

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING AGENDA
CITY HALL
TUESDAY, JANUARY 10, 2023 at 6:30 PM



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, January 10, 2023, 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 City Planner, Greg Schindler, at gschindler@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 January 10, 2023 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.](#) December 13, 2022, Planning Commission Meeting Minutes
- D. **PLANNING COMMISSION BUSINESS**
 - D.1. Elect Planning Commission Chair and Vice Chair for 2023
 - D.2. Choose Planning Commission Representative to Architectural Review Committee
- E. **STAFF BUSINESS**

F. **COMMENTS FROM PLANNING COMMISSION MEMBERS**

G. **ACTION**

H. **ADMINISTRATIVE PUBLIC HEARINGS**

H.1. **SEGO LILY DAY SPA SITE PLAN APPLICATION**

Location: 10418 S Willow Valley Rd

File No: PLSPR202100204

Applicant: Johan VanZeben Architecture

I. **LEGISLATIVE PUBLIC HEARINGS**

I.1. Moderate Income Housing Plan Amendment, General Plan Amendment

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 5th day of January, 2023.

Cindy Valdez

South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
December 13, 2022**

Present: Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Steven Catmull, Commissioner Laurel Bevans, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, Deputy City Engineer Jeremy Nielson, GIS Coordinator Matt Jarman, Planner Andrew McDonald, Senior IS Tech Phill Brown, Meeting Transcriptionist Diana Baun

Others: John Warnick, iPhone, Cory Stark, Gregory and Stacy Walther

Absent: Commissioner Aaron Starks

6:34 P.M.

REGULAR MEETING

A. WELCOME AND ROLL CALL – Chair Michele Hollist

Commissioner Michele Hollist welcomed everyone to the Electronic Planning Commission Meeting. She excused Commissioner Aaron Starks, who was absent from the meeting.

B. MOTION TO APPROVE AGENDA

Commissioner Darby motioned to approve tonight's agenda as published. Commissioner Hollist seconded the motion; vote was unanimous in favor. Commissioner Starks was absent from the vote.

C. APPROVAL OF THE MINUTES

C.1. November 8, 2022 Planning Commission Meeting Minutes

Commissioner Gedge motioned to approve the November 8, 2022 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion; vote was unanimous in favor. Commissioner Starks was absent from the vote.

D. STAFF BUSINESS - None

E. COMMENTS FROM PLANNING COMMISSION MEMBERS

Commissioners Nathan Gedge and Laurel Bevans discussed the Transportation Summit, sponsored by the State of Utah, that they attended recently.

F. SUMMARY ACTION - None

G. ACTION - None

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. DAYBREAK VILLAGE 9 PLAT 5 PRELIMINARY SUBDIVISION

Address: Generally 6740 W South Jordan Parkway

File No.: PLPP202200108

Applicant: Perigree Consulting on behalf of Miller Family Real Estate

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

John Warnick (Director of Land Development) noted there will be Plats 7, 8 and 9 coming after this plat. They are currently studying the market and trying to figure out ways they could reduce pricing and make things more affordable; the lot sizes will remain the same, but the house sizes may change.

Chair Michele Hollist opened the hearing for public comments, there were no comments and the hearing was closed.

Commissioner Gedge moved to approve File No. PLPP202200108, Preliminary Subdivision, subject to the following: That all South Jordan city requirements are met prior to recording the plat. Chair Hollist seconded the motion; Roll Call Vote was 5-0, unanimous in favor. Commissioner Starks was absent from the vote.

Assistant City Attorney Greg Simonsen asked the applicant if there were any current concrete plans for the school site, C103, located nearby.

Mr. Warnick responded that his understanding is yes, there will be a school there; however, everything is subject to change.

H.2. OQUIRRH MOUNTAIN OFFICE BUILDING SITE PLAN

Address: 10428 South 4000 West

File No.: PLSPR202200171

Applicant: Cory Stark

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

Chair Michele Hollist asked the applicant if he had anything to add to the Staff Report, he responded he did not. She then asked staff about the parking, if there have been any complaints to the city regarding insufficient parking or issues with neighbors.

Deputy City Engineer Jeremy Nielson said he drove by the location yesterday and all the parking spots were being used. Staff and commissioner members discussed their experiences with driving by this area and seeing different amounts of parking spaces available.

Chair Hollist asked if there was an agreement between the 7-11 and these properties for parking.

Planner Schindler said nothing was mentioned about the 7-11 for the plat.

Chair Hollist noted that the current parking meets the published city ordinances. She then asked staff if something meets the city ordinances, does the commission have any authority to add additional requirements beyond those.

Assistant City Attorney Greg Simonsen responded that no, there is no discretion on that.

Chair Hollist asked if there are any other sites where they have provided the required parking, but are consistently not having sufficient parking.

Staff discussed a few places with little to no parking, as well as too much parking.

Commissioner Laurel Bevans asked about the types of businesses that will be going in here.

Cory Stark (Applicant) said they are hoping for executive office suites where each person rents an individual office, and there are about nine in there. That shouldn't affect parking a lot, but for background he noted that when he first bought the property and developed it, they had the agreement with South Jordan for four buildings. The city gave him the size each building could be, however something happened with lot 3, and that was given permission to build way above the initial agreement. Unfortunately he didn't come to that meeting because he thought it was already discussed and planned. By them giving the other building a basement the same size as the upper floor, that has caused the major problem with the parking. Once he realized they were adding the basement, he spoke with the builder who told him that South Jordan gave him the permission. Mr. Stark called and spoke with Planner David Mann, who said they were given permission. Some days there is a parking problem, but it is a hit and miss issue. He is a pediatric dentist and has an orthodontist in his office. Some of the major issues with parking is that the building is too big, and then the school is nearby.

Commissioner Bevans asked for the applicant's plans to mitigate parking issues during construction.

Mr. Stark said there isn't a specific plan, since the construction guys come when they can. He thinks it will work out fine, as there is street parking available along with the 7-11 and the side streets.

Commissioner Bevans asked if they anticipated having to store construction materials in the parking areas, or on the building lot.

Mr. Starks said he doesn't anticipate that, as he hasn't seen it when building before.

Chair Hollist opened the hearing for public comments, and noted there was an email received from a Mr. Smith (Attachment A). There were no comments and the hearing was closed. She then asked, in light of Attorney Simonsen's comments regarding any discretion they might have on this issue, if they are consistently finding uses with insufficient parking, to bring those to the attention of the city council to discuss an ordinance change.

Deputy City Engineer Jeremy Nielson noted that some of the parking areas referenced by the applicant, specifically 4000 W, are currently legal however that will probably be going away in the next few years due to restriping for two lanes in each direction. In addition, the residential street mentioned is only 26 feet wide, and he would anticipate that any on-street parking there would cause residents to complain and the north side would be marked as no parking.

The commission and staff discussed parking options and asking the city council to revisit the ordinances related to number of spaces. They also discussed the preschool located there, its use of a possible CUP, and whether or not they can bring them back in to review or create a circulation plan.

Commissioner Nathan Gedge instructed staff to help the commission begin working with City Council to examine the city code for the number of parking stalls based on square footage, and have it tied to the types of businesses that are being used. Second, if the preschool/daycare is permitted and not a CUP, he'd like it to be looked at for possible changes so it would have to come through either Planning Commission or City Council action to review things like circulation plans. Lastly, he encouraged the owners of the properties in this development to work with the property to the north, the 7-11, on shared access and parking. Also, to communicate the need to have more stalls open and not to share the street access or parking as an option due to the 2-3 year plan for changes to 4000 W.

Commissioner Bevans suggested pulling the information for the preschool/daycare to see if they have a CUP. She then asked if they have the purview to bring them back in if there have been no complaints made against them.

Attorney Simonsen noted that with respect to an issued CUP, you can generally only review that CUP if the commission believes they are in violation of one of the conditions imposed at the time the permit was issued. If they are in compliance with those conditions, and they received a permit, that becomes a property right; to take away that right would probably require compensation.

Commissioner Gedge noted that he assumes when this subdivision was done, staff made the decision to allow the basement to go in. He asked if that was the proper process to allow Building 3 the basement, and if it was in contradiction to the planning commission's recommendations at the time the original property was subdivided.

Planner Schindler doesn't know that the subdivision had any requirements or conditions in terms of the look or size of the buildings, as that would be on the original site plans, and that is a different process. The only requirement was to put the parking in, and he is not familiar with any

clause stating a basement was not allowed; he would need to see if it was in the development agreement.

Commissioner Gedge would like to know if any of the properties have a conditional use permit, because if it's not a conditional use there is nothing the commission can do. If it is a conditional use, they need to see if all the conditions are satisfied, and if they are there is nothing they can do there as well.

Commissioner Steve Catmull said this doesn't seem to be a chronic issue around the city, based on Engineering's comments; however, it is an unfortunate issue where the mix of businesses may exceed the general minimum required. He also doesn't want to rush in and create a global standard for something that is very limited in scope, especially when it's something that could potentially be handled by the business owners. He did like the suggestion to look at some of the minimum parking standards for things like shopping centers, and maybe that needs to be reevaluated.

Chair Hollist said they should look into drive thru queues as well, as the way we interact with businesses has changed in the past few years to some degree.

Commissioner Bevans noted that she checked the code, and in the CN zone a daycare is permitted, but education is not; she asked which section a preschool would match.

Planner Schindler said that in the past, they had always linked the two together and considered them the same thing. If it is defined differently in the code, then they can look into changes, but if it's under the daycare connotation this is a permitted use.

Commissioner Bevans also asked that they be mindful of parking while construction is going on, making sure they are doing everything they can to ensure spaces stay available.

Commissioner Darby moved to approve File No. PLSPR202200171, Office Building Site Plan, as presented. Chair Hollist seconded the motion; Roll Call vote was 5-0, unanimous in favor. Commissioner Starks was absent from the vote.

Mr. Stark appreciated the concern over parking and said his intention was not to attack the preschool, as their issues are similar to the dental office having too many employees. The preschool has been very compliant and parents are very good about pick-up and drop off. He owns another building in Draper and they have the same parking issues. He knows the commission wants to fix everything, but as an owner he thinks it's more his problem than the city's. In Draper, the dental staff is not allowed to park in the lot, and he believes the current plans in place are the safest ones.

H.3. ACCESSORY BUILDING: CONDITIONAL USE PERMIT FOR THE ARCHITECTURAL STANDARDS OF ACCESSORY BUILDINGS IN R-2.5 ZONE.

Address: 9495 S 2200 W

File No.: PLCUP202200207

Applicant: Juan Ramirez, Morton Buildings

Planner Andrew McDonald reviewed background information from the Staff Report.

Chair Michele Hollist asked staff to review where the house is in comparison to the garage.

Staff and commissioners discussed the dimensions of the home and proposed garage, which caused some confusion throughout the hearing.

Chair Hollist asked to confirm that the front of the garage is behind the main structure.

Planner McDonald confirmed that, and that it would be considered side yard.

Commissioner Bevans asked for the wall height.

Planner McDonald responded it is 12 feet, with the difference being the roof pitch. The applicant and property owners proposed open rafter storage space and access that, which caused the difference in height.

Commissioner Nathan Gedge asked how far the properties to the east and south were from the property lines, to avoid any potential issues with other applications seen in the past.

Planner McDonald said they range from around 87 to 113 feet.

Commissioner Trevor Darby asked about the small building to the east.

Planner McDonald said that is the existing shed, which obstructs the view out of the proposed fixed view on the current elevation.

Commissioner Gedge asked if that shed would need to be removed.

Planner McDonald responded that no, they meet all requirements for all existing structures on the property to stay.

Commissioner Gedge asked if there are any other examples in the city where the accessory building is larger than the main dwelling unit.

Planner McDonald said most of those cases would be with older homes, since homes are larger now and wouldn't have to go through this process. He discussed some examples nearby.

Commissioner Gedge just wanted to confirm they aren't setting a new precedence with this case.

Chair Hollist asked the applicant to approach the podium and asked him to confirm that the home size is accurate.

Gregory Walther (Applicant) said the size shown on the map is not accurate. The proposed structure is 300 square feet over 60% of the house. It is drawn to scale, but they are only asking for 300 square feet more than the maximum 60% of the home.

Chair Hollist thanked the applicant and explained that helped immensely. She asked if the accessory dwelling structure was in fact 30 x 56 feet.

Mr. Walther responded that yes, that is correct.

Chair Hollist asked to see the accurate footprint of the home.

Planner Schindler said those measurements can be taken from the county assessor's website, and the garage is usually listed separately from the living space.

Planner McDonald said the county reports 1540 on the main floor, then an attached garage of 696 square feet, which puts it over 2100 square feet.

Chair Hollist said that with those numbers, this home is a 2244 square foot home, in the R-2.5 zone. At 60%, that would allow 1320 square feet and they are only asking for about 300 square feet more.

Assistant City Attorney Greg Simonsen said that if they will be correcting things on the record, there are a few differences between the report and the actual application that were corrected in the presentation; he wanted to point those out officially on the record:

- The analysis on Page 2 says the access to the property is off 9495 South, and during the presentation it was noted that access to the property is off 2200 West. As part of the presentation, it was shown that 2200 West is where the property is accessed.
- The garage doors are oriented towards 9495 South, and the two garage doors to the west are actually oriented towards the entrance of the property off 2200 West.
- On the site plan photograph being shown it shows the size as 30x56x19.1, which is correct; however, the picture from the staff report says 30x56x12 at that same spot. The 19.1 measurement is the accurate sizing.

Chair Hollist asked the applicant if he had anything to add to the staff report, he responded that he did not. She opened the hearing for public comment, there were no comments and the hearing was closed.

Commissioner Gedge noted that, based on previous applications, each accessory building is unique to the individual properties. Any action taken tonight should not be assumed to apply precedence to other requests received in the future. It was said during a previous accessory building hearing that it should be assumed if a similar building was approved previously, it means approval for a current application; he wanted it noted that approval does not set a precedent or standard for the future.

Chair Hollist agreed that the reason these items come before the commission are so that each individual one can be reviewed. There are ordinances for a reason, and when exceptions are requested they must be individually reviewed. Staff indicated this was an older home, and she asked if the owners were to put a small addition on the home requiring a different roof pitch, would that then make it so they didn't need this process for an accessory building approval.

Planner McDonald responded the property does meet the requirements, and they do have space to work with, but it is all in their front yard; no buildings can be built in the front yard, so they wouldn't be permitted to expand on the home or construct any other structures without coming to the commission.

Chair Hollist asked if they added a new roof with a different pitch, would that then qualify them for a taller accessory building.

Planner McDonald responded that if the building was shorter than the home, the CUP would not be needed for the building height. However, they would still need the CUP for the footprint of the building.

Chair Hollist clarified that the garage will be 1680 square feet, the home based on county records looked up this evening is 2244 square feet, and what's being requested is just over 300 square feet additional space than what the owner would automatically be qualified for.

Commissioner Catmull asked if the motion might have the actual limit, versus letting it float with any changes that may happen in the future.

Chair Hollist believes they are approving what they are seeing tonight. She asked staff to confirm that this property sinks down off the road, lower than 2200 West.

Planner McDonald said it does a little bit coming in, but then it flattens out as you get closer to the home and come off the grade of the canal.

Chair Hollist noted that she agreed with the earlier staff comments, with the tree locations and the property alignment this will be tucked away from view.

Commissioner Gedge moved to approve File No. PLCUP202200207, Conditional Use Permit, based on this evening's discussion and corrections made to the staff report regarding the placement and footprint of the home, along with corrections to the access to the home.

Chair Hollist asked Deputy City Recorder Cindy Valdez if the minutes will include the updated Staff Report presented to the commission this evening.

Deputy City Recorder Cindy Valdez responded that yes, the minutes will include the updated Staff Report.

Commissioner Bevans asked if the orientation of the doors on to 2200 West needs to be added to the motion, or if that is covered.

Planner McDonald said the orientation and the floor plan can be seen in the elevations, and the access was corrected.

Chair Hollist asked Deputy Recorder Valdez to also update the analysis point.

Deputy Recorder Valdez responded that anything setup and discussed tonight will be in the minutes.

Chair Hollist seconded the motion; Roll Call Vote was 5-0, unanimous in favor. Commissioner Starks was absent from the vote.

I. LEGISLATIVE PUBLIC HEARINGS - *None*

J. OTHER BUSINESS

Commissioner Nathan Gedge asked if they should assume they will have a first meeting in January, even if there are no reports, to meet and deal with commission issues.

City Planner Greg Schindler believes there will be items on the agenda for that first meeting, January 10, 2023.

Chair Michele Hollist noted that they will have positions for an Art Committee representative, as well as a Chair and Vice Chair.

Commissioner Gedge noted that, as it is an odd year, there are no new appointments, and no one is expiring after this meeting.

Commissioner Laurel Bevans said that attending a City Council meeting was very informative, and she thinks it was helpful to hear their thoughts. At the meeting she attended, they discussed taking 1055 West out of historic designation; however, the reasons they discussed as a commission were not the reasons the council were doing it. She proposed that they attempt to have a commissioner attend City Council meetings, to have someone able to give feedback on where the council is coming from on some of the issues.

Commissioner Gedge mentioned the proposal of a joint meeting.

Chair Hollist said she never heard back from the mayor on that.

Commissioner Gedge said that meeting would also allow them to make sure everyone is clear on what's going on in the city.

Chair Hollist asked staff to contact Planning Director Steven Schaefermeyer and ask if the council would be open to the possibility of a joint session in early 2023.

Planner Schindler said he would speak with Director Schaefermeyer and see what can be done. He noted that, even as staff, it is taking a long time to get things before the council because there are so many things. When it comes to code changes, that requires a meeting with the council before coming to the planning commission, during a study session; the council does not like to give the commission too many at one time. Those could be some of the reasons they haven't had time to get the commission on their agenda yet.

Commissioner Gedge asked staff to speak with the council and mayor as well about having a commissioner attend their meetings, as he doesn't want to offend the council or mayor.

Other commissioners responded that the mayor and council love when the commissioners attend, and have encouraged it.

Planner Schindler said the council has been asked not to attend the planning commission meetings, as they don't want the planning commission to feel like they have to perform for the council. The commission should be making their decisions based on what they feel, not what they think the council wants to hear. Current City Attorney Ryan Loose, as well as previous city attorneys have told council members that they should not be attending Planning Commission meetings.

Commissioner Steven Catmull mentioned the Architectural Review Committee needing an appointment as well.

Planner Schindler said there is a CDBG Committee again, which is now back in Planning, and he will speak with them to see if they are needing someone from the planning commission.

Assistant City Attorney Greg Simonsen shared that, in his experience, this commission is doing a great job with their willingness to share in some of these outside meetings. During the time he served on the West Jordan Planning Commission, they came pretty close to those planning commissioners they served with. He shared that Linda Daly, the head of the West Jordan Planning Commission, passed away the day before yesterday. He thinks our commissioners are rendering an invaluable service, and the pay isn't anywhere near the value of their service and education. He suggested that if they want the city council to really understand the basis of the commission's decisions, they need to make sure they state them and make sure they are accurate and reflected as such in the minutes. Sometimes the minutes will accurately reflect what was said, but in the moment that's not what was meant, and it's fair to correct those minutes with what you were meant to be saying. If the commissioners don't believe the city council is getting their point, each commissioner has a city council person they can call and discuss things with. He reminded them not to violate the Open Meetings Act, and similar restrictions, but he thinks it's better to communicate as a citizen with members of the council. He thinks the city loves having the commission members attending the art meetings, and the other meetings. It is amazing that sometimes the really serious business is transacted in those settings, and by the time it gets to the commission, they are sometimes stuck looking at everything feeling like they have no discretion.

After a discussion with City Attorney Ryan Loose, it was suggested to research these things from the point of view of someone opposing the application. Those opposing an application really go over the code, looking for the slightest things they can bring up. He suggested asking themselves rhetorically if it follows the standards, so they have to approve it, unless it doesn't meet the code. If you didn't like the parking proposed, rely on staff, but also rely on your own thoughts. Go back and review the code as if you were somebody opposed to it and see if there was anything that might give them the right to deny or table the application. We all know the city will have to be out there on the streets with the application approved tonight writing tickets, because of the parking; there was nothing that could be done about it tonight, he went and looked through the code before the meeting and didn't find anything. That doesn't mean there isn't anything that could be found, and the commissioners are the ones with the power.

Chair Hollist brought up possibly attending work sessions as well, as sometimes there are development agreements that come and have a lot of back and forth done, with a lot of thought put into them. Even if the commission is opposed, she doesn't think that matters as sometimes it seems like the decision has already been made and they might need to be involved in at least observation so the commission can know what was originally proposed and what has gone into the applications.

Commissioner Catmull said that along with a rotating responsibility to attend City Council meetings, there should be a report on what was learned and how it was learned, whether it was at the meeting or from research outside of that while watching the meeting on Zoom or reading the minutes.

ADJOURNMENT

Chair Hollist motioned to adjourn the December 13, 2022 Planning Commission Meeting. Commissioner Bevans seconded the motion; vote was unanimous in favor. Commissioner Starks was absent from the vote.

The December 13, 2022 Planning Commission Meeting adjourned at 7:59 p.m.

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 01/10/2023

Issue: SEGO LILY DAY SPA
SITE PLAN APPLICATION

Address: 10418 S Willow Valley Rd

File No: PLSPR202100204

Applicant: Johan VanZeben, VanZeben Architecture

Submitted by: Greg Schindler, City Planner
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:

This application was originally scheduled to come before the Planning Commission on April 12, 2022. However, the business owner paused the review in order to consider a different location. They have determined this location is optimal, and are ready to move forward.

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 have bushes and be covered in crushed stone as a mulch 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.

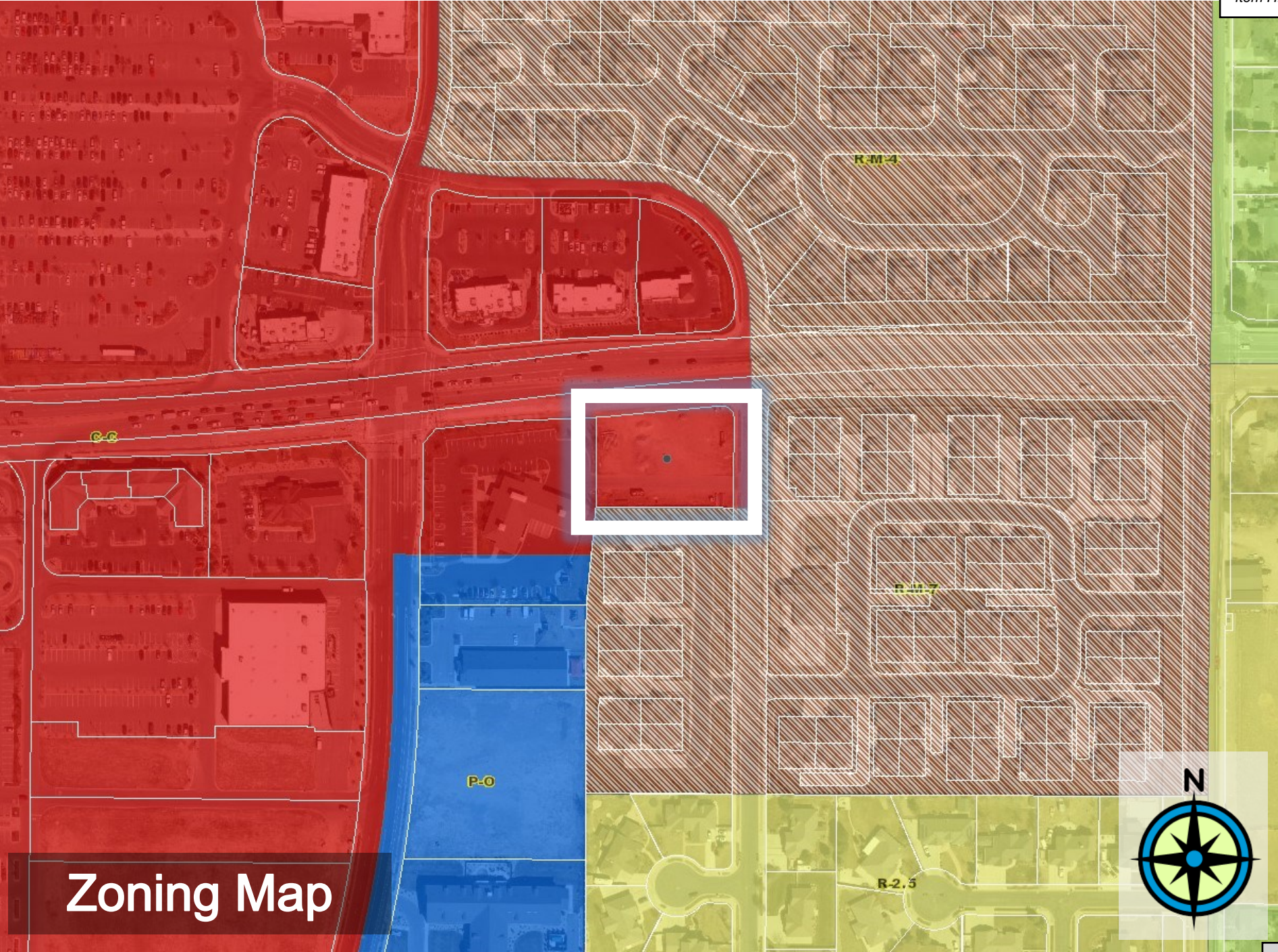
ALTERNATIVES:

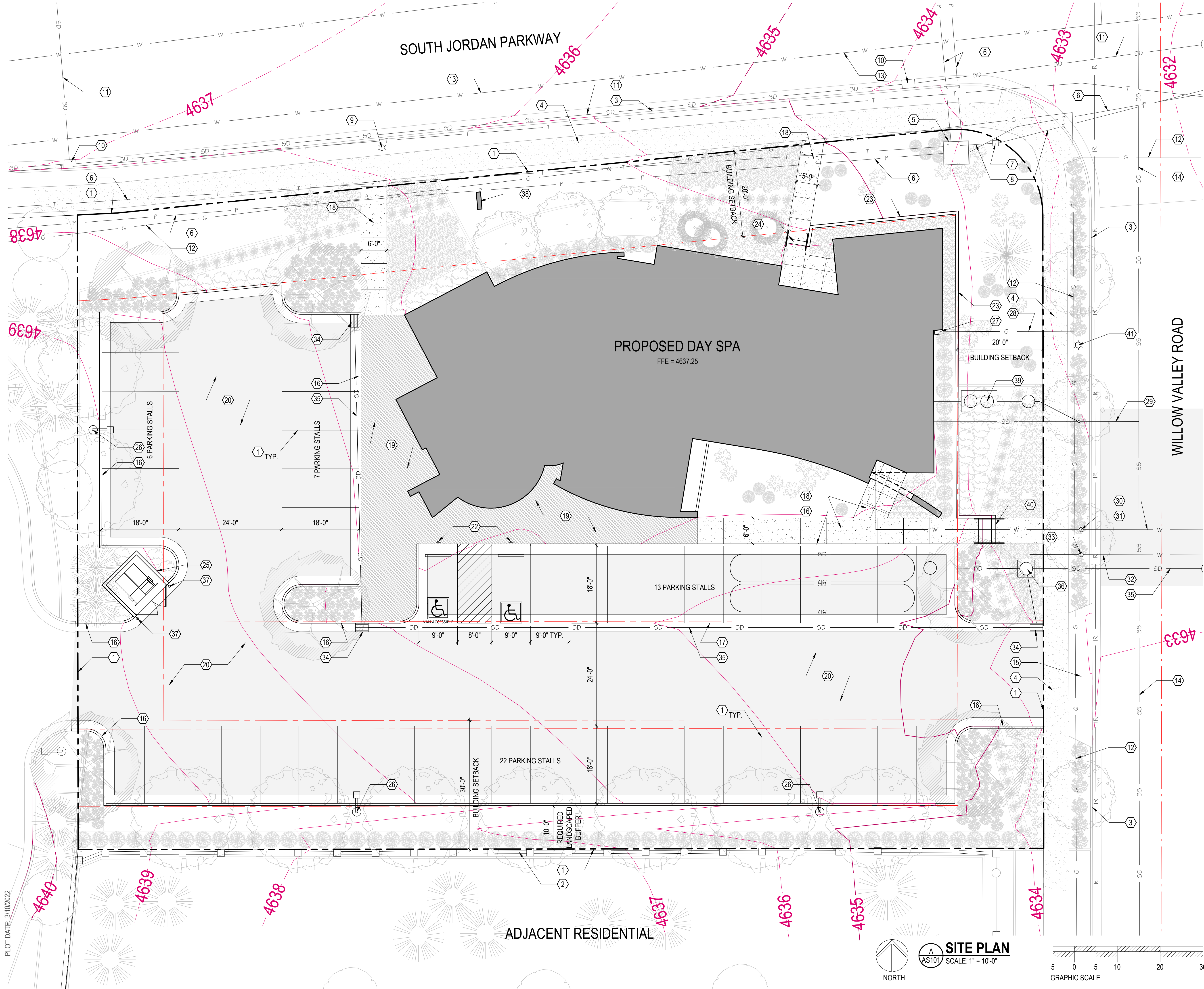
- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

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







SITE PLAN KEYNOTES:

1. PROPERTY LINE.

2. EXISTING PRECAST CONCRETE WALL.

3. EXISTING CURB AND GUTTER TO REMAIN. REPAIR ANY DAMAGED SECTIONS.

4. EXISTING CONCRETE SIDEWALK. REPAIR ANY DAMAGED SECTIONS.

5. EXISTING ELECTRICAL SECTIONALIZER.

6. EXISTING ELECTRICAL LINE.

7. EXISTING TELEPHONE PEDESTAL.

8. EXISTING TELEPHONE LINE.

9. EXISTING STREET LIGHT TO REMAIN.

10. EXISTING STORM DRAIN CATCH BASIN.

11. EXISTING STORM DRAIN LINE.

12. EXISTING GAS LINE.

13. EXISTING 12" WATER LINE.

14. EXISTING 8" SEWER LINE.

15. EXISTING CONCRETE CURB CUT TO REMAIN.

16. 30" HIGHBACK CURB. SEE DETAIL 1/AS701

17. 4" CONCRETE WATERWAY. SEE DETAIL 2/AS701

18. 4" THICK CONCRETE WALK ON 4" GRAVEL BASE W/ SCORE MARKS AS SHOWN. 2% MAX. CROSS SLOPE.

19. CONCRETE UNIT PAVERS OVER 2" COMPACTED SAND SETTING BED ON 4" DEEP 3/8" MINUS GRAVEL BASE ON 8" UNTREATED ROAD BASE. BELGARD MELVILLE PLANK, SCANDINA GRAY, 40% SLIM 60" LARGE PATTERN, INSTALL ACCORDING TO MANUFACTURERS SPECIFICATIONS.

20. 3" THICK ASPHALT PAVING ON 8" UNTREATED ROAD BASE ON COMPACTED SUBBASE (95% MAX. DENSITY).

21. 4" WIDE PAINTED PARKING STRIPE, WHITE.

22. ADA PARKING SIGN. SEE DETAIL 4/AS701.

23. 8" THICK CONCRETE RETAINING WALL. SEE DETAIL 7/AS701.

24. CONCRETE STAIR AND HANDRAIL. (2) 6" RISERS WITH 12" TREAD.

25. TRASH ENCLOSURE. SEE DETAIL 8/AS701.

26. 20' POLE LIGHT. SEE DETAIL 5/AS701.

27. GAS METER.

28. GAS LINE.

29. 6" PVC SEWER LATERAL, REFER TO CIVIL.

30. 1 1/2" WATER LATERAL, REFER TO CIVIL.

31. 1 1/2" WATER METER, REFER TO CIVIL.

32. 1" WATER LATERAL, REFER TO CIVIL.

33. 1" IRRIGATION METER WITH BACKFLOW PREVENTER.

34. STORM DRAIN CATCH BASIN, REFER TO CIVIL.

35. CONCRETE STORM DRAIN LINE, REFER TO CIVIL.

36. STORM DRAIN OUTLET CONTROL STRUCTURE, REFER TO CIVIL.

37. CONCRETE BOLLARD. SEE DETAIL 6/AS701.

38. PROPOSED MONUMENT SIGN, DESIGN TBD.

39. 800 GALLON GREASE INTERCEPTOR, REFER TO CIVIL.

40. CONCRETE STAIR AND HANDRAIL. (5) 6" RISERS WITH 12" TREADS.

41. NEW STREET LIGHT PER CITY STANDARDS, REFER TO CIVIL.

SITE PLAN GENERAL NOTES:

A. ALL WORK SHALL CONFORM TO SOUTH JORDAN CITY REQUIREMENTS.

B. VERIFY EXISTING CONDITIONS BEFORE COMMENCING WITH WORK.

C. SLABS ON GRADE SHALL BE SCORED (¼ DEPTH OF SECTION) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH. PLACE TO PREVENT RANDOM CRACKING.

D. EXPANSION JOINTS SHALL BE PLACED AGAINST OBJECTS AND AT FIXED CHANGES IN DIRECTION BUT NOT TO EXCEED 50 FT.

E. CONCRETE WATERWAYS, CURBS, GUTTERS AND WALKS SHALL BE SCORED AT INTERVALS NOT EXCEEDING 10 FT. AND EXPANSION JOINTS SHALL NOT EXCEED 50 FT.

F. UNLESS NOTED OTHERWISE, SLABS ON GRADE SHALL BE PLACED ON 4" THICK GRAVEL BASE, COMPACTED TO 95%.

G. SEAL ALL JOINTS WITH CAULKING. REFER TO SPECIFICATIONS.

H. REMOVE AND REPLACE SOFT, YIELDING, AND/OR UNSUITABLE MATERIALS AND REPLACE WITH SUITABLE MATERIALS. COMPACT IN 8" LIFTS TO 95% MAX. DENSITY.

I. EXISTING UTILITIES SHOWN ARE APPROXIMATE. VERIFY ACTUAL LOCATIONS PRIOR TO COMMENCING THE WORK.

J. ALL EXISTING VALVES, MANHOLES, CLEAN OUTS, ETC., SHALL BE RAISED OR LOWERED TO ACCOMMODATE NEW GRADES.

K. WATER SYSTEM CONSTRUCTION SHALL COMPLY WITH SOUTH JORDAN PUBLIC WORKS REQUIREMENTS.

L. SEWER SYSTEM CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT REQUIREMENTS.

M. COMPLY WITH ROCKY MOUNTAIN POWER REQUIREMENTS FOR ELECTRICAL SERVICE.

N. COMPLY WITH DOMINION ENERGY COMPANY REQUIREMENTS FOR NATURAL GAS SERVICE.

O. COTG = CLEAN OUT TO GRADE.

P. CONTOURS ARE TO BE CONSIDERED NO MORE ACCURATE THAN ½ THE INTERVAL DISTANCE.

Item H.1.

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: DJV

REVISIONS:

OWNER: GARN DEVELOPMENT

PROJECT: SOUTH JORDAN SEGO LILY

LOCATION: 10418 SOUTH WILLOW VALLEY ROAD, SOUTH JORDAN, UTAH 84095

UNLICENSED ARCHITECT
V. VANZEBEN
No. 128162
STATE OF UTAH
02/14/22

SITE PLAN

SHEET NUMBER: AS101

DATE: 02/14/22

19



PLANTING KEYNOTES: 1

1. EXISTING SOD TO REMAIN.
2. NEW 6" CONCRETE MOWSTRIP.
3. FLEXIBLE METAL EDGING.



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:

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.

OWNER: GARN DEVELOPMENT

PROJECT: SOUTH JORDAN SEGO LILY

LOCATION: 10418 SOUTH WILLOW VALLEY ROAD, SOUTH JORDAN, UTAH 84095



PLANTING PLAN

SHEET NUMBER:
L101

DATE: 02/14/22

PLOT DATE: 2/18/2022



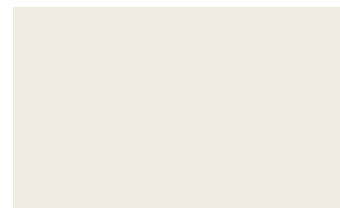
**South Jordan City
Planning Division**
Reviewed for Code Compliance
Date: 04/01/2022 By: Harris



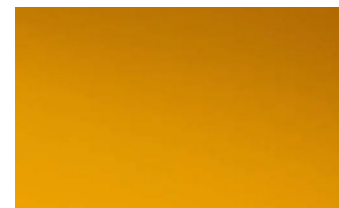
EF1 - RAMMED EARTH
INSULATED 16" STRUCTURAL
RAMMED EARTH



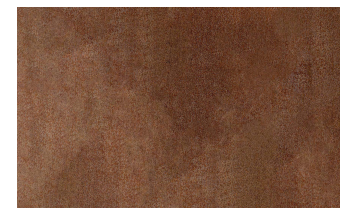
EF2 - C.I.P. FORMLINER
3/4" VERTICAL
CHANNELED FORMLINER
PATTERN



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

Memo

TO: South Jordan Planning Commission **DATE:** January 4, 2023
CC: File **SUBJECT:** Moderate Income Housing Plan Amendment
FROM: David Mann, Long Range Planning Analyst

In 2019, the South Jordan City Council approved a Moderate Income Housing Plan that was required by state law (SB 52). The City Council adopted the plan in January 2021 as an attachment to the South Jordan General Plan. During the 2022 Utah legislative session, the legislature reviewed and approved HB 462 that further clarified the “menu items” that cities must pick from and include in their Moderate Income Housing Plans. As a result, the language in the current plan must be updated through an amendment. The amendment lists the updated menu and the strategies that South Jordan will implement in planning and development activities. Staff presented this amended plan to the City Council on September 20, 2022 for its review and adoption. The City Council approved the plan and it was submitted to the Utah Department of Workforce Services (DWS) to be reviewed for compliance with state code.

On November 18, 2022 the Mayor, City Council, and Staff received a notice of non-compliance from DWS that outlined where the submitted amendment was deficient. Staff communicated with DWS as changes were made to the plan in order to meet the benchmark requirements. The changes primarily include a more detailed timeline and implementation steps for each of the selected requirements from the “menu items”. After a preliminary review of the additional changes, the Project Manager for DWS informed Staff that the updated Moderate Income Housing Plan amendment cured the deficiencies that she identified in November 2022. Staff will present the updated plan to the Mayor and City Council on January 17, 2023 for approval before resubmitting it to DWS.



David Mann, Long Range Planning Analyst

RESOLUTION R2023-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE SOUTH JORDAN MODERATE INCOME HOUSING PLAN AS PART OF THE SOUTH JORDAN GENERAL PLAN.

WHEREAS, Pursuant to Utah Code §§ 10-9a-408 and -403, the South Jordan City Council (the “City Council”) must review and approve the Moderate Income Housing Plan (the “Housing Plan”) as an element of the City of South Jordan’s (the “City”) General Plan; and

WHEREAS, the Housing Plan includes, among other things, (1) an estimate of the need for moderate income housing in the City for the next five years; and (2) a description of the progress made within the municipality to provide moderate income housing, demonstrated by analyzing and publishing data on the number of housing units in the municipality that are at or below: (i) 80% of the adjusted median family income; (ii) 50% of the adjusted median family income; and (iii) 30% of the adjusted median family income; (3) a description of any efforts made by the municipality to utilize a moderate income housing set-aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and (4) a description of how the municipality has implemented any of the recommendations related to moderate income housing; and

WHEREAS, On November 19, 2019 the City Council approved Resolution R2019-56 adopting a Housing Plan; and

WHEREAS, On June 1, 2022 changes to the Utah Code resulting from the Utah State Legislature’s passage of H.B. 462 went into effect requiring modifications to the Housing Plan; and

WHEREAS, the South Jordan Planning Commission reviewed the proposed amendment to the Housing Plan and made recommendations to the City Council; and

WHEREAS, the City Council has reviewed the proposed amendment to the Housing Plan and finds that adopting the amended Housing Plan will enhance the public health, safety and general welfare, and promote the goals of the General Plan and will meet the new requirements brought about by the passage of H.B. 462.

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

SECTION 1. Adoption. The City Council hereby adopts the amendment to the Housing Plan, attached as Exhibit A, as part of the City’s General Plan.

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 _____, 2023 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 1

(Amendment to the Moderate Income Housing Plan)

Affordable Housing Development

Goal: Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households within the City.

Strategy: Plan for smaller single-family housing units in a medium-density residential (8 units per acre) development which also have appealing aesthetic qualities to allow for an affordable housing option that has a high-quality feel.

Strategy: Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones. (Utah Code § 10-9a-403(2)(b)(iii)(E))

Timeline

2020

- The City Council approved Ordinance 2020-10 amending the requirements for accessory dwelling units (ADUs), which clarified and streamlined the City's ADU regulations. At that time, the South Jordan City Municipal Code ("City Code") already permitted internal ADUs in almost all single-family zones, detached ADUs in some single-family zones, and ADUs in the City's largest mixed-use zone where the Daybreak planned community is located.
- After passing Ordinance 2020-10, the Planning Commission and the City Council discussed with City staff additional ideas and changes that would have expanded where ADUs are permitted in the City. The City put these discussions on hold until after the 2021 legislative session because the City wanted to see the outcome of HB 82 (2021) before making additional changes to the City's ADU regulations.
- The City approved 34 ADU applications.

2021

- The City Council approved Ordinance 2021-16, which made additional changes to the City's ADU regulations to meet the new state requirements (HB 82).
- City staff began discussing with the developers of the Daybreak community (the "Daybreak Developers") changes to the community's ADU regulations, which are not subject to HB 82.
- The City approved 25 ADU applications and began more formally tracking and sharing ADU permit numbers.

2022

- City staff continued discussing with the Daybreak Developer changes to the ADU regulations, and agreed on a path towards developing and agreeing on standards for permitting more ADUs than are already permitted in the development.
- The City approved 40 ADU applications.

2023

- **Change Daybreak's ADU standards.**

- Implementation

- City staff will provide a brief summary to the Daybreak Developer regarding the current ADU regulations under the City's Planned Community (PC) Zone and the Daybreak Master Development Agreement.
 - City staff will work with the Daybreak Developer to finalize their changes to the ADU standards, and ensure those changes comply with the zoning and Daybreak Master Development Agreement.

- **Advertise ADU changes and report ADU permits.**

- Implementation

- City staff will continue developing its draft illustrative guide to help residents and elected officials understand current ADU regulations.
 - City staff will post the guide on the City's website and promote it on the City's social media accounts.
 - City staff will continue to track and report ADU permit numbers by year.

- **Consider additional modifications to the City's ADU requirements.**

- Implementation

- City staff will research additional changes to the City's Accessory Dwelling Unit Floating Zone, particularly expanding opportunities for and streamlining regulations of detached ADUs.
 - City staff will schedule time with the Planning Commission and City Council to discuss potential changes, and if changes are warranted, a timeline for adopting those changes.

Strategy: Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors. (Utah Code § 10-9a-403(2)(b)(iii)(G))

Timeline

2020

- The City drafted an amendment to its General Plan to include two subarea plans. One of the subareas is the Jordan Gateway area, which includes a FrontRunner station and one bus line.
- The City continued discussions about development opportunities in the town center area of the Daybreak community called "Downtown Daybreak," which is entitled to build a variety of housing types (apartments, condominiums, and other attached housing and small-lot residential) along the existing TRAX Red Line.
- The City approved various types of detached and attached housing in Daybreak that are within one-half mile of the two existing TRAX stations for a total of 2,549 existing and approved residential units (731 small-lot SF, 803 townhomes, 227 condominiums and 788 apartments).

2021

- The City Council approved the two subarea plans, including the Jordan Gateway area. The Jordan Gateway subarea plan proposes allowing additional housing near an existing bus route and FrontRunner station, and repurposing existing parking lots for additional development.

- The City's discussions regarding the development of Downtown Daybreak were reenergized by the new Daybreak Developer, the Larry H. Miller Group, and plans for Downtown Daybreak began to solidify. These plans include a significant number of entitled housing units near the existing and planned TRAX Red Line stations.
- The City approved 77 townhomes, 50 condominiums and 400 apartments in Daybreak that are within one-half mile of the two existing TRAX stations for a total of 3,076 existing and approved residential units (731 small-lot SF, 880 townhomes, 277 condominiums and 1,188 apartments).

2022

- The City's continuing discussions with the Daybreak Developer regarding the development of Downtown Daybreak led to the City and Daybreak Developer drafting an application for a Housing and Transit Reinvestment Zone ("HTRZ"). If approved, the Downtown Daybreak HTRZ will jumpstart the development of more than 100 acres in Downtown Daybreak, which is situated along one future and two existing TRAX stations. Among other things, the HTRZ proposes more than 4,700 residential units, with more than 10% of those units being affordable. The City expects the plans associated with the HTRZ will begin to be implemented in 2023.
- The City began reviewing a development proposal that will add approximately 154 attached residential units to the Jordan Gateway subarea. Some version of the proposal is expected to be approved in the beginning of 2023 and will lay the groundwork for additional housing development in the subarea.
- City staff discussed with the City Council possible changes to the City's Planned Development (PD) Floating Zone. The PD Floating Zone is the City's primary tool for allowing multifamily residential development in infill properties throughout the City, including near major transit investment corridors.

2023

- **Continue partnering with Daybreak to develop and implement plans for Downtown Daybreak.**

Implementation

- Seek approval of the Downtown Daybreak HTRZ.
- Once the HTRZ is approved, the City and Daybreak Developer will establish clear steps towards implementing the Downtown Daybreak plan, including the affordable housing aspects of the HTRZ.

- **Consider changes to the PD Floating Zone.**

Implementation

- City staff will research and draft a "menu" of changes to the PD Floating Zone, with the goal that the proposed changes will clarify the development approval and inclusion of housing in proposed developments.
- City staff will present proposed changes for further discussion and possible adoption to the Planning Commission and City Council.

Strategy: Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities. (Utah Code § 10-9a-403(2)(b)(iii)(H))

Timeline

2020-2022

- When a development, housing or otherwise, is proposed in an area near transit, the developer and City staff review the parking requirements and identify opportunities for reduced parking. During the approval process, parking can be reduced by approval of the City Council or through creating shared parking agreements (see City Code § 16.26).

2023

- **Strengthen the existing parking reduction ordinance.**

Implementation

- City staff will research best practices for reducing parking near existing and future transit lines in South Jordan.
- During or before 2024, City staff will add the “Parking and Access” chapter of the City Code to the text amendment calendar/priority list that is under development, and schedule time with the Planning Commission and City Council to discuss possible changes based on staff’s research.

Strategy: Implement zoning incentives for moderate income units in new developments. (Utah Code § 10-9a-403(2)(b)(iii)(J))

Timeline

2022

- City staff discussed possible changes to the City’s PD Floating Zone with the City Council. The PD Floating Zone is the City’s primary tool for incentivizing moderate income units in new developments.

2023

- **Take lessons learned from recent affordable housing projects and best practice guidelines to prepare text amendments that codify incentives for developers to include more affordable housing in proposed developments.**

Implementation

- Gather information about existing moderate income housing in South Jordan to develop potential changes to the PD Floating Zone regarding incentives to build affordable housing.
- Consult with developers, planning agencies, and others in the community on best practices with regards to incentivizing affordable units within new projects.
- Use information obtained in the creation of text amendments that list regulations for specific zones or areas where incentives can be used as a tool for increasing the stock of affordable housing.
- During or before 2024, City staff will add proposed incentives to the text amendment calendar/priority list that is under development, and schedule time with the Planning Commission and City Council to discuss possible changes based on staff’s research.

Strategy: Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing. (Utah Code § 10-9a-403(2)(b)(iii)(P))

Timeline

2020

- The City opened its Down Payment Assistance Program to employees, using funds set aside for moderate-income housing from the City's Redevelopment Agency ("RDA"). This Program was later opened to anyone qualifying as low- and moderate-income. The Program seeks to give assistance to households who otherwise would not be able to become homeowners, while ensuring home ownership as a long-term successful goal.
- The City's Community Development Block Grant ("CDBG") collaborated with Assist, a local non-profit that provides home repairs to low- and moderate-income households.
- The City used RDA funding to provide rental assistance through a community partner, Utah Community Action ("UCA"). This kept low- and moderate-income families housed during the pandemic. The City also uses its CDBG money to fund rental assistance through UCA.

2021

- In 2019, the City collaborated with Ivory Homes to use RDA funds to provide nine units designated as workforce housing that are deed-restricted to low- and moderate-income families. Ivory completed the units and sold them to nine families, a mix of qualified City and school district employees.

2022

- The City Council approved an infill residential project with 30 residential units and required the developer to seek funding from the RDA for at least three low- to moderate-income, deed-restricted units.
- The CDBG program continues to fund projects to improve walkability and quality of life in low- and moderate-income qualifying neighborhoods.
- The City began serious discussions with a developer to build a large "for rent" senior housing development on property currently owned by the City using millions of dollars of RDA funds (the "Senior Housing Project"). The Senior Housing Project is planned to have more than 150 deeply affordable units that would be deed- and low-income restricted.

2023

- **Enter into formal agreement with developer to build the Senior Housing Project.**

Implementation

- City staff will finalize with developer the concept for the Senior Housing Project and major agreement terms.
- City staff will draft proposed agreement and seek necessary approvals from RDA Board to finalize agreement with developer.

2023-2025

- **Strengthen partnership with developer to build the Senior Housing Project.**

Implementation

- City staff will maintain consistent communication with the developer and establish clear benchmarks and timelines to ensure the Senior Housing Project is progressing from concept, to approval and then to construction.

- City staff will present the project to the Planning Commission and City Council during the rezoning and site plan approval processes prior to construction.

Strategy: Develop and adopt a station area plan in accordance with Section 10-9a-403.1. (Utah Code § 10-9a-403(2)(b)(iii)(V))

Timeline

2022

- Prior to the adoption of Utah Code § 10-9a-403.1, the City had focused efforts to develop the station area for the South Jordan FrontRunner station, and area that is approximately half in South Jordan and half in Sandy. Development of this area included partnerships with UTA and prominent commercial developers. Currently the portion of this station area in South Jordan contains the following uses:

<i>Uses</i>	<i>Quantity</i>	<i>Unit of Measurement</i>
Warehouse/Flex	90,000	Sq. Ft.
Retail/Restaurant	40,000	Sq. Ft.
Instruction/Training	20,000	Sq. Ft.
Manufacturing	310,000	Sq. Ft.
Office	739,000	Sq. Ft.
Hotel	552	Rooms
Multifamily Residential	684	Units
Car Dealership	3	Lots
Church	2	Buildings
Protected Open Space	75 (approx.)	Acres

- The City's continuing discussions with the Daybreak Developer led to the HTRZ application for Downtown Daybreak. Daybreak's current zoning and entitlements, along with the plans associated with the Downtown Daybreak HTRZ meet the requirements and intent of Utah Code § 10-9a-403.1.

2023

- **All station area plans or resolutions of impracticability adopted by the City Council and submitted to Wasatch Front Regional Council for approval.**

Implementation

- City staff will collect all existing plans for areas within the defined station areas in the City to incorporate them in the creation of the station area plans.
- City staff will draft resolutions for stations areas where a full-scale plan is impracticable or unnecessary
- City staff will work with adjacent municipalities during the creation of station area plans where station areas extend beyond city limits.
- City staff will present all station area plans or resolutions to the City Council for its approval.
- City staff will establish a course of action for potential amendments to adopted station area plans where a future transit station could be constructed.