traffic going down for miles is a scare tactic, as it's not fair and he thinks it will be a lot quieter and more peaceful than the first idea in everyone's heads. He invited people to reach out to them, they are willing to work with people.

Ryan Benson (Resident) lives on the adjacent street. He would rather have houses to be honest, but he has spent a lot of time with Matt and Megan talking about this, to understand their vision and what it is they want; it would be wildly successful if done, they are amazing people. He cares deeply about them and about their family. He grew up by Wheeler Farm, which is a historic building, and it got its historic status and will be there forever with that. The barn was unable to get the historical status for whatever reason, so it could change and that's a concern of his. He has talked a lot with them, back and forth in emails and face to face, and he understands their vision and they understand everyone's concerns. They brought a lot of those concerns to city staff, including his concerns, which is why there was a lot to do. His question is, on Alexander Park Lane, if he sees this wildly successful thing go in, how can he be wildly successful too. He was part of the change with Justin, the brother, that did it to R-2.5, and he listened and accepted it and went with that too. He sees the city changing things, he wants his half acre on Alexander to eventually be allowed commercial use as well; he wants to make it into a B&B, the Benson Manner; to be able to have cars pull in the back and make money off of their venture if it becomes wildly successful. If you are allowing them that option, do we need to allow him that option as well, or is that discriminatory in any way; it needs to be fair to everybody. If people were flying into events and they could stay that close, that would be awesome.

Commissioner Gedge asked if legally the Zoom format has to be honored, or if it is technically a courtesy.

Attorney Simonsen said the Zoom format is more or less a courtesy, the person wishing to take advantage of the Zoom option needs to have the technology available in order to make it happen.

Commissioner Gedge motioned to close public comment and proceed to commission discussion of the item. Chair Hollist seconded the motion, vote was unanimous.

Chair Hollist said one of the reasons they are just a recommending body for this particular situation is because it is a rezone, a rezone requires the city council to be involved. As a result, the commission is not the final body for that decision. She asked staff to discuss the parking requirement and how many are required for a space this size for this use.

Planner Drozdek said the city parking requirement is one parking stall for every 100 square feet of space; he believes this venue is around 7000-8000 square feet, which comes out to 70-80 required parking stalls. They have well over 100 parking stalls.

Chair Hollist brought up the lot sizes that are existing and remaining, mentioned that they are not changing and asked staff to confirm that.

Planner Drozdek said yes, they are not changing any lots.

Chair Hollist said there were several references to the general plan, and this being a stable neighborhood zone; understanding that residents who have been here a long time have seen change, so this can be change to others. She asked what the designation for this area in our general plan.

Planner Drozdek said it is labeled as stable neighborhood.

Chair Hollist asked to confirm that the plan in place, that was heard in 2018, was that this will become residential properties. All that is changing now is that some of those will now go towards what we're seeing tonight and get a rezone; a specific kind of rezone where the plan is specifically being approved by the city council with a development plan.

Planner Drozdek confirmed her information is correct.

Chair Hollist asked how a development plan differs from a general rezoning like professional office or commercial, and how does it restrict the property in the future.

Planner Drozdek said it's more detailed and specific. This was touched on earlier in the meeting, so any concerns that may arise can attempt to be mitigated, and all of those things can be put in the agreement which then governs development of this property.

Chair Hollist asked to confirm that the development agreement at this time refers to events generally, but does not outline specifically what an event would be.

Planner Drozdek said yes.

Chair Hollist said she presumes that the eight foot wall was a concession that the applicant made at the request of staff.

Planner Drozdek said that did not come from staff. It was mentioned a few times in talking with the neighbors, and he believes it was offered as a mitigating factor for noise.

Chair Hollist asked to confirm that the wall will make it so there is no pedestrian access from the east of the property.

Planner Drozdek said that is correct.

Chair Hollist noted that a citizen asked how many times something can be rezoned. She understands what is being said because they have seen this several times and gone through iterations. How many times can it be rezoned, and how is that paid for.

One can apply for the rezone as many times as they'd like and want to pay for it; the applicant pays the rezone fee.

Attorney Simonsen said there is an exception to that; if you ask for a rezone and you're denied, your specific proposal cannot be brought back for one year.

Chair Hollist said several references were made to a right hand turn lane onto 10400 S, she asked if that was paired with this development agreement.

Planner Drozdek said it's part of the old agreement. That right hand turn was supposed to be implemented with Phase 2, so we would implement that with this project as well.

Chair Hollist noted there were questions about the accesses to those homes to the south of this development, how will they be accessed.

Planner Drozdek said the homes will be accessed from driveways off 3200 W.

Engineer Nielson said for the remaining four lots there will be an alley to access them.

Chair Hollist noted that the barn being a historical designator was brought up a few times, she asked if anyone knows what is required to be considered a historic building.

Engineer Nielson said it used to be that for that designation, one of the qualifiers was being 50 years old. In some other cases, if there is local significance or it is proposed as a memorial, that might shorten the time period but he doesn't know for sure. Those historic designations are granted by other bodies, not the city

Chair Hollist said that Commissioner Catmull was able to officially find that one of the qualifying factors is that the building has to be at least 50 years old. She is not sure if staff knows the answers, but she asked about alcohol and anything they might be able to add.

Planner Schindler said that the rules are the same as everywhere else in the state in regards to alcohol and how close it can be to schools, or residential neighborhoods, etc.; those are not city codes, that is handled by the state.

Chair Hollist noted for clarification that the applicant seemed to indicate willingness to include not serving alcohol at events in their development agreement, and asked staff if that is something reasonable to include.

Attorney Simonsen said we have a freedom to contract in this country, and people can put just about anything that's not illegal in their contract; that is something that the city and the applicant could hopefully reach some kind of agreement about.

Chair Hollist asked staff about standards for public buildings, does the city at some point review that this building meets all the standards required for operating as a public building, AKA an event venue.

Engineer Nielson said that yes, they would have to get a building permit for the modifications they are doing.

Chair Hollist asked if our city's engineering staff would review those, including the fire marshal, etc.

Engineer Nielson said yes, it would go through the building permit review process.

Chair Hollist asked for comments on public space from the commission; what constitutes open space, does this meet that, and how does it play into our land use plan. She reminded the public to turn in signatures to City Recorder Anna Crookston tonight for our records. She brought up the question about if they rezone here, can other exceptions be made too. She mentioned that anyone should be able to apply for a rezone of their property, apply for conditional use permits, etc.; they would need to meet with staff, put together the plan and pay the appropriate fees.

Planner Schindler said they can apply, but that doesn't mean they are guaranteed to be approved. If this application is approved, that doesn't mean that the gentleman who mentioned a B&B would get his application approved in the future. There is nothing in our code that says everyone gets approved, there are differences.

Commissioner Gedge asked if they can require the owner to contract with public safety and pay the appropriate fees when certain types of events are planned. Other events in other cities have police and traffic control to make sure traffic is not impeded, and he was wondering if that could be included in this development agreement.

Engineer Nielson said something could be put in the development agreement, based on what Attorney Simonsen said; however, from an engineering perspective this was looked at and it is similar to a school or church that is all over our community. Depending on the event, the surge may be worse than other times. There are 113 parking stalls, and 3200 W right now flows about 4000 vehicles per day with the capacity of flow for about 12,000 vehicles per day; that is about what 9800 South currently flows. Engineering viewed this as a commercial use, but it is directly adjacent to a minor collector street and within 350 feet of a major arterial street, so the traffic quickly becomes a drop in the bucket.

Commissioner Bevans asked if, because of the differing zones, there is a fencing requirement that would be put in place here since it's a commercial zone hitting a residential zone.

Planner Drozdek said that it would be required between the properties to the south of this project, but not along Alexander or 3200 W.

Commissioner Catmull asked about the process to amend this agreement in the future.

Planner Schindler said that an amendment to a development agreement would go to the body that approves it in the first place, which is the city council. It would not come back to the planning commission as the items on the agenda tonight are for the land use amendment and the rezone, they don't have input into the development agreement; that is between the city council and the applicant.

Commissioner Catmull asked if the city could also initiate an amendment, not just the applicant.

Planner Schindler said that is correct, this is an agreement between two parties; either party can initiate the amendment, but it does have to be agreed upon by all parties. If the city council wanted to amend it, they couldn't do that unless the applicant was willing to amend it the same way. The same things hold true for getting it approved, the commission is welcome to give recommendations for the agreement, but if the applicant doesn't agree with them they might not get their project; however, it is the city council that has to agree with whatever staff or the commission comes up with, along with the applicant.

Commissioner Gedge noted that if they move forward with a recommendation for the city council, he doesn't see a reference in the items being addressed tonight to the development agreement; he asked if they would be out of order to include in their recommendation to the council whether or not they would recommend approving the development agreement.

Attorney Simonsen said no, they would not be out of order.

Commissioner Gedge said that, as a lifelong resident whose family's barn was taken down 10 years ago for development, and then hearing about the end of the racetrack at the last meeting, he would like to preserve some history in this great city of ours. He has personal memories of visiting this location over the years, and he is in favor of property owner's rights as well. It looks like this is a nice mix to keep some residential, but also have a buffer; he also trusts the applicant at their word, and with the development agreement it will protect for some of the potential uses that could be asked for with the rezone. He likes the idea of keeping some of our history, but if anyone else wants to come up and pay the asking price for the land and develop it as they wish they would have done it by now; the applicant deserves the opportunity to keep their family home, develop the barn, but also pay for it. He is in favor of forwarding a positive recommendation to the city council, with the added note that this would be based upon the city council approving the master development agreement for the property; he wants to make sure it's in our motion to them to protect what the applicant has said.

Commissioner Bevans spoke with Council Member McGuire today, he mentioned that he asked Ms. Visser to hold meetings with surrounding neighbors to address the questions and concerns; she asked Ms. Visser if she ever held those meetings.

Ms. Visser said she contacted all the people that received public notices individually. They felt, after speaking with some of them, that some of them didn't feel comfortable going against neighbors and they didn't want to put them in an awkward position as a whole to make one or the other feel obligated.

Commissioner Catmull asked about the fence, was the eight foot piece only along Alexander.

Ms. Visser said the reason they did that was they were trying to prevent anyone wanting to park there as the wall would force them to walk a long distance around it, depending on where they were. They also did that for the noise, along with preventing parking on that road; unless someone wants to jump over an eight foot wall, that was the reason for eight feet versus six feet. It is not just on Alexander, it goes around the entire property; they are totally open to changes as going from a six foot to an eight foot wall is a significant cost increase on their part. If the

Harvest Villa people would like more of a view of the gardens, then they can do a different fence along 3200 W. She has mentioned this to everyone, that if their gates are open they want people to come in and enjoy the gardens and property; that is what it is meant for, that is what her parents have done. All the time growing up they would look out and see people walking around their front yard looking at animals, and that is the intention of this.

Commissioner Catmull asked if this was done, would it need a public easement to formalize the open access to the general public.

Ms. Visser said she doesn't know the answer to that question, but they would be willing to work on options to make it feel like more of an open space that could be utilized by the community.

Commissioner Bevans asked staff to pull up the aerial map of the property from the staff report. At the corner of Alexander and 10400 S, that small piece of property wasn't included in the last part and she asked where that piece of land was coming from.

Ms. Visser said that is currently owned by their previous neighbors, the Bass', whose home was torn down. They received an owner's affidavit signature from them that, contingent upon this passing, they would be purchasing it from them. Their purpose in doing that is so they have more space to expand for more parking on the grounds, to have more overflow parking if that's a concern in the future.

Commissioner Bevans said that based on the comments, and everything they've heard tonight, it sounds like there is not a single person in this room who wants to see the barn go. She thinks most people in this room would love to see the property remain open and beautiful, and are not asking for the property to be torn down. She appreciates the Vissers for coming and presenting their plan, she thinks it is a beautiful plan, that they have wonderful ideas. She does however have some concerns that the neighbors have raised such as traffic, property values, alcohol in and out of the area, etc. It is a lovely plan, she is just not sure yet and she thinks they need to have a little more discussion.

Chair Hollist said they could discuss ways to mitigate some of those concerns, some have been addressed with fencing, sound and light.

Commissioner Darby said it sounds to him like there are four main problems. First, the city has in place that this is a stable neighborhood, and based on the description of that this does seem like a significant change, that concerns him. Second, based on previous training, if evidence is presented that is reasonable and of a professional nature it has value. So, listening to Mr. Pearson who has 27 years as a property appraiser attest that the values would go down concerns him. Along those same lines, listening to the officer, Mr. Lloyd, talking about the real traffic issues specific to alcohol, we know that all roads are somewhat congested from time to time but the alcohol traffic issue seems like something that could be mitigated. Next, a gentleman spoke that he is under contract building one of these homes that isn't finished yet and it seems like there is potential contractual damages there if what was represented to him changed; he is not a real estate expert, but that does concern him. Based on those concerns he is leaning towards not forwarding a recommendation.

Commissioner Catmull said it's appropriate that there was a fairly even proportion of for and against in the audience today. He has thought back and forth quite a few times tonight, based on excellent commentary, great research and thoughtful comments. As Commissioner Morrissey talked about, he put a lot of weight on the stable neighborhood designation; it is not an assurance, but it is a strong signal that we give to people who are making changes to where they live and what they can expect for the next 10 years on a general plan. As it stands with an eight foot wall around it, that really lessens the value to the public in his opinion of this space. He thinks the general vision is great, but with the wall around it, it feels less historic and less of value, so he doesn't know if there is a way to mitigate that and come back in the future to formulate a plan and have further discussions. As that is described in the planning now, that is the teetering point that lends him towards a negative recommendation.

Chair Hollist worries that on the fencing issue, it is something the immediate neighbors rightfully say would mitigate the impact to them directly.

Commissioner Catmull said that's why he hopes that bringing this up will inspire more creativity to address concerns there; he doesn't know what that looks like, but an eight foot barrier all the way around just lessens the value to him when he looks at it as a historic object to be seen. He might walk past a driveway where cars are coming and going, but he can't sit there and look at it. He wants to be sensitive to everyone on Alexander, and he thinks there is a lot of latitude there. As a commission, they just went through hearing about a lot of fears with a recent application and what might happen; thanks to good city staff, they were able to share what had happened in a similar circumstance and how it cleaned up the problem right away. Many times, he thinks we overestimate our fears and underestimate the ability to mitigate the situational things that pop up. He loves the vision, he thinks it makes a lot of sense, but he wants to see it when he drives by and have those memories.

Chair Hollist is also split, due to a lot of good information being presented this evening by a lot of different viewpoints. She wishes the property were right on the corner, and that there were a buffer between that and the residential; this was discussed in the land use plan, how you can put buffers in to mitigate the impact that commercial can have on residential or different land uses. She asked the commission if there are specific issues they've heard tonight that they want to try and mitigate in their recommendation to City Council that would make it so they could forward a positive recommendation or mitigate some of the concerns seen tonight.

Commissioner Gedge suggested fencing, traffic and alcoholic beverage status. Do they do a solid masonry fence, or a rod iron fence that's see through which makes it more open; a discussion about the types of fencing as it's required on the south boundary, but not necessarily on Alexander Park or 10400 S.

Commissioner Bevans said those are difficult to mitigate. If they take the fence out, then there would be people parking on Alexander and walking across; if they leave the fence in, it makes it difficult to enjoy the property and consider it open space. She doesn't see how they can mitigate traffic. She knows we have some of the best creative minds in our city, and she would love to see that kind of a mitigation. She also has concerns about the future use of the property and the future use of the neighboring property; she doesn't know that those are easily mitigated.

Chair Hollist suggested potentially sending a recommendation to City Council, giving them the motion and asking them to consider how to mitigate these issues; leave it in their court and allow staff to try and work with the applicant prior to that.

Commissioner Gedge asked if he were to make a positive recommendation motion, and it failed, would they need to then do a second motion of a negative recommendation because the first motion failed; or does that failure infer that it's a negative because they denied the positive recommendation. Is it better to propose a positive recommendation with these items, or to just propose a negative recommendation with these as the reasons why. He wants to make sure they give the council clear direction for their process.

Attorney Simonsen said if they don't get three votes it fails, but he thinks it would be best if it failed to turn around and then make a negative motion and see if that one succeeds so they send forth a vote. He told them to remember this needs to be done twice, for the general plan amendment and the zoning.

Commissioner Gedge motioned to forward a positive recommendation to the city council to approve Resolution R2022-15, approving the land use amendment with the condition that a master development agreement be entered into between the city and the applicant directing staff to continue working with the applicant prior to the city council meeting. In such agreement they should address fencing height, location and type, traffic mitigation, and the availability of alcoholic beverages on their location.

Attorney Simonsen asked regarding the condition that a development agreement be entered, are they saying that if there is not a development agreement it would be a negative recommendation.

Commissioner Gedge said yes, his recommendation would only be positive if there was a master development agreement in place.

Attorney Simonsen suggested that they word it as "based upon the testimony that has been received, based upon the staff report, and based upon the representation that is made in the staff report regarding the terms and conditions of a development agreement that we give this a positive recommendation."

Commissioner Gedge amended his motion to say that based upon the testimony that has been received, based upon the staff report, and based upon the representation that is made in the staff report regarding the terms and conditions of a development agreement, he motioned to forward a positive recommendation.

Commissioner Gedge motioned that based on the staff report, the discussion this evening, and the representation made in the staff report regarding terms and conditions of a development agreement, they forward a positive recommendation to the city council to approve Ordinance No. 2022-02-Z, approving the zone change.

Commissioner Catmull noted that in the motion, regarding the fence, it seems to be focusing on what's there now versus the problem that is trying to be mitigated. Rather than talk about the fence, he would rather talk about sufficient visibility and access to this historical marker and

what we're trying to protect and discuss, versus talking about the fence that's mitigating those things.

Commissioner Gedge said this is what he is trying to get to with the applicant's discussion with staff, that they will get to the end means described by Commissioner Catmull.

Commissioner Catmull said he thinks it will get there, it's just a little less direct because it's focusing on the mitigation control versus the problem.

Chair Hollist suggested instructing city staff that we are looking from both viewpoints with the fencing issue; both visibility to the community as a whole, as well as lack of access from Alexander Park impacting direct homes.

Commissioner Catmull suggested controls that will balance and open the space's feel and access with potential detrimental effects to neighboring properties.

Chair Hollist asked if Commissioner Catmull wanted to address city staff tonight and make sure they're understanding what was intended as sufficient, or would he like to amend the motion.

Commissioner Gedge asked who actually creates the development agreement.

Planner Schindler said they work with the applicant, and they understand what is being asked.

Commissioner Catmull said that hopefully the majority understands enough of what he was just talking about which is an open feel, the open access.

Commissioner Darby said he was fine with the motion, as stated for its intended purpose; that doesn't mean he agrees with it.

Commissioner Bevans indicated she was okay with the way the motion was presented.

Chair Hollist noted that they had a motion and an amended motion.

Commissioner Gedge noted that there has not been a second to any of his motions or amendments. He clarified that he has made a motion for both items for a positive recommendation to the city council; a yes vote would be to say positive, a no vote would indicate a negative.

Commissioner Catmull clarified that a positive vote would mean the council looks at the three items mentioned, and has a development agreement in place.

Chair Hollist seconded the first motion for Resolution R2022-15, on the resolution and land use amendment. Roll Call Vote was 3-2, majority of negative votes .

Commissioner Catmull asked if it was even possible for the second application to succeed without the land use designation.

Attorney Simonsen said they would have to have the land use amendment in order to do the

rezone. He was under the impression that they were casting their votes for the land use amendment. He believes that what is going to happen now is clear, but for the record it would be a good idea to also take a roll call vote on the rezone motion.

Chair Hollist moved that the planning commission recommend the city council deny Resolution R2022-15, approving the land use amendment.

Commissioner Gedge said he would prefer including the reasons for the denial, which includes noting that it was based on tonight's discussion.

Chair Hollist said her reasons for suggesting denial are the change it requires in the land use, from stable neighborhood, as well as having adjacent land uses that she doesn't feel are compatible.

Commissioner Darby noted that he agrees with Chair Hollist's two reasons for denial, but he also noted there was a second motion by Commissioner Gedge that they need to vote on as well.

Chair Hollist withdrew her motion on Resolution R2022-15.

Commissioner Catmull wanted to clarify that the first motion by Commissioner Gedge was for the land use (Resolution R2022-15), the second one was for the ordinance with the rezone.

Commissioner Darby said that the motion on the ordinance with the rezone was not seconded.

Planner Schindler said that if there was no second on Commissioner Gedge's second motion regarding the rezoning, then it failed due to lack of a second; they do not need to make a vote on that. Now, they will still need to do two more motions, both in the negative, and the first one would start with the land use.

Chair Hollist motioned that the planning commission recommend the city council deny the following: Resolution R2022-15, approving the land use amendment, based on public comment, discussion with staff and commissioners this evening; specifically due to the change of stable neighborhood land use as designated by our most recent land use plan and the location of adjacent land uses that are not compatible. Commissioner Gedge seconded the motion for discussion and vote.

Commissioner Catmull said he hesitates to include all that verbiage, as it makes it very specific and doesn't allow latitude for a commission member to disagree with the reasoning but also come to the same "yay or nay" vote.

Commissioner Gedge said that since this is a legislative item, it is up to their personal opinion; they do not have to specifically agree and can vote yes or no regardless.

Commissioner Catmull noted that everything that has been discussed will be included in the minutes, so anyone needing more information can review them individually.

Chair Hollist suggested each commissioner contact their City Council representative to discuss

this issue before it is presented at the April 19th meeting.

Commissioner Catmull said that might be the best option, rather than trying to make the motion too detailed.

Attorney Simonsen said it is his understanding that there is a motion on the table, that just needs to be voted on.

Roll Call Vote for a recommendation of denial for Resolution 2022-15 was 3-2, majority of votes in favor of recommending denial.

Chair Hollist motioned to recommend the city council deny the following: Ordinance No., 2022-02-Z, approving the zone change. Commissioner Gedge seconded the motion. Roll Call Vote was 5-0, unanimous in favor of recommending denial.

Commissioner Gedge wanted to clarify his reason for voting “yes” on the recommendation of a denial on the zone change. This was done because the majority vote for the land use change was forwarding a recommendation of denial, so he didn’t feel it was appropriate to vote against denying the zoning change for no reason.

Chair Hollist thanked everyone for their participation and coming out, she is sorry it was such a long process this evening and they appreciate the time that everyone took to be educated and provide comments.

X. OTHER BUSINESS

Chair Michele Hollist asked what the agenda looks like for the next Planning Commission meeting.

City Planner Greg Schindler said it currently doesn’t look very crowded. There is a rezone, but no land use amendment; he is pretty sure that it is not a controversial item.

Planner Damir Drozdek said there might be another rezone and land use amendment.

ADJOURNMENT

Chair Hollist motioned to adjourn the March 22, 2022 Planning Commission meeting. Commissioner Bevens seconded the motion; vote was unanimous in favor.

The March 22, 2022 Planning Commission Meeting adjourned at 11:00 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 04-12-2022

Issue: DAYBREAK VILLAGE 7 PLAT 5
PRELIMINARY SUBDIVISION
Location: Generally 11700 South 6165 West
Project No: PLPP202200020
Applicant: LHM Real Estate
Submitted By: Greg Schindler, City Planner
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve Project No. PLPP202200020 subject to the following:

1. That all South Jordan City requirements are met prior to recording the plat.

STANDARDS FOR SUBDIVISION REVIEW

The Planning Commission shall receive public comment at a public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the proposed subdivision does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application.

BACKGROUND

ACREAGE	11.207 Acres
CURRENT LU DESIGNATION	Stable Neighborhood (SN)
CURRENT ZONING	Planned Community (PC)
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North - SN, (P-C)/Single Family Residential South- SN, (PC)/Future 7 Plat 4 East - SN, (PC)/Village 7 Plat 4 West - SN, (P-C)/Village 8 Plat 4A

Perigee Consulting, on behalf of Clayton Properties, has filed an application for preliminary plat review and approval of the Daybreak Village 7 Plat 5 subdivision. The proposed subdivision will divide the property into 85 residential lots, 1 park lot (P-lot) and associated public rights-of-way.

The residential density of this proposal is 7.5 units per acre (gross density) and 10.6 units per acre (net density), which is consistent with the P-C zone and adopted Community Structure Plan for Daybreak. The proposed lot sizes range from 3,199 sq. ft. to 6,000 sq. ft. with an average lot size of 4,085 sq. ft.

The PC zone provides for the approval of design guidelines developed for a specific subdivision or site plan. The design guidelines, specific to this subdivision will be the same as those approved for the previous Daybreak Village 7 subdivisions.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The Daybreak Community Structure Plan designates this area as Village.
- Section 17.72.020 describes the Village Land Use Designation as follows: “This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, industrial, public/semipublic and recreation/open space uses, without a predetermined emphasis on any single use. This category may accommodate gross residential density of twenty five (25) units per acre.”
- The General Plan Future Land Use designation for the property is Stable Neighborhood (SN). Stable Neighborhood identifies residential areas throughout South Jordan that are mostly built out and not likely to change or redevelop into a different land use. This land use designation supports existing or planned residential with a variety of housing types, densities, and styles. Any new development, redevelopment, or rezoning within this designation shall be consistent with the surrounding land uses in order to maintain existing character and quality of life for adjacent property owners.
- All PC zone and Kennecott Master Subdivision requirements will be met regarding the preliminary subdivision plat.
- All State and Local subdivision review requirements have been followed.
- The proposal meets all City ordinances and complies with the General Plan.
- All lots in the proposed subdivision will have culinary water (South Jordan City) and sanitary sewer available (South Valley Sewer District).

Conclusions:

- The proposed subdivision is consistent with both the Daybreak Community Structure Plan the South Jordan General Plan and meets the standards of review for subdivisions in the P-C zone.

Recommendation:

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

FISCAL IMPACT:

- Minimal.

ALTERNATIVES:

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

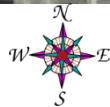
SUPPORT MATERIALS:

- Aerial Map
- Proposed Subdivision Plat



Preliminary
Village 7
Plat 5

Daybreak Parkway (11800 S.)

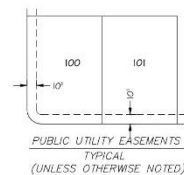


Item H.1.



LEGEND

-
- FOUND SALT LAKE COUNTY SECTION CORNER
 PROPOSED STREET MONUMENT
 EXISTING STREET MONUMENT
 ADDRESS WITH ABBREVIATION OF STREET OR LANE
 DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
 PUBLIC RIGHT-OF-WAY
 SOUTH JORDAN CITY WILL NOT PROVIDE SNOW REMOVAL, STREET SWEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SWEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNER. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.



PROPERTY CORNERS

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



2089 SOUTH 1300 WEST, SUITE 160
BOY FISH BOOKS, INC. BOY FISH BOOKS, INC.

Sheet 2 of 6

DAYBREAK VILLAGE 7 FLAT 5
AMENDING A PORTION OF LOT 100-A OF THE
DAYBREAK VILLAGE 7 SUBDIVISION AMENDED

Located in the South Half of Section 23, T3S, R2W,
Salt Lake Base and Meridian

RECORDED ■

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

EFF 4 SALT LAKE C

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 4/12/2022

Issue: SEGO LILY DAY SPA
SITE PLAN APPLICATION

Address: 10418 S Willow Valley Rd

File No: PLSPR202100204

Applicant: Johan VanZeben, VanZeben Architecture

Submitted by: Ian Harris, Planner I
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Site Plan application, file number **PLSPR202100204**, to allow for construction of a two-story personal services building in the C-C zone at 10418 S Willow Valley Rd.

ACREAGE: .81 acres

CURRENT ZONE: C-C (Commercial - Community) Zone

CURRENT USE: Vacant Land

FUTURE LAND USE PLAN: EC (Economic Center)

NEIGHBORING ZONES/USES: North – South Jordan Pkwy / C-C (Retail)
South – R-M-7 (Multi-Family Residential)
West – C-C (Financial institution)
East – Willow Valley Rd / R-M-7 (Multi-Family Residential)

STANDARD OF REVIEW:

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements outlined in Chapter 16.24 and the requirements of the individual zone in which a development is proposed. All provisions of Title 16 & 17 of South Jordan City Code, and other City requirements shall be met in preparing site plan applications and in designing and constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions or deny the site plan.

BACKGROUND:

The proposed development is located on a vacant parcel on the southwest corner of South Jordan Pkwy. and Willow Valley Rd. It is bordered by these roads on the north side and east side,

respectively, an America First Credit Union branch to the west, and the Harvest Crossing Villas PUD to the south.

The project consists of one personal services building (day spa) with the main façade fronting South Jordan Pkwy., and a shorter, side façade fronting Willow Valley Rd. The main parking area will be behind the building to the south, wrapping around the west side of the building, partially bordering South Jordan Pkwy.

Auto access will be through two routes. The first is a private drive to the west of the parcel that connects to the parking lot of America First Credit Union, which leads to River Heights Dr. The second is an access point to the east which connects to Willow Valley Rd. The sidewalks along both South Jordan Pkwy. and Willow Valley Rd. will maintain the current layouts. There will be two pedestrian connections to the building from South Jordan Pkwy. and one connection from Willow Valley Rd.

The building is two stories. The materials of the building will be a mix of rammed earth, concrete, steel, and glass. The building's colors are a mix of earthen tones, with glass used primarily at the main entrance and on the first story. The height of the building at the tallest point is 34', one foot under the limit for the zone (35'). The building received a positive recommendation from the Architectural Review Committee (ARC).

Landscaping will be a variety of trees, shrubs, groundcovers, and grasses. Rock mulch will be used around the building and parking lot, while a small amount of sod will be used in small areas fronting South Jordan Pkwy. New street trees will be planted in the park strip along Willow Valley Rd. The park strip along South Jordan Pkwy. will be maintained as-is, while the park strip along Willow Valley Rd. will be covered in crushed stone as a base layer. The landscaping plans meet city requirements.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The business is classified as “personal services” per city code. The use is permitted in the C-C zone.
- An operations plan is required as part of Impact Control Measures, which is stated above.
- The Architectural Review Committee reviewed the proposed building on January 12, 2022. The project received a positive recommendation with no additional concerns.
- The project meets the Planning and Zoning (Title 17) and the Subdivision and Development (Title 16) Code requirements.

Conclusion:

- The proposed project will meet the requirements of the Subdivision and Development (Title 16) and the Planning and Zoning (Title 17) Codes and thus it should be approved.

Recommendation:

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

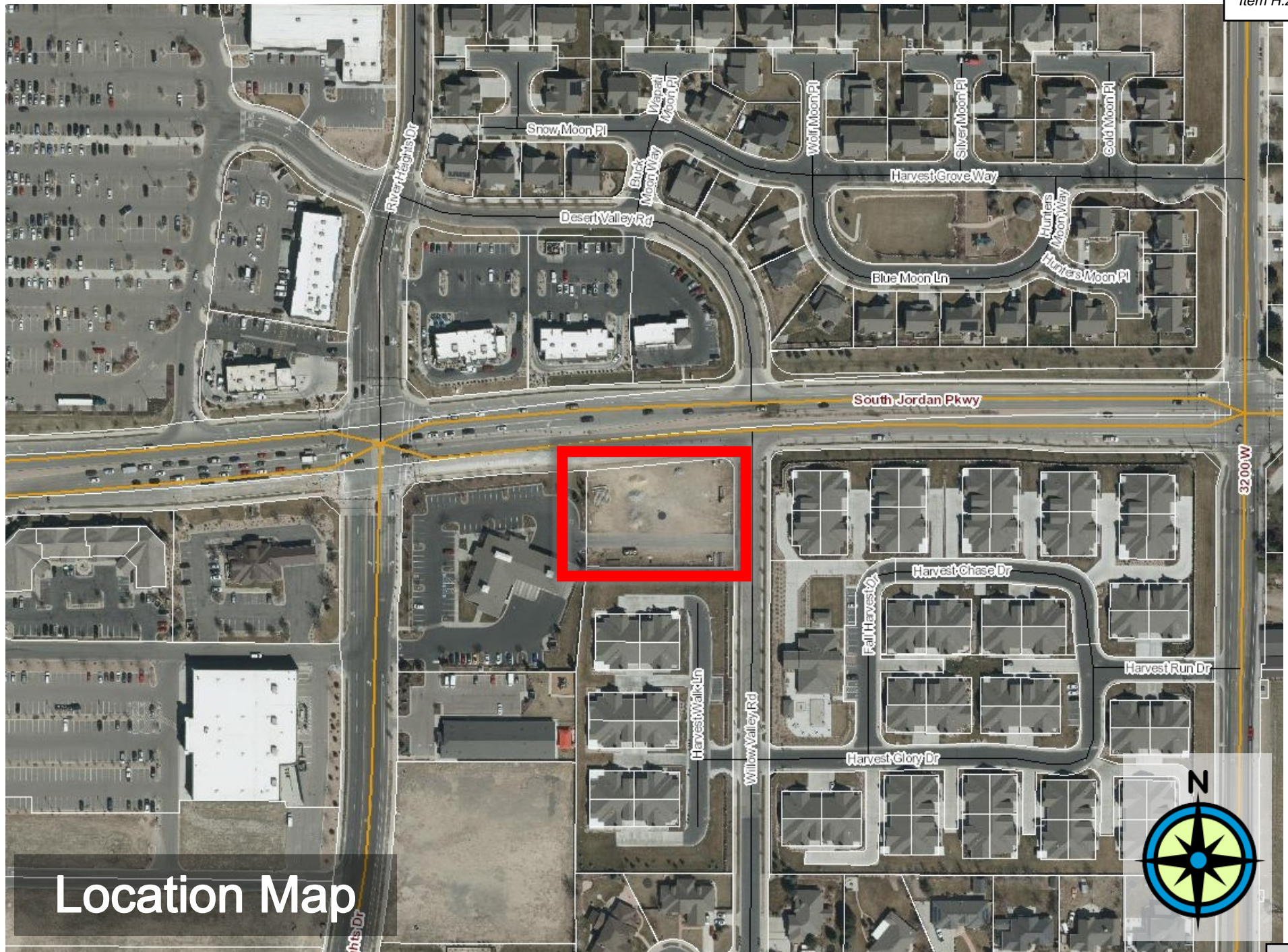
ALTERNATIVES:

- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

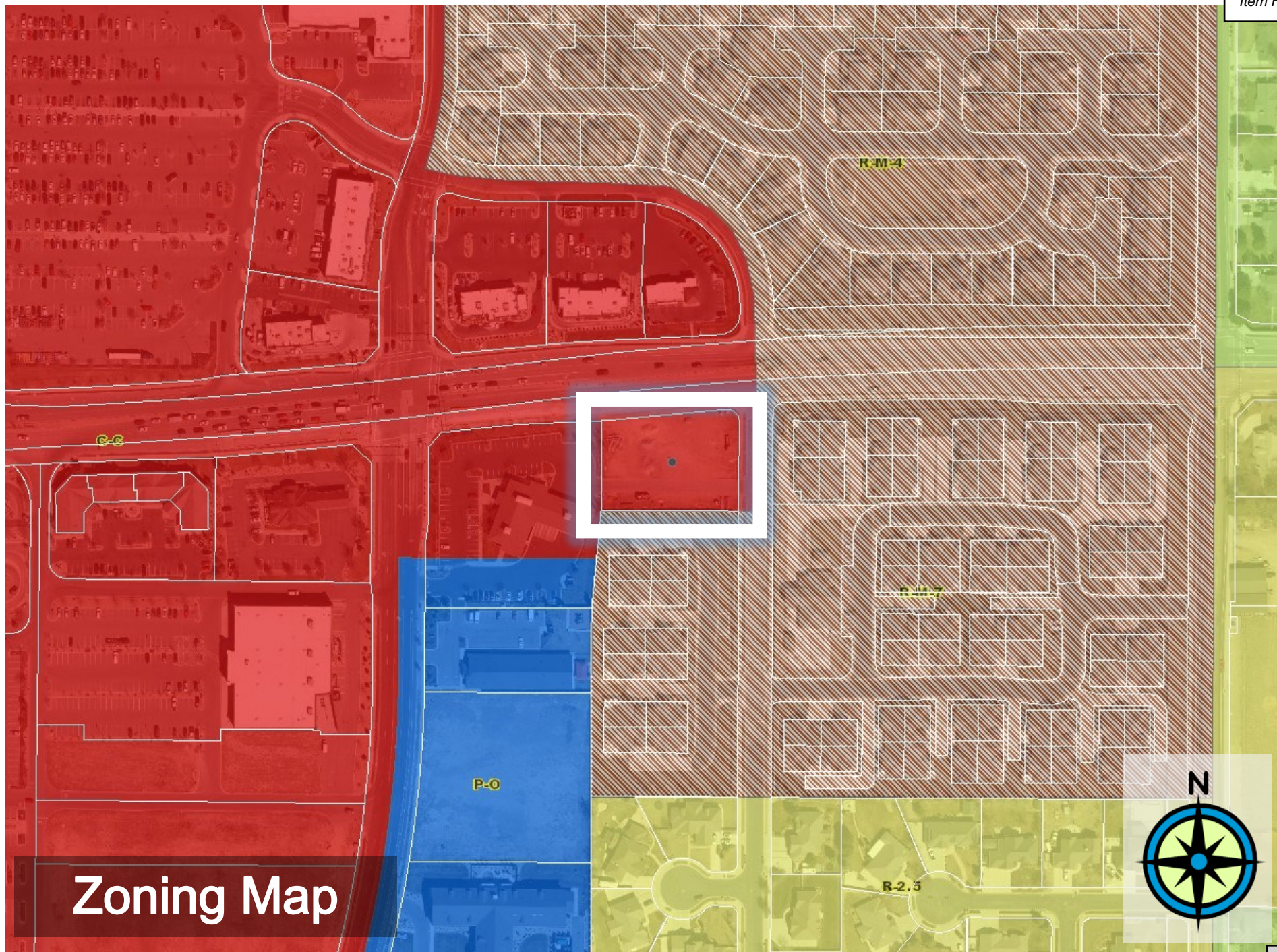
SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Site Plan
- Landscape Plan
- Building Elevations
- Rendering and Materials

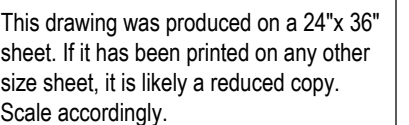
Ian Harris
Planner I
Planning Department



Location Map

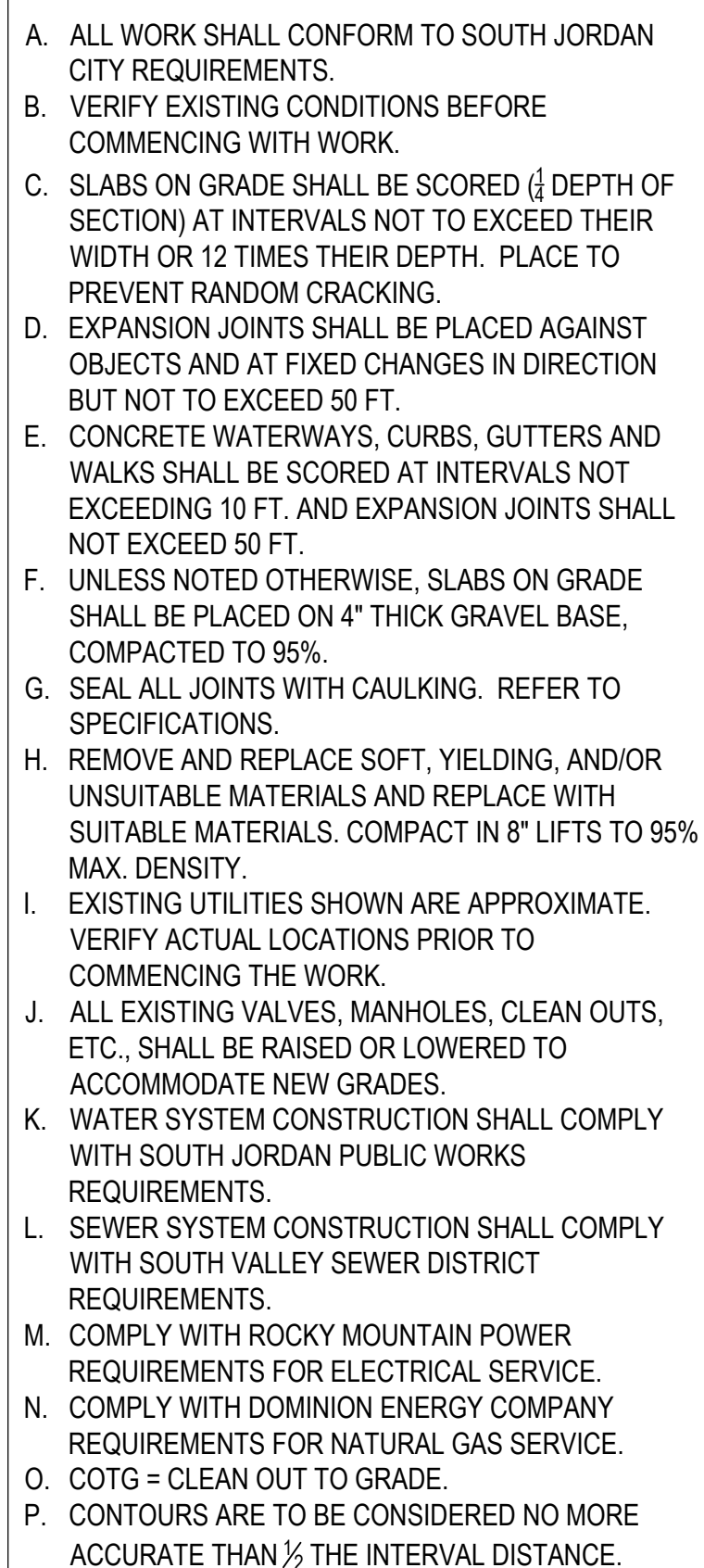


Zoning Map



REVISIONS:

DATE: 02/14/22



PLOT DATE: 3/10/2022



PLANTING KEYNOTES:

- EXISTING SOD TO REMAIN.
- NEW 6" CONCRETE MOWSTRIP.
- FLEXIBLE METAL EDGING.

PLANTING GENERAL NOTES:

A. EXAMINE SITE TO VERIFY EXISTING CONDITIONS. NOTIFY ARCHITECT OF INCONSISTENCIES.

B. COORDINATE PLANTING OPERATION WITH OTHER TRADES TO AVOID CONFLICT.

C. COORDINATE PLACEMENT OF TREES WITH PLACEMENT OF IRRIGATION LINES, VALVES, SPRINKLER HEADS, ETC.

D. MAKE FINAL GRADE ELEVATIONS WITH TOPSOIL, CONSTRUCT BERMS, AND GRADE TO CONTOURS. MINIMUM TOPSOIL DEPTHS:
TURF AREAS: 4"
SHRUBS AREAS: 8"

E. ALLOW FOR 3" DEEP MULCHING IN SHRUB AREAS, 2" DEEP @ TURF AREAS.

F. PROVIDE 4" DEEP MULCHING IN PLANTING AREAS AND AT TREE WELLS.

G. AREAS OF VEGETATIVE GROUND COVER SHALL BE PROVIDED WITH 3" DEEP MULCHING OF 1/2" DIA. MAX., WOOD OR STONE ACCEPTABLE.

H. IF USED, WEED BARRIER SHALL ONLY BE USED IN AREAS WITH STONE GROUND COVER.

I. LANDSCAPER SHALL SUBMIT STONE GROUND COVERS FOR LANDSCAPE ARCHITECT'S APPROVAL.

J. IF VARIETY IS NOT SPECIFIED CONTRACTOR MAY SELECT A VARIETY BASED ON AVAILABILITY AND ADAPTIVITY TO LOCAL CONDITIONS. SUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL.

South Jordan City Planning Division
Reviewed for Code Compliance
Date: 04/01/2022 By: Harris

5 0 5 10 20 30
GRAPHIC SCALE

PLANTING PLAN
SCALE: 1" = 10'-0"

PLANTING PLAN

SHEET NUMBER:
L101

DATE: 02/14/22

Item H.2.

VANZEBEN ARCHITECTURE
2032 Lincoln Avenue
Ogden, Utah 84401
801-627-2400

This drawing was produced on a 24"x 36" sheet. If it has been printed on any other size sheet, it is likely a reduced copy. Scale accordingly.

PROJECT NO: 18027
DRAWN BY: MJV
CHECKED BY: MJV

REVISIONS:

OWNER: GARN DEVELOPMENT
PROJECT: SOUTH JORDAN SEGO LILY
LOCATION: 10418 SOUTH WILLOW VALLEY ROAD, SOUTH JORDAN, UTAH 84095

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02/14/22

PLANTING PLAN

SHEET NUMBER: L101

DATE: 02/14/22

60

NATIVE HYDROSEED MIX:

NATIVE HYDROSEED TO BE THE FOLLOWING MIX OF SPECIES, SUBMIT MIX TO LANDSCAPE ARCHITECT FOR APPROVAL:

GRASSES:

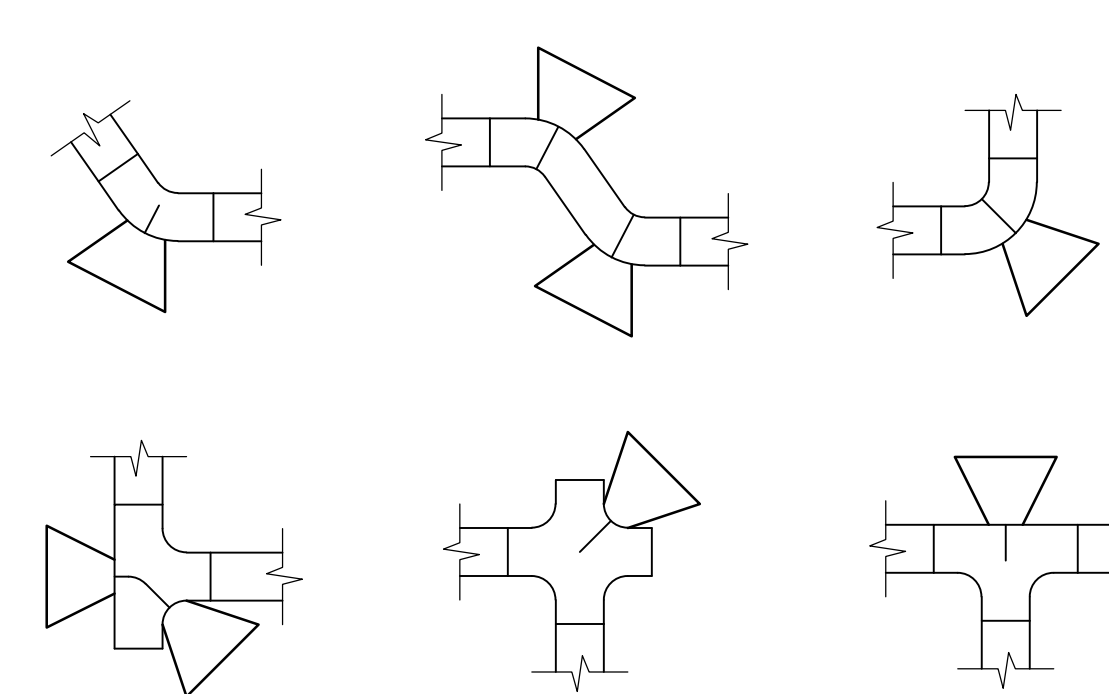
- 1. ACHNATHERUM HYMENOIDES - INDIAN RICE GRASS
- 2. BOTULOUA GRACILIS - BLUE GRAMA
- 3. KOELERIA MACRANTHA - PRAIRIE JUNEGRASS
- 4. PASCOPYRUM SMITHII - WESTERN WHEATGRASS
- 5. SCHIZACHYRIUM SCOPARIUM - LITTLE BLUESTEM

WILDFLOWERS:

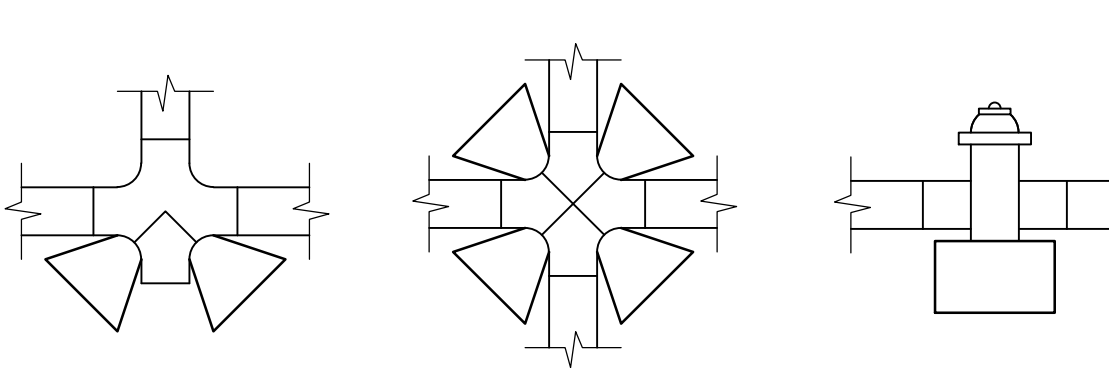
- 1. ACHILLEA MILLEFOLIUM - COMMON YARROW
- 2. CALYLOPHUS HARTWEGII - SUNDROPS
- 3. CAMPENULA ROTUNDIFOLIA - BLUEBELL
- 4. COREOPSIS TINCTORIA - PLAINS COREOPSIS
- 5. RATIBIDA COLUMNIFERA - PRAIRIE CONEFLOWER
- 6. LINUM LEWISII - BLUE FLAX
- 7. MIRABILIS MULTIFLORA - DESERT FOUR O'CLOCK
- 8. PENSTEMON BRABATUS - SCARLET BUGLER
- 9. PENSTEMON EATONII - FIRECRACKER PENSTEMON
- 10. ZINNIA GRANDIFLORA - ROCKEY MOUNTAIN ZINNIA

PLANTING LEGEND

MARK	BOTANICAL NAME	COMMON NAME	SIZE & SPACING	QUANTITY / AREA
TREES				
(T-1)	ABIES CONCOLOR	WHITE FIR	6' TALL	2
(T-2)	GINGKO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	2" CAL.	6
(T-3)	JUNIPERUS OSTEOSPERMA	UTAH JUNIPER	6' TALL	1
(T-4)	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2" CAL.	9
(T-5)	MALLUS 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	2" CAL.	4
(T-6)	PICEA OMORIKA 'BRUNS'	SIBERIAN SPRUCE	6' TALL	3
(T-7)	PRUNUS 'ACCOLADE'	ACCOLADE FLOWERING CHERRY	2" CAL.	3
SHRUBS				
(S-1)	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	5 GAL. @ 3' O.C.	98
(S-2)	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	5 GAL. @ 4' O.C.	22
(S-3)	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL. @ 4' O.C.	76
(S-4)	POTENTILLA FRUTICOSA	CINQUEFOIL	5 GAL. @ 3' O.C.	113
(S-5)	RHUS AUROMATICA 'GRO-LOW'	LOW GROW SUMAC	5 GAL. @ 4' O.C.	30
(S-6)	RIBES AUREUM	GOLDEN CURRANT	5 GAL. @ 4' O.C.	31
(S-7)	SALVIA DORRII	DORR'S SAGE	5 GAL. @ 3' O.C.	24
GROUND COVER				
(GC-1)	CRUSHED STONE - LIGHT GREY COLOR		1/2" DIA. MAX.	2,893 SQ. FT.
(GC-2)	CRUSHED STONE - TAN COLOR		1" DIA. MAX.	2,915 SQ. FT.
(GC-3)	ROCKS		3" DIA. MAX.	499 SQ. FT.
(GC-4)	SOD			2,036 SQ. FT.
(GC-5)	VINCA MINOR	DWARF PERIWINKLE	@ 8" O.C.	1,796 SQ. FT.
(GC-6)	NATIVE HYDROSEED MIX - SEE NOTE			2,359 SQ. FT.
PERENNIALS				
(P-1)	HYSSOPUS OFFICINALIS	HYSSOP	2 GAL. @ 24" O.C.	185
(P-2)	STACHYS BYZANTINA	LAMB'S EARS	2 GAL. @ 18" O.C.	154
ORNAMENTAL GRASSES				
(G-1)	MISCANTHUS SINENSIS 'MORNING LIGHT'	JAPANESE SILVER GRASS	5 GAL. @ 3' O.C.	56



NOTES:
THE AREA OF BEARING PER THRUST BLOCK TO EQUAL THE FULL AREA SPECIFIED FOR THE LARGEST PIPE.



NOTES:
THE AREA OF BEARING PER THRUST BLOCK TO EQUAL 1/2 THE AREA SPECIFIED FOR THE LARGEST PIPE.

#4 REBAR 12" MIN. EMBEDMENT. ALL EXPOSED METAL TO BE COATED IN POLY FM GREASE #1 AND WRAPPED WITH POLYVINYL.

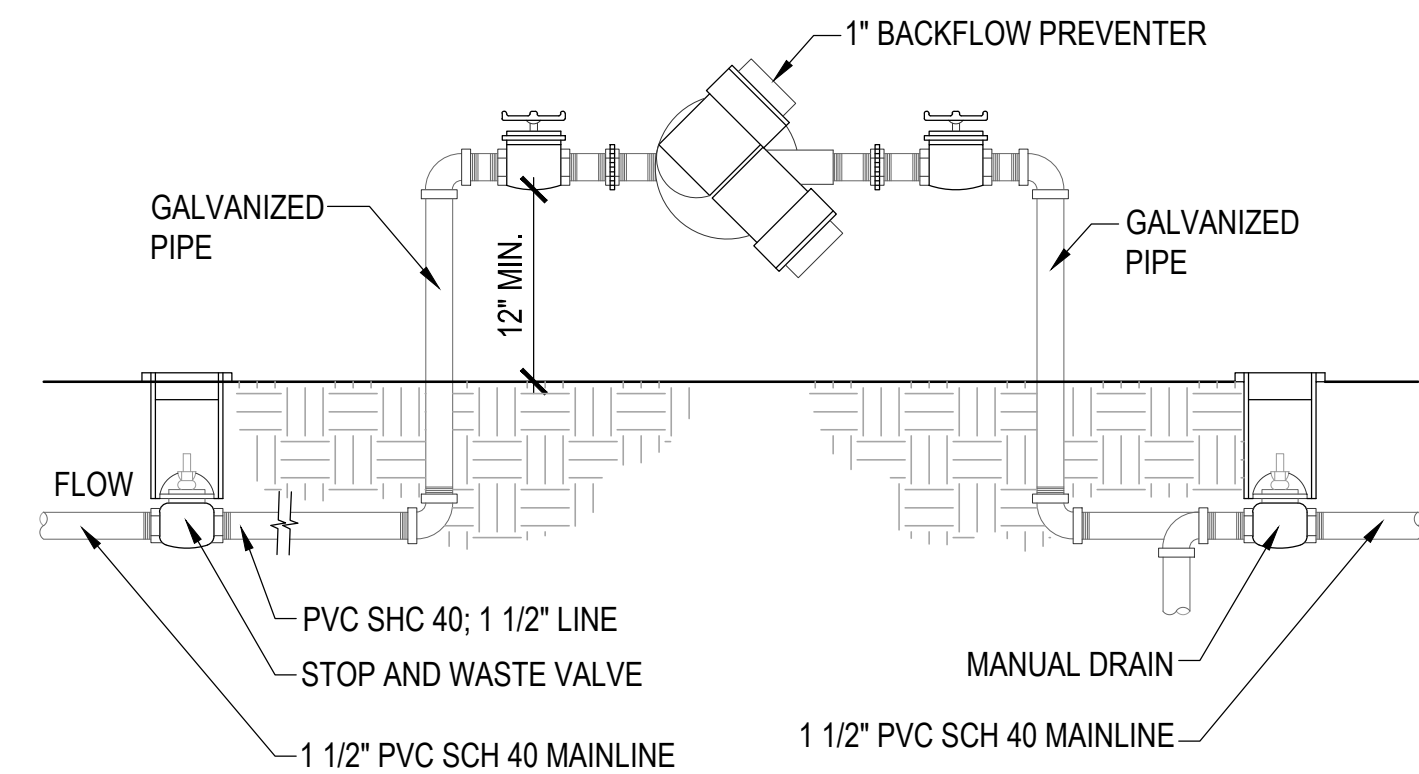
MINIMUM BEARING AREA IN SQUARE FEET								
FITTING SIZE	TEE, WYE, PLUG OR CAP	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN		45° BEND	22.5° BEND	11.25° BEND	45° VERT. BEND (CU. YDS.)
			A1	A2				
4	1.4	1.9	1.9	1.4	1.0	1.0	1.0	1.0
5	2.8	4.0	4.0	2.8	2.1	1.1	1.0	2.1
8	4.8	6.8	6.8	4.8	3.7	1.9	1.0	3.6
10	7.3	10.3	10.3	7.3	5.6	2.8	1.4	5.5

VALUES LISTED ARE FOR 130 PSI TEST PRESSURE & 1733 PSF SOIL BEARING STRESS.

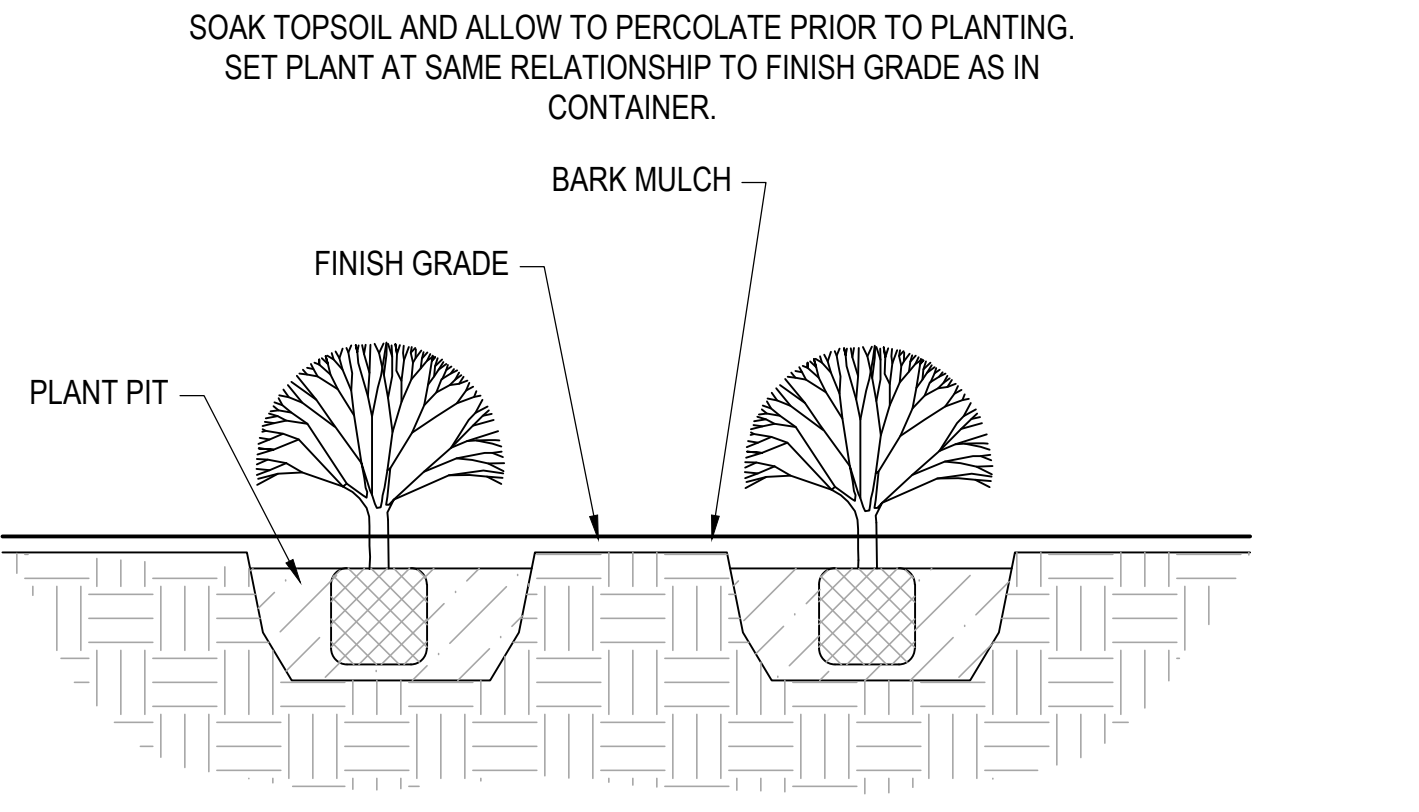
- NOTES:
- 1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH OR STRUCTURAL BACK FILL APPROVED BY LANDSCAPE ARCHITECT.
 - 2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES
 - 3. ALL BURIED PIPING EXCEPT FLANGED, SCREWED, SOCKET WELD PVC OR WELDED STEEL PIPE SPECIFIED TO BE PRESSURE TESTED SHALL BE PROVIDED WITH CONCRETE THRUST BLOCKS AT ALL DIRECTION CHANGES UNLESS OTHERWISE NOTED.
 - 4. THRUST BLOCK SHALL NOT BE LOCATED OR SIZED TO ENCASE ADJACENT PIPES OF FITTINGS.

5 TYP. THRUST BLOCKING
L701 SCALE: 1-1/2" = 1'-0"

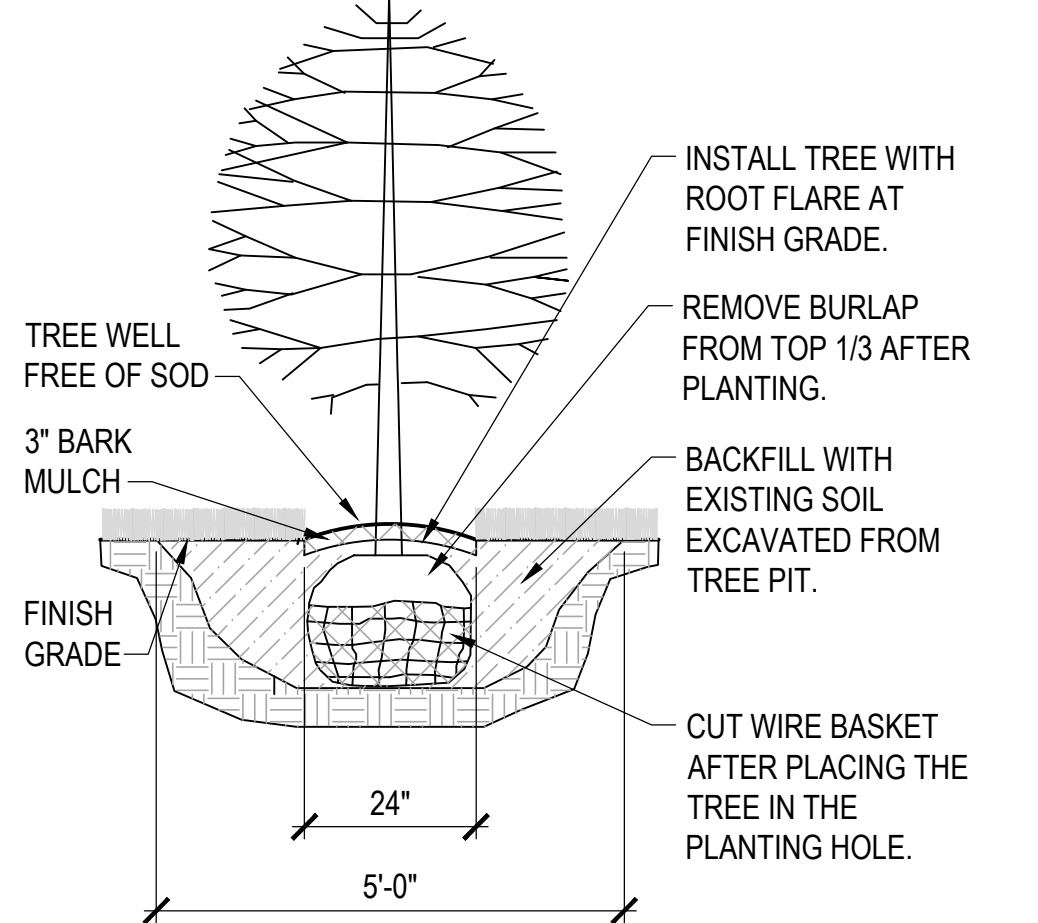
South Jordan City
Planning Division
Reviewed for Code Compliance
Date: 04/01/2022 B.J. Harris



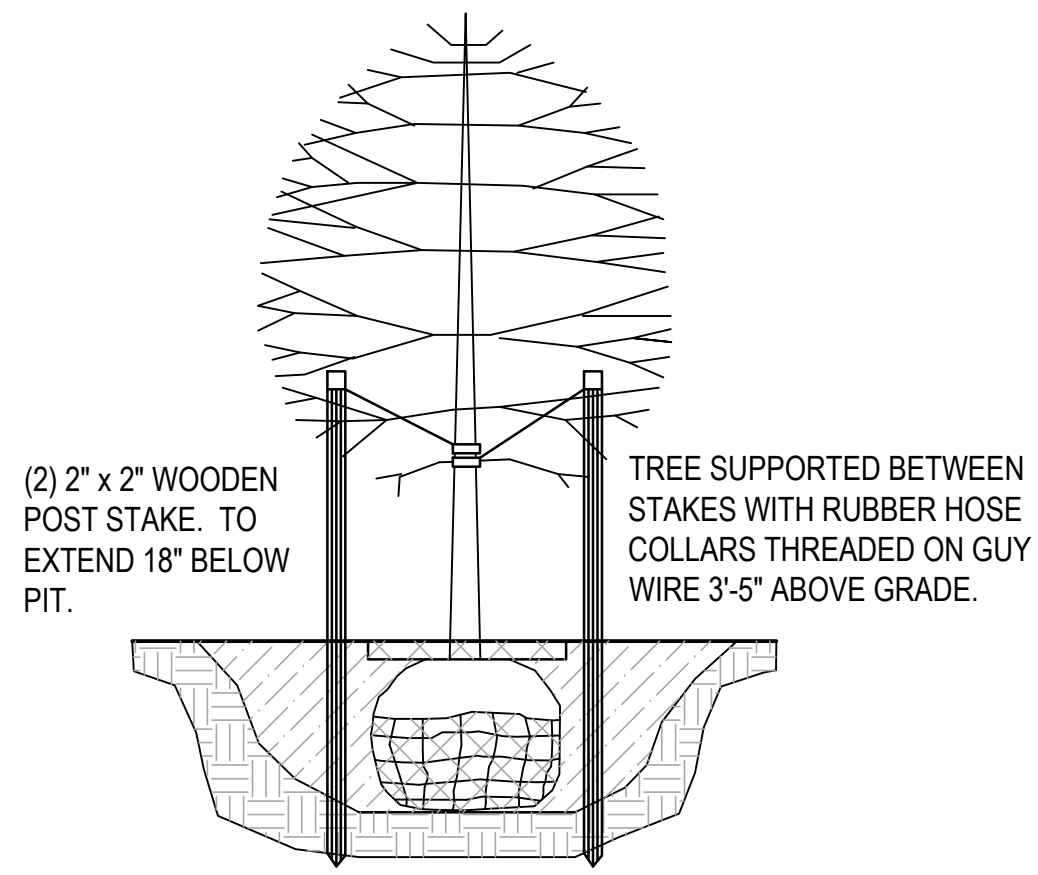
4 BACKFLOW PREVENTER
L701 SCALE: N.T.S.



3 SHRUB PLANTING
L701 SCALE: N.T.S.

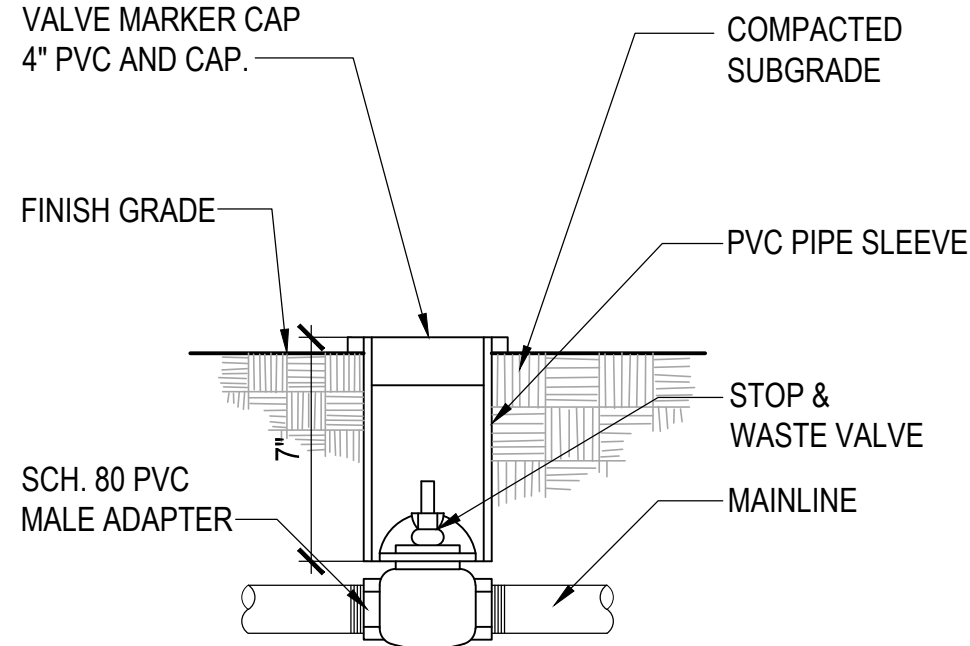


2 TREE PLANTING IN SOD AREA
L701 SCALE: N.T.S.



- STAKING TREES:
- 1. STAKING IS NOT GENERALLY REQUIRED FOR ALL TREE PLANTING. IF CONDITIONS ARE PRESENT WHERE THE CONTRACTOR DEEMS IT NECESSARY TO STAKE TREES TO ENSURE VIABILITY THROUGH THE GUARANTEE PERIOD, THE CONTRACTOR MAY STAKE THE TREES AT NO ADDITIONAL COST TO THE OWNER.
 - 2. ANY STAKING WILL BE IN ACCORDANCE WITH CURRENT HORTICULTURE PRACTICE. STAKING OF TREES WILL BE WITH WOODEN STAKES PLACED OUTSIDE THE ROOT BALL.

1 TREE STAKING
L701 SCALE: N.T.S.



6 STOP & WASTE VALVE
L701 SCALE: N.T.S.

2032 Lincoln Avenue
Ogden, Utah 84401
801-627-2400

This drawing was produced on a 24"x 36" sheet. If it has been printed on any other size sheet, it is likely a reduced copy. Scale accordingly.

PROJECT NO: 18027
DRAWN BY: MJV
CHECKED BY: MJV

REVISIONS:

OWNER: GARN DEVELOPMENT
PROJECT: SOUTH JORDAN SEGO LILY
LOCATION: 10418 SOUTH WILLOW VALLEY ROAD, SOUTH JORDAN, UTAH 84095

© vanZeben Architecture. This drawing shall not be reproduced without consent of vanZeben Architecture, nor shall it be used for any project other than the originally intended project.

02/14/22

LANDSCAPE DETAILS

SHEET NUMBER:
L701

DATE: 02/14/22

61

PROJECT NO: 18027
DRAWN BY: ABL
CHECKED BY: ENH

REVISIONS:

KEYNOTES — #

1. EXTERIOR SIGNAGE. DESIGN TBD.
2. APPROXIMATE LINE OF FINISH GRADE.
3. HOLLOW METAL DOOR IN HOLLOW METAL FRAME, PAINTED HIGH GLOSS FINISH - MATCH TO ADJACENT SURFACE.
4. BUILDING ADDRESS LOCATION. NUMBERS & LETTERS SHALL BE VISIBLE FROM THE STREET AND BE A MINIMUM 10 INCHES HIGH AND A STROKE OF 2 INCHES. THE NUMBERS & LETTERS SHALL BE ARABIC FONT IN IN CONTRAST TO THE COLOR OF BACKGROUND IN WHICH THEY ARE PLACED ON.
5. ALUMINUM STOREFRONT SYSTEM W/ THERMAL BROKEN FRAME AND INSULATED GLAZING.
6. 26 GA. G.I. FLASHING, PRE-FINISHED. COLOR TO MATCH ADJACENT MATERIAL UNLESS NOTED OTHERWISE.
7. REEDED CLERESTORY GLAZING IN CURTAIN WALL SYSTEM
8. ALUMINUM FLASHING, PRE-FINISHED. COLOR TO MATCH ADJACENT MATERIAL UNLESS NOTED OTHERWISE.

EXTERIOR FINISH NOTES:

A. COLORS ARE SUBJECT TO CHANGE BASED ON SUBMITTAL OF ACTUAL SAMPLES.

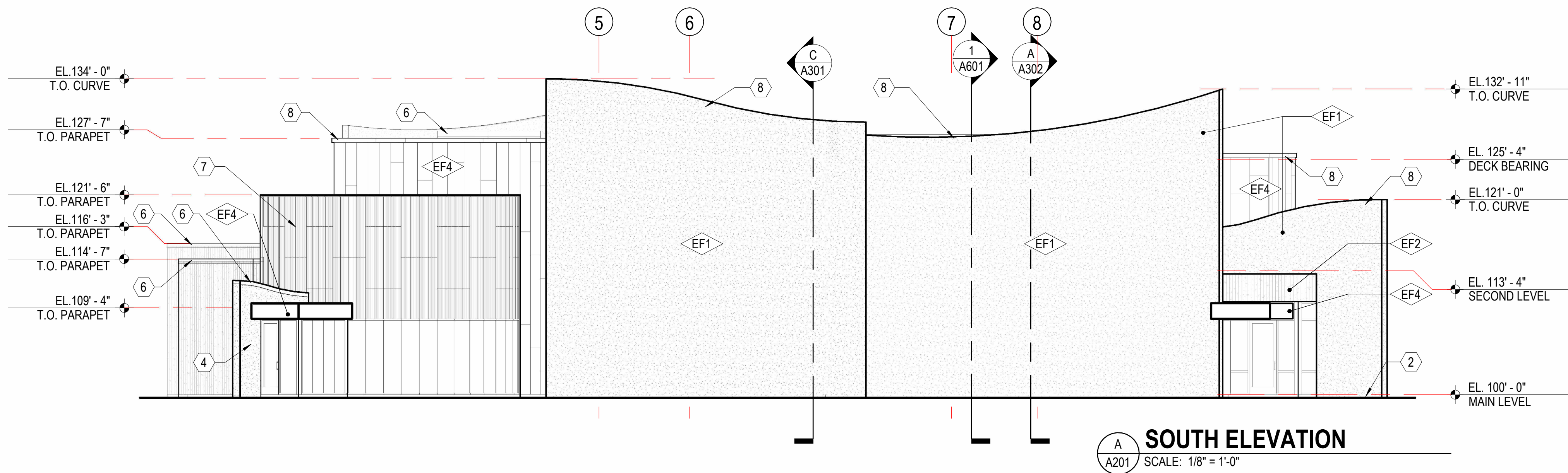
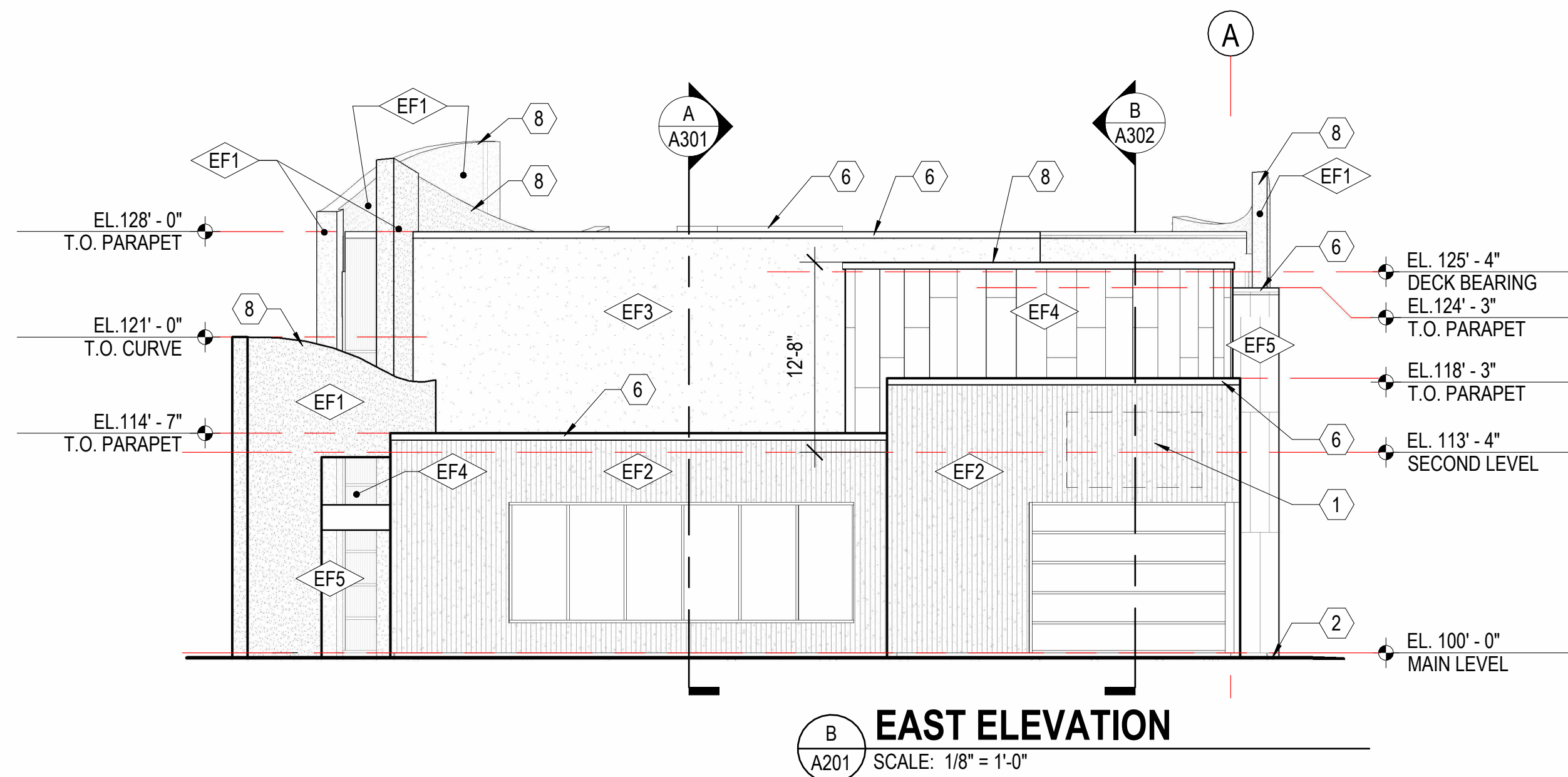
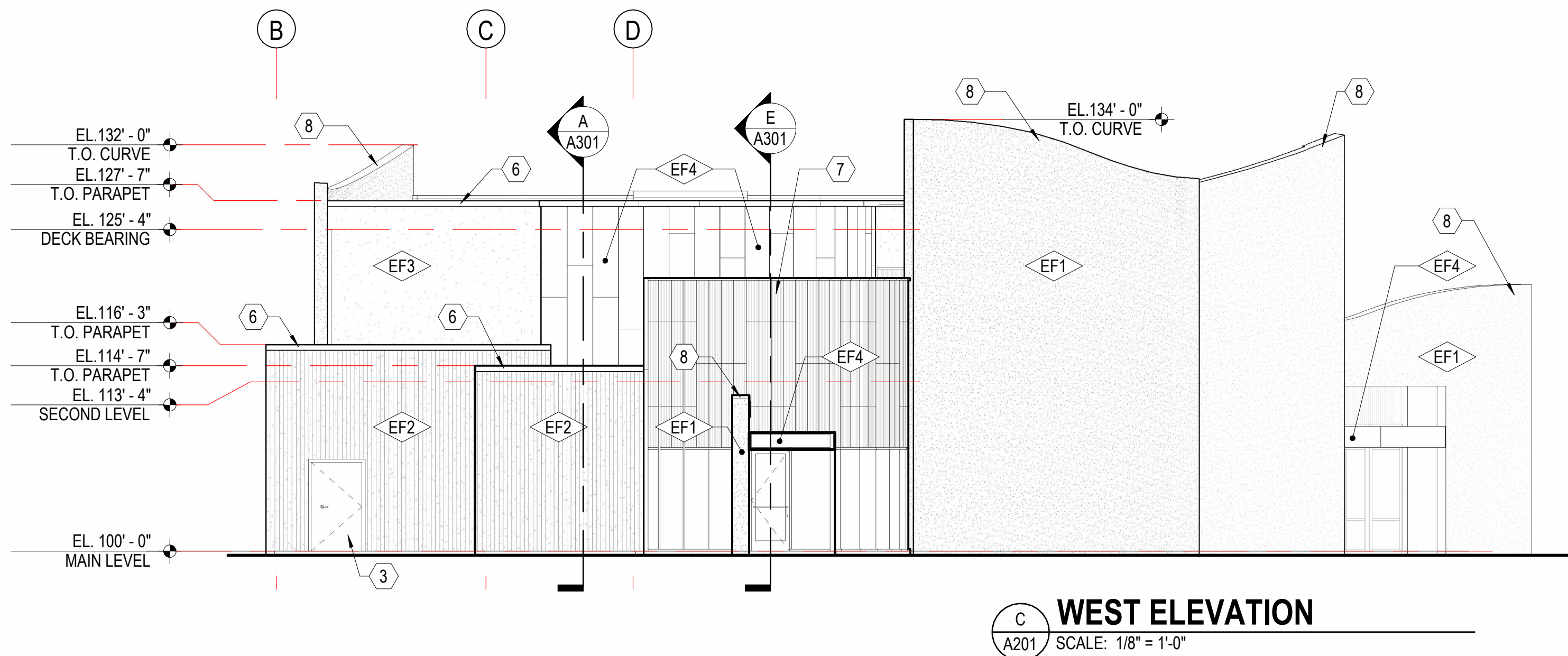
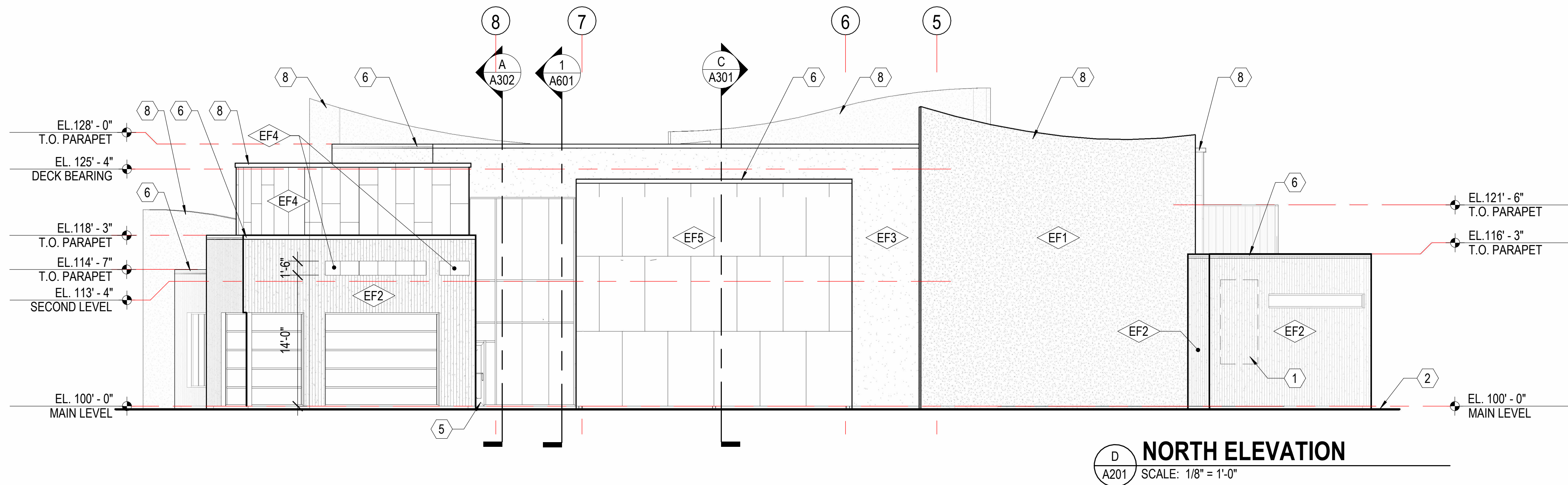
South Jordan City
Planning Division
Reviewed for Code Compliance
Date: 04/01/2022 B.F. Harris

EXTERIOR FINISH MATERIALS — EF1

MARK	MATERIAL	DESCRIPTION	COLOR
EF1	LAYERED C.I.P. CONCRETE	INSULATED 16" STRUCTURAL RAMMED EARTH	NATIVE SAND - BLEACHED SANDSTONE
EF2	C.I.P. FORMLINER	3/4" VERTICAL CHanneled FORMLINER PATTERN	OFF-WHITE TO MATCH EF3
EF3	EIFS	SMOOTH FINISH EIFS TO RECEIVE PAINT	SW 7551 GREEK VILLA
EF4	3 FORM CHROMA XT	1/2" GAUGE, 48" x 120" PANEL	Y15 TIGER
EF5	CORTEN STEEL	4'-8" x 8' PANELS, CHEMICALLY TREATED AND SEALED	NATURAL PATINA

EXTERIOR
ELEVATIONSSHEET NUMBER:
A201

DATE: 02/14/2022





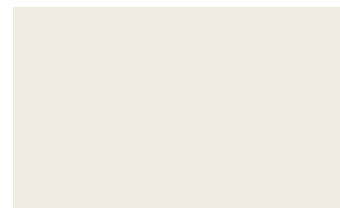
**South Jordan City
Planning Division**
Reviewed for Code Compliance
Date: 04/01/2022 By: Harris



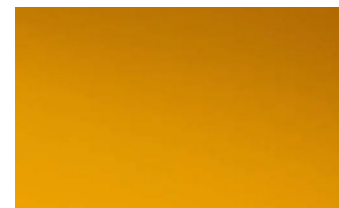
EF1 - RAMMED EARTH
INSULATED 16" STRUCTURAL
RAMMED EARTH



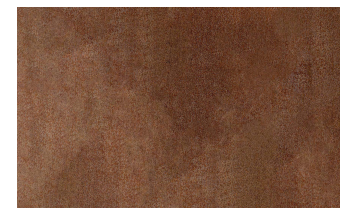
EF2 - C.I.P. FORMLINER
3/4" VERTICAL
CHANNELED FORMLINER
PATTERN



EF3 - EIFS
SW 7551 GREEK VILLA
SMOOTH FINISH



EF4 - 3 FORM CHROMA XT
Y15 TIGER; 1/2" GAUGE
48" x 120" PANEL



EF5 - CORTEN STEEL PANEL
CHEMICALLY TREATED AND
SEALED - NATURAL PATINA



SEGO LILY

SOUTH JORDAN, UT

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 04/12/2022

Issue: CRESCENT VISTA
PRELIMINARY SUBDIVISION PLAT
Address: 11324 S. 445 W.
File No: PLPP202200005
Applicant: Clint Olson

Submitted by: Damir Drozdek, Planner III
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Crescent Vista preliminary subdivision plat, File No. PLPP202200005.

ACREAGE:	Approximately 4.9 acres
CURRENT ZONE:	R-1.8 (Single-Family Residential, 1.8 lots per acre)
CURRENT USE:	Residential
FUTURE LAND USE PLAN:	RDO (Residential Development Opportunity)
NEIGHBORING ZONES/USES:	North – R-1.8 / Large lot single-family homes South – R-1.8 / Large lot single-family home West – R-1.8 / Single-family residential East – R-1.8 / 445 West

STANDARD OF APPROVAL:

Once all application requirements have been met, redline corrections made, revised plans and plat submitted and City staff approval given, the preliminary subdivision plat application will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with chapter 16.04 of this title. The Planning Commission shall receive public comment at the public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the project does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application. (Ord. 2007-01, 1-16-2007)

City Code § 16.10.060

BACKGROUND:

The applicant is requesting that the Planning Commission approve a preliminary subdivision plat for the Crescent Vista subdivision located at 11324 S. 445 W. The proposed subdivision will consist of nine lots ranging in size from roughly 1/3 acre to 1/2 acre. The subdivision will be

accessed off 445 West via a public street that will terminate in a T-intersection with roads stubbing to properties to the south and the north of the project.

The roads will be built to City standards. There will be no improvements along 445 West as the road was built to an old City standard and no improvements are planned for the immediate future. Other public improvements will include fire hydrants, street lights and water meters. Storm water will drain out to a detention pond at the west end of the project, and then the water will eventually release into Willow Creek. The detention pond will be surrounded by a six-foot-tall vinyl fence and will be owned and maintained by the City.

Fencing will include a six-foot-tall decorative masonry wall along the south and majority of the north boundary. No fencing will be required along 445 West since the road is not a collector street. Willow Creek meanders through the west side of the property creating a floodplain and wetlands. Because of the creek, the City Engineer has waived the fencing requirement along the west boundary of the subdivision (see attached waiver).

No landscape improvements are required with this project. All existing structures on the property will be demolished prior to any construction.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The project is located in the R-1.8 Zone. It meets the Planning and Zoning, as well as the Subdivision and Development Code requirements of the Municipal Code.
- The City Engineer may waive fencing requirements according to City Code §16.04.200.B.1.a.

Conclusion:

- The proposed preliminary subdivision plat application meets the City Code requirements and as such should be approved.

Recommendation:

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

ALTERNATIVES:

- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Preliminary Subdivision Plat
- Demolition Plan
- Record of Survey
- Site & Utility Plan
- Grading and Drainage Plan
- Fence Waiver

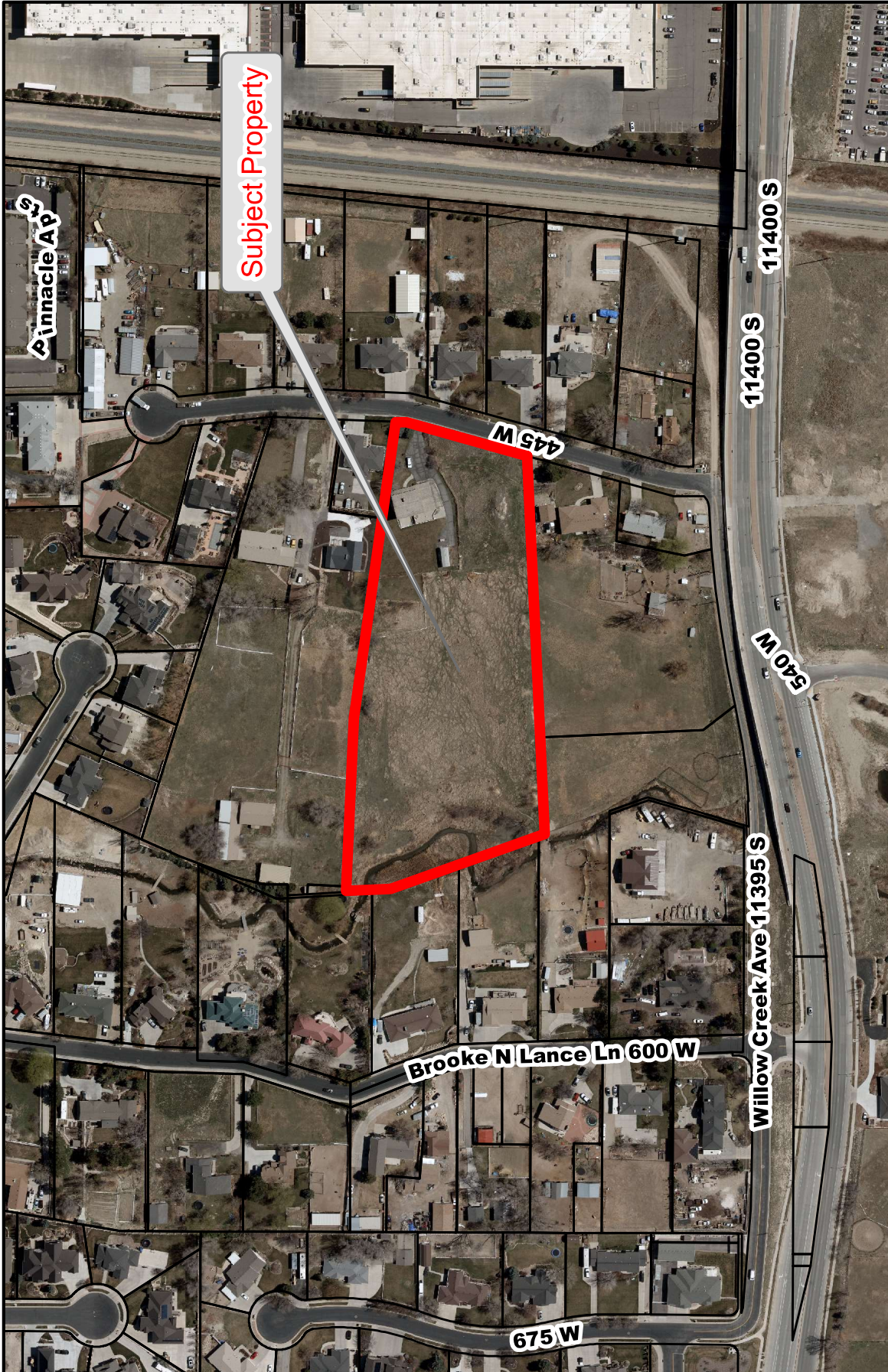


Damir Drozdek, AICP
Planner III, Planning Department



[Brad Klavano \(Apr 5, 2022 17:26 MDT\)](#)

Brad Klavano, P.E.
Director of Engineering Services



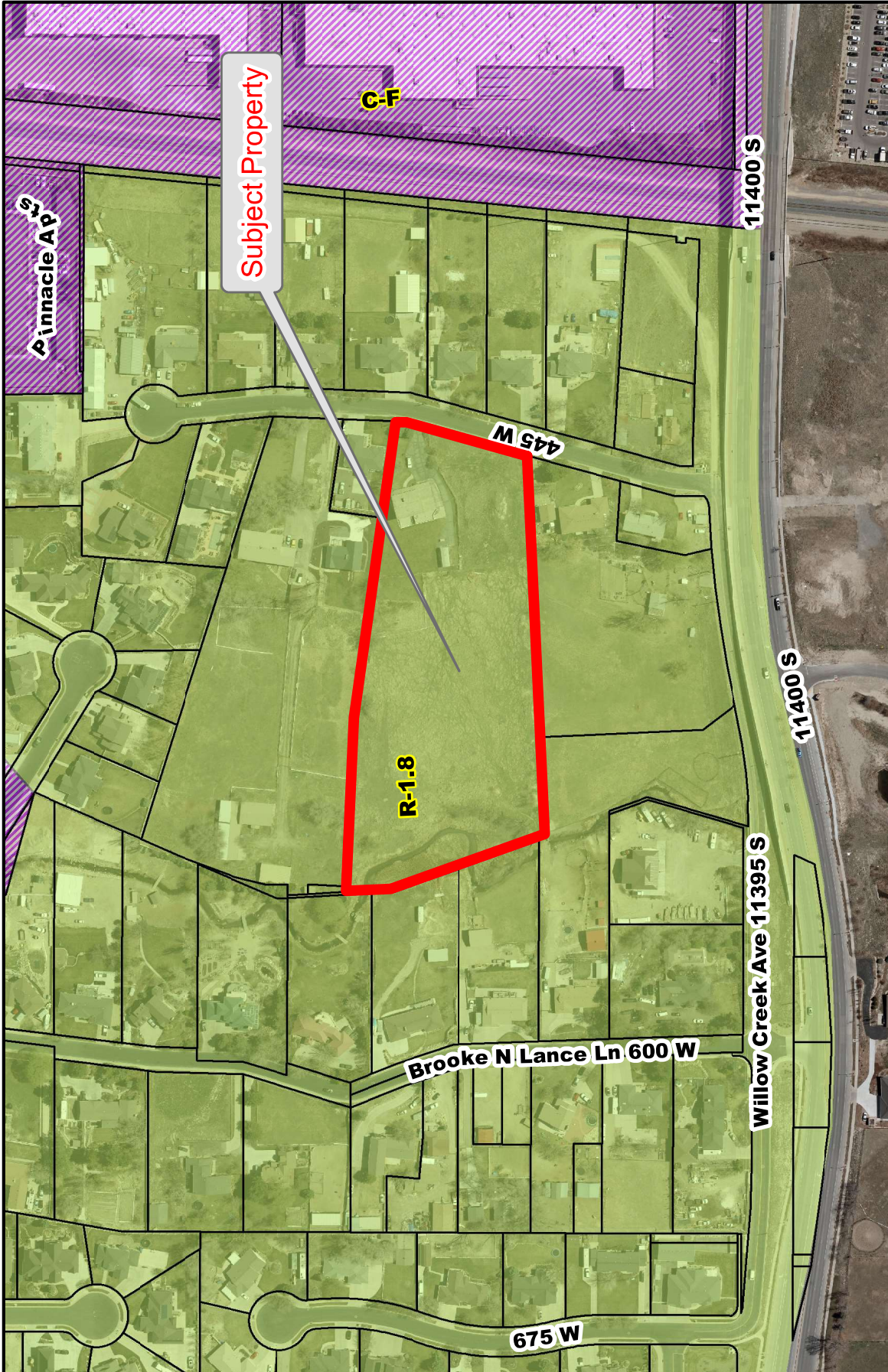
Legend

- STREETS
- PARCELS

**Aerial Map
City of South Jordan**

Aerial Imagery
2021





Legend
STREETS
PARCELS

Zoning Map City of South Jordan

Aerial Imagery
2021



WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH
TAX ID NUMBER: 27-24-176-010; OCTOBER 2021

I, KAGAN M. EDSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND A LICENSED ENGINEER NO. 10000 IN THE STATE OF UTAH. I AM CHAPTER 20 PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS BY THE AUTHORITY OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE ACT OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND

[illegible]

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°39'45" EAST BETWEEN THE WEST QUARTER AND THE CENTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

OWNERS' DECLARATION

KNOWN ALL BY THESE PRESENTS THAT WE/ THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE

DO HEREBY DEEDWIT FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS NOT BEING OF PUBLIC USE AND WANTING TO BE REMOVED FROM THE CITY MAPS AND EASEMENTS ON OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND TO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES. IN WITNESS WHEREOF, I HAVE HERETO SET ASIDE OUR HANDS THIS _____ DAY OF _____ A.D. 20____.

STATE OF UTAH _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME,
_____ of _____,
A NOTARIAL PUBLIC, _____, WHO BEING FULLY SWORN, DID SAY THAT HE/SHE IS THE
PERSONATION HEREIN DESIGNATED BY NAME OF _____, AND THAT THE WITHIN OWNER'S
SIGNATURE AND SEAL OF OFFICE OF SAID U.S. BY AUTHORITY OF HIS/HERS, OR BOARD OF
DIRECTORS, AND SAID COMMISSIONER, EXECUTED THE SAME.

PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH _____
SIGNATURE _____
COMMISSION NUMBER _____
EXPIRATION DATE _____

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP
3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF _____
DATE _____ ENTRY _____ BOOK _____ PAGE _____

SEE _____ SALT LAKE COUNTY RECORDER

CURVE #	CURVE TABLE				CHORD BEARING	CHORD DISTANCE
	LENGTH	RADIUS	DELTA	DELTA		
C1	48.75	250.00'	159.00'	MEZ-20.25°	66.85'	
C2	48.75	250.00'	159.00'	MEZ-20.25°	66.85'	
C3	48.75	175.00'	135.70'	MEZ-20.01°	48.46'	
C4	48.75	175.00'	135.70'	MEZ-20.25°	48.46'	
C5	73.33	227.50'	159.00'	MEZ-20.25°	73.00'	
C6	23.58'	15.00'	90.00°	NEZ-20.25°	21.21'	
C7	23.58'	15.00'	90.00°	NEZ-20.25°	21.21'	
C8	23.58'	15.00'	70.05°	SEZ-59.95°	18.44'	
C9	23.57'	15.00'	80.07°	S44.99°E21°	21.22'	
C10	34.49'	200.00'	89.00°	NEZ-11.08°	34.19'	
C11	34.49'	200.00'	70.14°	NEZ-21.21°	34.53'	
C12	38.39'	175.00'	94.00°	NEZ-09.50°	38.35'	
C13	18.86'	17.50'	47.14°	NEZ-07.75°	18.86'	

FOUND SECTION CORNER _____ SECTION LINE _____

ROW CENTERLINE _____

C. STREET MONUMENT TO BE INSTALLED _____

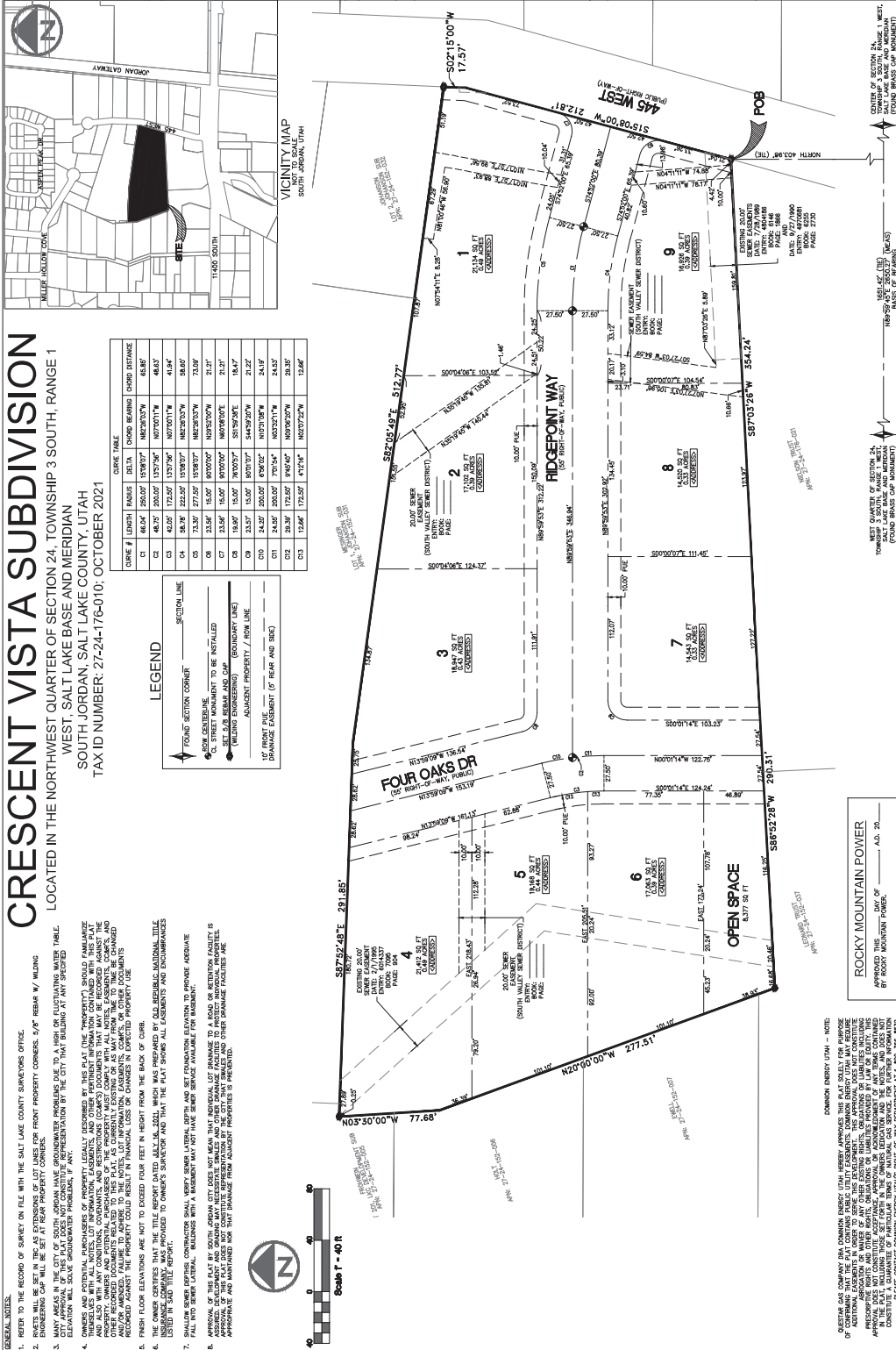
SET 5/8 REBAR AND CAP _____ (BOUNDARY LINE)

(WELDING ENGINEERING) _____

ADJACENT PROPERTY / ROW LINE _____

10' FRONT PAVE _____

DRAINAGE EASEMENT (6' REAR AND SIDE) _____

[illegible]

APPROVED THIS _____ DAY OF _____, 20____

BY: _____

TITLE: _____

CC: OWNER:
OLSON
6-10-08
Mar 07, 2022
TA 215940, C:\Program Files\Microsoft Visual Studio\Tools\



WILDING
ENGINEERING

2000 S. HAYDEN STREET
SUITE 100 • DENVER, CO 80202-1847
TEL: 303.733.1100 FAX: 303.733.1101
WWW.WILDING-ENG.COM

<p>CITY ENGINEER</p> <p>HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p>_____ SOUTH JORDAN CITY ENGINEER</p>	<p>CITY PLANNER</p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____</p> <p>_____ CITY PLANNER</p>
---	--

— A.D., 20 —

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20 _____

ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR

APPROVED AS TO FORM THIS _____ DAY OF _____
A.D., 20 ____.

ATTES: CITY CLERK

MAYOR

BOARD OF HEALTH

APPROVED THIS _____ DAY OF _____
A.D., 20_____,

SALT LAKE COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____
A.D., 20_____,

ROS NUMBER

REPRESENTATIVE

SALT LAKE COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____
A.D., 20 _____

_____ ROS NUMBER _____

_____ REPRESENTATIVE _____



DRAWING NOTES:

Know what's below.

Call 811 before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.

www.bluestakes.org
1-800-662-4111



\\DATA\21260 Olson Crescent Vista\dmg\Crescent Vista C101-C204 Overall.dwg
PLOT DATE: Mar 07, 2022

NO.	REVISION	DATE
1	SOUTH JORDAN CITY, SOUTH VALLEY SWIRL, ALCO COMMENT	3/7/22

CRESCENT VISTA
SUBDIVISION
DEMOLITION PLAN

SOUTH JORDAN, UTAH

DRAWN	TMC	CHECKED	MEC	PROJECT #	21260
				DATE	12/7/21
SCALE	1" = 30'	SHEET	C20	ITERATION	
				1	

Item H.3.





**WILDWING
ENGINEERING**
14741 SOUTH LUTHER STREET
SOUTH JORDAN, UTAH 84092
WWW.WILDWINGENGINEERING.COM

DRAWING NOTES:

1. WATER SERVICES ARE TO BE 12" IPS POLY PIPE W/ 8" METAL EDGE OF WELDER CANS SHALL BE WITHIN 6" INCHES FROM THE BACK OF CURB.
2. SINKER LATERALS ARE TO BE 4" PVC @ 2.0% MIN SLOPE.
3. ALL CONDUITS SHALL BE 12" MINIMUM SIZE AND SHALL BE INSTALLED TO MEET ALL DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
4. CONTRACTOR SHALL FIELD SINKER LOCATIONS AND INVERT ELEVATIONS OF ALL CONDUITS AND SINKERS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS BEFORE SHAVING OR CONSTRUCTING ANY NEW SINKER LINES.
5. FOUR FEET OF COVER IS REQUIRED OVER ALL SINKER LINES.
6. ADA RAMP TO BE PER APM PLAN 235 AND SHALL INCLUDE TRUNCATED DOME PANELS.

LEGEND

- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- EXISTING SINKER
- PROPOSED SINKER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING STREETLIGHT
- PROPOSED STREETLIGHT

Know what's below.
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

PROJECT DATE: Mar 07, 2022
PROJECT NO: 21260
PROJECT NAME: CRESCENT VISTA SUBDIVISION
PROJECT LOCATION: SOUTH JORDAN, UTAH

NO.	DESCRIPTION	DATE
1	ADD TO DESIGN CITY SOUTH JORDAN, UTAH, UG COMBINED	12/21/21
2	REVISION	

**CRESCENT VISTA
SUBDIVISION**
SITE AND UTILITY PLAN
SOUTH JORDAN, UTAH

DRAWN	CHECKED	PROJECT #
TMC	MEC	21260

DATE	SCALE
12/7/21	1" = 30'

SHEET	COUNT
C20	



Item H.3.



PH: 801.446-HELP @SouthJordanUT

Mike Carlton, P.E.
Wilding Engineering
14721 South Heritage Crest Way
Bluffdale, UT 84065

Dear Mr. Carlton:

I have received your request to waive the masonry wall requirement (see attached letter) along the west side of the Crescent Vista development (along Big Willow Creek). The following is the City code regarding fencing requirements.

16.04.200 B. Incompatible Zones: The following shall apply to incompatible zones:

1. A minimum six foot (6') tall, decorative precast or integrally colored and textured block, brick, stone, or other masonry fence and/or wall, with an approved cap shall be installed between the development and any adjacent parcels zoned for and meeting the minimum lot size requirements for large animals or between any adjacent property allowed large animals under a legal, nonconforming use, irrespective of whether or not large animals are on the property at the time of application or development. The type and design of all masonry walls shall be approved by the City Engineer for the purpose of holding large animals.

a. The requirements of this subsection may be waived and/or modified where the City Engineer determines strict compliance with this subsection would result in a practical difficulty upon the owner of such property. Such circumstances may include topographical conditions, location of public utilities, or other unique situations. The City Engineer must find that such practical difficulties cannot be overcome by any feasible alternative other than the exception and relief can be granted in a manner that will not alter the essential character of the area.

As can be seen in the highlighted section above I can waive or modify this requirement if certain criteria is met. Because of the issues with Big Willow Creek; i.e. Channel meanders in and out of the property on the west boundary line, FEMA flood plain, and existing wetlands vegetation along the boundary, I am waiving the Masonry Fence requirement. Also, because of the issues of Big Willow Creek, as outlined, I will not be requiring any type of fencing along the west boundary of the Crescent Vista Subdivision development.

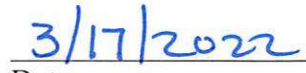
[Type text]

If you have any further questions please contact myself or Shane Greenwood.

Sincerely,



Brad Klavano, P.E., P.L.S.
Director of Engineering/City Engineer
South Jordan City



Date



March 10, 2022

Brad Klavano, South Jordan City Engineer
Via email: bklavano@sjc.utah.gov

RE: Crescent Vista west property line fence

Mr. Klavano,

The purpose of this letter is to provide information as to why the Crescent Vista project should not be required to provide a fence along its west boundary line. The Crescent Vista Subdivision project consists of 9 residential building lots and is located west of 445 West at approximately 11320 South. The property slopes predominantly from east to west and the Big Willow Creek drainage is along the west end of the property.

I had visited the site early in our design stage, but went to the site last week to look specifically at the west boundary of the project. The purpose of my visit was to see how to best design a storm drainage outfall so I could accurately show it on my design drawings for both city and Salt Lake County Flood Control submittal. I was surprised to see that almost the entire west boundary line of the project is either the Big Willow Creek channel, or marshes alongside the channel. The marshes consist of very soft soils and wetlands vegetation. The result of that visit was the determination to ensure that our design stayed clear of getting into the marsh or channel area because any construction in this area would certainly disrupt the existing conditions and could trigger the need for an Army Corp 404 permit.

Therefore the reasoning why to not require a fence along the west boundary are due to the following factors:

1. The Big Willow Creek channel meanders in and out of the property along this line, so we would not be able to get a consistent length of fence along the west boundary line.
2. There is a FEMA flood plain on the Big Willow Creek channel and a fence would disrupt or modify that flood plain.
3. Installing a fence would disturb the existing marsh and wetlands vegetation.

I have included a couple of pictures I took on site for your review. If you have any questions, please contact me at 801-793-0443.

Thank You,

Mike Carlton, P.E.



Photo 1 - Southwest corner of project, looking north



Photo 2 - Near north boundary of project, looking south



Staff Report

Final Audit Report

2022-04-05

Created:	2022-04-05
By:	Becky Messer (rmesser@sjc.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQgXb_6Sk4YBcZK3-Rmc7jJmc-C8qxo-

"Staff Report" History



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Agreement completed.

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SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 4/12/22

Issue: CURTIS DETACHED GARAGE
CONDITIONAL USE PERMIT

Address: 10475 South 3010 West

File No.: PLCUP202200042

Applicant: Jeffrey Curtis

Submitted By: David Mann, Planner II

Staff Recommendation (Motion Ready):

Approve file no. PLCUP202200042 for a detached garage, located at 10475 South 3010 West.

ACREAGE:	0.44 acres
CURRENT ZONE:	R-1.8 (Residential)
CURRENT USE:	Single Family Residential
FUTURE LAND USE PLAN:	Stable Neighborhood
NEIGHBORING LU DESIGNATIONS/ (ZONING)/USES	
North	- Stable Neighborhood, (R-1.8) / Single Family Residential
South	- Stable Neighborhood, (R-1.8) / Single Family Residential
East	- Stable Neighborhood, (R-1.8) / Single Family Residential
West	- Stable Neighborhood, (R-1.8) / Single Family Residential

CONDITIONAL USE REVIEW:

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

To impose a condition, the detrimental effect must be identified and be based on substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect. Further, under City Code Section 17.18.050.I:

1. A conditional use may be commenced and operated only upon:
 - a. Compliance with all conditions of an applicable conditional use permit;

- b. Observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
 - c. Compliance with all applicable local, state, and federal laws.
2. A conditional use permit may be revoked by the city council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection I.1 of this section.
 3. No conditional use permit shall be revoked until after a public hearing is held before the city council. The permittee shall be notified in writing of such hearing. The notification shall state the grounds for complaint, or reasons for revocation, and the time and location of the hearing. At the hearing, the permittee shall be given an opportunity to be heard and may call witnesses and present evidence on his or her behalf. Upon conclusion of the hearing, the city council shall determine whether or not the permit should be revoked.

BACKGROUND & ANALYSIS:

The Applicant is seeking approval for a Conditional Use Permit to construct a detached garage on lot 34 of the Wheadon Acres subdivision that does not meet the standard requirements. According to Section 17.30.020.I.3 of the South Jordan Municipal Code, accessory structures in the R-1.8 zone shall not be taller or have footprints that exceed 100% of the footprint of the main house, unless it is approved by the Planning Commission. The standard of approval is as follows:

Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs").

(Municipal Code § 17.30.020.I.3.e.)

The house has a footprint area of approximately 1650 square feet and is 14 feet tall. The proposed detached garage is shown with a footprint of 42 feet x 42 feet (1764 sq. ft.) and is 21 feet tall. The site plan shows the proposed garage 10 feet away from the rear property line and 8 feet away from the side property line. The back yard of the subject property is adjacent to the back yards of his neighbors, who also have large detached structures in their back yards, and has sufficient room to construct a large detached garage. Visibility from a public right-of-way will be limited due to the 60 foot setback from 3010 West and existing trees that line the street side property line. The structure should also improve the general appearance of the property because it will house various vehicles and trailers that are currently stored openly in the Applicant's back yard.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:**Findings:**

- Staff reviewed the application for potential detrimental effects and did not discover that the proposed building would create any, as defined by state law and the City Code.

Conclusion:

Based on the application materials and the findings listed above, the proposal is consistent with the City's General Plan and with the purposes and objectives of the pertinent sections of the City's Planning and Land Use Code.

Recommendation:

Staff recommends that the Planning Commission take comments at the public hearing and approve the Conditional Use Permit Application File No. PLCUP202200042 for a detached garage proposed at 10475 South 3010 West unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

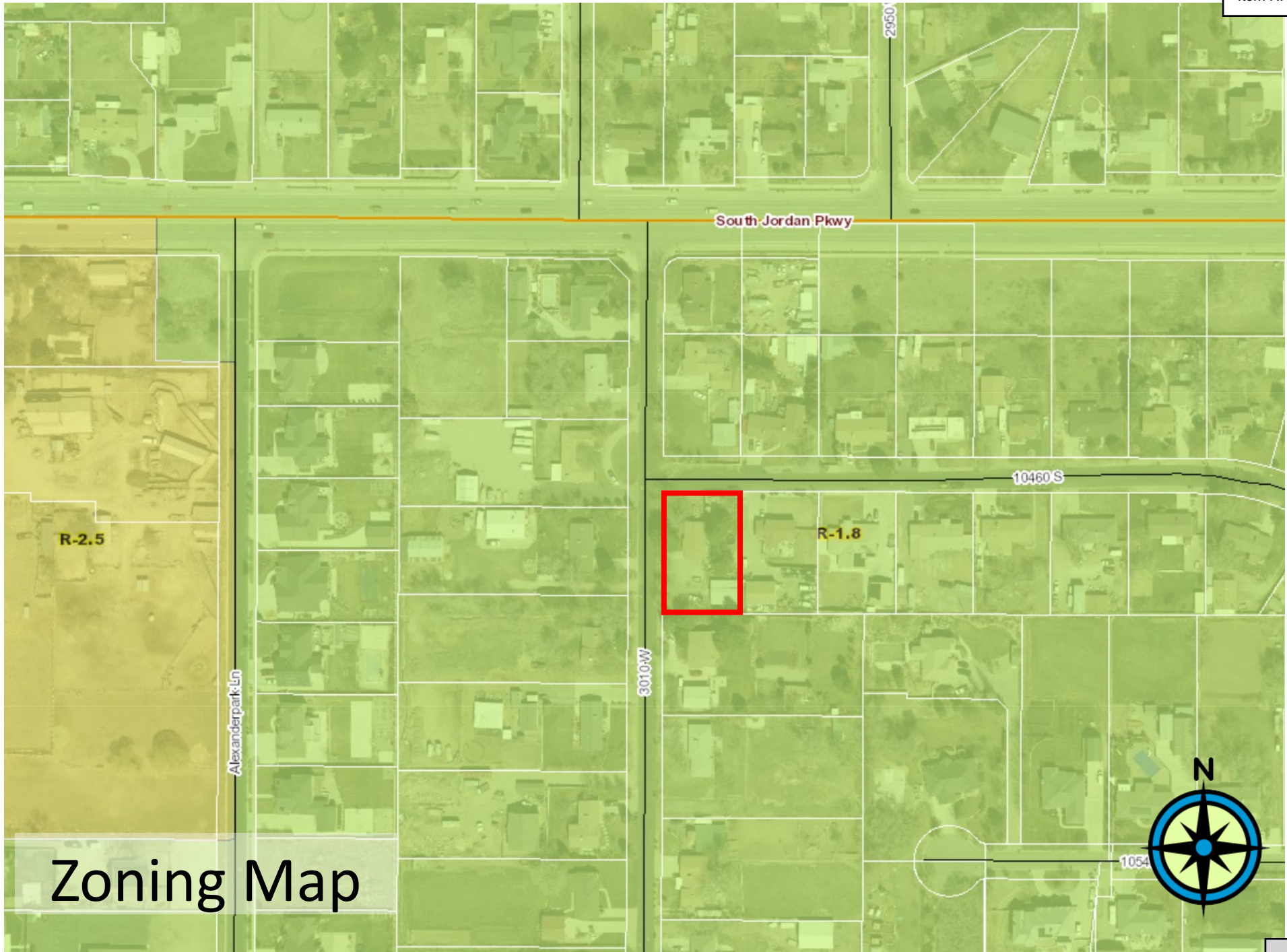
ALTERNATIVES:

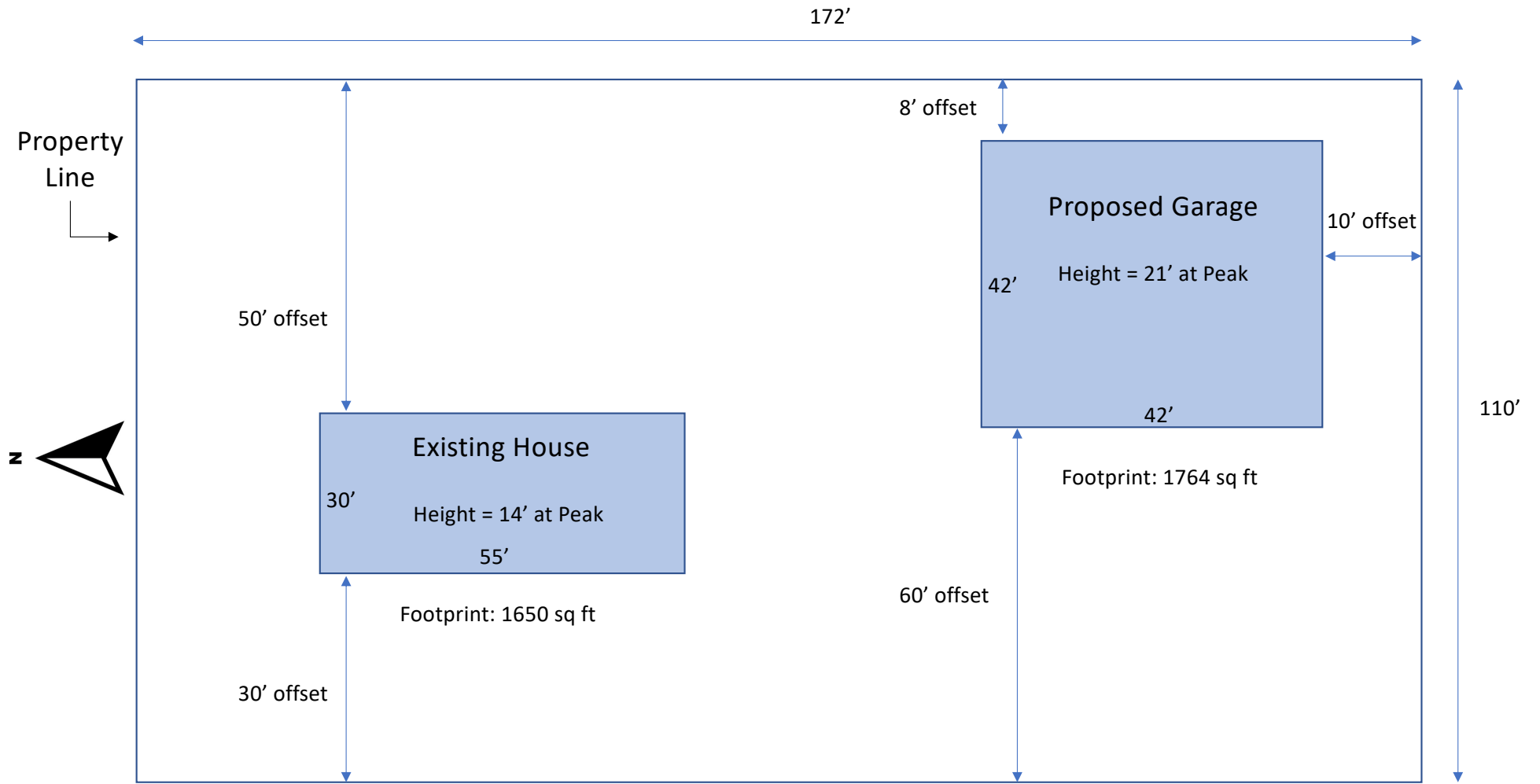
- Deny the Conditional Use Permit
- Modify the conditions for approval.
- Schedule the decision for a later date.

SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Site Plan
- Elevations
- Section 17.40.020.I.3 of the Municipal Code





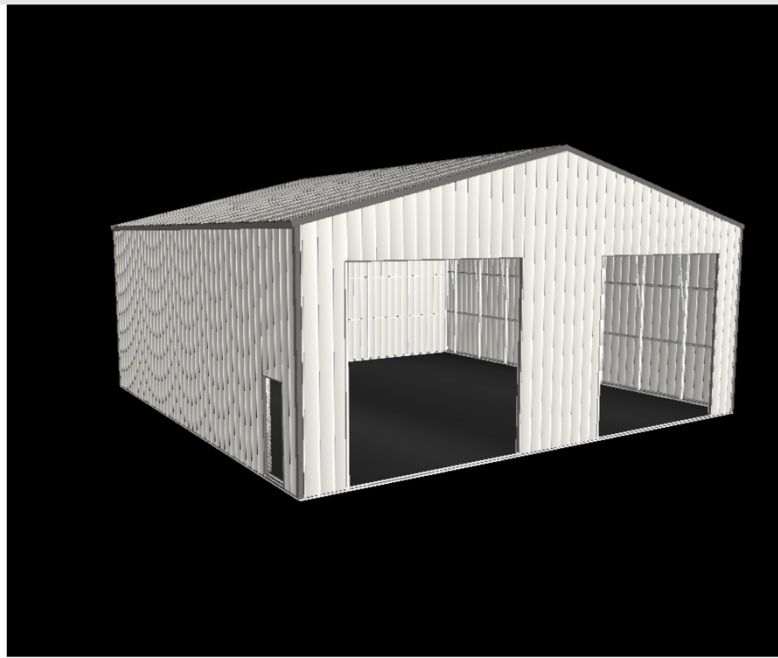


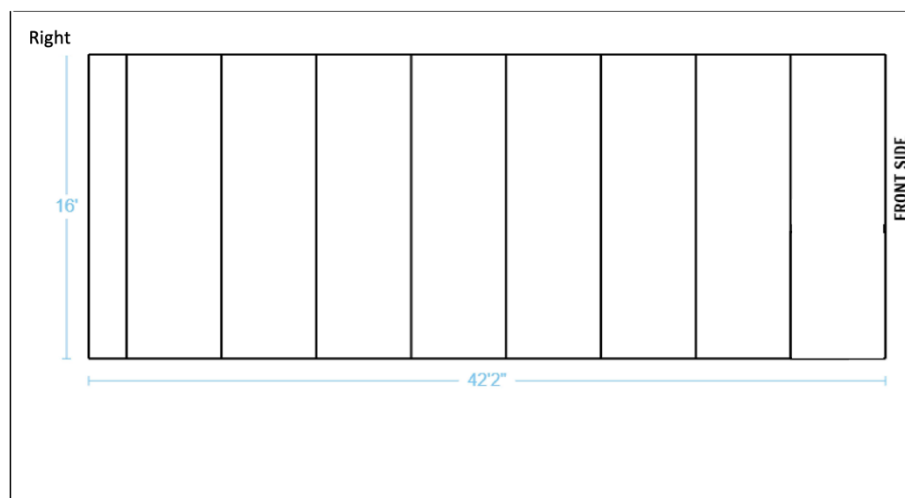
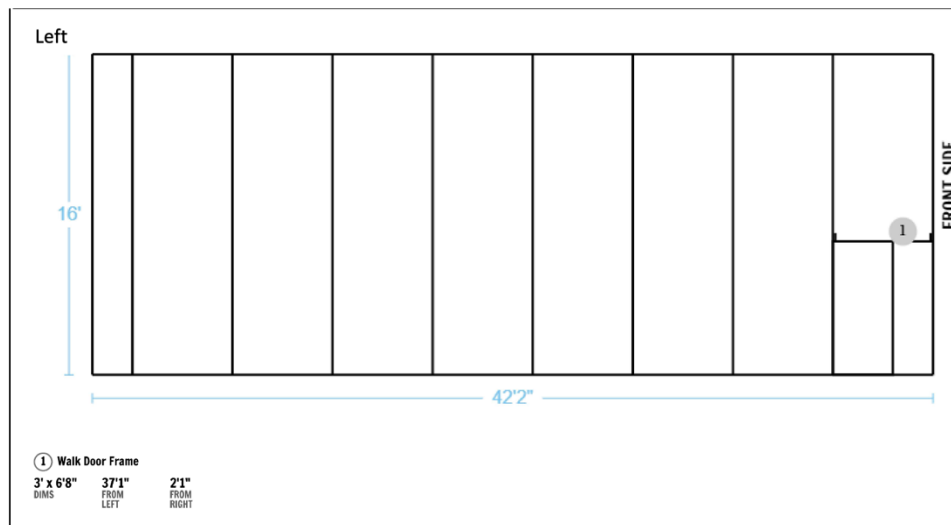
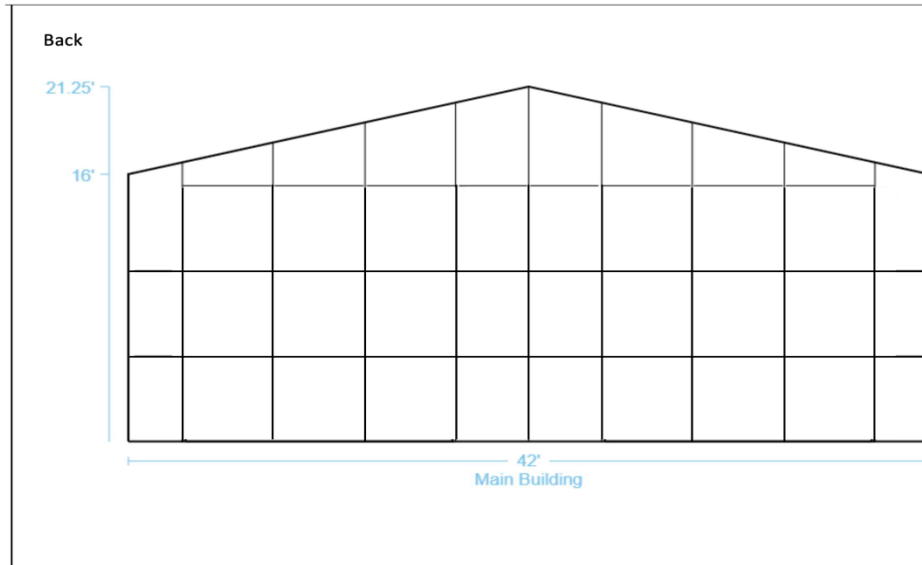
Parcel # 27-16-178-001
10475 South 3010 West Weadon Acres Subdivision

Architectural & Structural Plans

1. Elevations

Building is shown without garage doors and walk-in door. Those will be installed once the building is erected.





17.40.020: DEVELOPMENT AND DESIGN STANDARDS:

3. Architectural Standards For Accessory Buildings:

- a. Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.
- b. The footprint of accessory buildings in the R-2.5, R-3, R-4, R-5 and R-M Zones shall not exceed sixty percent (60%) of the footprint of the main building, including the footprint of an attached garage, except that the Planning Commission may approve a conditional use permit for an accessory building with a footprint that is greater than sixty percent (60%) but in no case shall exceed the footprint of the main building. In the R-1.8 Zone, the footprint of an accessory building, such as a barn or a stable, shall not exceed the footprint of the main building, except with a conditional use permit approved by the Planning Commission.
- c. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:
 - (1) Openings (e.g., windows and doors) that are visible from the property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.
 - (2) The average wall height shall not exceed sixteen feet (16') above grade.
- d. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum one to twelve (1:12) roof pitch in the R-1.8 Zone, and a minimum three to twelve (3:12) roof pitch over a majority of the structure in all other Residential Zones.
- e. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled Planning Commission meeting.

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 4/12/2022

Issue: SHIELDS LANE REZONE FROM R-1.8/R-2.5 TO R-3

Address: 1379 W Shields Lane

File No: PLZBA202200034

Applicant: Hayley Pratt, Castlewood Development

Submitted by: Ian Harris, Planner I
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): Based on the staff report and other information presented during the public hearing, I move that the Planning Commission forward a recommendation to the City Council to **approve** the proposed rezone, file number **PLZBA202200034**, from R-1.8/R-2.5 to R-3.

ACREAGE:	1.9 acres
CURRENT ZONE:	R-1.8, R-2.5
CURRENT USE:	Vacant Land
FUTURE LAND USE PLAN:	SN (Stable Neighborhood)
NEIGHBORING ZONES/USES:	North – Shields Lane / R-2.5 (Vacant Land, Single Family Residential)
	South – R-3 (Single Family Residential, Beverly Estates)
	East – Temple Drive / R-1.8 (Single Family Residential)
	West – R-2.5 (LDS Meetinghouse)

STANDARD OF REVIEW:

The rezoning of property may not be considered if the proposed zoning does not conform to the general plan. The following guidelines shall be considered in the rezoning of parcels:

- A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- B. The parcel to be rezoned can accommodate the requirements of the proposed zone.
- C. The rezoning will not impair the development potential of the parcel or neighboring properties.

(City Code §17.22.020)

BACKGROUND:

Hayley Pratt of Castlewood Development submitted an application to rezone the subject parcel on February 17, 2022. The applicant is proposing to create a 5-lot single-family residential subdivision that would be accessed by a short cul-de-sac bulb off the south side of Shields Lane. Prior to sale, the parcel has been owned by the Church of Jesus Christ of Latter-Day Saints like the parcel to the west, which contains an LDS Meetinghouse. The subject parcel has been vacant since construction of the meetinghouse in 2015.

Currently, the subject parcel sits mostly within the R-2.5 zone, with about 15% of the parcel in the R-1.8 zone at the southeast corner. The rezone would not require a Land Use Amendment as it conforms to the current land use designation according to the General Plan: Stable Neighborhood (SN).

ANALYSIS:

The South Jordan Engineering Department has conducted an infrastructure analysis based on the proposed rezone. Staff determined that the proposed cul-de-sac access will have sufficient capacity for expected increased traffic. Water and sewage requirements will be determined in the Subdivision review in future applications. Staff also determined that the Shields Lane storm drain system should have sufficient capacity to handle the proposed storm drain for the development.

The South Jordan Finance Department conducted a fiscal review based on the proposed rezone, and found that compared to no change, a rezone to R-3 would slightly increase city revenue and slightly decrease city expenses.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- Staff finds the proposed rezone is in accordance with the general plan, will provide fiscal benefit to the city, and will have minimal impact to the surrounding infrastructure.
- The proposed rezone meets the Planning and Zoning (Title 17) and the Subdivision and Development (Title 16) Code requirements.

Conclusion:

- The proposed rezone will meet the standards of approval for rezoning as outlined in §17.22.030 of South Jordan City Code

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission forward a recommendation to the City Council to **approve** the proposed rezone, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

- Recommend denial of the application.
- Propose modifications to the application.
- Schedule the application for a decision at some future date.

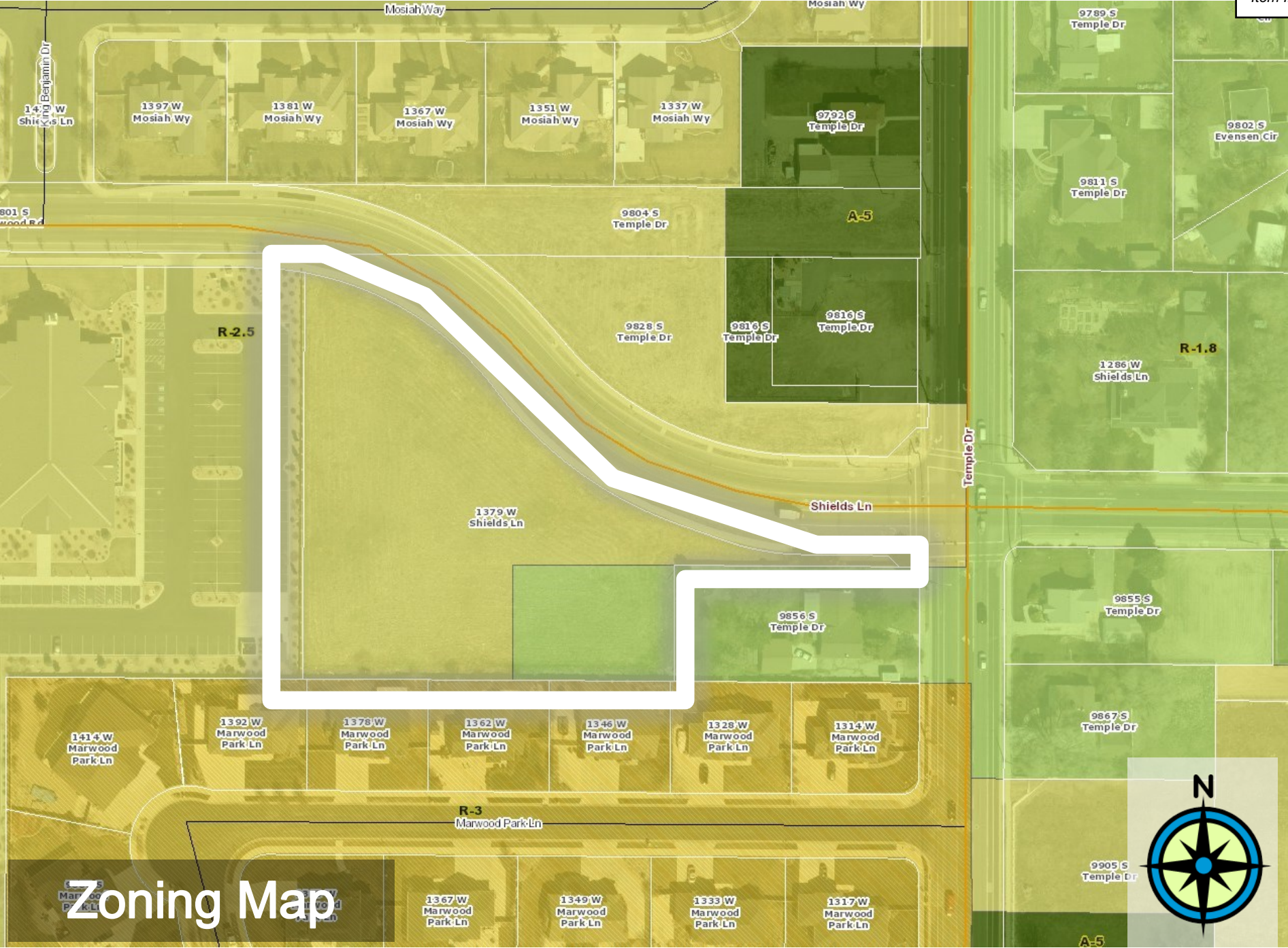
SUPPORT MATERIALS:

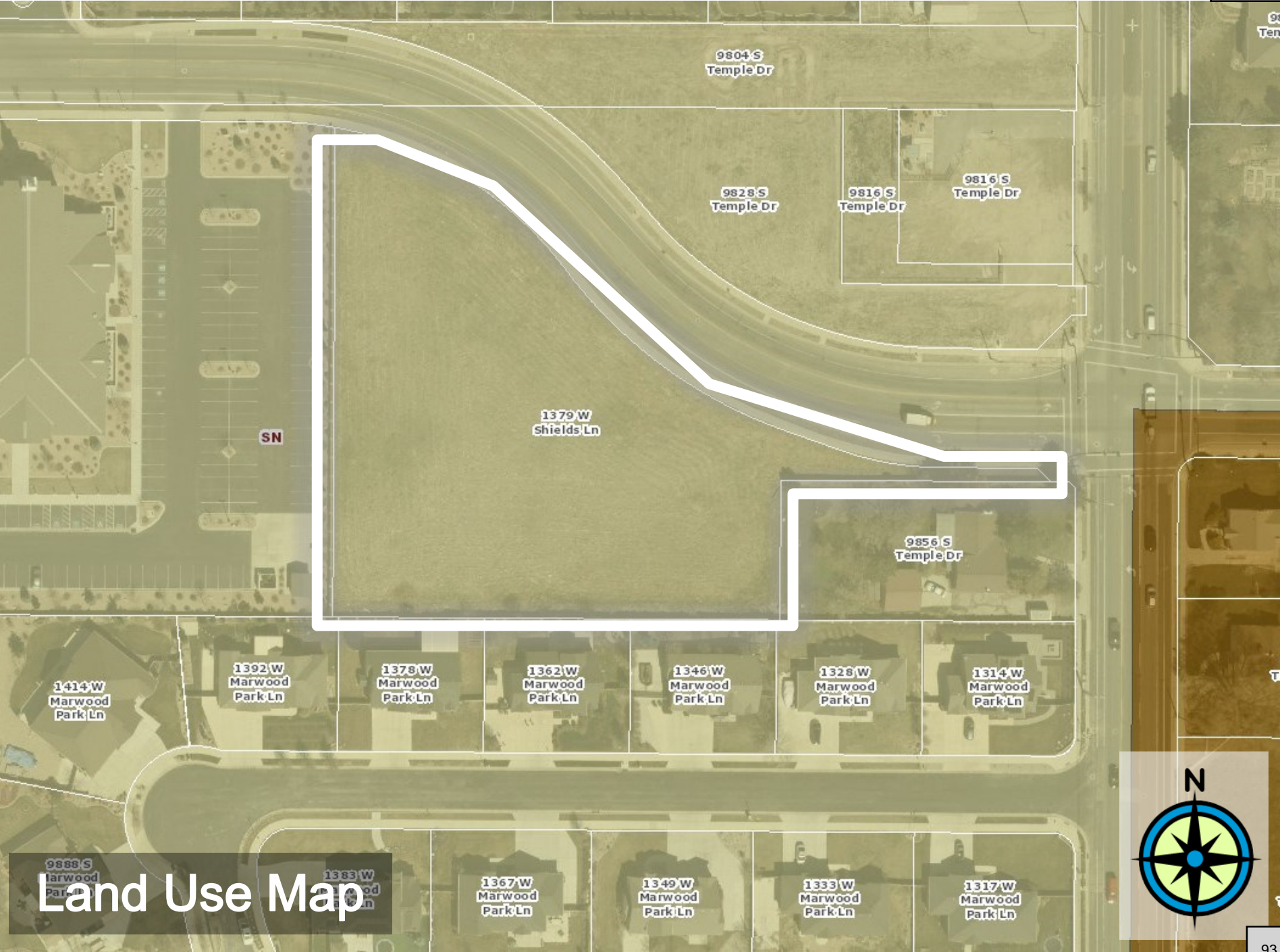
- Location Map
- Zoning Map
- Land Use Map
- Subdivision Concept Plan
- Fiscal Analysis
- Infrastructure Analysis

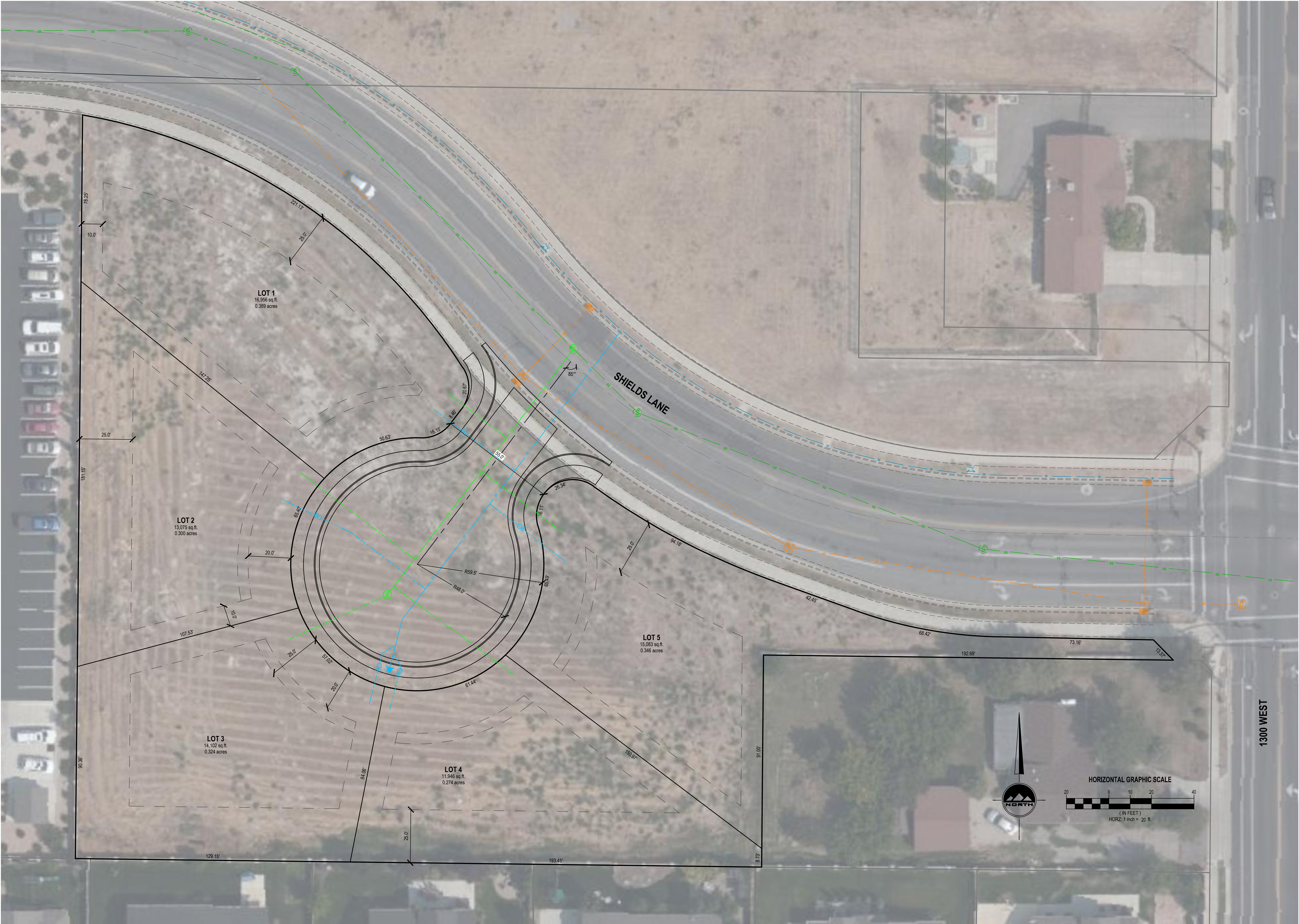
Ian Harris
Planner I
Planning Department



Location Map







SHIELD SUBDIVISION

1379 WEST SHIELDS LANE
SOUTH JORDAN, UTAH

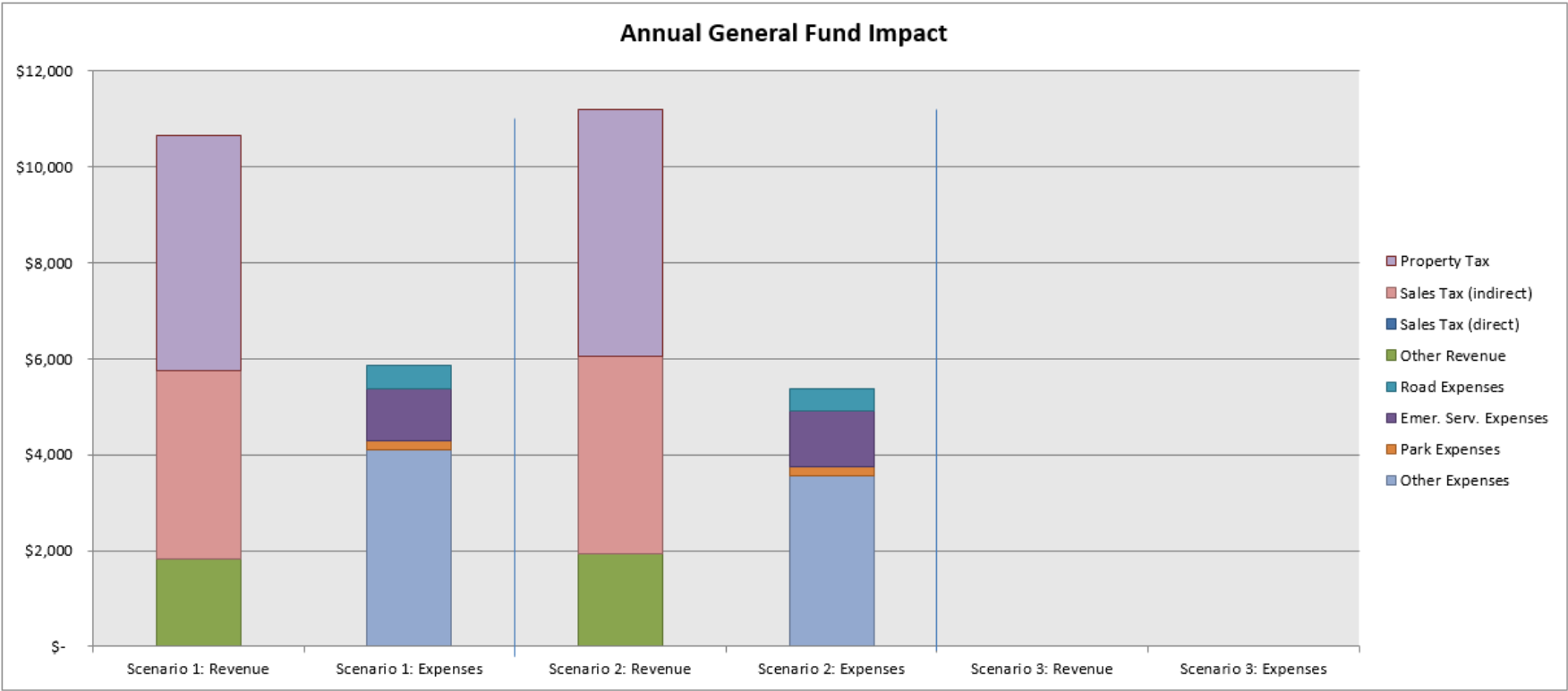
CONCEPT PLAN

Project Analysis

Project: Castlewood Development

March 8, 2022

Scenario Descriptions		Financial Summary by Scenario			
Scenario 1: No Change - R-2.5		Direct Impact (General Fund)	No Change - R-		
No Change - Residential - R-2.5			2.5	R-3.0	
		Revenue	\$ 6,726	\$ 7,073	
		Property Tax	\$ 4,891	\$ 5,149	
		Sales Tax (direct)	\$ -	\$ -	
		Other	\$ 1,835	\$ 1,925	
Scenario 2: R-3.0		Expenses	\$ 5,858	\$ 5,387	
Residential - R-3.0		Roads	\$ 477	\$ 477	
		Emergency Serv.	\$ 1,094	\$ 1,151	
		Parks	\$ 195	\$ 206	
		Other	\$ -	\$ -	
		Total	\$ 868	\$ 1,686	
		Per Acre	\$ 428.38	\$ 958.38	
		Per Unit	\$ 182.74	\$ 337.21	
		Per Person	\$ 51.79	\$ 95.56	
Indirect Impact					
		Potential Retail Sales	\$ 386,568	\$ 406,913	
		Sales Tax (indirect)	\$ 3,927	\$ 4,134	
*Other Revenue - Includes Permits, Licenses, Motor Vehicle Tax, Energy Sales & Use Tax, Telecommunications Tax, and Cable Franchise Tax.					
** Other Expense - Includes all other General Fund Expenses excluding Roads, Emergency Services, and Parks.					



LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Shields Lane Subdivision – R1.8 – R2.5 to R-3
----------------------------	---

Planner Assigned	Ian Harris
Engineer Assigned	Shane Greenwood

The Engineering Department has reviewed this application and has the following comments:

Transportation: *(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)*

The subject property is located at 1379 W Shields Lane. The proposed development of five residential lots around the perimeter of a short cul-de-sac street connected to Shields Lane. The proposed access for this development is the proposed cul-de-sac connection, which should have sufficient capacity for the increase of traffic from this development.

Culinary Water: *(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)*

The subject property can be serviced by a water main located in the north park strip of Shields Lane. According to city records, there is an existing 6" water line stub into subject property located east of proposed cul-de-sac connection to Shields Lane. If this existing line is not utilized for this development, the developer must cap at the main line. Per City standards, a water model submittal is required.

Secondary Water: *(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)*

At the time of subdivision review, a cost estimate will be required and feasibility study performed which will determine requirement for secondary water servicing or not.

Sanitary Sewer: *(Attach letter from South Valley Sewer stating that this zone/land use change does not affect service and that any future project can be serviced by the District)*

At the time of Site Plan approval, the developer must submit an approval letter from South Valley Sewer District stating sufficient capacity for any additional sewer connections to the sewer main in the area. It is anticipated that adequate sewer service is available.

Storm Drainage: *(How will this area be serviced for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)*

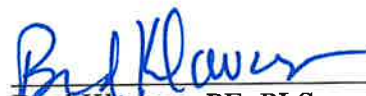
It is anticipated that the proposed storm drain system will collect and discharge into the Shields Lane storm drain system, which should have sufficient capacity. At the time of Subdivision review, the developer is required to submit storm drain calculations for City review and approval.

Other Items: *(Any other items that might be of concern)*

Report Approved:


Development Engineer

3/9/2022
Date


Brad Klavano, PE, PLS
Director of Engineering/City Engineer

3/9/2022
Date

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 4/12/22

Application: HATT REZONE FROM A-5 TO R-2.5

Address: 1060 West 10290 South

File No: PLZBA202200026

Applicant: Stan Hatt

Submitted By: David Mann, Planner II
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): Based on the staff report and other information presented to the Planning Commission during the public hearing, and the Planning Commission's discussion, I move that the Planning Commission forward a recommendation to the City Council to **approve** the proposed rezone from **A-5 to R-2.5**.

STANDARD OF APPROVAL

Rezone Application:

The rezoning of property may not be considered if the proposed zoning does not conform to the [G]eneral [P]lan. The following guidelines shall be considered in the rezoning of parcels:

- A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- B. The parcel to be rezoned can accommodate the requirements of the proposed zone.
- C. The rezoning will not impair the development potential of the parcel or neighboring properties.

(City Code § 17.22.020)

BACKGROUND:

Stan Hatt submitted an application to rezone the subject property on February 10, 2022. The Applicant is proposing to create a 2-lot residential subdivision that would include the existing house being located on one of the lots. The Applicant submitted a survey of the subject property showing that a portion of 10290 South is public right-of-way, but the remainder of the street as it extends west is a private street. The public right-of-way portion of 10290 South is not built to current city standards with regards to sidewalks or asphalt width. Four properties on the south side of 10290 South have access to the private street. The Hindu Temple property is also connected to the private street, but a gate has been installed to restrict access except for emergency vehicles. A description of the Property is as follows:

ACREAGE:	Approximately 0.92 acres
CURRENT ZONE:	A-5
CURRENT USE:	Single Family Residential
FUTURE LAND USE PLAN:	Stable Neighborhood
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	<p>North - Stable Neighborhood, (R-2.5) / Single Family Residential</p> <p>South - Residential Development Opportunity, (A-5) / Single Family Residential</p> <p>East - Stable Neighborhood, (R-3) / Single Family Residential</p> <p>West - Stable Neighborhood, (R-2.5) / Single Family Residential</p>

ANALYSIS:

The South Jordan Engineering Department has conducted an infrastructure analysis based on the proposed rezone. Staff concluded that an additional lot would have access to water and sewer service and would not impact traffic on 10290 South. The Applicant will be required to demonstrate that the new lot would have legal access to the adjacent street during the subdivision process. The properties along 10290 South currently have access by way of a prescriptive easement that has been established over the years. 10290 South will likely become a public street when the roughly five acres of land south of the subject property develops in the future.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Staff finds the proposal will improve the subject property with minimal impact to the surrounding area.

Conclusions:

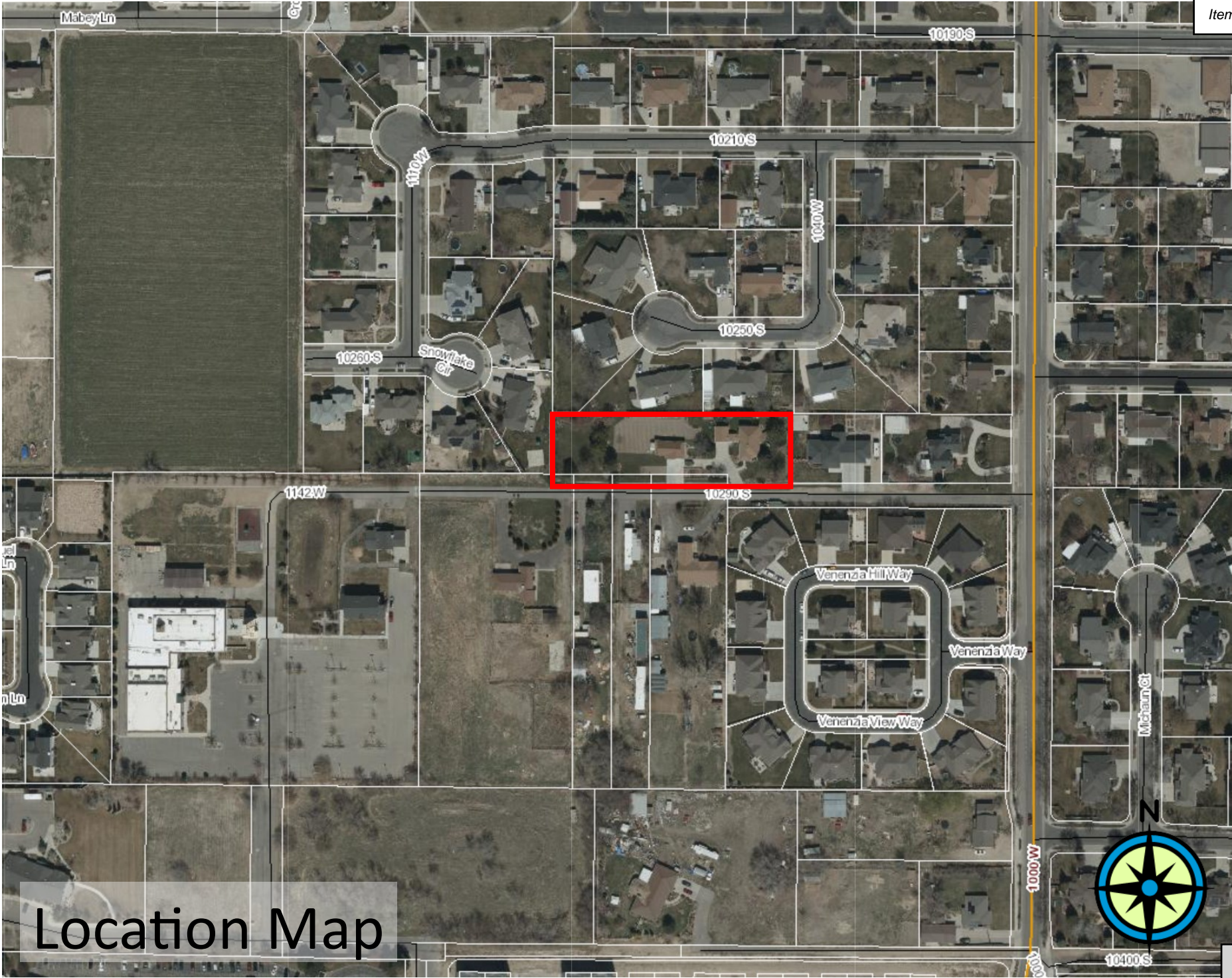
Based on the findings listed above, Staff concludes that the proposed rezone meets the standard of approval for rezoning property as outlined in Section 17.22.020 of the City Code.

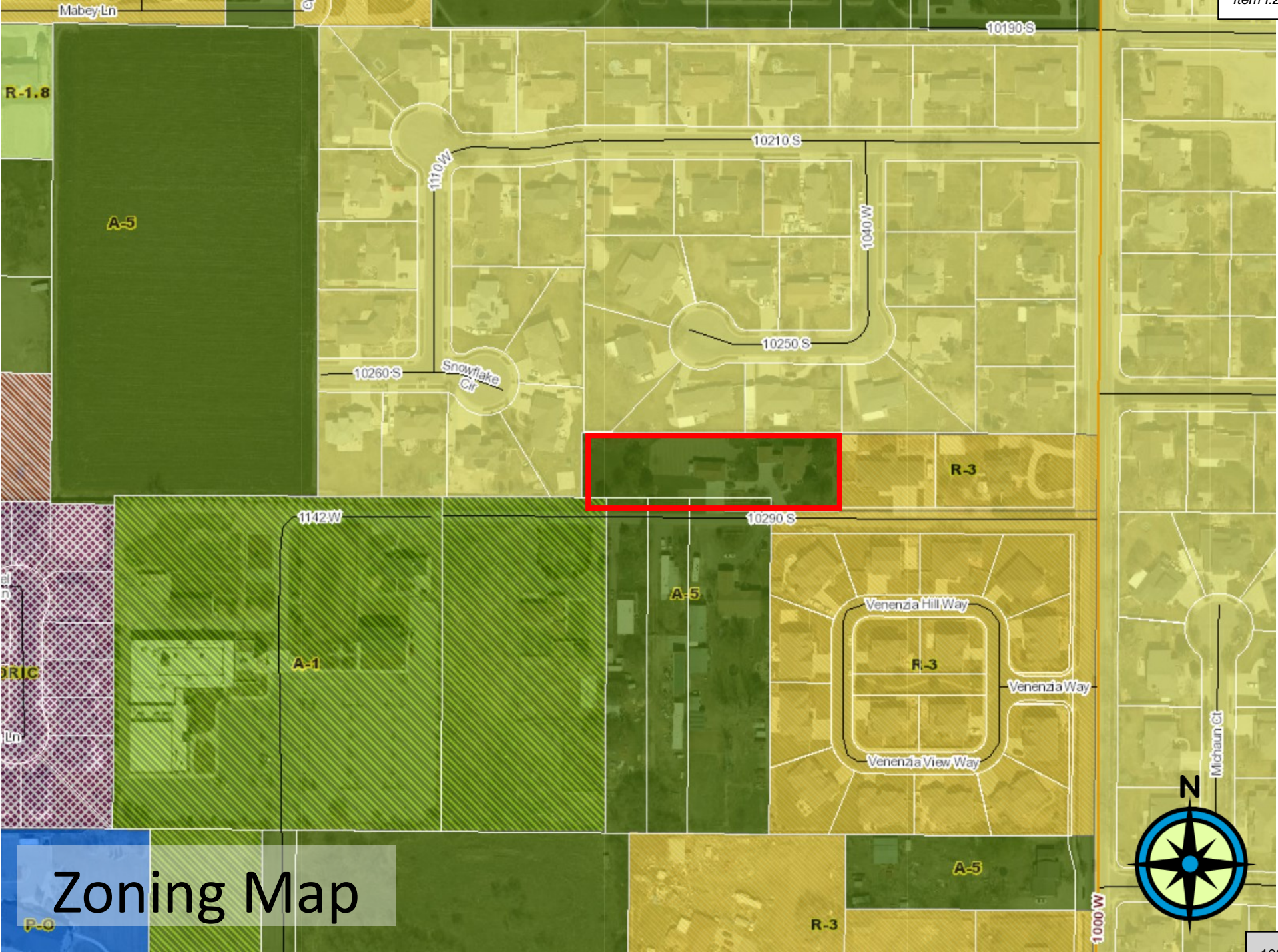
ALTERNATIVES:

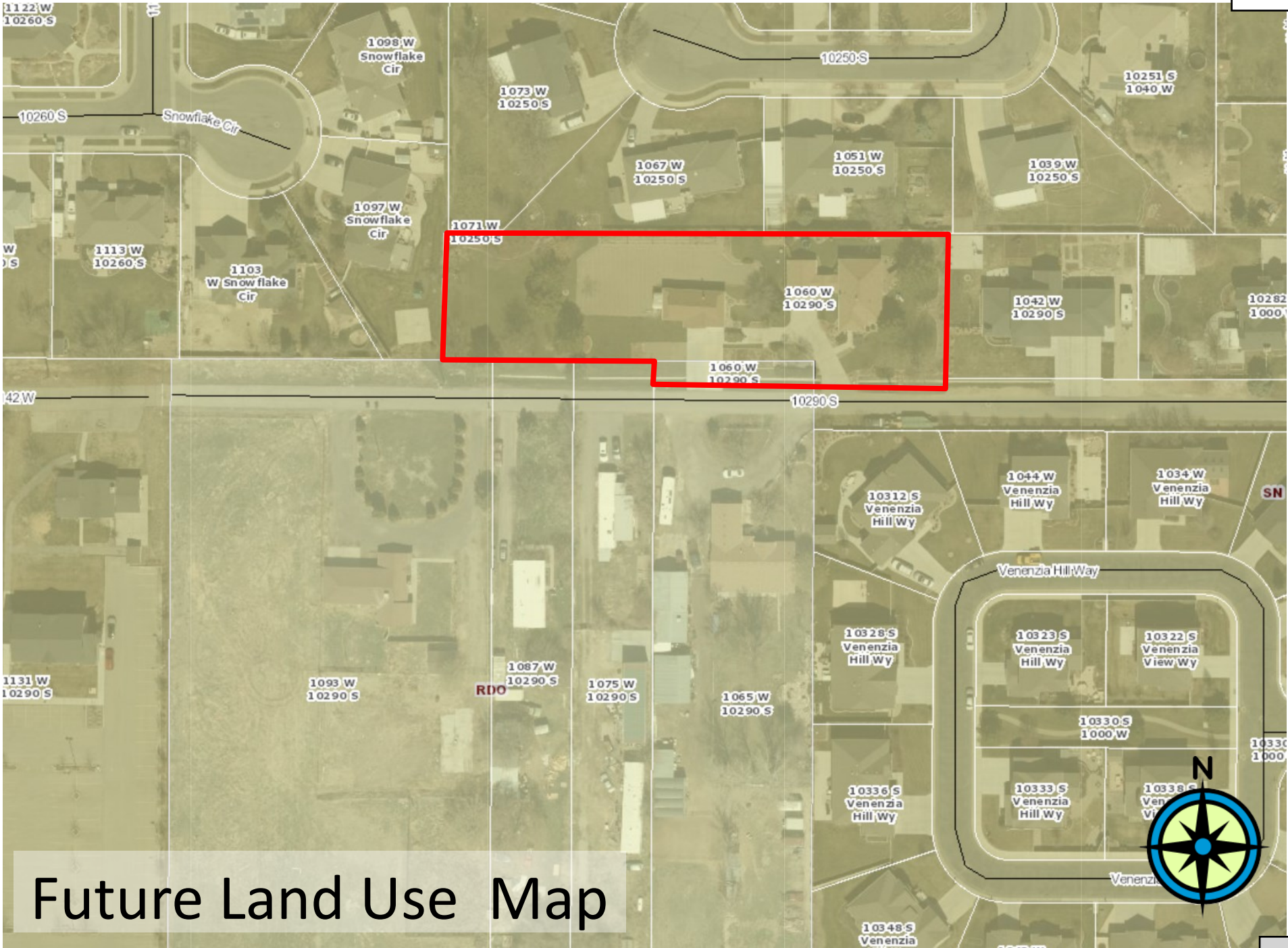
- Recommend denial of the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

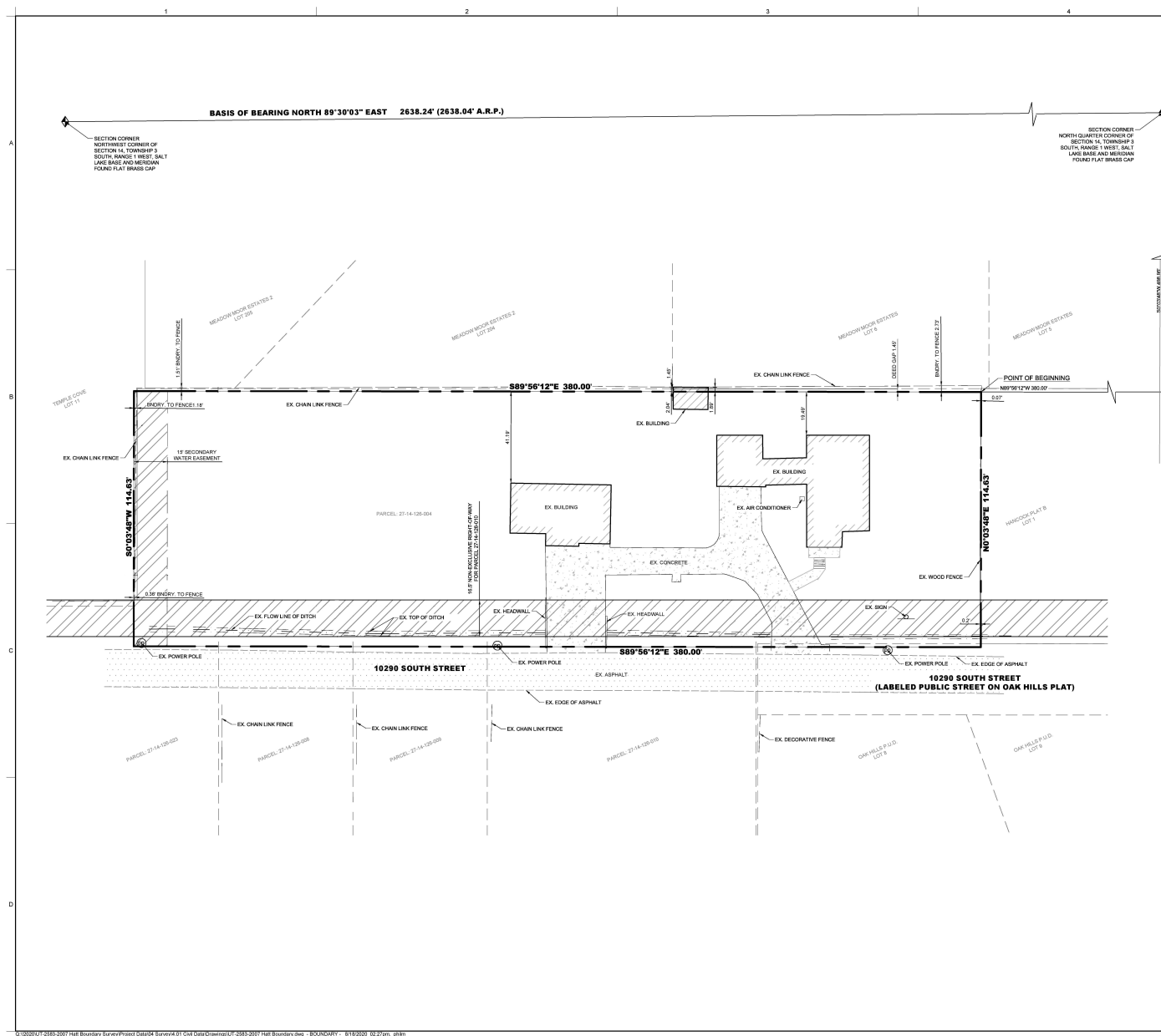
- Location Map
- Zoning Map
- Land Use Map
- Boundary Survey
- Infrastructure Analysis







Future Land Use Map



LEGEND

---	PROPERTY BOUNDARY	▨	EX. BUILDING
---	ADJACENT PROPERTY	▨	EX. ASPHALT
○	EX. POWER POLE	▨	EX. CONCRETE
○	EX. SIGN		
◆	FOUND SECTION MONUMENT		

SURVEYORS CERTIFICATE

I, C. DAVID MCKINNEY, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH AND THAT I HAVE LICENSE NO. 5251295. I FURTHER CERTIFY THAT A BOUNDARY SURVEY WAS MADE OF THE PROPERTY DESCRIBED BELOW AND THE PURPOSE OF THAT SURVEY WAS AS SHOWN HEREON.

C. DAVID MCKINNEY
LICENSE NO. 5251295
2/10/2025



DEED DESCRIPTIONS

COMMENCING AT A POINT 475.87 FEET SOUTH AND 228.00 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO DESCRIBED AS SOUTH 89°56'12\"/>

NARRATIVE

- THE BASIS OF BEARING FOR THIS SURVEY IS NORTH BY 95°57' EAST BETWEEN THE SECTION MONUMENTS FOR THE NORTHWEST CORNER OF SECTION 14 AND THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
- THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE PROPERTY LINES AT THE OWNERS REQUEST.
- THE PARCELS SOUTH OF 10290 SOUTH STREET EXTEND NORTH PAST THE ROAD AND OVERLAP THE SUBJECT PARCEL. AFTER EXAMINING THE SURROUNDING PARCELS TO CORRELATE GROSS MEASUREMENT TOLERANCES WERE FOUND TO ACCOUNT FOR THIS OVERLAP BOUNDARY LINE AGREEMENTS BETWEEN THE PARTIES ARE RECOMMENDED TO CLEAR UP THE DISCREPANCIES IN THE RECORDS.

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

**HORROCKS
ENGINEERS**

2182 West Grove Pkwy, Suite 400
Pleasant Grove, UT 84062
(801) 783-0100
www.horrockse.com

WARNING

REVISIONS	DATE	BY	TO	DATE	BY	TO
1	2/10/2025	CM	TD			
2						
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10						

HATT PROPERTY
1060 WEST 10290 SOUTH
JORDAN UT

BOUNDARY SURVEY

BNDY

PAGE 1

LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Hatt Rezone A-5 – R2.5
----------------------------	------------------------

Planner Assigned	David Mann
Engineer Assigned	Shane Greenwood

The Engineering Department has reviewed this application and has the following comments:

Transportation: *(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)*

The subject property is located at 1060 West 10290 South with one proposed residential lot. The proposed lot will be accessed from 10290 South street, which should have sufficient capacity for the additional traffic on this roadway. A traffic study will not be required for this development.

Culinary Water: *(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)*

The subject property can be serviced by a water main in 10290 South street.

Secondary Water: *(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)*

Not required.

Sanitary Sewer: *(Attach letter from South Valley Sewer stating that this zone/land use change does not affect service and that any future project can be serviced by the District)*


At the time of Subdivision approval, the developer must submit an approval letter from South Valley Sewer District stating sufficient capacity for any additional sewer connections to the sewer main in the area. It is anticipated that adequate sewer service is available.

Storm Drainage: *(How will this area be services for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)*


It is anticipated that the storm drainage from the additional proposed residential lot will be retained on site. An engineered grading design is required at the time of building permit application.

Other Items: *(Any other items that might be of concern)*

Report Approved:


Development Engineer

3/4/2022
Date


Brad Klavano, PE, PLS
Director of Engineering/City Engineer

03/04/2022
Date

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 04/12/2022

Issue: ASAY & WOODBURY / SCOTT FARMS
LAND USE AMENDMENT AND REZONE
 Land use amendment by reconfiguring AP (Agricultural Preservation) and changing MU (Mixed Use) to RDO (Residential Development Opportunity), and a rezone from R-1.8 (Single-Family Residential, 1.8 lots per acre) to R-3 (Single-Family Residential, 3 lots per acre) Zone

Address: Approximately 10597 S. 1055 W.
File No: PLZBA202100127
Applicant: Brandon Asay

Submitted by: Damir Drozdek, Planner III
 Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission recommend that the City Council **approve** the following:

- Resolution R2022-24 approving the land use amendment; and
- Ordinance No. 2022-04-Z approving the zone change.

ACREAGE:	Approximately 4.25 acres
CURRENT ZONE:	R-1.8 (Single-Family Residential, 1.8 lots per acre) and R-3 (Single-family residential, up to 3 lots per acre) Zone
CURRENT USE:	Single-family homes
FUTURE LAND USE PLAN:	AP (Agricultural Preservation) and MU (Mixed Use)
NEIGHBORING ZONES/USES:	North – C-C / 10550 South South – R-1.8 and A-5 / Single-family homes and raw land West – R-1.8 / 1055 West East – R-1.8 / Single-family homes

STANDARD OF APPROVAL

1. LAND USE AMENDMENT:

The general plan may be amended by resolution of the city council as follows:

- A. The process to amend the general plan and future land use map may be initiated by members of the City Council, by the City Manager or Planning Director, or by the owner of a subject property or his or her agent. A general plan land use or text amendment which is not initiated by the City may not be reinitiated for an amendment which was considered within the

previous year without a majority vote of the City Council. A land use amendment should not impair the development potential of the subject parcel or neighboring properties.

- B. The Planning Commission shall hold a public hearing, as required by state law, after which the commission may modify the proposed general plan amendment. The Planning Commission shall then forward the proposed general plan amendment to the City Council.
- C. After receiving the recommendation of the Planning Commission, the City Council shall hold a public hearing, and may accept, accept with modifications, or reject the proposed general plan amendment.

(City Code § 17.12.030)

2. REZONE:

The rezoning of property may not be considered if the proposed zoning does not conform to the general plan. The following guidelines shall be considered in the rezoning of parcels:

- A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- B. The parcel to be rezoned can accommodate the requirements of the proposed zone.
- C. The rezoning will not impair the development potential of the parcel or neighboring properties.

(City Code § 17.22.020)

BACKGROUND:

The applicant is requesting a land use amendment and a zone change to develop a single-family residential subdivision on property generally located at 10597 S. 1055 W. The subject property is comprised of four parcels located at the southeast corner of 10550 South and 1055 West. It contains approximately 4.25 acres of land.

Project Description:

The project is a single-family residential development consisting of 12 lots ranging in size from approximately 10,000 sq. ft. to 25,000 sq. ft. The majority of the lots are in the 12,000/13,000 sq. ft. range. Three lots will be accessed off 1055 West and another three via a private lane off 10550 South at the east end of the project. Six lots will be accessed off 10550 South via a publicly dedicated cul-de-sac street. In total, nine out of 12 lots will be accessed off 10550 South.

1055 West is a historical route. The City Council designated the road as a historical route in 2015, and in addition, established standards for the roadway. The road width is 20 feet with no

curb/gutter, parkstrip or sidewalk. No improvements will be made to the 1055 West frontage with this project. 10550 South frontage will be improved as per City standards. The private lane at the east end of the project will have to be constructed to meet the minimum fire and emergency vehicle standards.

Existing homes on Lots 3 and 12 will remain, the existing home on Lot 1 will eventually be demolished to accommodate the new lot layout. All other lots will be vacant and ready for new construction. A decorative masonry wall will be constructed along the south and the east project boundary. No fencing will be erected along 10550 south. A three to four foot high visually non-obscuring fence will be constructed along the 1055 West frontage.

New Development Agreement:

The proposed development agreement will provide general requirements and standards for the development and include terms addressing site layout, architecture and fencing that are more than what is required by City Code. Staff has proposed the following terms in the current draft agreement:

- The project density will not exceed three units per acre.
- The building architecture will consist of the following:
 - Roof pitch no less than 3/12,
 - Stucco shall be less than 50% of the exterior finish area,
 - Brick or stone shall be applied to the exterior in the amount of two times the perimeter of building foundations,
 - Front porches shall be included on homes fronting 1055 West,
 - Garages will be setback at least five feet from the front line of home and compromise less than 50% of the home face along 1055 West.
- A three to four foot post and rail, picket or simulated wrought iron fence will be installed along front property lines on homes fronting 1055 West.

Once the applicant has agreed to the proposed terms of the agreement, the agreement, the agreement will be presented to the City Council for approval as part of the applicant's rezone request. The agreement provides predictability for what development will look like along 1055 West and respects the Agricultural Preservation land use applied to properties along 1055 West.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The application meets the rezone standards of approval of the City Code.
- The proposed development agreement, unless later modified by the City Council, provides predictability for how the property will look and be used. Any changes to the use will require further approvals and a modification of the development agreement by the City Council.
- The "Agricultural Preservation" land use designation is defined in the General Plan as follows: "Agricultural Preservation identifies areas with current and/or historic agricultural usage. Though these properties are a beloved asset to the community, future development is probable. Future development shall be primarily residential and serve to preserve the agricultural character in the forms and character of the development. Cluster style

development will be encouraged to preserve the agricultural use/open space where possible. Small scale, neighborhood commercial uses could be strategically placed consistent with surrounding land uses and/or at the core of the neighborhood to provide a themed service base for neighborhood gathering.”

- The “Residential Development Opportunity” land use designation is defined in the General Plan as follows: “Residential Development Opportunity identifies areas, generally located within existing residential areas, which are not yet fully developed, but would support a variety of residential land uses. These areas are suited to support additional residential development due to adjacency to municipal services such as utilities, roads, and amenities. Any new development, redevelopment, or rezoning within this designation shall be consistent with the surrounding land uses in order to maintain existing character and quality of life for adjacent property owners.”

Conclusion:

Based on the findings, the Application, if approved, will be consistent with the goals and policies of the General Plan and the City’s Strategic Priorities, and as such, should be approved.

Recommendation:

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

FISCAL IMPACT:

See attached report.

ALTERNATIVES:

- Recommend approval of an amended application.
- Recommend denial of the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Future Land Use Map
- Zoning Map
- Concept (Site) Plan
- Fiscal Analysis
- Infrastructure Analysis
- Resolution R2022-24
 - Exhibit ‘A’- Future Land Use
- Ordinance 2022-04-Z
 - Exhibit ‘A’ – Zoning Map



Damir Drozdek, AICP
Planner III, Planning Department



Legend

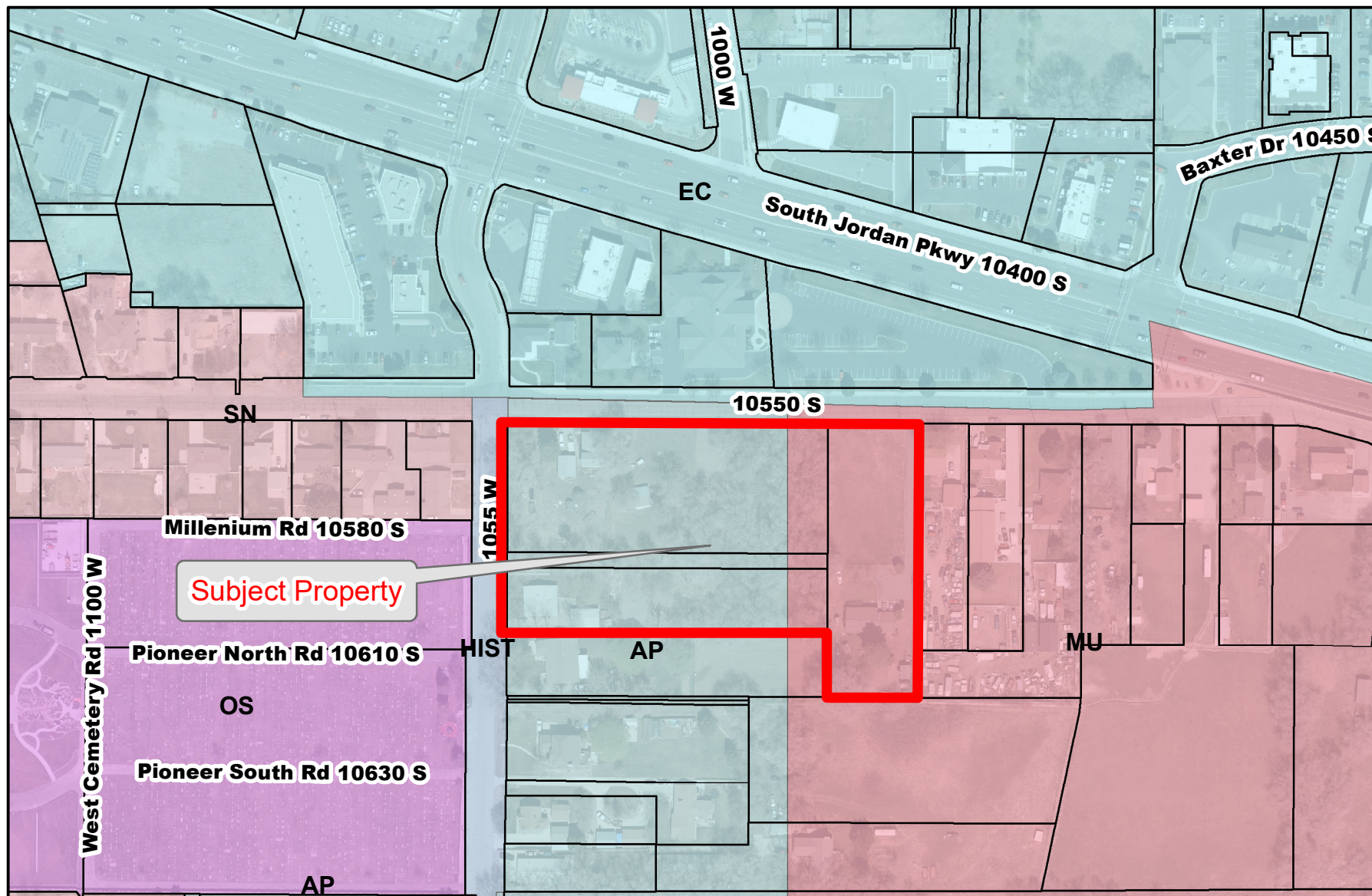
STREETS

PARCELS

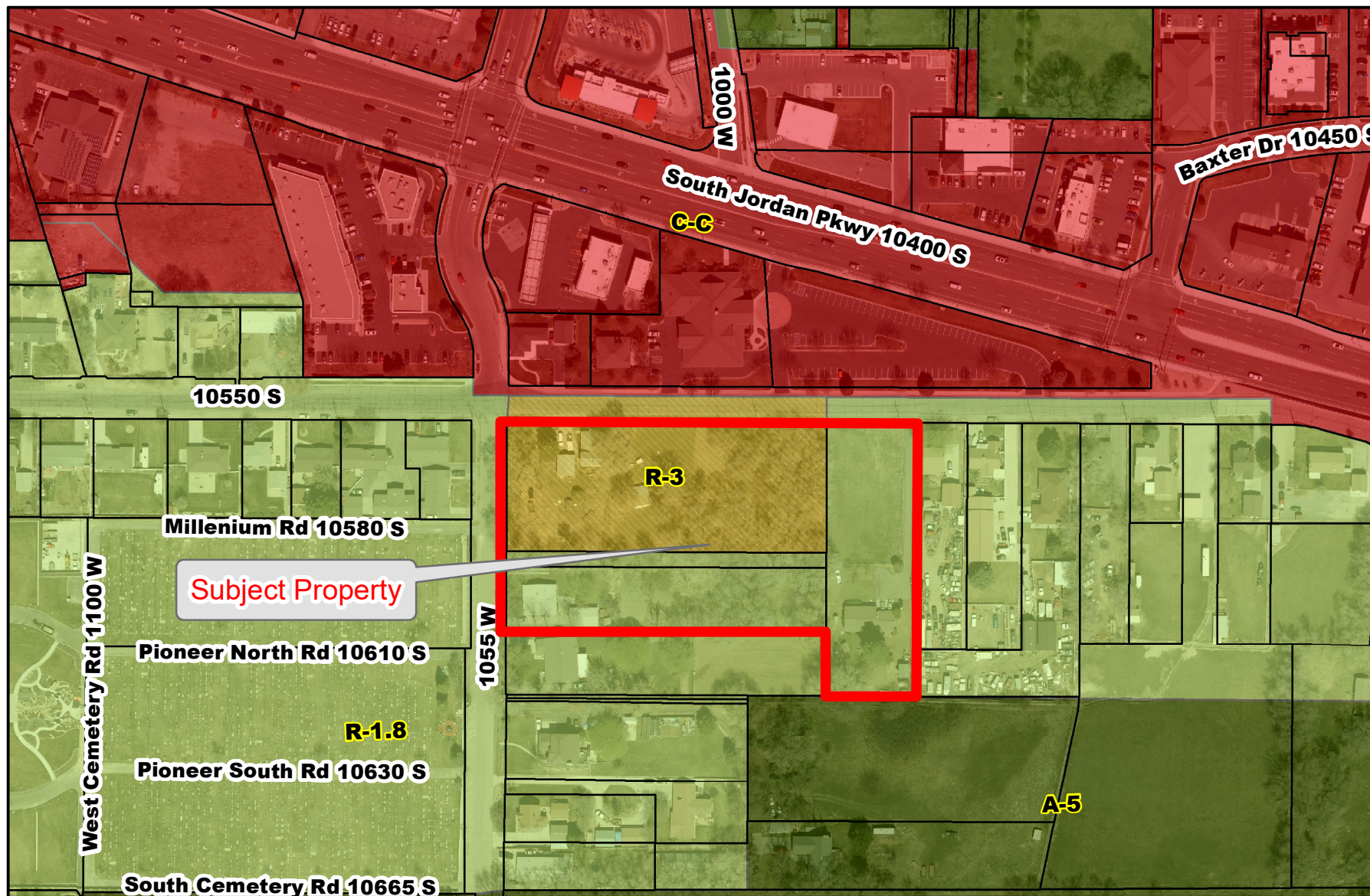
Aerial Map
City of South Jordan


0 65 130 260 390 520 Feet

Aerial Imagery
2021



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Future Land Use Map</p> <p><i>City of South Jordan</i></p>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2021</p> 
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<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <h3>City of South Jordan</h3>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2021</p> 
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Project Analysis

Project: Scott Farms

March 14, 2022

Scenario Descriptions

Scenario 1: No Change - R-3.0 & R-1.8
No Change - Residential - R-3.0 & R-1.8

Financial Summary by Scenario

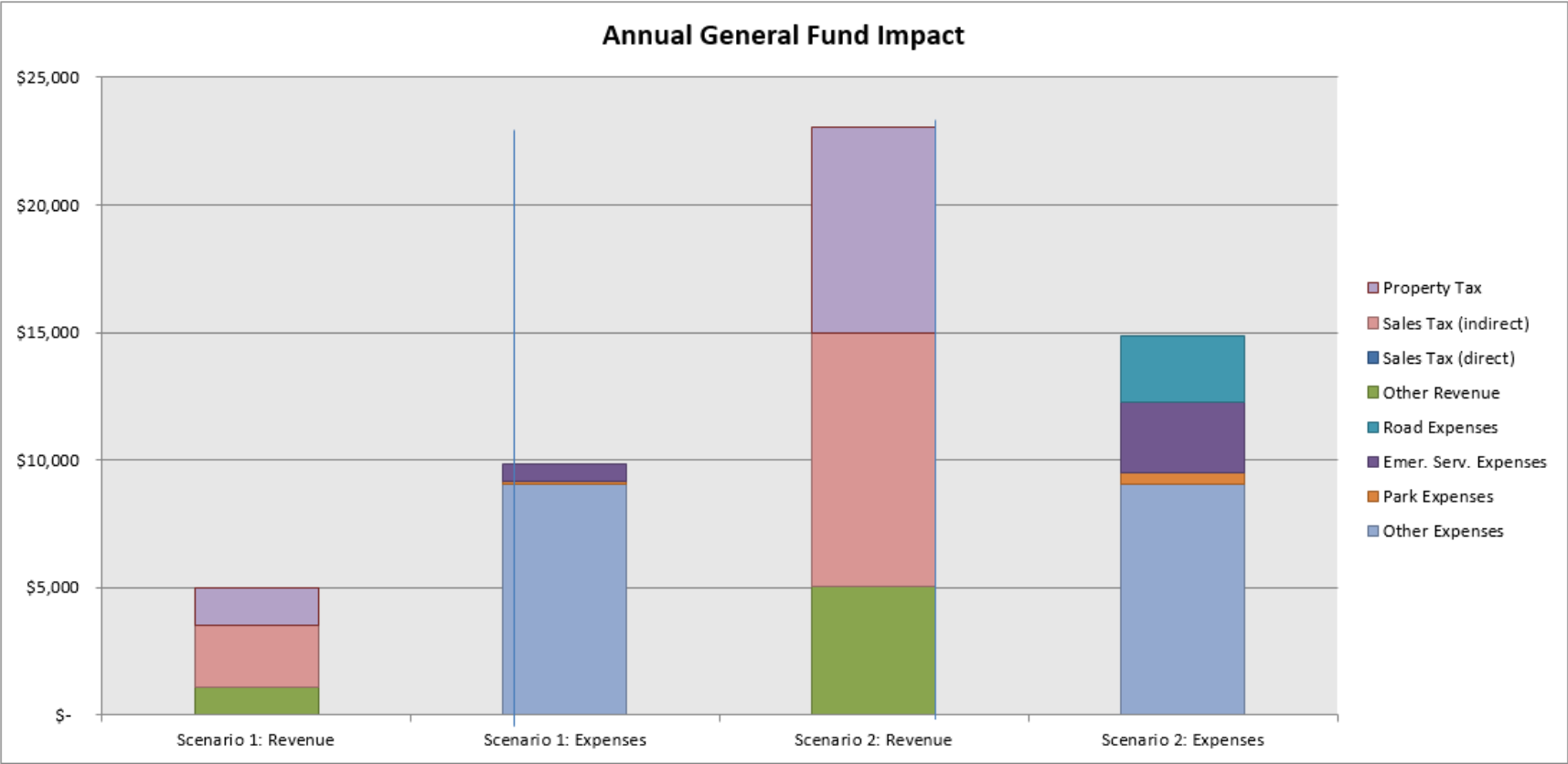
Direct Impact (General Fund)	No Change - R-3.0 & R-1.8	R-3.0
Revenue	\$ 2,535	\$ 13,101
Property Tax	\$ 1,465	\$ 8,059
Sales Tax (direct)	\$ -	\$ -
Other	\$ 1,070	\$ 5,042
Expenses	\$ 9,842	\$ 14,858
Roads	\$ -	\$ 2,576
Emergency Serv.	\$ 691	\$ 2,763
Parks	\$ 123	\$ 493
Other	\$ -	\$ -
Total	\$ (7,307)	\$ (1,758)
Per Acre	\$ (1,634.66)	\$ (393.28)
Per Unit	\$ (2,435.64)	\$ (146.46)
Per Person	\$ (690.24)	\$ (41.51)

Indirect Impact

Potential Retail Sales	\$ 244,148	\$ 976,592
Sales Tax (indirect)	\$ 2,480	\$ 9,921

*Other Revenue - Includes Permits, Licenses, Motor Vehicle Tax, Energy Sales & Use Tax, Telecommunications Tax, and Cable Franchise Tax.

** Other Expense - Includes all other General Fund Expenses excluding Roads, Emergency Services, and Parks.



LAND USE AMMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Scott Farms 1031 W. 10550 S
Planner Assigned	Damir Drozdek
Engineer Assigned	Jared Francis

The Engineering Department has reviewed this application and has the following comments:

Transportation: *(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)*

The subject property is bordered on the west by 1055 West and on the north by 10550 South. Some homes will access directly onto 1055 West, a couple homes will be accessed from a private drive on the east side of the project, but the majority of the new lots will be accessed from a proposed cul-de-sac within the project. The cul-de-sac and frontage improvements on 10550 South will be per standard City right of way requirements. The private drive width must be increased and include a turnaround, to meet current fire code standards. As a historically designated road, 1055 West will remain as is without any further improvements.

Culinary Water: *(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)*

There is an existing City owned 8" water main in 10550 South and another 6" City water main in 1055 West. Fire hydrants will be required on site as per City standards. A water model will be required as part of the preliminary subdivision submittals.

Secondary Water: *(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)*

There does not appear to be a City owned secondary water system adjacent to the project. An engineer's cost estimate may be required with development to determine if it's feasible per City code for the new development to provide a functioning secondary water system.

Sanitary Sewer: *(Attach letter from South Valley Sewer stating that this zone/land use change does not affect service and that any future project can be serviced by the District)*


There is a sewer main line in 10550 South and another one in 1055 West. Connection requirements will be determined by the South Valley Sewer District.

Storm Drainage: *(How will this area be serviced for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)*

In order to comply with State and City guidelines, the proposed development must retain on site, through use of approved low impact development devices and best management practices, all rainfall events less than or equal to the 80th percentile rainfall event. For storm events greater than the 80th percentile, the additional storm water must either be retained on site or discharged into an approved storm drain system. The closest existing public storm drain system is located in the intersection of 1055 West and 10550 South.

Other Items: *(Any other items that might be of concern)*

Report Approved:


Development Engineer

3/31/22
Date


Brad Klavano, PE, PLS
Director of Development Services/City Engineer

3/31/22
Date

RESOLUTION R2022 – 24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE FUTURE LAND USE PLAN MAP OF THE GENERAL PLAN OF THE CITY OF SOUTH JORDAN BY RECONFIGURING AGRICULTURAL PRESERVATION (AP) AND CHANGING FROM MIXED USE (MU) TO RESIDENTIAL DEVELOPMENT OPPORTUNITY (RDO) ON PROPERTY GENERALLY LOCATED AT 10597 S. 1055 W.; BRANDON ASAY (APPLICANT).

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Future Land Use Plan Map of the General Plan of the City of South Jordan (“Land Use Map”); and

WHEREAS, the Applicant requested that the City Council amend the Land Use Map by changing the land use designation on property generally located at 10597 S. 1055 W. by reconfiguring Agricultural Preservation and changing Mixed Use to Residential Development Opportunity; and

WHEREAS, the South Jordan Planning Commission reviewed Applicant’s proposed amendment and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed amendment; and

WHEREAS, the City Council finds that amending the Land Use Map as proposed by the Applicant will enhance the public health, safety and general welfare, and promote the goals of the General Plan.

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

SECTION 1. Amendment. The land use designation of the Land Use Map of a portion of property described in Application PLZBA202100127, filed by Brandon Asay, which is located generally at 10597 S. 1055 W. in the City of South Jordan, Utah, is hereby reconfiguring Agricultural Preservation and changing Mixed Use to Residential Development Opportunity as shown in **Exhibit A**.

SECTION 2. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2022 BY THE FOLLOWING VOTE:**

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

EXHIBIT A

(Property Description)

Agricultural Preservation (AP) Boundaries

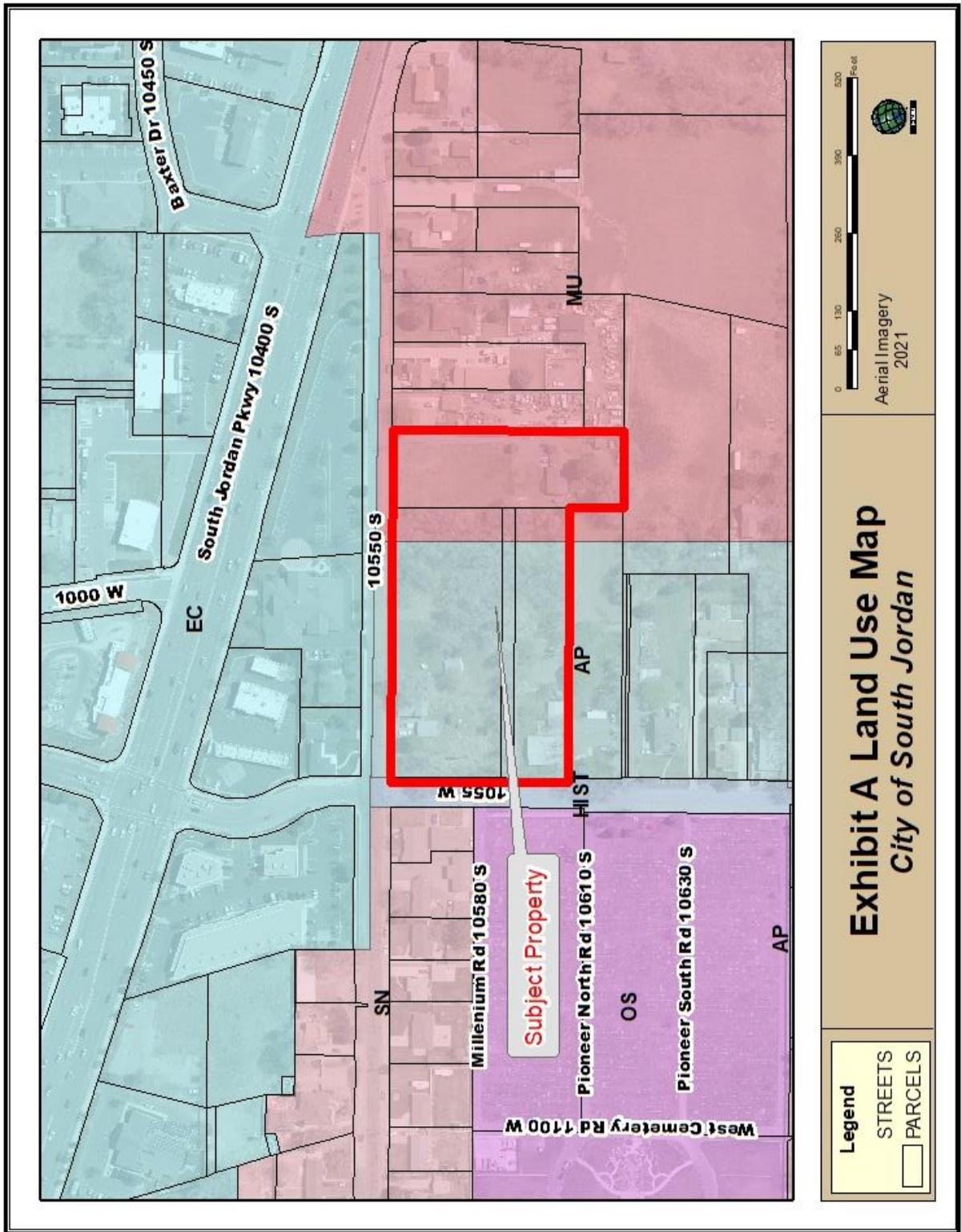
Commencing at a point located North 89°29'37" East along the Quarter Section line 2580.14 feet and South 67.67 feet from the West quarter corner of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence South 88°56'30" West 153.14 feet; thence North 00°14'58" West along 1055 West Street 288.54 feet; thence South 89°56'39" East along 10550 South Street 129.91 feet; thence South 195.75 feet; thence North 89°26'21" East 22.81 feet; thence South 01°02'36" East 90.07 feet to the point of beginning.

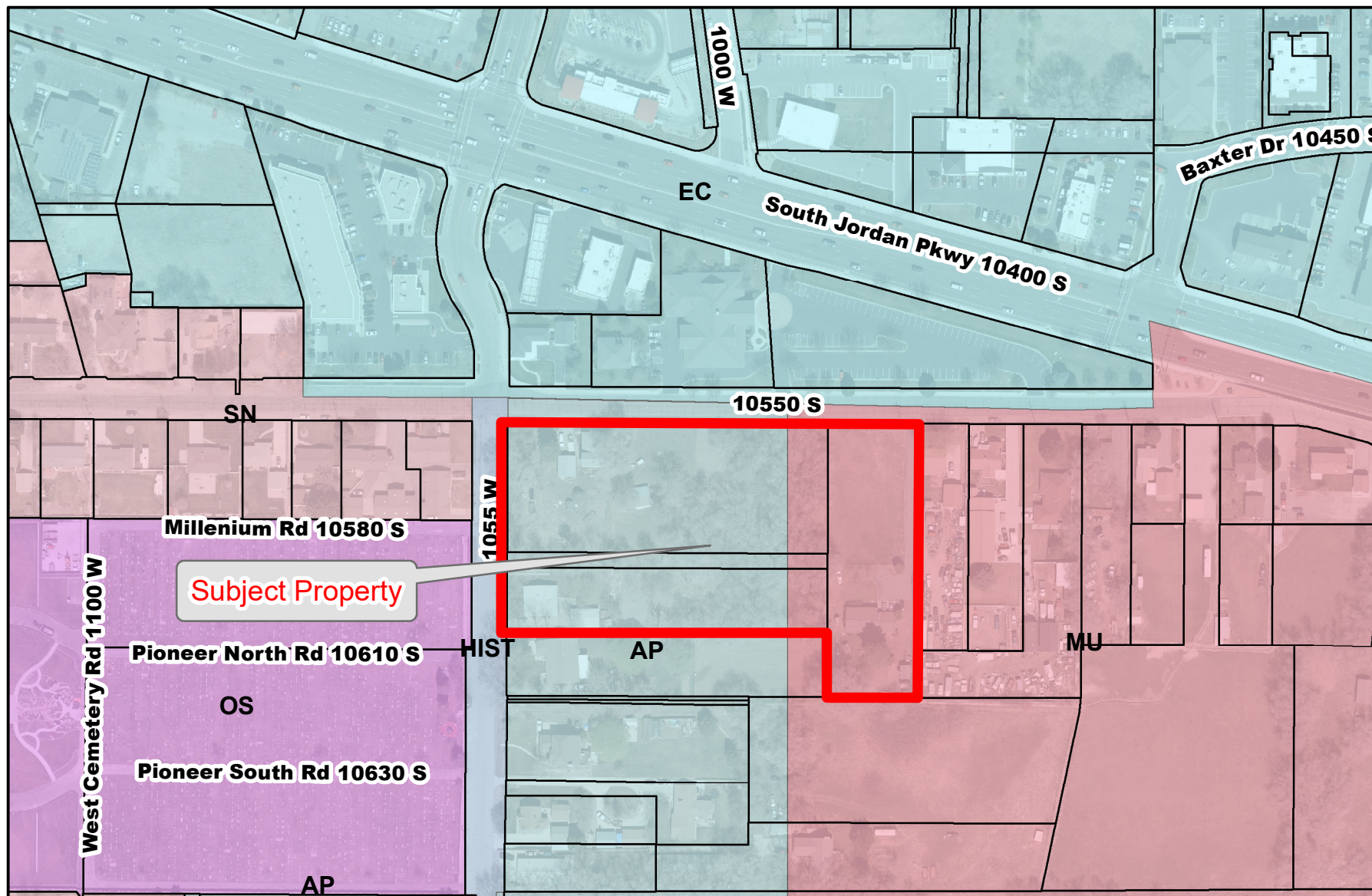
AREA=39,274 sq. ft. or 0.90 acre

Residential Development Opportunity (RDO) Boundaries

Commencing at a point located North 89°29'37" East along the Quarter Section line 2580.14 feet and South 67.67 feet from the West quarter corner of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence North 01°02'36" West 90.07 feet; thence South 89°26'21" West 22.81 feet; thence North 195.75 feet; thence South 89°56'39" East along 10550 South Street 453.23 feet; thence South 00°26'59" West 381.49 feet; thence South 89°03'34" West 127.93 feet; thence North 00°38'02" East 99.09 feet; thence South 89°52'26" West 298.97 feet to the point of beginning.

AREA=139,231 sq. ft. or 3.20 acres





<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Exhibit A Land Use Map</h2> <h3>City of South Jordan</h3>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2021</p> 
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ORDINANCE NO. 2022-04-Z**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY GENERALLY LOCATED AT 10597 S. 1055 W. FROM THE R-1.8 ZONE TO THE R-3 ZONE.**

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Zoning Ordinance of the City of South Jordan (Title 17 of the City Code) with the accompanying Zoning Map; and

WHEREAS, the Applicant, Brandon Asay, proposed that the City Council amend the Zoning Map by rezoning the property described in the attached Exhibit A; and

WHEREAS, the South Jordan Planning Commission reviewed the proposed rezoning and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed rezoning; and

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

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

SECTION 1. Rezone. The property described in Application PLZBA202100127 located in the City of South Jordan, Utah is hereby reclassified from the R-1.8 Zone to the R-3 Zone on property described in the attached **Exhibit A**.

SECTION 2. Filing of Zoning Map. The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

SECTION 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2022 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

EXHIBIT A

(Property Description)

27-14-178-004-0000

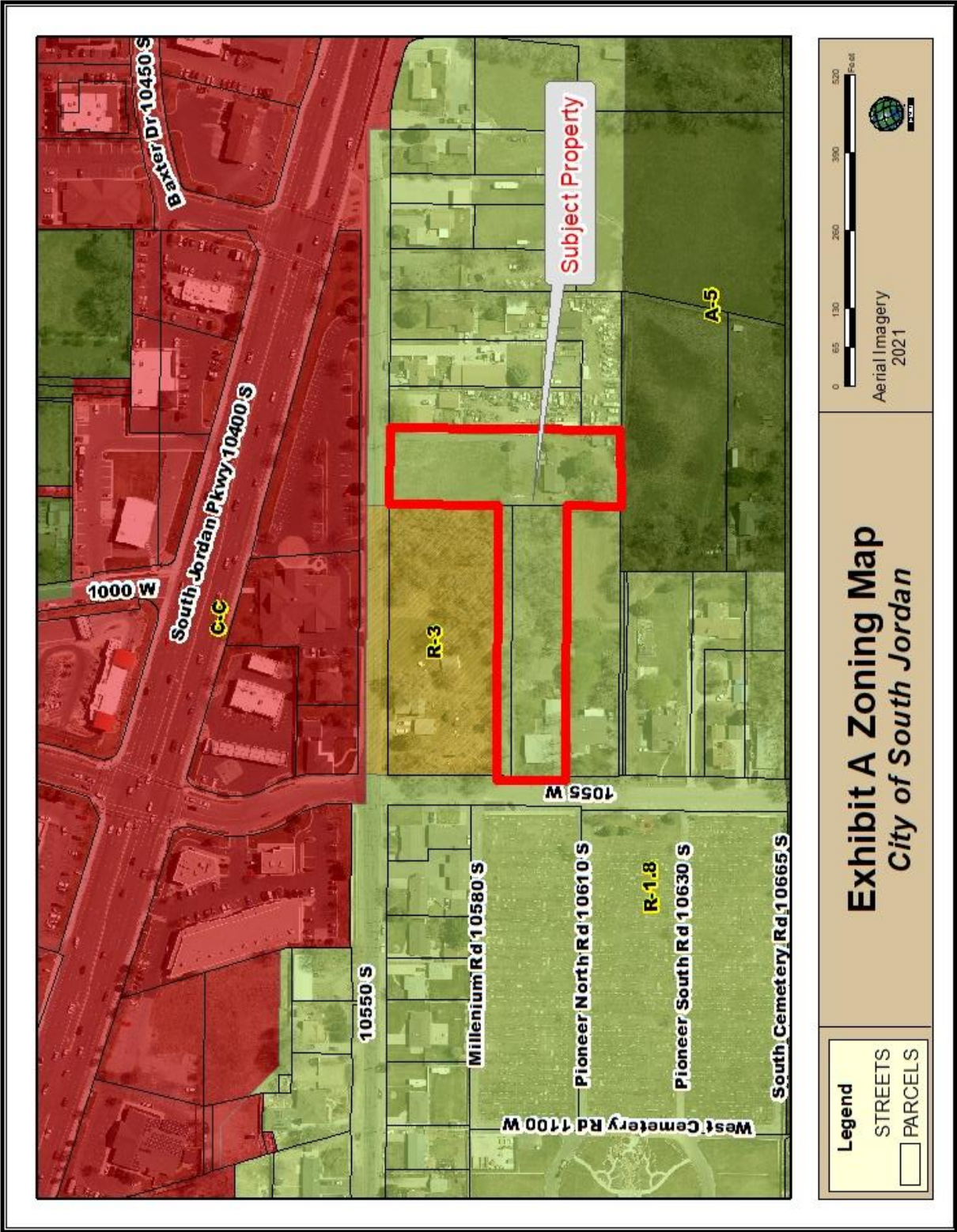
BEG W 225.72 FT & N 65.75 FT FR CEN SEC 14, T 3S, R 1W, SLM; N 22.36 FT E 495.66 FT S 22.36 FT W 495.66 FT TO BEG. 0.25 AC. 7487-2454 7654-2136 7654-2145

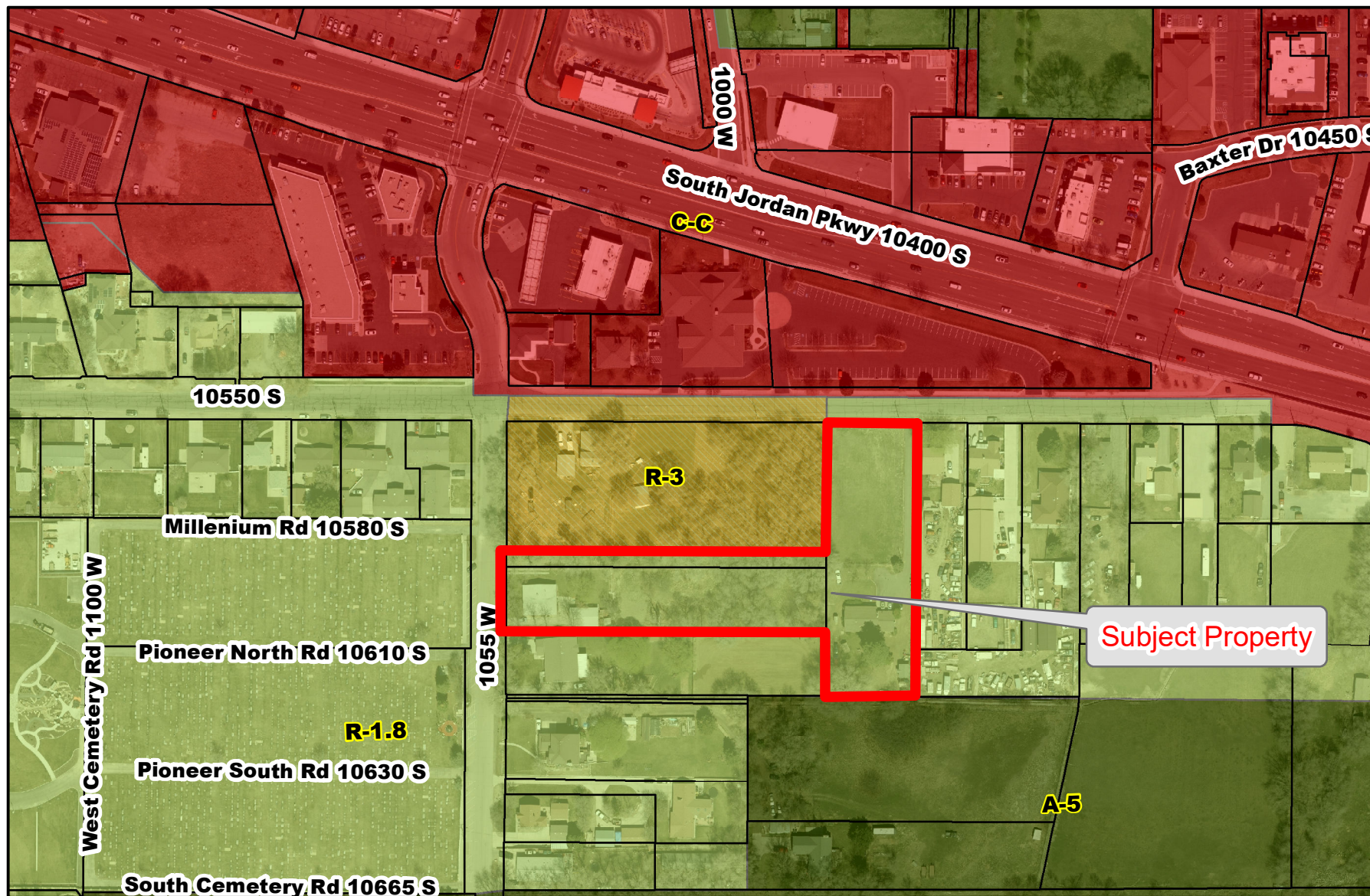
27-14-178-002-0000

COM 25 FT S & 3.42 CH W FR CEN SEC 14 T 3S R 1W SL MER N 5 1/2 RD E 7.26 CH S 5 1/2 RD W 7.26 CH TO BEG 1 AC

27-14-252-001-0000

COM 56.95 FT N & 2881.52 FT E FR W 1/4 COR OF SEC 14, T 3S, R 1W, S L M; N 0°26' E 206.66 FT; S 89°34' E 128.04 FT; S 0° 26' W 392 FT; N 89°34' W 128.04 FT; N 0°26' E 185.34 FT TO BEG. 1.15 AC. 3895-0072





<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Exhibit A Zoning Map</h2> <h3>City of South Jordan</h3>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2021</p> 
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