

**CITY OF SOUTH JORDAN**  
**PLANNING COMMISSION MEETING AGENDA**  
**CITY HALL**  
**TUESDAY, NOVEMBER 08, 2022 at 6:30 PM**



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, November 8, 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 City Planner, Greg Schindler, at [gschindler@sjc.utah.gov](mailto: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 November 8, 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.](#) October 25, 2022, Planning Commission Meeting Minutes
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**
- G. **ACTION**

H. **ADMINISTRATIVE PUBLIC HEARINGS**

I. **LEGISLATIVE PUBLIC HEARINGS**

I.1. **ORDINANCE 2022-16** – Amending Various Sections Within Title 10, 16, and 17 of the South Jordan Municipal Code pertaining to Streets, Gated Developments, Fencing, Retaining Walls, Truck Parking and Clear Vision, City Engineer Initiated.

I.2. **RISE LAND USE AMENDMENT AND REZONE**

Address: 10657 S. 1055 W.

File No: PLZBA202200147

Applicant: Bryan Flamm, DAI Inc.

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](http://www.sjc.utah.gov) and on the Utah Public Notice Website [www.pmn.utah.gov](http://www.pmn.utah.gov).

Dated this 3rd day of November, 2022.

Cindy Valdez

South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN  
ELECTRONIC  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
October 25, 2022**

Present: Commissioner Nathan Gedge, Commissioner Steven Catmull, Commissioner Trevor Darby, Commissioner Laurel Bevans, Commissioner Aaron Starks, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, Planner Ian Harris, Planner Damir Drozdek, GIS Coordinator Matt Jarman, Senior IS Tech Phill Brown, Meeting Transcriptionist Diana Baun

Others: Danielle Prescott, Andrea Sorenson,

Absent: Chair Michele Hollist

6:34 P.M.

**REGULAR MEETING**

**A. WELCOME AND ROLL CALL – Chair Michele Hollist**

Commissioner Nathan Gedge welcomed everyone to the Electronic Planning Commission Meeting. He excused Chair Michele Hollist, who was absent from the meeting.

**B. MOTION TO APPROVE AGENDA**

Commissioner Starks motioned to approve tonight's agenda and amend it to show Commissioner Gedge is leading the meeting tonight. Commissioner Gedge seconded the motion; vote was unanimous in favor. Chair Hollist was absent from the vote.

**C. APPROVAL OF THE MINUTES**

**C.1. October 11, 2022 Planning Commission Meeting Minutes**

Commissioner Darby motioned to approve the October 11, 2022 Planning Commission Meeting Minutes as published. Commissioner Gedge seconded the motion; vote was unanimous in favor. Chair Hollist was absent from the vote.

**D. STAFF BUSINESS - None**

**E. COMMENTS FROM PLANNING COMMISSION MEMBERS**

Commissioner Laurel Bevans addressed an email from a community member who did not agree with a decision the commission made at the previous meeting. She responded that the commission is happy to take criticism, and that they are here to receive comment from the community, especially when someone is upset or concerned about something. She also wanted to express how lucky the City of South Jordan is to have each of these commissioners here to serve. Essentially, as appointed volunteers each member of the commission is here out of a deep love for their community and inspired to serve. She enjoys serving with each of these incredibly talented, smart and compassionate individuals. She wants the public to understand how limited their scope is when it comes to their decisions on whether or not to say yes or no to each application. Their job is not to apply their personal opinion on each item; their job is to ensure each application meets city code and follows the general plan set forth for our community. At times, keeping their personal opinions out of their decisions is difficult, but she can guarantee that each member of this commission is dedicated to being impartial and just in their decisions. She encouraged communication between applicants and those neighbors around them, and those who may be affected by the proposed applications and changes to their neighborhoods. They as a commission definitely appreciated this email from a community member that expressed communication did happen between the applicant and the neighbors, and they were able to resolve some differences amicably. She would also like to encourage the public to attend their planning commission meetings and city council meetings regularly, not just when it affects them, so they can understand the process and are able to participate. The planning commission and city council welcome participation, they encourage it and encourage the public to speak and express support and concern. They are grateful for everyone who does attend, and would love to see them more often.

Commissioner Steve Catmull added that the general plan is voted on every 10 years, and it was done two years ago. That means that in eight years, for those still living in the city, when you get notices about the general plan being updated please take the invitation to come and express your concerns and share your thoughts.

**F. SUMMARY ACTION – None**

**G. ACTION – None**

**H. ADMINISTRATIVE PUBLIC HEARINGS**

**H.1. US BANK KIOSK AT WALMART CONDITIONAL USE PERMIT**

Address: 3590 W South Jordan Parkway

File No.: PLCUP20220032

Applicant: Madeleine Reinke, Kimley-Horn

Planner Ian Harris reviewed background information from the Staff Report.



Commissioner Steve Catmull asked for the distance between this proposed kiosk and the gas station.

Planner Harris said his estimate would be roughly 150-200 feet.

Commissioner Catmull noted that there has to be 400 feet between other kiosks, and that in some places a gas station is considered a kiosk. He then asked why that distance was chosen specifically in the code, what the code was trying to prevent or support.

Planner Harris said there is another kiosk in the parcel to the east, he believes it is a Wells Fargo kiosk, and that did affect where this US Bank kiosk could be placed. He was unable to speak to why that specific distance was put in the code.

City Planner Greg Schindler said that the city does not consider gas stations to be kiosks. A kiosk has its own definition, and it's much smaller than a gas station. The reason they have the 400 foot separation rule is because kiosks are required to have stacking for at least two cars at each kiosk, and they know some banks will be more popular than others, so they didn't want any type of kiosks too close together to create blockages or crowding in parking lots.

Commissioner Catmull said it is interesting that this gas station will have as much or more traffic than a kiosk that will be 150 feet away.

Planner Schindler responded that is correct, however where it is located on the site plan will have traffic directed more around it because the Walmart will have its own traffic that will go a different direction. The gas station traffic and kiosk traffic will probably leave from different places than the Walmart traffic.

Commissioner Trevor Darby noted that corner of the Walmart parking lot is basically empty all the time, so it's probably a good use of the corner as far as the gas station goes.

Commissioner Aaron Starks asked who owns that land, and how much is owned by Walmart.

Planner Schindler believes that Walmart owns the entire site they sit on, including where the gas station is going; they do not own the buildings to the east.

Commissioner Starks asked to confirm that US Bank will be leasing this land from Walmart.

Planner Schindler said yes, he believes that is the case.

Commissioner Starks asked if historically on projects like this they have asked to see the leasing agreements to make sure everything is above board before making an approval for land the applicant doesn't own.

Planner Schindler responded that part of the application process is an affidavit from the property owner allowing someone else to act in their behalf on their property.

Commissioner Nathan Gedge asked to confirm that they are removing nine stalls, but adding five on the southwest portion.

Planner Harris responded that is correct, and said the map in the Staff Report shows the replacement of stalls required by the city for both the gas station and the kiosk which is incorporated into that replacement parking plan.

Commissioner Laurel Bevans said that it appears a lot of the parking spots are removing a lot of the green space, asked if the site is still in compliance with our green space and tree requirements.

Planner Harris said he believes so, but that wasn't a significant portion of his review because the amount of stalls that the kiosk was adding was less significant than when the gas station was brought in. He believes they are still in compliance, and the amount of grass removed because of the kiosk is not significant.

Commissioner Bevans said that this is fairly close to the entrance, and it is a pretty busy entrance. She asked if Engineering has done any studies to see if there could be a backup that comes around the corner, or will they force people to queue in a different way to ensure there is no backup onto 10400 South.

Deputy City Engineer Jeremy Nielson said they don't anticipate that happening, there is enough stacking there for cars to get in.

Commissioner Bevans asked to look at the map with both the gas station and the kiosk from the Staff Report. She then asked about the underground storage tanks for the gas station, if they were on the same side as the kiosk or if they overlap at all.

Planner Schindler said he didn't know, but he's pretty sure the underground tanks are on the site of the gas station. In this case, they might be to the north of the station since they acquired quite a bit of space in the parking lot up there.

Planner Harris said the applicant works for the same firm that is doing the gas station, so they may be able to answer that question.

Commissioner Gedge invited the applicant to speak.

**Danielle Prescott (Applicant)** – she is with Kimley-Horn. Looking at the plan, regarding the proposed stalls being implemented to replace the ATM stalls, those are being implemented with the gas station project. They are not a part of this proposal and will be implemented during the gas station's project and construction; all of that is on their gas station engineering plans. Regarding the traffic, they have traffic studies done on these ATMs and they don't have a significant impact on the traffic coming into the parking lot area. Most of the people using this are already customers of Walmart, so considered a part of that traffic. Regarding the location next to the gas station, that has been discussed extensively with Planning and they are still good in the location because of the lack of traffic in the area; because of that, this was the best location

for the ATM on the site. They hope the ATM will be a great asset to the community.

Commissioner Nathan Gedge opened the hearing for public comment. There were no comments in person or online and public comments were closed.

Commissioner Steve Catmull addressed the queuing and referenced a discussion that took place earlier in the year regarding the ways to deal with that if problems arise since there are rules in the city code regarding how many cars can queue there. He also noted that the CUP for a generic kiosk could be anything else besides a bank, but with the protection of the queuing and what's currently in city code this feels like a reasonable fit for him.

**Commissioner Darby motioned to approve the conditional use permit for File No. PLCUP20220032, allowing the applicant to proceed with a building permit for a kiosk at the address above. Commissioner Gedge seconded the motion; Roll Call Cote was 5-0, unanimous in favor. Chair Hollist was absent from the vote.**

## **H.2. 10196 S 2950 W ACCESSORY BUILDING CONDITIONAL USE PERMIT**

Address: 10196 S 2950 W

File No.: PLCUP202200191

Applicant: Amber Bailey, Roper Buildings

Planner Ian Harris reviewed background information from the Staff Report.

Commissioner Nathan Gedge noted that due to the wall height being less than 16 feet, and the height of the building being 21 feet, there are no additional setback requirements. He invited the applicant to speak if they had anything to add, the applicant declined. He opened the hearing for public comments. There were no comments in person or online, public comments were closed.

Commissioner Laurel Bevans drove this street earlier this week to look at the neighborhood, she confirmed that there are several other buildings that are higher than their existing homes. She also added that she appreciates the applicant noting that they are adding additional space from the property line to make it more livable to those around them.

Commissioner Gedge agreed that this is consistent with the neighboring buildings, and it appears the commission doesn't have any concerns for the neighborhood.

**Commissioner Bevans moved to approve the conditional use permit application for File No. PLCUP202200191, allowing the applicant to proceed with a building permit for an accessory building at the address above. Commissioner Gedge seconded the motion; Roll Call Vote was 5-0, unanimous in favor. Chair Hollist was absent from the vote**

## **I. LEGISLATIVE PUBLIC HEARINGS**

**I.1. FULLMER BOXING GYM AND SOUTH CITY PARK REZONE FROM A-5 TO OS-P ZONE**

Address: 10960 S Park Road

File No.: PLZBA202200195

Applicant: Andrea Sorenson, Salt Lake County/City of South Jordan

Planner Damir Drozdek reviewed background information from the Staff Report.

Commissioner Nathan Gedge asked the applicants if they had anything to add, both the county and the city declined. He opened up the hearing for public comment. There were no comments in person or online, public comments were closed. He added that he thinks it's great the county is relocating an historic South Jordan/West Jordan former gym to South Jordan, he thinks it will be a nice addition to the city and a great way to take advantage of the space.

**Commissioner Gedge motioned to forward a positive recommendation to the City Council to approve File No. PLZBA202200195, to rezone from A-5 to OS-P. Commissioner Darby seconded the motion; Roll Call Vote was 5-0, unanimous in favor. Chair Holist was absent from the vote**

**I.2. CONTRACT APPLIANCE SALE REZONE FROM C-F TO I-F**

Address: 401 W 10000 S and 429 W 10000 S

File No.: PLZBA202200167

Applicant: Danny Johnson, Contract Appliance Sales

Planner Ian Harris reviewed background information from the Staff Report.

Commissioner Laurel Bevans noted there is one parcel left to the west, asked if there is anything on that parcel and whether or not we know who owns it and their intentions with it.

Planner Harris said it's pretty much undevelopable because it almost completely lies in the flood plain. The applicant tried to get in contact with that owner, Summit Group of Park City.

Commissioner Nathan Gedge said this is probably one of the furthest east properties in the city, and he wanted to make sure that Fire signed off on switching from commercial to industrial to ensure they will still be able to service this property with adequate response times.

Planner Harris said he doesn't believe they had any concerns in the development review meeting. He added that as part of a rezone they are required to provide a fiscal analysis to the city council, however they were unable to get that in the packet for this meeting. The city finance department was able to finish it, and they informed him that they found no considerable impacts based on the information they were able to get from the applicant.

Commissioner Gedge invited the applicant to speak.

**Danny Johnson (Applicant)** – He owns Contract Appliance. They built that building about three years ago thinking that supply chain demands would be the same forever, and we all know what happened there. They had bought the property adjacent to that, hoping that they would never have to use it, but now they do. Their inventory levels have probably quadrupled at least so they are looking for an opportunity to expand and put in warehousing that's closer than what

they currently have in Murray and Tooele County. He believes there is a representative for the property on the corner on the Zoom meeting, and he can speak for himself. Mr. Johnson has reached out a couple of times to find out the other owner's intentions, if they would be willing to sell so he can expand his project, but the other owner did not want to sell. At this point, they are moving forward with what they have.

Commissioner Gedge opened the hearing for public comments.

**Ezra Lee (property owner)** I am the owner of that corner parcel. As far as what the topic is at hand tonight for the zone change, I can't say that I oppose that, I would be fine with it. My only concern with the site plan is the zero setback that is showing with building on the property line, so I'd just like that to be noted, that even constructing that with zero setback is going to be impossible to do without encroaching on my property and to give buffer between the projects. As to the note that was made earlier, I would also like to go on record that I have been communicated to from the City of South Jordan about the flood plain that was on that. South Jordan was working through a flood plain amendment or releasing that area from the flood plain, so I will be in to the city talking with those that were responsible with that, who I have notes from talking with years ago, that I had assumed that would be done by now. There is accountability and ownership there from the City of South Jordan to release that property from the flood plain that it currently lies in and from what was communicated to me, that was already a work in process, and that was a couple of years ago.

Commissioner Gedge closed the hearing for comments. He asked to confirm that even though this is just the rezone, if City Council does approve, this would come back to the commission through a site plan process.

Planner Harris confirmed that yes, that is correct.

Commissioner Gedge asked if the flood plain amendment was in process, or if that was misinformation.

Deputy City Engineer Jeremy Nielson said he was aware of staff looking at what is called a "Letter of Map Revision" to the flood plain, but it's a pretty massive update that involves Sandy City and he doesn't know the current status. It would be best for the gentleman asking to reach out to the person he spoke to.

**Commissioner Bevans motioned to forward a recommendation of approval to the City Council for File No. PLZBA202200167, from C-F to I-F. Commissioner Catmull seconded the motion; Roll Call Vote was 5-0, unanimous in favor. Chair Hollist was absent from the vote.**

## **J. OTHER BUSINESS**

City Planner Greg Schindler announced that Planner Ian Harris will be moving to work with Cottonwood Heights. He wished him well in his new position and thanked him for all his work here in our city.

**Commissioner Gedge motioned to thank Planner Ian Harris for his work with the city. Commissioner Darby seconded the motion; vote was unanimous in favor. Chair Hollist was absent from the vote.**

Planner Schindler said the next meeting will be November 8<sup>th</sup>, and right now there are two items on that agenda. He believes one is an ordinance change, and the other is a rezone.

Commissioner Nathan Gedge asked if City Hall is a voting location that night.

Assistant City Attorney Greg Simonsen responded that there is a deposit box for ballots at City Hall, but it is not a physical voting location.

## **ADJOURNMENT**

**Commissioner Darby motioned to adjourn the October 25, 2022 Planning Commission meeting. Commissioner Gedge seconded the motion; vote was unanimous in favor. Chair Hollist was absent from the vote.**

The October 25, 2022 Planning Commission Meeting adjourned at 7:27 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

## SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: November 8, 2022

**Issue:** Staff has determined that there are some issues within various sections of the City Code in Title 16 and 17 that needed further clarification.

Submitted By: Brad Klavano

Department: Engineering

**Staff Recommendation (Motion Ready):** I move that the Planning Commission recommend approval of Ordinance 2022-16, amending various sections in Title 10 (Vehicles and Traffic), Title 16 (Subdivision and Development Code), and Title 17 (Planning and Zoning Code) of the South Jordan City Municipal Code, to the City Council. Planning Commission does not consider or make recommendations to changes to Title 10, which is outside the Development Code.

### BACKGROUND:

The following are the proposed City Code modifications:

- **10.16.010 Prima Facia Speed Limit**

Adding a Prima Facia Speed for public lanes to be at fifteen (15) mile per hour.

- **10.24.01 Truck Parking:**

B. Adds PC Zone to the Code on Truck Parking restrictions

C. Eliminates the allowance of truck parking on the streets within the Commerce Park in Daybreak Subdivision

- **16.04.180 Streets**

A.2. Adding language that clarifies how and who approves private streets. As the code currently stand it just says they are strongly discouraged.

In addition if private streets are approved it needed to be made clear in the City Code that the water lines and water services would be public and would be placed in an easement as deemed appropriate by the City Engineer.

B. The current practice within the City Code in most places gives the City Engineer some discretion to modify City Standards and the right of way, this modification will bring this section into compliance with other places in the City Code.

C. Clarifies how and who can approve gated developments.

- **16.04.200 Fencing:**

- J. Clear Vision Area: Better clarifies what can be in the clear vision area and where the dimensions are measured from and brings our dimensions more in line with our surrounding cities.

- **16.36.020 Definitions**

Clear Vision Zone: Making changes to refer back to Section 16.04.200.

- **16.44.360 Cuts and Fills:**

- 4.b. Allowing an exception for the City Engineer to allow a single retaining wall to exceed 9 feet in height based on site specific issues.

- **17.04.210 Clear Vision Area:**

This section is eliminated and will just refer to Section 16.04.200 (J).

- **17.23.080 Fencing, Screening and Clear Vision:**

- D. Refers landscape materials to Section 16.04.200 (J).

- **17.30.020 Development and Design Standards:**

- H.4 Refers to Section 16.04.200 (J)
- H.5 Clear Vision Area to comply with Section 16.04.200 (J)
- J.3 Park strip trees are not to be planted within 30 feet of a stop sign

- **17.40.020 Development and Design Standards:**

- H.4 Refers to Section 16.04.200 (J)
- H.5 Clear Vision Area to comply with Section 16.04.200 (J)
- J.3 Park strip trees are not to be planted within 30 feet of a stop sign

- **17.54.160 Landscaping:**

- A.5 Park strip trees are not to be planted within 30 feet of a stop sign

- **17.54.190 Fencing, Screening and Clear Vision:**

- 5. Landscape Materials in the Clear Vision Area are referred to Section 16.04.200 (J).

- **17.60.020 Development and Design Standards:**

- G.4 Clear Vision Area refers to Section 16.04.200 (J)



J.4 Park strip trees are not to be planted within 30 feet of a stop sign

- **17.62.020 Development and Design Standards:**

G.4 Clear Vision Area refers to Section 16.04.200 (J)

J.5 Park strip trees are not to be planted within 30 feet of a stop sign

- **17.70.100 Fencing, Screening, and Clear Vision:**

4. Landscape Materials in the Clear Vision Area are referred to Section 16.04.200 (J).

- 17.70.120 Landscaping:

D. Park strip trees are not to be planted within 30 feet of a stop sign.

- **17.72.180 Fencing, Screening, and Clear Vision:**

B. Landscape Materials in the Clear Vision Area are referred to Section 16.04.200 (J).

- **17.72.200 Landscaping Requirements:**

C. Park strip trees are not to be planted within 30 feet of a stop sign.

- **17.74.060 Development Standards Applicable to Mixed Use (MU) Zones/Districts:**

F.5.B Park strip trees are not to be planted within 30 feet of a stop sign.

- **17.90.020 Development and Design Standards:**

G.4. Landscape Materials in the Clear Vision Area are referred to Section 16.04.200 (J)

J.4 Park strip trees shall not be planted within 30 feet of a stop sign.

## **FINDINGS:**

- Clarifies who approves private streets and gated communities.
- The modifications to the City Code will help clarify issues with the clear vision area.
- Will strict the planting of trees to close to stop signs which create a safety issue.
- Bring retaining wall standard height to be consistent with other part of the code allowing some discretion to the City Engineer.

## **CONCLUSIONS:**

- These City Municipal Code Amendments will provide clarification for safety purposes and for staff processing.

## RECOMMENDATIONS:

- City staff is recommending that the Planning Commission recommend approval of Ordinance 2022-16, amending various sections in Title 10, 16 and 17 within the South Jordan City Municipal Code, to the City Council. However, Planning Commission does not consider or make recommendation upon proposed changes to Title 10.
- Suggested Motion: I move that the Planning Commission make a positive recommendation to the City Council on the Proposed Changes to Titles 16 and 17 of the South Jordan City Municipal Code, as set forth in proposed Ordinance 2022-16, and make no recommendation either positive or negative regarding proposed changes to Title 10 of the South Jordan Municipal Code.

## FISCAL IMPACT:

- None

## ALTERNATIVES:

- Recommend denial of Ordinance 2022-16, to the City Council.

## SUPPORT MATERIALS:

- Ordinance 2022-16

Planning Commission Action Requested: \_\_\_\_\_ Date \_\_\_\_\_

**ORDINANCE 2022-16****AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING VARIOUS SECTIONS WITHIN TITLE 10, 16, AND 17 OF THE SOUTH JORDAN CITY MUNICIPAL CODE.**

**WHEREAS**, Utah Code § 10-9a-102 grants the City Council of the City of South Jordan (the “City Council”) authority to enact or amend ordinances that it considers necessary or appropriate for the use and development of land in the City of South Jordan (the “City”); and

**WHEREAS**, the City Council has adopted Title 10 (Vehicles and Traffic Code), Title 16 (Subdivision and Development Code), and Title 17 (Planning and Zoning Code) of the South Jordan City Municipal Code (“City Code”); and

**WHEREAS**, the City Council desires to amend certain requirements for various sections City Code within Title 10, 16, and 17; and

**WHEREAS**, the Planning Commission of the City of South Jordan held a public hearing, reviewed and made recommendation concerning the subject text amendments within Title 16 and 17; and

**WHEREAS**, the City Council held a public hearing and reviewing the subject text amendments; and

**WHEREAS**, the City Council finds that the subject text amendments will enhance the public health, safety, and welfare, and will 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. Amendment.** City Code sections in Title 10 (Vehicles and Traffic Code), Title 16 (Subdivision and Development Code), and Title 17 (Planning and Zone Code) are hereby amended as shown in **Exhibit A**.

**SECTION 2. 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 3. Effective Date.** This Ordinance shall become effective immediately upon publication and posting as required by Utah 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

(Deletions in ~~striketrough~~, new language in **bolded underline**)

### 10.16.010 PRIMA FACIA SPEED LIMIT:

The prima facie speed for all highways under the jurisdiction of the city shall be as follows:

1. **Fifteen (15) miles per hour on all public lanes;**
2. Twenty (20) miles per hour when passing through a reduced speed school zone as defined in Utah Code Annotated section 41-6-20.1;
3. Twenty five (25) miles per hour when passing through a residential district; and
4. Thirty (30) miles per hour when passing through a business district.

### 10.24.01 TRUCK PARKING:

- A. General Prohibition: No truck shall be parked or stored anywhere within the city, except as permitted by this section.
- B. Residential Zone **and P-C Zone** Parking: No truck shall be parked within any residential zone **and within a P-C Zone** (as set forth in title 17 of this code), except while actually loading or unloading cargo on or in said vehicle.
- C. Nonresidential Zone Parking: ~~Except for all public streets within Commerce Business Park, located approximately at Prosperity Road and Crimson View Drive, n~~ **No** truck shall be parked along any collector or arterial street within the jurisdiction of the city, as designated on the city transportation master plan, except while actually loading or unloading cargo on or in said vehicle. A truck may park on private property in a nonresidential zone (as set forth in title 17 of this code), or on a public street that is not a collector or arterial street in such a zone, for up to a maximum of forty eight (48) hours, unless a truck parked on a public street is parked within thirty feet (30') of an intersection with any public or private road, street, alley, driveway, or other site of vehicular access to the public street on which it is parked.
- D. Emergency: A truck may be parked so as not to create a safety hazard or obstruct the flow of traffic if such truck is unable to travel or travel safely because of unforeseen circumstances beyond the driver's control, such as inclement weather or unanticipated equipment failure.

### 16.04.180 STREETS:

The following requirements pertaining to streets shall be incorporated into subdivision, condominium, SRD and site plan design and implemented by the developer: (Ord. 2013-01, 4-16-2013)

- A. Standard Street Rights-Of-Way:
  1. Public Streets: Public streets are strongly encouraged. Proposed public street rights-of-way and improvements shall comply with the City's Construction Standards and Specifications and shall be dedicated to the City. The City Engineer may allow or require other public right-of-way widths and waive or modify requirements for pavement, curb and gutter, sidewalks

and park strips upon the applicant's showing of good cause (a reason rationally related to the development) and in the best interest of the City.

2. Private Streets: Private streets are strongly discouraged **and may be permitted only by a development agreement approved by the City Council.** When approved, private street rights-of-way and improvements shall comply with the City's Construction Standards and Specifications. The City Engineer may allow or require other right-of-way widths and waive or modify requirements for pavement, curb and gutter, sidewalks and park strips upon the applicant's showing of good cause (a reason rationally related to the development) and in the best interest of the City. In all cases, however, pavement/subbase thickness/depth shall be designed and built as required for public streets, as described in the City's Construction Standards and Specifications. Streetlights within private streets in PUDs shall be private and designed with a meter setting per Rocky Mountain Power standards. **Water lines and water services in private streets shall be public and the applicant shall record an easement over the private road that the City Engineer deems is sufficient to maintain and replace the lines and services.** Private streets shall be bonded the same as a public street including, but not limited to, road construction, curb and gutter, sidewalk, streetlights, storm drainage, and water system. At the acceptance of the improvements by the City, one hundred percent (100%) of the bond will be released with no retainage for warranty; except for those improvements that will be publicly maintained and owned, if any.
- B. Street Dedication: The developer shall dedicate rights-of-way and install improvements for proposed streets which are planned to adjoin or traverse the project or which are necessary for the development. The entire proposed right-of-way shall be dedicated according to the design width specified by the City transportation master plan and the City standard plans and specifications unless the proposed right-of-way is planned to traverse other properties not controlled by the developer. In such cases, the ~~Planning Commission~~ **City Engineer** may require a partial right-of-way width dedication or require adjustments to the alignment so that only the developer's property is required to be dedicated. Street improvements may not be required on other properties which have been dedicated for future road development. In cases where only a partial street is possible, said street shall have a right-of-way dedication of no less than forty feet (40') and shall have sufficient pavement to accommodate potential traffic as determined by the City Engineer.
- C. Gated Developments: ~~Unless otherwise approved by the Planning Commission, gated developments are expressly prohibited.~~ **Gated Developments are strongly discouraged and may only be permitted on private streets by a Development Agreement approved by the City Council.**

#### 16.04.200 FENCING:

- J. Clear Vision **Area: No visual obstruction above three feet (3') tall including Landscape materials, except for mature trees which are pruned at least seven feet (7') above the ground and fences shall not exceed three feet (3') in height, shall be located** within a ten foot (10') triangular area formed by the edge of a driveway and the street right-of-way line or within a thirty foot (30') triangular area formed by the right-of-way lines **measured from the top back of curb of the intersecting streets or where a curb does not exist formed by a line measured from the edge of**

asphalt. A lesser or greater clear vision triangular areas may be approved **or required** by the City Engineer based upon traffic speeds, flow, volumes and other traffic related variables.

#### 16.36.020: DEFINITIONS:

**CLEAR VISION ZONE AREA:** Corner areas at intersecting streets and driveways in which unobstructed vision of motor vehicle operators is maintained. The clear vision zone shall be the triangular area as described in Section 16.04.200 (J). ~~formed by the edge of a driveway and a street right of way line or by the right of way lines of intersecting streets connected by a diagonal line at points thirty feet (30') from the edge of the driveway or street right of way.~~

#### 16.44.360 CUTS AND FILLS:

- M. Retaining Walls: This section applies to all "retaining walls", as defined by this chapter.
4. Height, Separation And Plantings:
    - b. For the purposes of this subsection, the height of a retaining wall is measured as exposed height (H) of wall.
    - c. A single retaining wall shall not exceed nine feet (9') in height; except that the City Engineer may approve a single retaining wall higher than nine feet (9') as deemed appropriate in his or her sole discretion based upon circumstances of the proposed site.
    - d. Terracing of retaining walls is permitted where justified by topographic conditions, but the combined height of all walls shall not exceed eighteen feet (18'). Walls with a separation of at least 2xH (H of largest of 2 walls) from face of wall to face of wall shall be considered as separate walls. In a terrace of retaining walls, a minimum horizontal separation of H/2 is required as measured from back of lower wall to face of higher wall.
    - e. For walls viewable from a public right-of-way, the horizontal separation between walls shall be planted with a minimum of five (5) shrubs for every twenty (20) linear feet of planting area. The size of the shrubs shall be less than one-half (1/2) the width of the terrace. Shrubs shall be watered by drip irrigation to minimize erosion.

#### 17.04.210: CLEAR VISION AREAS:

~~No plant, rock, sign, fence, wall, structure or object in excess of three feet (3') in height shall be placed on any corner lot within a triangular area formed by the street property lines and the line connecting them at points thirty feet (30') from the intersection of the street lines. Mature trees which are located in the clear vision zone shall be pruned to a height of at least seven feet (7') above the established sidewalk or street elevation. See Section 16.04.200 (J)~~

#### 17.23.080: FENCING, SCREENING AND CLEAR VISION:

The following fencing, screening and clear vision requirements shall apply in OS zones:

- A. All mechanical equipment, antennas (where possible), loading and utility areas and trash receptacles shall be screened from view with architectural features or walls consistent with materials used in the associated buildings.

- B. The boundary of an OS zone which is not in or adjacent to a street and which is adjacent to a residential or agricultural zone may be required to be fenced. Fencing or landscaping techniques may be required to buffer and protect waterways, trails, parks, open spaces or other uses as determined with development approval.
- C. No wall, fence or screening material shall be erected between a street and a front or street side building line in OS zones, except as required in subsection A of this section.
- ~~D. Landscape materials, **within the Clear Vision Area shall comply with Section 16.04.200 (J).** except for mature trees which are pruned at least seven feet (7') above the ground, and fences shall not exceed three feet (3') in height within a ten foot (10') triangular area formed by the edge of a driveway and a street right of way line or within a thirty foot (30') triangular area formed by the right of way lines of intersecting streets.~~

### 17.30.020: DEVELOPMENT AND DESIGN STANDARDS

H. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply in Agricultural Zones.

1. Utility Screening: In nonresidential and nonagricultural developments, all mechanical equipment, antennas (where possible), loading areas and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles in nonresidential developments shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.
2. Incompatible Land Use Screening: Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.
3. Rear And Side Yard Fencing: A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.
4. Front Yard Fencing: A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in clear vision areas, **according to Section 16.04.200 (J).** A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.
5. Clear Vision **Area**: Landscape materials **within a Clear Vision Area shall comply with Section 16.04.200 (J).** ~~, except for mature trees that are pruned at least seven feet (7') above the ground, and fences shall be no greater than three feet (3') high within a ten foot (10') triangular area formed by the edge of a driveway and the street right of way line or within a thirty foot (30') triangular area formed by the right of way lines of intersecting streets. Lesser clear vision triangular areas may be approved by the City Engineer based on traffic speeds, flow, volumes and other traffic related variables.~~



6. Collector Street Fencing: Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right-of-way in an Agricultural Zone shall be constructed according to section 16.04.200 of this Code.
- J. Landscaping: The following landscaping requirements and standards shall apply in Agricultural Zones. Landscaping in Agricultural Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
1. The front and street side yards of single-family lots shall be fully improved and properly maintained. Improvements shall include not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in acceptable live plant material unless otherwise approved with a conditional use permit.
  2. All collector street and other public and private park strips in Agricultural Zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the City unless otherwise allowed with development approval.
  3. Where an adjacent park strip in a residential right-of-way is at least five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip, **except that park strip trees shall not be planted within thirty feet (30') of a stop sign.** Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.
  4. In developments that have a principal use other than residential or agricultural, the following landscaping requirements shall also apply:
    1. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.
    2. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sport or play areas, is required. At least thirty percent (30%) of all required trees shall be minimum seven foot (7') evergreens. Deciduous trees shall be a minimum two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.
    3. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.
    4. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.
    5. All landscaped areas shall be curbed.

#### 17.40.020: DEVELOPMENT AND DESIGN STANDARDS

H. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply in Residential Zones.

1. Utility Screening: In nonresidential developments, all mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles in nonresidential developments shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.
  2. Incompatible Land Use Screening: Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.
  3. Rear And Side Yard Fencing: A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.
  4. Front Yard Fencing: A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in ~~e~~ Clear Vision Areas, according to section 16.04.200 (J). A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.
  5. Clear Vision Area: Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J), ~~except for mature trees that are pruned at least seven feet (7') above the ground, and fences shall be no greater than three feet (3') high within a ten foot (10') triangular area formed by the edge of a driveway and the street right-of-way line or within a thirty foot (30') triangular area formed by the right-of-way lines of intersecting streets. Lesser clear vision triangular areas may be approved by the City Engineer based on traffic speeds, flow, volumes and other traffic related variables.~~
  6. Collector Street Fencing: Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right-of-way in a Residential Zone shall be constructed according to section 16.04.200 of this Code.
- J. Landscaping: The following landscaping requirements and standards shall apply in Residential Zones. Landscaping in Residential Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
1. The front and street side yards of single-family lots shall be fully improved and properly maintained with not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in acceptable live plant material unless otherwise approved with a conditional use permit.

2. All collector street and other public and private park strips in Residential Zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the City unless otherwise allowed with development approval.
3. Where an adjacent park strip in a residential right-of-way is a minimum of five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip, **except that park strip trees shall not be planted within thirty feet (30') of a stop sign.** Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.

#### **17.54.160: LANDSCAPING:**

- A. The following landscaping requirements shall apply in the MU zones. Landscaping in the MU zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
1. Single-family residential: The front and side yards of single-family lots shall be landscaped and properly maintained with grass, trees and other plant material unless otherwise approved with a conditional use permit.
  2. Multi-family residential: Grass, shrubs, ground cover, two inch (2") or larger caliper deciduous trees, seven feet (7') or taller evergreen trees; approved plant/landscape materials and two inch (2") or larger caliper deciduous trees in public park strips.
  3. Office, plant or institution: Grass, shrubs, ground cover, two inch (2") or larger caliper deciduous trees, seven feet (7') or taller evergreen trees; approved plant/landscape materials and two inch (2") or larger caliper deciduous trees in public park strips.
  4. Retail business: Grass, shrubs, ground cover, two inch (2") or larger caliper deciduous trees, seven feet (7') or taller evergreen trees; approved plant/landscape materials and two inch (2") or larger caliper deciduous trees in public park strips.
  5. **Park strip trees shall not be planted within thirty feet (30') of a stop sign.**

#### **17.54.190: FENCING, SCREENING, AND CLEAR VISION:**

The following fencing, screening and clear vision requirements shall apply in the MU Zones: (Ord. 2016-05, 5-3-2016)

1. All mechanical equipment, antennas, loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles shall be enclosed by masonry walls that are at least as high as the receptacle itself, but not less than six feet (6') in height, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings. (Ord. 2017-22, 7-18-2017)
2. Incompatible land uses shall be screened with six foot (6') vinyl, simulated wood or masonry fences as determined by the Planning Commission. A minimum six foot (6') decorative masonry wall is required between commercial or office zones and agricultural or residential zones. A

higher fence or wall may be allowed or required by the Planning Commission in unusual circumstances. A building permit is required for fences or walls over six feet (6') high. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined by the Planning Commission.

3. In residential developments and except for development perimeter fencing, no wall, fence or opaque hedge or screening material higher than six feet (6') shall be erected or maintained in any rear or side yard. Buffering and screening elements associated with a private recreation facility shall be exempt from this section.
4. In residential developments, no wall, fence or screening material shall be erected between a street side building line and a street, except as required in subsection A of this section.
5. Landscape materials **within a Clear Vision Area shall comply with Section 16.04.200 (J).**  
~~except for mature trees which are pruned at least seven feet (7') above the ground, and fences shall not exceed three feet (3') in height within a ten foot (10') triangular area formed by the edge of a driveway and the street right-of-way line or within a thirty foot (30') triangular area formed by the right-of-way lines of intersecting streets. (Ord. 2016-05, 5-3-2016)~~
6. Any wall or fence erected or maintained at the rear or side property line in residential developments adjacent to and parallel with a collector or arterial street shall be six feet (6') tall and shall be constructed in accordance with provisions for collector street fencing in section 16.04.200 of this Code. A building permit is required for construction of a collector street fence. Construction drawings and brick samples are required. Collector street fences shall be installed so as to prevent weed growth between the fence and the public sidewalk. Other fences may be installed no closer than twenty feet (20') from any street right-of-way line, except as otherwise prohibited in this title. Proposed modifications to collector street fencing must be consistent with adjacent fencing provided that the adjacent fencing meets requirements for collector street fencing. Proposed collector street fences may not be installed until reviewed by the Planning Director or his designee.

#### **17.60.020: DEVELOPMENT AND DESIGN STANDARDS:**

- G. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply to all Commercial Zones: (Ord. 2015-09, 12-1-2015)
  1. All mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings. (Ord. 2017-22, 7-18-2017)
  2. The boundary of a Commercial Zone that is not in or adjacent to a public right-of-way and that is adjacent to a Residential or Agricultural Zone shall be fenced with a six foot (6') high, decorative precast concrete panel or masonry fence as determined with development approval. A six foot (6') solid vinyl boundary fencing may be used in unusual circumstances such as when the Commercial Zone is adjacent to property which is master planned for nonresidential uses. A higher fence may be required or allowed in unusual circumstances. A

- building permit may be required for fences and walls according to applicable Building Codes. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined with development approval.
3. No wall, fence or screening material shall be erected between a street and a front or street side building line in Commercial Zones, except as required by subsection G1 of this section.
  4. Landscape materials, **within a Clear Vision Area shall comply with Section 16.04.200 (J).** ~~except for mature trees that are pruned at least seven feet (7') above the ground, and fences shall be no higher than three feet (3') high within a ten foot (10') triangular area formed by the edge of a driveway and a street right of way line or within a thirty foot (30') triangular area formed by the right of way lines of intersecting streets.~~
- J. Landscaping: The following landscaping requirements and standards shall apply in Commercial Zones. Landscaping in Commercial Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
1. The area of front, side, and rear yards along an adjacent property line and extending away from the property line a distance prescribed in the requirements of this subsection shall be landscaped with grass, trees, and other live plant material.
    - a. The required yard landscape area for a yard adjacent to a residential or agricultural zone shall be not less than ten feet (10'), except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.
    - b. The required yard landscape area for a yard adjacent to a public right of way shall be twenty feet (20'), except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.
  2. All areas of lots or parcels in commercial zones not approved for parking, buildings, or other hard surfacing shall be landscaped and properly maintained with grass, deciduous and evergreen trees, and other plant material in conjunction with a landscape plan for the development that has been designed and prepared by a landscape architect and approved by the planning commission.
  3. A minimum of one tree per five hundred (500) square feet, or part thereof, of required landscaped yard areas is required in commercial zones in addition to other trees required in this section. A minimum of thirty percent (30%) of required yard area trees shall be minimum seven foot (7') tall evergreens. Deciduous trees shall be minimum two inch (2") caliper. Deciduous and evergreen trees required in this section need not be equally spaced but shall be dispersed throughout the required yard areas on the site.
  4. All collector street and other public and private park strips in commercial zones shall be improved and maintained by the adjoining owners according to specifications adopted by the city unless otherwise allowed with development approval. **Park strip trees shall not be planted within thirty feet (30') of a stop sign.**

#### **17.62.020: DEVELOPMENT AND DESIGN STANDARDS:**

- G. Fencing, Screening, And Clear Vision **Areas**: The fencing, screening and clear vision requirements of this section shall apply to the P-O Zone:

1. All mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.
  2. The boundary of an office zone which is not in or adjacent to a public right-of-way and which is adjacent to a residential or agricultural zone shall be fenced with a six foot (6') high, decorative precast concrete panel or masonry fence as determined with development approval. A six foot (6') solid vinyl boundary fencing may be used in unusual circumstances such as when the office zone is adjacent to property which is master planned for nonresidential uses. A higher fence may be required or allowed in unusual circumstances. A building permit may be required for fences and walls according to applicable building codes. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined with development approval.
  3. No wall, fence or screening material shall be erected between a street and a front or street side building line in the P-O Zone, except as required by subsection G1 of this section.
  4. Landscape materials; **within a Clear Vision Area shall comply with Section 16.04.200 (J).** ~~except for mature trees that are pruned at least seven feet (7') above the ground, and fences shall be no higher than three feet (3') high within a ten foot (10') triangular area formed by the edge of a driveway and a street right-of-way line or within a thirty foot (30') triangular area formed by the right-of-way lines of intersecting streets.~~
- J. Landscaping: The following landscaping requirements and standards shall apply in the P-O Zone. Landscaping in the P-O Zone is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
1. A minimum of fifteen percent (15%) landscaped open space, which may include required landscaped yard areas, shall be provided with each development in the P-O Zone. (Ord. 2017-22, 7-18-2017)
  2. The area of front, side, and rear yards along an adjacent property line and extending away from the property line a distance prescribed in the requirements of this subsection shall be landscaped with grass, trees, and other live plant material.
    1. The required yard landscape area for a yard adjacent to a Residential or Agricultural Zone shall be not less than ten feet (10') for buildings not exceeding two (2) stories and shall not be less than twenty feet (20') for buildings with three (3) stories or more, except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.
    2. The required yard landscape area for a yard adjacent to a public right-of-way shall be twenty feet (20'), except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.
  3. All areas of lots in the P-O Zone not approved for parking, buildings or other hard surfacing shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other live plant material in conjunction with a landscape plan for the development that has

been designed and prepared by a landscape architect and approved by the Planning Commission.

4. A minimum of one tree per five hundred (500) square feet, or part thereof, of required landscaped yard areas is required in the P-O Zone in addition to other trees required in this section. A minimum of thirty percent (30%) of required yard area trees shall be minimum seven foot (7') tall evergreens. Deciduous trees shall be minimum two inch (2") caliper. Deciduous and evergreen trees required in this section need not be equally spaced but shall be dispersed throughout the required yard areas on the site.
5. All collector streets and other public and private park strips in the P-O Zone shall be improved and maintained by the adjoining owners according to specifications adopted by the City unless otherwise allowed with development approval. **Park strip trees shall not be planted within thirty feet (30') of a stop sign.**

#### **17.70.100: FENCING, SCREENING, AND CLEAR VISION:**

The following fencing, screening and clear vision requirements shall apply in BH-MU Zones: (Ord. 2010-04, 5-18-2010; amd. Ord. 2017-05, 3-7-2017)

1. All mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings. (Ord. 2017-22, 7-18-2017)
2. The boundary of a BH-MU Zone which is not in or adjacent to a street and which is adjacent to a Single-Family Residential or Agricultural Zone shall be fenced with a six foot (6'), decorative precast concrete panel or masonry fence as determined with development approval. Six foot (6') solid vinyl boundary fencing may be allowed in unusual circumstances such as adjacent to property which is master planned for nonresidential uses. A higher fence may be required or allowed by the City in unusual circumstances. A building permit is required for fences and walls over six feet (6') high. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined with development approval.
3. No wall, fence or screening material shall be erected between a street and a front or street side building line in BH-MU Zones, except for single-family residential developments, and as required in subsection A of this section.
4. Landscape materials, **within a Clear Vision Area shall comply with Section 16.04.200 (J).** ~~except for mature trees which are pruned at least seven feet (7') above the ground, and fences shall not exceed two feet (2') in height within a ten foot (10') triangular area formed by the edge of a driveway and a street right of way line or within a thirty foot (30') triangular area formed by the right of way lines of intersecting streets.~~

#### **17.70.120: LANDSCAPING:**

The following landscaping requirements and standards shall apply in the BH-MU zone. Landscaping in the BH-MU Zone is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.

- A. The front, side and rear yards of lots in BH-MU zones shall be landscaped and properly maintained with grass, trees and other plant and/or permeable landscape material.
- B. All areas of lots in BH-MU zones not approved for parking, buildings or other hard surfacing shall be landscaped and properly maintained with ground covers that may include turf, deciduous and evergreen trees and other plant and/or permeable landscape material (including properly designed xeriscape), approved in conjunction with a site plan, plat or record of survey map for the development. Drought resistant plant materials are encouraged.
- C. A minimum of one tree per five hundred (500) square feet, or part thereof, of required landscaped yard areas is required in BH-MU zones in addition to other trees required in this section. A minimum of thirty percent (30%) of required yard area trees shall be minimum seven foot (7') evergreens. Deciduous trees shall be minimum two inch (2") caliper. Deciduous and evergreen trees required in this section shall be dispersed throughout the required yard areas on the site.
- D. Park strips (planting area between streets/driveways and sidewalks) are required in BH-MU zones and shall be improved with street trees with appropriate ground covers and maintained by the adjoining owners according to specifications adopted by the city unless otherwise allowed with development approval. Park strips shall be of sufficient width to accommodate the root zone of the approved street tree species, i.e., at least five feet (5') for ornamental trees. **Park strip trees shall not be planted within thirty feet (30') of a stop sign.**

#### **17.72.180: FENCING, SCREENING, AND CLEAR VISION:**

Fencing, screening and clear vision requirements shall be determined and governed by the design guidelines required in this chapter. The following requirements shall apply in the P-C zone:

- A. All mechanical equipment, antennas, loading and utility areas and trash receptacles shall be completely screened from view with architectural features or walls consistent with materials used in the associated buildings.
- B. Fences and landscape materials; **within a Clear Vision Area shall comply with Section 16.04.200 (J).** ~~except for mature trees which are pruned at least seven feet (7') above the ground, shall not exceed three feet (3') in height within a ten foot (10') triangular area formed by the edge of a driveway and the street right of way line or within a thirty foot (30') triangular area formed by the right of way lines of intersecting streets.~~

#### **17.72.200: LANDSCAPING REQUIREMENTS:**

Landscaping requirements shall be determined and governed by the design guidelines required in this chapter. The following landscaping requirements shall apply in the P-C zone:

- A. The design guidelines shall address the landscaping and proper maintenance of required front, side and rear yards of lots and private ownership areas in the P-C zone.
- B. All areas of lots and parcels in the P-C zone not approved for parking, buildings or other hard surfacing shall be landscaped and properly maintained. Designated open space shall remain in a



natural condition, cultivated or landscaped and properly maintained in accordance with the design guidelines.

- C. All park strips and public right of way areas in the P-C zone shall be landscaped and properly irrigated and maintained by the owners in the P-C zone unless otherwise approved by the city council. All park strip areas shall be installed by the developer and properly maintained by the owners in the P-C zone. A plan for funding of ongoing maintenance of street landscaping by the property owners shall be presented for approval. **Park strip trees shall not be planted within thirty feet (30') of a stop sign.**
- D. Trees or landscape material in the P-C zone, except on single-family lots or parcels, may not be removed without city approval.

**17.74.060: DEVELOPMENT STANDARDS APPLICABLE TO MIXED USE (MU) ZONES/SUBDISTRICTS:**

- F. Landscaping: Landscaping guidelines are established to improve and maintain site qualities while minimizing alteration, removal, or degradation of approved landscaping. Landscaping, in general, shall follow CPTED (crime prevention through environmental design) principles.
  - 1. Submittal Of Landscape And Streetscape Plans: No plans for any building, structure or other improvements shall be approved by the City unless there shall also have been submitted landscape and streetscape plans satisfactory to the Planning Commission or to the staff, if so designated.
  - 2. Installation At Time Of Occupancy: Landscaping in accordance with the plans submitted must be installed at the time of occupancy or as otherwise approved by the planning staff as seasonal conditions may dictate.
  - 3. Condition Free Of Weeds: Future development areas or land area not occupied by buildings, structures, hard surfacing, vehicular driveways or pedestrian walkways shall be kept in a weed free condition or landscaped, as approved by the Planning Commission.
  - 4. Bond For Landscape Improvements: The developer shall bond for landscape improvements to ensure that installations are completed as submitted and approved. Performance assurance requirements for landscape improvements shall be the same as required by the City for street improvements.
  - 5. Planting Specifications:
    - A. Sixty percent (60%) medium size trees; deciduous trees with a caliper of two inches (2") and evergreen trees with a minimum height of seven feet (7'). Forty percent (40%) small size trees and shrubs in a combination with deciduous trees with a caliper of one and one-half inches (1 1/2") to two inches (2") and evergreen trees with a minimum height of four feet (4'). Depending on site conditions, a 50/50 mix of deciduous and evergreen trees and shrubs should be used for on site landscaping.
    - B. Street trees with a minimum two inch (2") caliper shall be installed along all public rights-of-way by the developer. The species type, location, and spacing of trees shall be as shown on the approved landscape plan, in compliance with designated streets within the City's streetscape plan. **Park strip trees shall not be planted within thirty feet (30') of a stop sign.**

- C. Parking lot landscaping shall include planters at the ends of parking rows with shade trees and ground covers. Planters shall be at least five feet (5') wide. Shade trees and ground covers shall be installed in planters at minimum intervals, or groups with a ratio of at least one tree per six (6) parking stalls for double parking rows and one tree per three (3) parking stalls for single parking rows. Planter areas may also include rocks (minimum of 3 inches) or bark mulch provided that a commercial grade weed barrier or fabric is used.
- D. Landscaping for plazas shall include at least one tree per seven hundred fifty (750) square feet. At least forty percent (40%) of the plaza area shall be covered with trees or planted canopy structures. One linear foot of seating shall be provided for every one foot (1') of perimeter of the plaza area.
- E. The landscaping of other open space shall include trees and ground covers, with a requirement of at least one tree per five hundred (500) square feet. Trees should be clustered together, where possible, to allow larger open areas for seating and activities.

#### **17.90.020: DEVELOPMENT AND DESIGN STANDARDS:**

- G. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply to all Industrial Zones: (Ord. 2015-09, 12-1-2015)
  - 1. All mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings. (Ord. 2017-22, 7-18-2017)
  - 2. The boundary of an Industrial Zone that is not in or adjacent to a public right-of-way and that is adjacent to a Residential or Agricultural Zone shall be fenced with a six foot (6') high, decorative precast concrete panel or masonry fence as determined with development approval. A six foot (6') solid vinyl boundary fencing may be used in unusual circumstances such as when the Industrial Zone is adjacent to property which is master planned for nonresidential uses. A higher fence may be required or allowed in unusual circumstances. A building permit may be required for fences and walls according to applicable Building Codes. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined with development approval.
  - 3. No wall, fence or screening material shall be erected between a street and a front or street side building line in Industrial Zones, except as required by subsection G1 of this section.
  - 4. Landscape materials, **within a Clear Vision Area shall comply with Section 16.04.200 (J).** ~~except for mature trees that are pruned at least seven feet (7') above the ground, and fences shall be no higher than three feet (3') in height within a ten foot (10') triangular area formed by the edge of a driveway and a street right-of-way line or within a thirty foot (30') triangular area formed by the right-of-way lines of intersecting streets.~~

- J. Landscaping: The following landscaping requirements and standards shall apply in Industrial Zones. Landscaping in Industrial Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
1. The area of front, side, and rear yards along an adjacent property line and extending away from the property line a distance prescribed in the requirements of this subsection shall be landscaped with grass, trees, and other live plant material.
    - a. The required yard landscape area for a yard adjacent to a Residential or Agricultural Zone shall be not less than ten feet (10').
    - b. The required yard landscape area for a yard adjacent to a public right-of-way, including the freeway right-of-way, shall be twenty feet (20') in the I-F Zone and forty feet (40') in the C-I Zone.
  2. All areas of lots or parcels in Industrial Zones not approved for parking, buildings, or other hard surfacing shall be landscaped and properly maintained with grass, deciduous and evergreen trees, and other plant material in conjunction with a landscape plan for the development that has been designed and prepared by a landscape architect and approved by the Planning Commission.
  3. A minimum of one tree per five hundred (500) square feet, or part thereof, of required landscaped yard areas is required in Industrial Zones in addition to other trees required in this section. A minimum of thirty percent (30%) of required yard area trees shall be minimum seven foot (7') tall evergreens. Deciduous trees shall be minimum two inch (2") caliper. Deciduous and evergreen trees required in this section need not be equally spaced but shall be dispersed throughout the required yard areas on the site.
  4. All collector street and other public and private park strips in Industrial Zones shall be improved and maintained by the adjoining owners according to specifications adopted by the City unless otherwise allowed with development approval. **Park strip trees shall not be planted within thirty feet (30') of a stop sign.**

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 11/08/2022**

**Issue:**           **RISE**  
**LAND USE AMENDMENT AND REZONE**  
 Land use boundary adjustment between AP (Agricultural Preservation) and MU (Mixed Use), and a rezone from A-5 (Agricultural, minimum 5 acre lot) to R-M-PD (Residential-Multiple-Planned Development Floating Zone) Zone

**Address:**       **10657 S. 1055 W.**  
**File No:**       **PLZBA202200147**  
**Applicant:**    **Bryan Flamm, DAI Inc.**

**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 R2022-40 approving the land use amendment; and
- Ordinance No. 2022-07-Z approving the zone change.

<b>ACREAGE:</b>	Approximately 18 acres
<b>CURRENT ZONE:</b>	A-5 (Agricultural, min. 5 acre lot) Zone
<b>CURRENT USE:</b>	Single-family residence and unimproved grounds
<b>FUTURE LAND USE PLAN:</b>	MU (Mixed Use) and AP (Agricultural Preservation)
<b>NEIGHBORING ZONES/USES:</b>	North – R-1.8 and A-5 and C-C / Mix of single-family residences, vacant and unimproved grounds and commercial (office) space South – A-5 / Pasture fields West – A-5 / 1055 West East – P-O / RiverPark Corporate Center (office park)

## **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 construct a mixed residential development on property located at 10657 S. 1055 W. The parcel is located on the hillside to the west of the RiverFront Corporate Center and east of 1055 West. It is the largest parcel in the area at roughly 18 acres.

The project will consist of 134 townhomes, 20 twin homes and one single-family home. The twin homes will be generally located along the north project boundary. They will be single-story buildings with bonus rooms in the attics and have front-loaded garages. The townhomes will make up the majority of the project and be evenly distributed throughout the property. All townhomes will be two-story buildings, and will be both front and rear loaded depending on the location. Exterior finishes on the twin homes will consist mainly of fiber cement and stone, while the townhomes will have a combination of either stone and fiber cement, or brick and fiber cement. The design of the single-family home has not been submitted but must comply with the current City requirements for single-family homes.

The project's main road will extend River Stone Way (10840 South) through the project to the adjacent property on the project's north boundary. This stub road will provide access to that property when it develops in the future. While River Stone Way will have a 62-foot right-of-way (ROW), the majority of other roads in the project will have a 33-foot ROW. One of these roads will connect to 1055 West at the west end of the project. All roads in the project will be public except for the 21-foot-wide private alleys between garages that will be located on the south side of the project.

To facilitate development and provide access for the Robbins property to the south, two stub roads will be provided, one at the southeast side of the project near the canal trail, and the other at the southwest side of the project. Due to grading challenges, a small section of the stub road on the southwest side will not be improved but will be dedicated for future improvements. It is anticipated that future development to the south will work around the grade difference to make the connection possible at this location.

The project will have various amenities including but not limited to open space, a dog park, and a clubhouse. There will be a pedestrian connection to the canal trail, and all roads will have a sidewalk on at least one side of the street to promote walkability throughout the project. The project will be surrounded by a six-foot vinyl privacy fence, except for the side along the canal, where a six-foot rail fence will be built to tie into the canal trail and the surrounding area. Landscaping will comply with the City's water efficiency standards.

The applicant has agreed to build six off-site pickleball courts at the City's East Riverfront Park. These courts will benefit all residents and will become public once constructed and accepted by the City. By including the land area where the applicant will build the pickleball courts, the project will have an overall density of eight units per acre.

#### **Development Agreement:**

The proposed land use change and rezone requires the applicant to enter into a development agreement approved by the City Council. Approval of the proposed PD Floating Zone and development agreement will allow the underlying zone to be modified to accommodate development that may incorporate design elements and a mixture of uses that represent a significant improvement in quality over what could otherwise be accomplished by the underlying zone. The proposed development agreement will provide general requirements for the development and include terms addressing items such as site layout, architecture, amenities and circulation that are more than what is required by City Code. Staff and the applicant have agreed to and will propose to the City Council a development agreement that includes the following:

- The project will be built according to the concept plan and elevations attached to the agreement.
- All roads within the project will be public and maintained by the City. Only alleys between the buildings will be private and maintained by the HOA.
- Streets will be built according to the plans submitted and River Stone Way (10840 South) will be posted as "no parking."
- The project's fencing will be installed according to the fencing plan attached to the development agreement.

- The applicant will construct all amenities shown on the concept plan and the six public pickleball courts in the City’s Riverfront Park according to a specified timeline.

Attached to this report are many of the exhibits that will be attached to the development agreement, including the concept plan. The Planning Commission may suggest the City Council include additional provisions in the development agreement.

## **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:**

### **Findings:**

- As required by the PD Floating Zone process (*see* City Code § 17.130.050.020.A.1), the project was reviewed at a City Council study session meeting on August 2, 2022. Based on that discussion, the applicant chose to move forward with the proposal and negotiate development agreement terms with City staff.
- Building elevations and architecture was reviewed by the Architectural Review Committee on August 24, 2022. It received unanimous recommendation of approval.
- The application meets the rezone standards of approval of the City Code.
- The project will be a “for-lease” product but the developer intends to subdivide the units, which will give them the option to sale individual units in the future.
- The required development agreement 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 “Mixed Use Opportunity - (MU)” land use designation is defined in the General Plan as follows: “Mixed Use Opportunity identifies areas that are currently either undeveloped or underdeveloped and adjacent to Economic Centers. The intent is to elevate these areas from single land uses to an integrated mix of commercial, retail, office, residential, and light industrial land uses. Mixed use opportunity supports both horizontal and vertical mix of uses and shall result in walkable areas that are activated with employees during weekdays and residents, restaurants, and entertainment during evenings and weekends.”
- The “Agricultural Preservation - (AP)” 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 project will meet the following strategic priorities:
  - DAOS-1. Develops a quality parks, trails and recreation facilities system
  - DAOS-4. Offers a variety of park amenities, recreation and art programs and community events for all ages and abilities
  - SG-1. Implements effective policies and programs to ensure the accomplishment of the General Plan and its related goals and objectives while using a variety of financial tools (e.g. RDA housing funds) to ensure diverse and affordable housing types

- SG-2. Creates and supports environmentally sustainable programs including water conservation, recycling, energy conservation, and air quality improvement to ensure the financial well-being and long-term sustainability of the community

**Conclusion:**

Based on the findings, the Application is consistent with the goals and policies of the General Plan and the City's Strategic Priorities.

**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:**

- A fiscal impact analysis table and graphics are attached to the 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:**

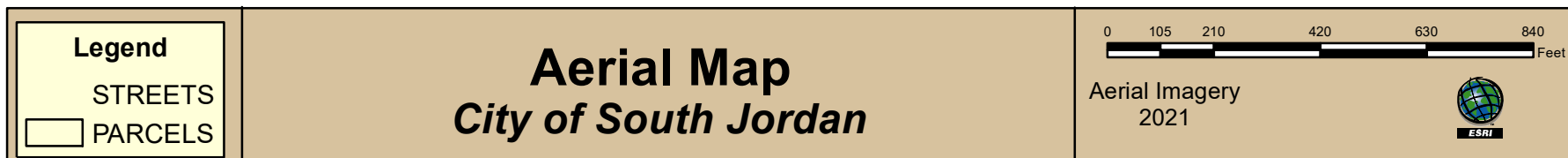
- Aerial Map
- Future Land Use Map
- Zoning Map
- Building Elevations
- Concept (Site) Plan
- Fencing Plan
- Amenity Exhibit
- Pickle Ball Concept
- Fiscal Analysis
- Infrastructure Analysis
- Resolution R2022-40
  - Exhibit 'A' - Future Land Use
- Ordinance 2022-07-Z
  - Exhibit 'A' – Zoning Map



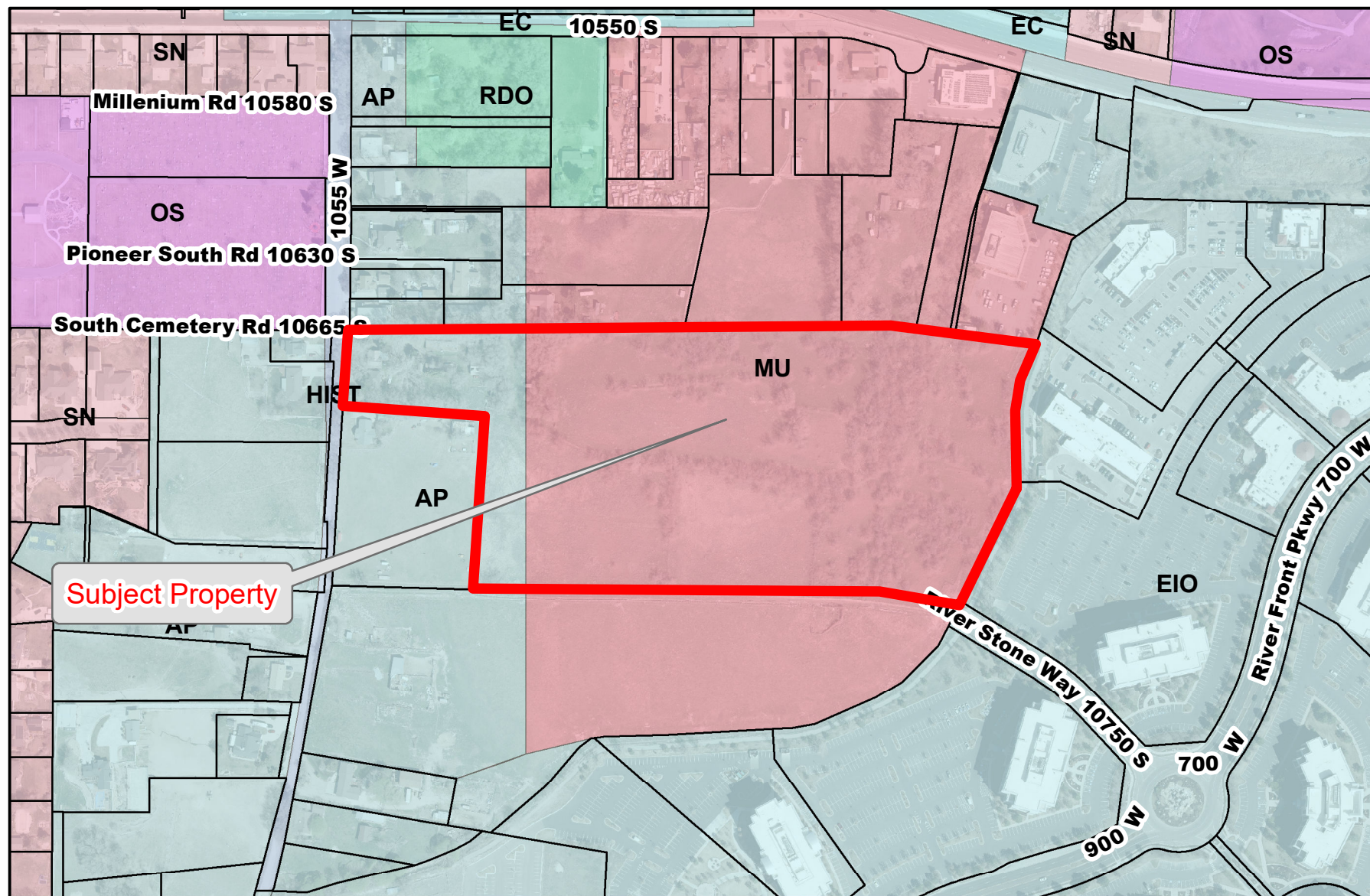

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Damir Drozdek, AICP  
Planner III, Planning Department



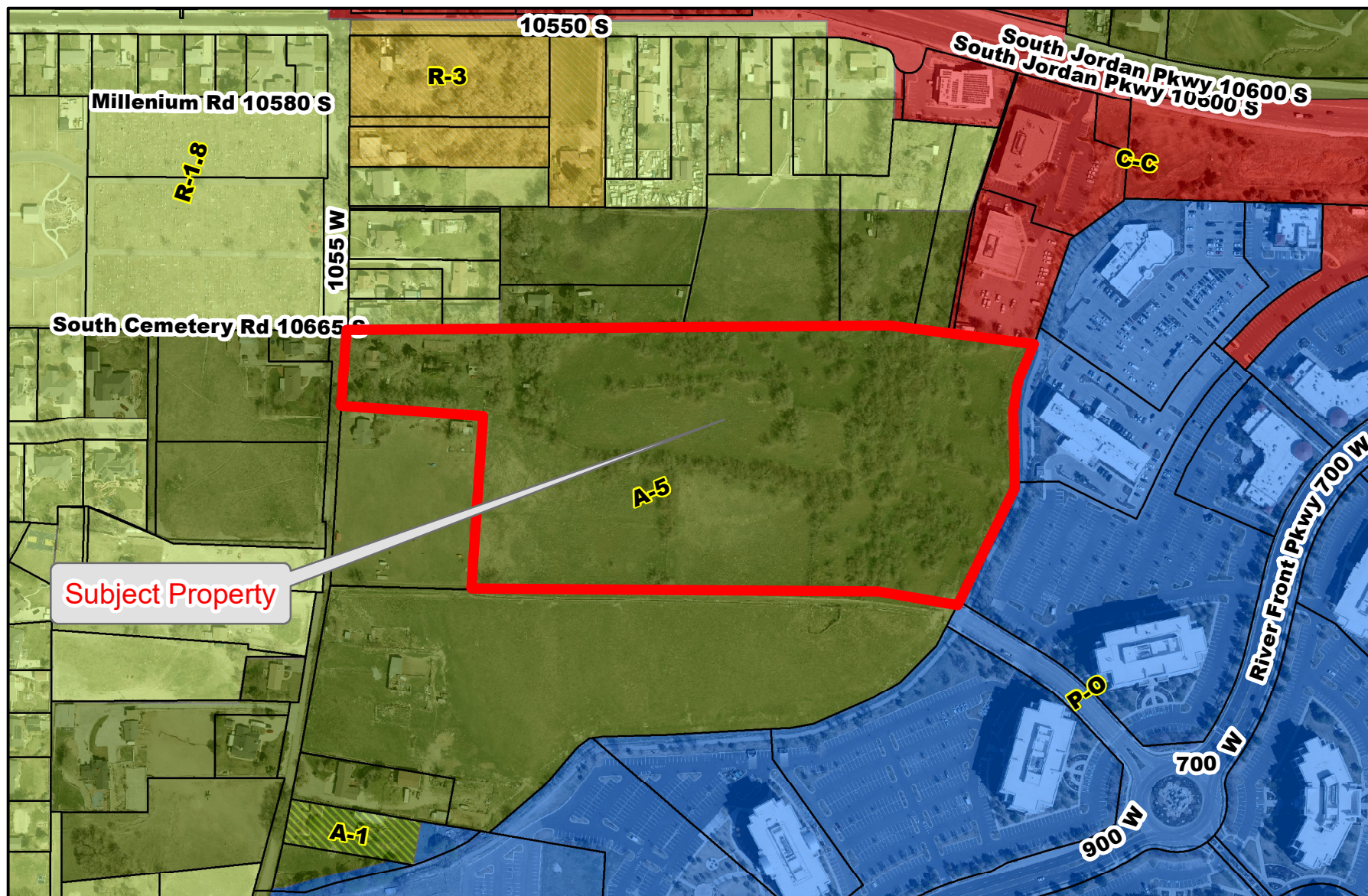







<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<h2>Future Land Use Map</h2> <h3>City of South Jordan</h3>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2021</p> 
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<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <h3>City of South Jordan</h3>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2021</p> 
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## RISE - DESIGN PAGAGE

SOUTH JORDAN, UTAH

15 AUG, 2022



COLORS AND DOOR STYLES MAY VARY FROM CONCEPTUAL IMAGE SHOWN, SEE COLOR/MATERIAL BOARD FOR ACTUAL SELECTIONS.



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## RISE - DESIGN PACKAGE

SOUTH JORDAN, UTAH

TYPICAL FRONT  
LOAD BLDG TYPE 1  
- RENDERING

D101

15 AUG, 2022





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## RISE - DESIGN PACKAGE

SOUTH JORDAN, UTAH

TYPICAL FRONT  
LOAD BLDG TYPE 1  
- RENDERING 2

D102

15 AUG, 2022



Item I.2.



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SOUTH JORDAN, UTAH

TYPICAL REAR  
LOAD BLDG TYPE 2  
- RENDERING

D105

15 AUG, 2022





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## RISE - DESIGN PACKAGE

SOUTH JORDAN, UTAH

TYPICAL TWIN  
HOME BLDG TYPE  
- RENDERING

D106

15 AUG, 2022





FRONT ELEVATION SD  
3/16" = 1'-0"

1  
001



REAR ELEVATION SD  
3/16" = 1'-0"

2  
001

DOOR STYLES MAY VARY, SEE COLOR/MATERIAL BOARD FOR ACTUAL SELECTIONS.



LEFT ELEVATION SD  
3/16" = 1'-0"

1  
SDS



RIGHT ELEVATION SD  
3/16" = 1'-0"

2  
SDS

DOOR STYLES MAY VARY, SEE COLOR/MATERIAL BOARD FOR ACTUAL SELECTIONS.

Item 1.2.



FRONT ELEVATION  
1/4" = 1'-0"

1  
0201



RIGHT ELEVATION  
1/4" = 1'-0"

2  
0201



LEFT ELEVATION  
1/4" = 1'-0"

3  
0201



DOOR STYLES MAY VARY, SEE COLOR/MATERIAL BOARD FOR ACTUAL SELECTIONS.

# RISE - DESIGN PACKAGE

SOUTH JORDAN, UTAH

TYPICAL REAR  
LOAD BLDG TYPE 1  
- ELEVATIONS

D205

15 AUG, 2022

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REAR ELEVATION  
1/4" = 1'-0"

3  
0002

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## RISE - DESIGN PACKAGE

SOUTH JORDAN, UTAH

TYPICAL REAR  
LOAD BLDG TYPE 1  
- ELEVATIONS

D206

15 AUG, 2022

Item 1.2.



FRONT ELEVATION  
1/4\"/>

1  
0201



LEFT ELEVATION  
1/4\"/>

2  
0201



RIGHT ELEVATION  
1/4\"/>

3  
0201



DOOR STYLES MAY VARY, SEE COLOR/MATERIAL BOARD FOR ACTUAL SELECTIONS.

## RISE - DESIGN PACKAGE

SOUTH JORDAN, UTAH

TYPICAL REAR  
LOAD BLDG TYPE 2  
- ELEVATIONS

D207

15 AUG, 2022

Item I.2.



REAR ELEVATION  
1/4" = 1'-0"

3  
D202



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# RISE - DESIGN PACKAGE

SOUTH JORDAN, UTAH

TYPICAL REAR  
LOAD BLDG TYPE 2  
- ELEVATIONS

D208

15 AUG, 2022

Item 1.2.



FRONT ELEVATION  
1/4" = 1'-0"

1  
2001



REAR ELEVATION  
1/4" = 1'-0"

2  
2001

DOOR STYLES MAY VARY, SEE COLOR/MATERIAL BOARD FOR ACTUAL SELECTIONS.



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## RISE - DESIGN PACKAGE

SOUTH JORDAN, UTAH

TYPICAL REAR  
LOAD BLDG  
TYPE 3 -  
ELEVATIONS

**D209**

15 AUG, 2022





LEFT ELEVATION  
1/4" = 1'-0"



RIGHT ELEVATION  
1/4" = 1'-0"



DOOR STYLES MAY VARY, SEE COLOR/MATERIAL BOARD FOR ACTUAL SELECTIONS.



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## RISE - DESIGN PACKAGE

SOUTH JORDAN, UTAH

TYPICAL REAR  
LOAD BLDG  
TYPE 3 -  
ELEVATIONS

D210

15 AUG, 2022





FRONT ELEVATION DD  
3/16" = 1'-0"

1  
5001



REAR ELEVATION DD  
3/16" = 1'-0"

2  
5001



RIGHT ELEVATION DD  
1/4" = 1'-0"

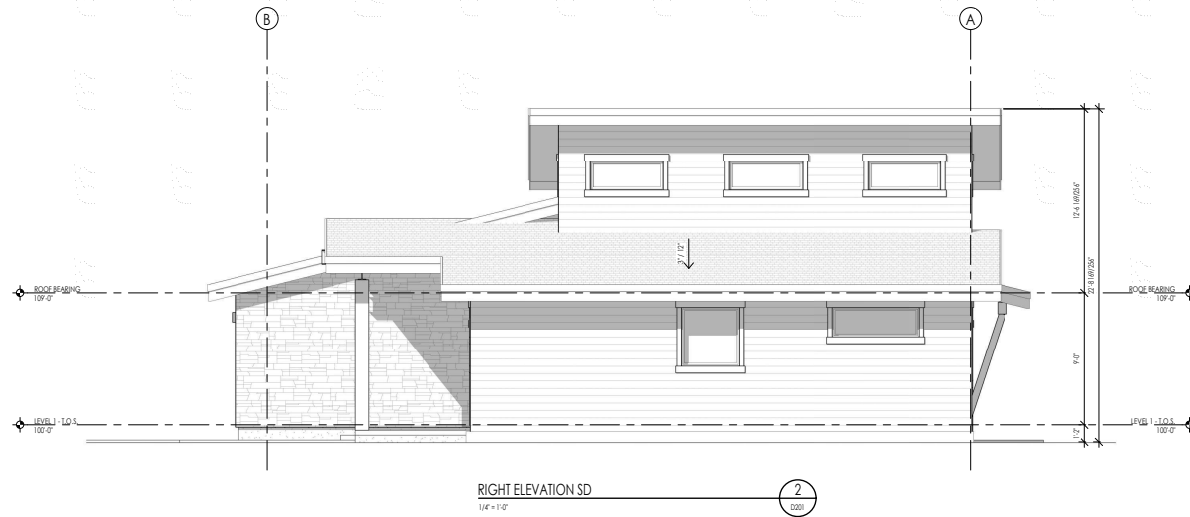
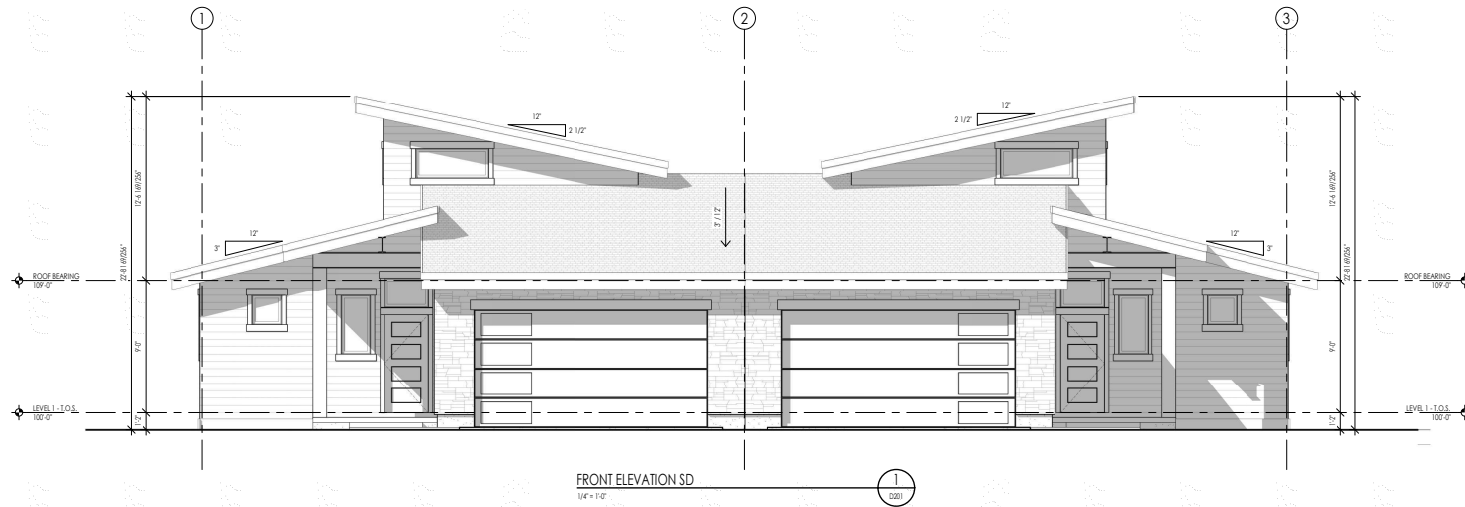
1  
0.00



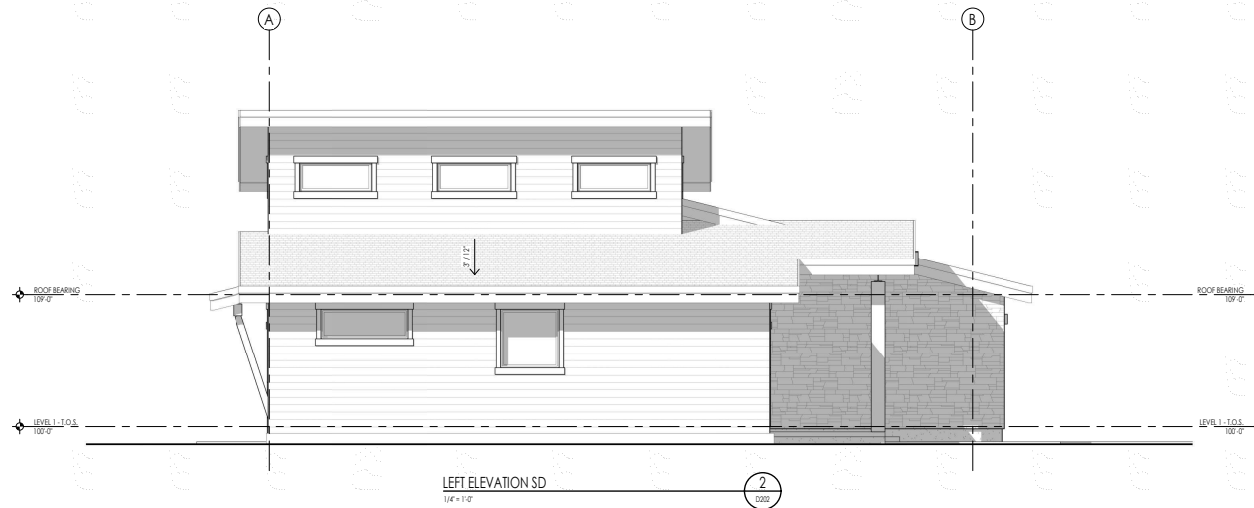
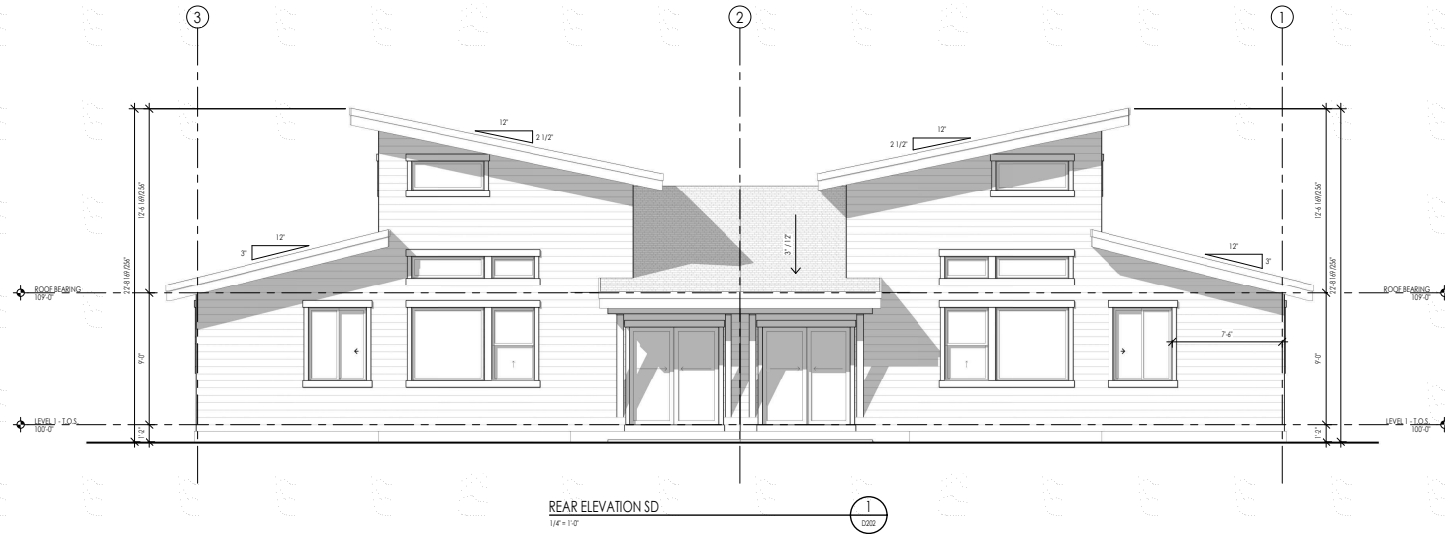
LEFT ELEVATION DD  
1/4" = 1'-0"

2  
0.00

DOOR STYLES MAY VARY, SEE COLOR/MATERIAL BOARD FOR ACTUAL SELECTIONS.



DOOR STYLES MAY VARY, SEE COLOR/MATERIAL BOARD FOR ACTUAL SELECTIONS.



DOOR STYLES MAY VARY, SEE COLOR/MATERIAL BOARD FOR ACTUAL SELECTIONS.

#### HIGHLIGHT/POP OUT COLOR FOR FRONT LOAD BUILDINGS



**Hardie - Color 1**  
Manufacturer:  
Hardie Color Plus  
Color:  
Pearl Gray



**Fiber Cement Trim 1**  
Manufacturer:  
Hardie Color Plus  
Color:  
Pearl Gray  
Use for trim at  
Hardie - Color 1



**Hardie - Color 2**  
Manufacturer:  
Hardie Color Plus  
Color:  
Aged Pewter



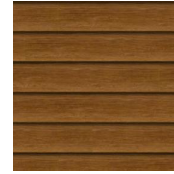
**Fiber Cement Trim 2**  
Manufacturer:  
Hardie Color Plus  
Color:  
Aged Pewter  
Use for trim at  
Hardie - Color 2  
and Transition Trim



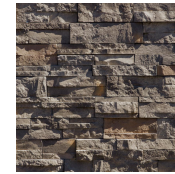
**Board & Batt Siding**  
Manufacturer:  
James Hardie  
Color:  
SW 7069 Iron Ore



**Fiber Cement Trim 3**  
Manufacturer:  
James Hardie  
Color:  
SW 7069 Iron Ore  
At all trim in and  
around Board and  
Batt Rock Bottom  
Siding



**Fiber Cement - Accent Stone (Front Load)**  
Manufacturer:  
Allura, Hardie, or Eq.  
Color:  
Maple



**Brick (Rear Load)**  
Manufacturer:  
Interstate  
Color:  
Coal

Item 1.2.

NOTE: ENTRY DOORS AND GARAGE DOORS TO BE SOLID DOORS, NO GLASS



**Front Door Opt. 1**  
Manufacturer:  
TBD  
Color:  
SW 9149 Inky Blue



**Front Door Opt. 2**  
Manufacturer:  
TBD  
Color:  
SW 7069 Iron Ore



**Gar. Door**  
Manufacturer:  
CHI Overhead Doors  
Color:  
Bronze

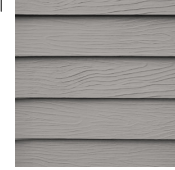


**Alum Fascia/Soffit**  
Manufacturer:  
Mastic  
Color:  
Dark Bronze



**Roofing**  
Manufacturer:  
CertianTeed  
Color:  
Moire Black

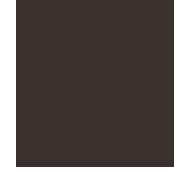
#### COLORS FOR SELECT TWIN HOME BUILDINGS



**Hardie - Color 1**  
Manufacturer:  
Hardie Color Plus  
Color:  
Pearl Gray



**Fiber Cement Trim**  
Manufacturer:  
Hardie Color Plus  
Color:  
Aged Pewter



**Alum Fascia/Soffit/  
Columns/ Beams**  
Manufacturer:  
Mastic  
Color:  
Dark Bronze



**Stone (Front Load)**  
Manufacturer:  
Dutch Quality  
Color:  
DS Ashen

#### HIGHLIGHT/POP OUT COLOR CONFIGURATIONS FOR REAR LOAD BUILDINGS



**Siding - Highlight**  
Manufacturer:  
TBD  
Color:  
Whole Wheat /  
Evening Blue



**Siding - Highlight**  
Manufacturer:  
TBD  
Color:  
Mountain Sage /  
Evening Blue



**Siding - Highlight**  
Manufacturer:  
TBD  
Color:  
Evening Blue /  
Whole Wheat



**Siding - Highlight**  
Manufacturer:  
TBD  
Color:  
Evening Blue /  
Mountain Sage



**Siding - Highlight**  
Manufacturer:  
TBD  
Color:  
Whole Wheat /  
Mountain Sage



**Siding - Highlight**  
Manufacturer:  
TBD  
Color:  
Mountain Sage /  
Whole Wheat

Unit Type Key	
Twin Homes	20
Townhomes	122
Total Units	142
Property Acreage Acreage	17.813
Density/Acre	7.971706

Additional Townhomes	12
City Park Improvement Acreage	1.4
Total Units with additional Townhomes	154
Combined Site & Park Improvement Acreage	19.213
Density/Acre	8.0

Parking	
Garage Stalls	304
Driveways	240
Guest	67
Total	611
Parking/Unit	3.97

HATCHED AREA TO BE DEDICATED AS PUBLIC RIGHT OF WAY

**TYPICAL SETBACKS AND SITE DIMENSIONS**

- 20' SETBACK AROUND PROPERTY PERIMETER
- 30' SETBACK FROM BACK OF CURB ALONG MAIN ROAD
- 5' OR 20' AT REAR LOAD DRIVEWAYS TO GARAGE DOOR
- 18.5' TO 20'+ AT FRONT LOAD DRIVEWAYS TO GARAGE DOOR
- 12' MINIMUM BETWEEN BUILDINGS



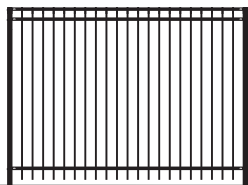
### Vinyl Privacy — Vertical Slats — Color TBD



NVP Fence Colors: Clay / Slate Gray

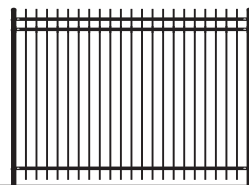
### Fortress Semi-Privacy — Black

OPTION 1



Flat Top 2 + 3 Rails - 71" (1803mm)

OPTION 2



Extended Picket 2 + 3 Rails - 71" (1803mm)



**RISE**  
TOWNHOMES

## PROPOSED FENCING PLAN






#### Fencing Key

6' Vinyl Privacy Fence
3' Vinyl Privacy Fence
6' Fortress Fence
Temporary Fence
Private Gate

**DAI**  
UTAH'S FOREMOST LAND DEVELOPER



# COMMUNITY AMENITIES

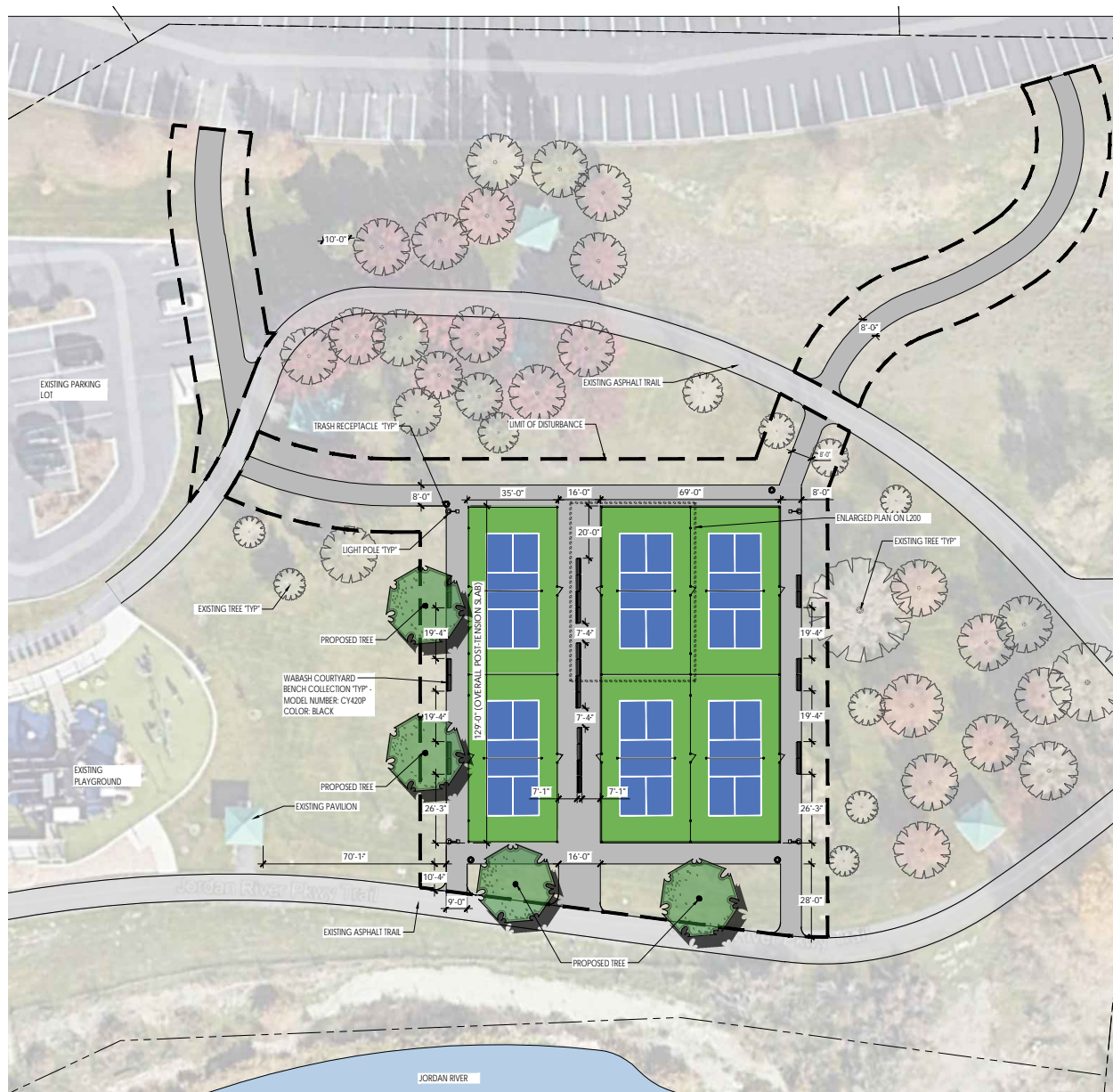
Amenities	
	Clubhouse
	Playground
	Fire Pit
	Cornhole
	Dog Park





The designs shown and described herein include all technical drawings, graphic representation models thereof, are proprietary & can not be copied, duplicated, or commercially exploited whole or in part without the sole and express written permission from ASSEN-JSA Architects, Inc.

These drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and other personnel only in accordance with this notice.



**NOTE:**

1. ALL CURRENT TREE LOCATIONS, SITE DIMENSIONS, AND WALKWAYS ARE TO BE CONFIRMED IN THE FIELD.
2. LIGHT FIXTURES TO BE DETERMINED BY ELECTRICAL ENGINEER

DAI - RISE PARK  
SOUTH JORDAN, UTAH

PROJECT NO. 18027

DATE: OCT. 19, 2022

REVISIONS:

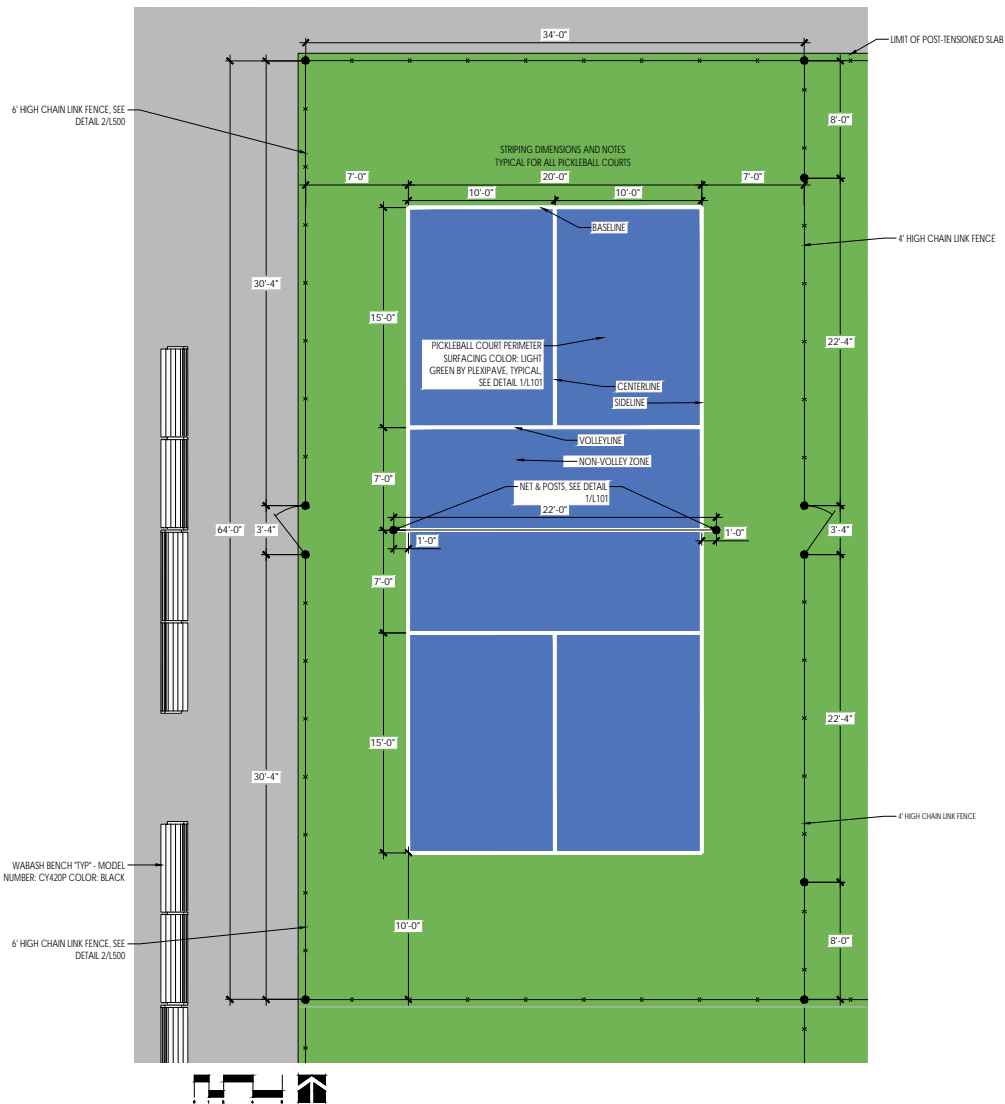
SHEET TITLE:

### Concept plan

SHEET NUM

61

LANDSCAPE





DAI - RISE PARK  
SOUTH JORDAN, UTAH

SHEET TITLE:  
DETAILS

SHEET NUMBER:  
63

LANDSCAPE

# Project Analysis

**Project: Rise Rezone**

September 26, 2022

## Scenario Descriptions

### Scenario 1: No Change - A-5

No Change - Agriculture A-5

## Financial Summary by Scenario

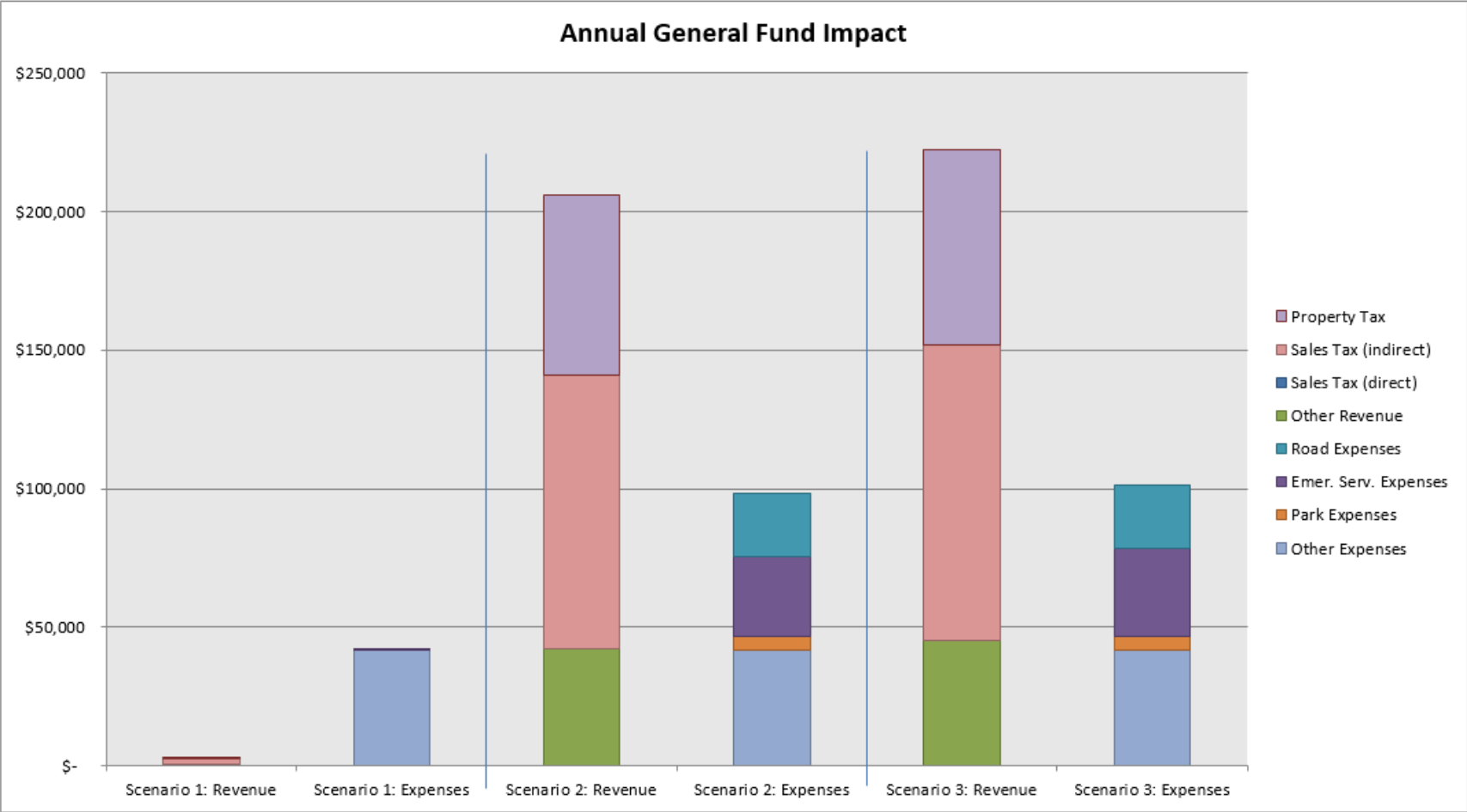
Direct Impact (General Fund)		No Change - A-5	R-M-8	R-M-8
<b>Revenue</b>	<b>\$</b>	<b>1,029</b>	<b>\$ 107,112</b>	<b>\$ 115,434</b>
Property Tax	\$	316	\$ 64,917	\$ 70,289
Sales Tax (direct)	\$	-	\$ -	\$ -
Other	\$	713	\$ 42,196	\$ 45,145
<b>Expenses</b>	<b>\$</b>	<b>42,149</b>	<b>\$ 98,248</b>	<b>\$ 101,086</b>
Roads	\$	-	\$ 22,792	\$ 22,792
Emergency Serv.	\$	461	\$ 28,949	\$ 31,376
Parks	\$	82	\$ 4,908	\$ 5,320
Other	\$	41,606	\$ 41,598	\$ 41,598
<b>Total</b>	<b>\$</b>	<b>(41,120)</b>	<b>\$ 8,865</b>	<b>\$ 14,348</b>
<b>Scenario 2: R-M-8</b>				
Multiple-Family Residential				
Per Acre	\$	(1,996.11)	\$ 430.40	\$ 696.65
Per Unit	\$	(20,559.88)	\$ 61.99	\$ 92.57
Per Person	\$	(5,826.46)	\$ 21.04	\$ 31.42
<b>Scenario 3: R-M-8</b>				
Multiple-Family Residential with TWELVE Additional Town Homes for City Park Improvements				

## Indirect Impact

<b>Potential Retail Sales</b>	<b>\$</b>	<b>162,765</b>	<b>\$ 9,986,468</b>	<b>\$ 10,823,518</b>
Sales Tax (indirect)	\$	1,653	\$ 98,714	\$ 106,986

\*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*

<b>Project Name/Number</b>	The Rise      10657 S 1055 W
----------------------------	------------------------------

<b>Planner Assigned</b>	Damir Drozdek
<b>Engineer Assigned</b>	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 will be accessed from River Stone Way (10840 South) in the southeast corner; River Stone Way will continue through the development and stub to the north undeveloped property. The project will also be accessed from 1055 West in the northwest corner. The development will be required to install or pay to the City a fee-in-lieu amount for the installation of the right of way improvements along the portion of 1055 West that borders the project, and dedicate the necessary right of way.

**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 10" water main in River Stone Way and a 6" water main in 1055 West. With the size of the development and number of units, the water system will need to be looped. 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 services by the District)*

There is a sewer main line in River Stone Way, another one in 1055 West, and there appears to be another sewer main that runs through the subject property from southwest to northeast. Sewer connection requirements will be determined by the South Valley Sewer District.

**Storm Drainage:** *(How will this area be services 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 80<sup>th</sup> percentile rainfall event. For storm events greater than the 80<sup>th</sup> 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 at the end of River Stone Way, but the amount of capacity will need to be determined.

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

**Report Approved:**

  
Development Engineer

10/26/22  
Date

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

10/26/22  
Date

## RESOLUTION R2022 – 40

**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 ADJUSTING THE BOUNDARY BETWEEN THE MIXED USE (M-U) AND AGRICULTURAL PRESERVATION (AP) ON PROPERTY LOCATED AT 10657 S. 1055 W.; BRYAN FLAMM / RIVERPARK RESIDENTIAL, LLC (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 adjusting the land use designation on property located at 10657 S. 1055 W. from Agricultural Preservation and Mixed Use ; 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 PLZBA202200147, filed by Bryan Flamm, which is located at 10657 S. 1055 W. in the City of South Jordan, Utah, the boundary between Agricultural Preservation and Mixed Use is hereby changed 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) BOUNDARY**

A part of a parcel identified by Salt Lake County Recorder as #27-14-401-023, being located in the Southwest 1/4 Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian, located in South Jordan City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located along a southerly boundary of said parcel as determined by survey, said point also being located N0°24'12"E 1,984.53 feet along the Section line and N89°35'48"W 2,724.52 feet from the Southeast Corner of Section 14 Township 3 South, Range 1 West, Salt Lake Base and Meridian; running thence along said parcel the following two (2) courses, (1) N86°07'49"W 117.13 feet; thence (2) N04°57'08"E 129.52 feet; thence N89°27'35"E 114.45 feet; thence S03°38'08"W 138.30 feet to the point of beginning.

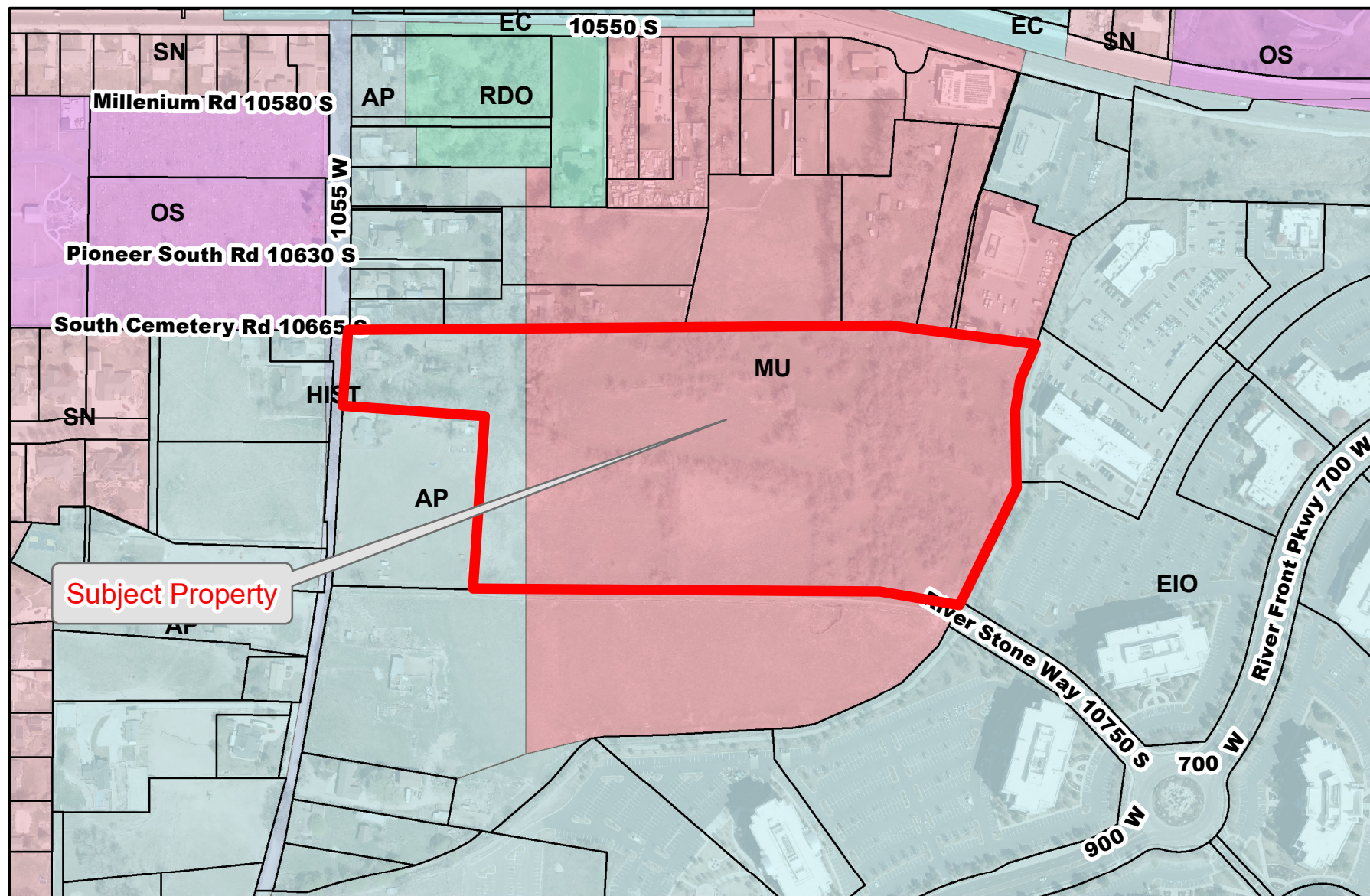
Contains: 15,477 square feet or 0.36 acres+/-

**MIXED USE (MU) BOUNDARY**

A part of the Southeast Quarter and the Southwest Quarter of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being located in South Jordan, Utah, being more particularly described as follows:

Beginning at a point located on the westerly side of Lot 17A, RIVERPARK CORPORATE CENTER SUBDIVISION – RETAIL PHASE 2, according to the official plat thereof of recorded February 12, 2008 as Entry No. 10345465 in Book 2008P at Page 33, in the office of the Salt Lake County Recorder, said point being S00°24'12"W 499.21 feet along the Section line and N89°35'48"W 1,277.35 feet from the East 1/4 Corner of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence along said plat the following six (6) courses: (1) S21°17'11"W 77.66 feet; thence (2) S10°38'34"W 65.51 feet; thence (3) S02°07'19"E 99.35 feet; thence (4) S01°02'49"E 77.84 feet; thence (5) S27°24'17"W 146.95 feet; thence (6) S23°28'27"W 125.50 feet to a southwesterly corner of said subdivision; thence along a boundary described in that certain Warranty Deed recorded October 15, 2018 as Entry No. 12867392 in Book 10721 at Page 5285 in the office of the Salt Lake County Recorder, S27°50'39"W 45.34 feet to a northeasterly corner of a boundary described in that certain Warranty Deed, recorded on December 31, 2012 as Entry No. 11547173 in Book 10093 at Page 5725 in the office of the Salt Lake County Recorder; thence along said deed the following two (2) courses: (1) N81°57'57"W 243.90 feet; thence (2) N88°44'53"W 855.27 feet to a point on a boundary line described in that certain Warranty Deed recorded on December 2, 2005 as Entry No. 9570739 in Book 9225 at Page 3334 in the office of the Salt Lake County Recorder; thence along said deed the following two (2) courses: (1) N04°16'11"E 392.11 feet; thence (2) thence N86°07'49"W 207.30 feet; thence N03°38'08"E 138.30 feet; thence S89°27'35"W 114.45 feet to a point of the easterly right-of-way line of 1055 West Street; thence along said easterly right-of-way line N04°57'08"E 40.69 feet to a point on an existing fence line; thence along said existing fence line and the extension thereof N89°27'35"E 1,269.26 feet to the extension of a fence line; thence to and along said fence line S80°22'10"E 285.19 feet to the point of beginning.

Contains: 17.45 acres+/-



<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<p><b>Exhibit 'A' - Future Land Use Map</b></p> <p><i>City of South Jordan</i></p>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2021</p> 
--	--	--

**ORDINANCE NO. 2022-07-Z****AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 10657 S. 1055 W. FROM THE A-5 TO THE R-M-PD 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, Bryan Flamm, 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 PLZBA202200147 located in the City of South Jordan, Utah is hereby reclassified from the A-5 Zone to R-M-PD 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)

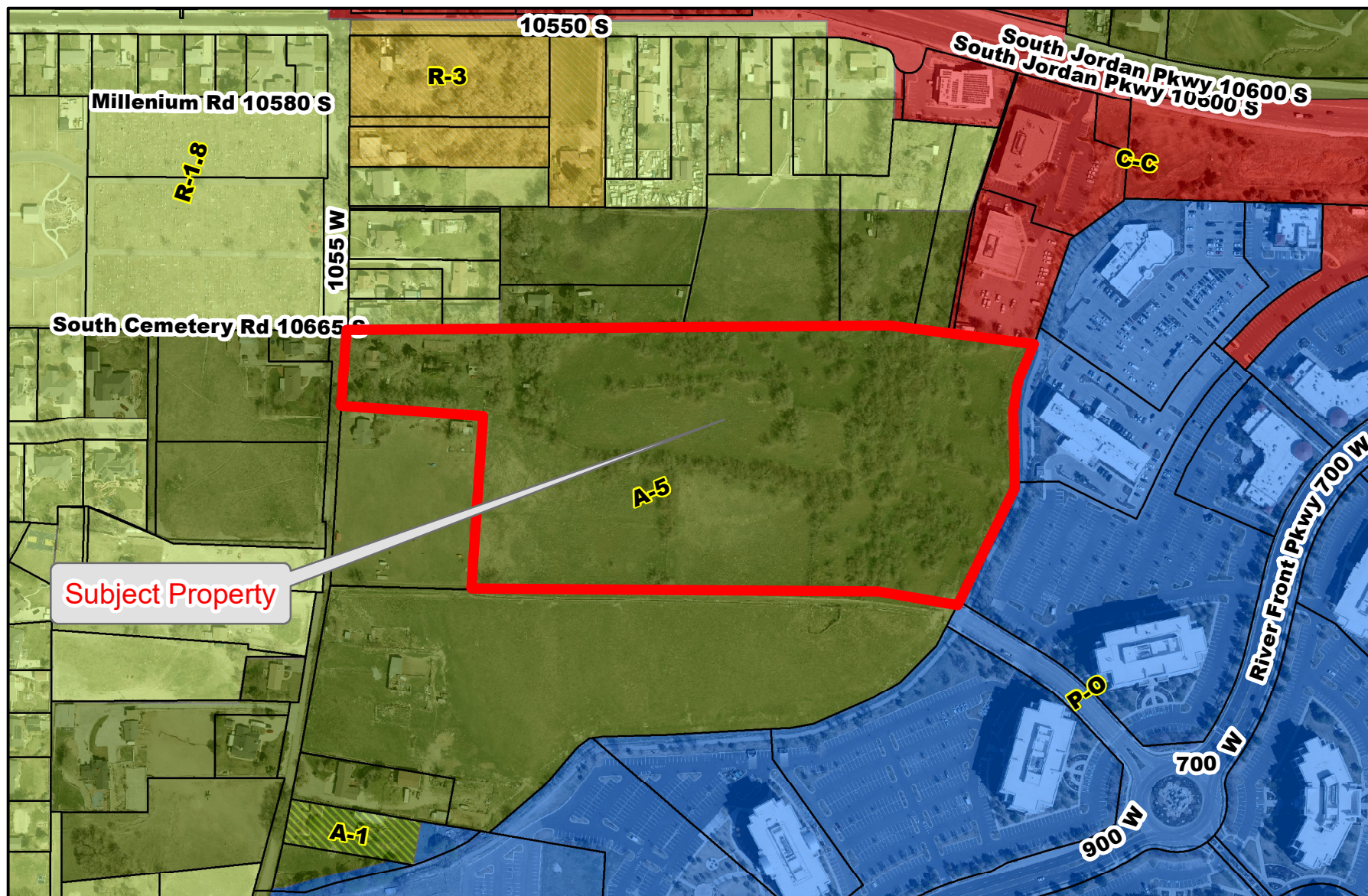
A-5 Zone to R-M-PD Zone**PARCEL NUMBER: 27-14-401-023-0000**

A part of the Southeast Quarter and the Southwest Quarter of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being located in South Jordan, Utah, being more particularly described as follows:

Beginning at a point located on the westerly side of Lot 17A, RIVERPARK CORPORATE CENTER SUBDIVISION – RETAIL PHASE 2, according to the official plat thereof of recorded February 12, 2008 as Entry No. 10345465 in Book 2008P at Page 33, in the office of the Salt Lake County Recorder, said point being S00°24'12"W 499.21 feet along the Section line and N89°35'48"W 1,277.35 feet from the East 1/4 Corner of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence along said plat the following six (6) courses: (1) S21°17'11"W 77.66 feet; thence (2) S10°38'34"W 65.51 feet; thence (3) S02°07'19"E 99.35 feet; thence (4) S01°02'49"E 77.84 feet; thence (5) S27°24'17"W 146.95 feet; thence (6) S23°28'27"W 125.50 feet to a southwesterly corner of said subdivision; thence along a boundary described in that certain Warranty Deed recorded October 15, 2018 as Entry No. 12867392 in Book 10721 at Page 5285 in the office of the Salt Lake County Recorder, S27°50'39"W 45.34 feet to a northeasterly corner of a boundary described in that certain Warranty Deed, recorded on December 31, 2012 as Entry No. 11547173 in Book 10093 at Page 5725 in the office of the Salt Lake County Recorder; thence along said deed the following two (2) courses: (1) N81°57'57"W 243.90 feet; thence (2) N88°44'53"W 855.27 feet to a point on a boundary line described in that certain Warranty Deed recorded on December 2, 2005 as Entry No. 9570739 in Book 9225 at Page 3334 in the office of the Salt Lake County Recorder; thence along said deed the following two (2) courses: (1) N04°16'11"E 392.11 feet; thence (2) N86°07'49"W 324.43 feet to a point of the easterly right-of-way line of 1055 West Street; thence along said easterly right-of-way line N04°57'08"E 170.21 feet to a point on an existing fence line; thence along said existing fence line and the extension thereof N89°27'35"E 1,269.26 feet to the extension of a fence line; thence to and along said fence line S80°22'10"E 285.19 feet to the point of beginning.

Contains: 17.81 acres+/-





<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<h2>Exhibit 'A' - Zoning Map</h2> <h3>City of South Jordan</h3>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2021</p> 
--	---	--