

CITY OF SOUTH JORDAN
CITY COUNCIL MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, DECEMBER 06, 2022 at 6:30 p.m.



Notice is hereby given that the South Jordan City Council will hold a City Council Meeting at 6:30 p.m. on Tuesday, December 6, 2022, in person in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah virtually via Zoom phone and video conferencing. Persons with disabilities requesting assistance should contact the City Recorder at least 24 hours prior to the Meeting. The Agenda may be amended and an Executive Session may be held at the end of the Meeting. Times listed are approximate and may be accelerated or delayed.

In addition to in-person attendance, individuals may join via phone or video, using Zoom. Note, attendees joining virtually may comment during public comment, or a public hearing virtually. To comment during public comment, or public hearing virtually, the individual must have their video on and working during their comments. Attendees who wish to present photos or documents to the City Council must attend in person. Those who join via phone may listen, but not participate in public comment or public hearings.

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

Ability to participate virtually is dependent on an individual's internet connection. To ensure comments are received regardless of technical issues, please have them submitted in writing to the City Recorder, Anna Crookston, at acrookston@sjc.utah.gov by 3:00 p.m. on the day of the meeting. Instructions on how to join virtually are below.

Join South Jordan City Council Meeting Virtually:

- Join on any device that has internet capability.
- Zoom link, Meeting ID and Password will be provided 24 hours prior to meeting start time.
- Zoom instructions are posted <https://ut-southjordan.civicplus.com/241/City-Council>.

Regular Meeting Agenda: 6:30 p.m.

- A. Welcome, Roll Call, and Introduction:** By Mayor, Dawn R. Ramsey
- B. Invocation:** By City Manager, Gary L. Whatcott
- C. Pledge of Allegiance:** Police Chief, Jeff Carr
- D. Minute Approval**
 - [D.1.](#) November 9, 2022 City Council Special Meeting
 - [D.2.](#) November 15, 2022 City Council Study Meeting
 - [D.3.](#) November 15, 2022 City Council Meeting

E. Mayor and Council Reports: 6:35 p.m.

F. Public Comment: 6:50 p.m.

This is the time and place for any person who wishes to comment on items not scheduled on the agenda for public hearing. Any person or group wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the City Council at this point by stepping to the microphone, or if joining electronically, by raising their hand and giving his or her name for the record. Note, if joining electronically, photos or documents will not be accepted through Zoom and you must attend City Council Meeting in-person. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Chair. Groups wishing to comment will be asked to appoint a spokesperson. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council Meeting. Time taken on non-agenda items, interrupts the process of the noticed agenda. In rare cases where it is determined appropriate to address items raised from public comments, these items will be noted and may be brought back at the conclusion of the printed agenda.

G. Public Hearing Items: 7:00 p.m.

[G.1.](#) Resolution R2022-47, Rescinding Resolution R2015-18 and declaring the street known as 1055 West as a residential street as shown in the City Standard Plans and Specifications. *(By Director of Engineering/City Engineer, Brad Klavano)*

[G.2.](#) Ordinance 2022-16, Amending various sections within Title 10, 16, and 17 of the South Jordan Municipal Code. *(By Director of Engineering/City Engineer, Brad Klavano)*

H. Rise Development Land Use Items: 7:30 p.m.

[H.1.](#) Presentation on Resolution R2022-39, Resolution R2022-40, and Zoning Ordinance 2022-07-Z, all related to Rise proposed development. *(By Director of Planning, Steven Schaefermeyer)*

H.2. Resolution R2022-40 Public Hearing.

H.3. Zoning Ordinance 2022-07-Z Public Hearing.

[H.4.](#) Resolution R2022-39, Authorizing the City and the Developer to enter into a Development Agreement pertaining to the development of the property located at 10657 South 1055 West.

[H.5.](#) Resolution R2022-40, Amending the Future Land Use Plan Map of the General Plan of the City of South Jordan by adjusting the boundary between the Mixed Use (M-U) and Agricultural Preservation (AP) on property located at 10657 South 1055 West.

[H.6.](#) Zoning Ordinance 2022-07-Z, Rezoning property located at 10657 South 1055 West from A-5 to the R-M-PD Zone.

I. Staff Reports and Calendaring Items: 8:30 p.m.

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

COUNTY OF SALT LAKE)

I, Anna Crookston, the duly appointed City Recorder of South Jordan City, Utah, certify that the foregoing City Council Agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body and also posted on the Utah State Public Notice Website <http://www.utah.gov/pmn/index.html> and on South Jordan City's website at www.sjc.utah.gov. Published and posted December 2, 2022.

CITY OF SOUTH JORDAN
CITY COUNCIL SPECIAL MEETING
COUNCIL WORK ROOM

November 9, 2022

Present: Council Member Jason McGuire, Council Member Don Shelton, Council Member Brad Marlor, Council Member Tamara Zander, Council Member Patrick Harris, City Manager Gary Whatcott, Deputy City Manager Dustin Lewis, City Attorney Ryan Loose, Director of Budget and Strategic Services Director Don Tingey, IT Director Jon Day, Fire Chief Chris Dawson, CFO Sunil Naidu, Director of City Commerce Brian Preece, City Recorder Anna Crookston, Strategy and Budget Analyst Abigail Patonai

Absent: Mayor Dawn R. Ramsey

Others: Sam Bishop

Before the meeting began, Council Member Shelton motioned to appoint Council Member Tamara Zander as Mayor Pro Tempore. Council Member Marlor seconded the motion; vote was unanimous in favor.

5:48 P.M.

A. Welcome, Roll Call, and Introduction – By Mayor Pro Tempore, Tamara Zander

Mayor Pro Tempore Zander welcomed everyone to the meeting and shared that the mayor will be joining the meeting shortly.

B. Invocation – By Director of Budget & Strategy, Don Tingey

Director Tingey offered the invocation.

C. Dinner Served

D. Training: Open and Public Meetings Act and Ethics.

City Attorney Ryan Loose played a video related to the training on open meetings (Attachment A) and shared an Open and Public Meetings Act Handout (Attachment B).

Council Member Marlor asked if an emergency meeting can be called without the standard public notice.

Attorney Loose said yes, they just need to give as much notice as reasonably possible in the situation. He discussed prior times when an emergency meeting was called, specifically referencing the emergency meeting called to deal with the McManagle house on July 24. All of the council members were summoned to a virtual meeting where staff explained the situation and got the council's feedback.

Mayor Pro Tempore Zander said she knows they have to give notice on the city website, but what else would they do before an emergency meeting.

Attorney Loose responded that if they can get a hold of the City Recorder, they will have it put on the public notice website; they will essentially put it anywhere they reasonably can.

City of South Jordan
City Council Strategic Planning Meeting #2
November 9, 2022

City Recorder Anna Crookston said that as part of the Utah Public Notice Website, there is an emergency meeting option to choose; during an audit it would show the reason for giving less than a 24 hour notice was because it was an emergency meeting.

Mayor Pro Tempore Zander asked who deems it an emergency.

Attorney Loose responded that the council would. Staff would reach out to the council members and say they want to have an emergency meeting because of a specific reason, and then the council would decide whether or not that meeting needs to happen.

Mayor Pro Tempore Zander asked about a situation where someone proposes an emergency meeting, and three of the five council members don't agree that the situation is an emergency warranting a meeting.

Attorney Loose responded that there would be no meeting.

Mayor Pro Tempore Zander asked how that vote would be taken.

Attorney Loose responded that they might send out a text, email, or they might call the council members; they will do whatever they can to get a hold of each person. If there is an event that takes down cell towers, they might send someone to their homes. He then moved on to discussing ethics and gave everyone an Ethics Handout (Attachment C) and a Code of Ethics Policy Handout (Attachment D).

Mayor Pro Tempore Zander asked where the information is stored once they sign the disclosures, and how the public accesses it.

Recorder Crookston responded that the administrators for each department sends it out to their employees, she then attests to each one that comes in after the employee has filled it out and signed it. If they have listed potential conflicts, she has a spreadsheet where she tracks those individual employees with a listing of the potential conflict(s). Those are stored with the city recorder for six years. It is the same with the elected officials' disclosures.

Council Member Zander asked if the public can access those records.

Recorder Crookston responded that they can through a GRAMA request.

Attorney Loose noted that it was brought up at a recent study session that at one point in time, the council chose not to have ex-parte or individual communications in a nonpublic area with developers. A few years ago the council chose to take that out, and that allowed the council members to be lobbied. If there is anything above and beyond the state laws that the council wishes to hold themselves to in terms of ethics which can be done with a resolution. Also, the council members should be holding each other responsible. If something inappropriate or illegal is done by a council member, the other members of the council are responsible for calling that out and taking appropriate action.

Council Member Harris asked if there was anything in the current code of ethics that staff feels needs to be changed or discussed.

Attorney Loose responded he didn't see anything, and Deputy City Manager Dustin Lewis didn't have anything to suggest and offered to email each council member a copy of the current code of ethics. Attorney Loose then moved on to discuss the city's hotline, which has had only one call so far which was to report prescription fraud, and was not something the hotline would handle. The call was routed to his office and they were able to route it to the appropriate parties for further action.

City of South Jordan
City Council Strategic Planning Meeting #2
November 9, 2022

Council Member McGuire motioned to recess the City Council Special Meeting and move to Executive Closed Session. Council Member Shelton seconded the motion; vote was unanimous in favor.

RECESS CITY COUNCIL SPECIAL MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

E. Executive Closed Sessions

E.1. Litigation

E.2. Property

RECESS EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL SPECIAL MEETING

Council Member Marlor motioned to adjourn the Executive Closed Session and return to the City Council Special Meeting. Council Member Shelton seconded the motion; vote was unanimous in favor.

Manager Lewis asked if December 14 works for everyone's schedules to have the next Special Meeting.

The council discussed times and everyone agreed on 5:00 p.m. for the meeting.

The council and staff discussed some of the items planned for that agenda and what is needed from everyone before that meeting.

Council Member McGuire motioned to adjourn the City Council Special Meeting. Council Member Harris seconded the motion; vote was unanimous in favor.

ADJOURNMENT

The City Council Special Meeting ended at 8:59 P.M.

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

November 15, 2022

Present: Mayor Dawn Ramsey, Council Member Tamara Zander, Council Member Patrick Harris, Council Member Don Shelton, Council Member Jason McGuire, City Manager Gary Whatcott, Deputy City Manager Dustin Lewis, CFO Sunil Naidu, Director of Strategy & Budget Don Tingey, Director of Commerce Brian Preece, Director of Public Works Jason Rasmussen, Director of Administrative Services Melinda Seager, City Attorney Ryan Loose, City Recorder Anna Crookston, IT Director Jon Day, GIS Coordinator Matt Jarman, Senior IS Tech Phill Brown, Director of Planning Steven Schaefermeyer, City Engineer Brad Klavano, Fire Chief Chris Dawson, Police Chief Jeff Carr, Director of Recreation Janell Payne, Planner Damir Drozdek, Meeting Transcriptionist Diana Baun, Storm Drain Manager Rawlins Thacker

Absent: Council Member Brad Marlor

Others: Jerry Salt, Skyler Pedroza, Brenna Miller, Jonathan White, Rohan Siddam, Meghna Kamath, Christopher Rawlins, Elysse Powley, Alyssa Lenni, Mylee Wong, Maria Ferrer

5:11 PM
STUDY MEETING

A. Welcome

B. Roll Call and Introduction: *By Mayor Dawn R. Ramsey*

Mayor Dawn Ramsey welcomed everyone present and introduced the meeting.

C. Invocation: *By Council Member Don Shelton*

Council Member Shelton offered the invocation.

D. Discussion/Review of Regular Council Meeting

Presentation Items:

- Proclamation in recognition of Lung Cancer Awareness month
- Mulligan's Update

Action Items:

- Resolution R2022-41, Adopting City-Wide Policy 210-01 Purchasing
- Resolution R2022-45, Appointing members to the Senior Advisory Committee
- Resolution R2022-48, Authorizing the Mayor to sign an agreement with JVWCD

Public Hearing Items:

-Resolution 2022-43, Execution of a loan agreement with UDOT

Council Member Don Shelton asked to confirm if this is a short-term loan.

City Attorney Ryan Loose said this was discussed a few weeks ago, but due to a noticing issue it was brought back tonight. It is a loan from the state transportation commission funds to help West Jordan complete Grandville in their city and keep the project moving and on time for our city. Payoff time depends on funding from the legislature, but the goal is to pay it off in one year.

Council Member Shelton noted that the loan document states something to the effect of “the funds will be used for the above referenced purposes/projects,” but he couldn’t find where it actually stated the project previously in the documents.

Attorney Loose said he attended the hearing where this was approved, and everything is in the agenda and noted. The city has to use the transportation commission’s documents, and can’t change them in any way.

Deputy City Manager Dustin Lewis noted when the motion is taken for this, they will have to announce that Council Member Marlor was not present for the meeting, as the document states that everyone was present.

-Zoning Ordinance 2022-08-Z, Rezoning property generally located at 401 West 10000 South and 429 West 10000 South from the C-F Zone to the I-F Zone.

-Zoning Ordinance 2022-09-Z, Rezoning property generally located at 10960 S. Park Road and 11032 S. Redwood Road from the A-5 to OS-P Zone.

Director of Planning Steven Schaefermeyer explained that OS-P is Open Space-Parks, which allows things like a fitness center, amphitheater or community center. He reminded everyone of the council’s desire to rezone parks from agricultural zones to open space where possible.

Council Member Tamara Zander asked if this zoning ordinance included some of the city’s property.

Director Schaefermeyer responded yes, the county is exchanging the equestrian park to Utah State University for some changes in the boundaries, but the county kept that small parcel that is in the city’s park in order to build the boxing gym. The basic layout of the building and other things make more sense with the park and will create lots of attraction.

Director of Strategy and Budget Don Tingey said they can start building the beginning of Spring 2023.

E. Presentation Item:

E.1. Recycle Program update (*By Storm Drain Manager, Rawlins Thacker*).

Director of Public Works Jason Rasmussen introduced Storm Drain and Sanitation Manager Rawlins Thacker. He started working for the city as a part-time seasonal parks employee, and 15 years later he is one of the city's veteran operations managers. He does a great job overseeing the city's storm water system and sanitation program.

Storm Drain Manager Rawlins Thacker reviewed Attachment A.

Mayor Ramsey asked if it was necessary to remove the tape from Amazon boxes before recycling them in the can.

Manager Thacker said no, that tape can stay on the boxes, and continued reviewing Attachment A.

Director Rasmussen noted that recycling plants are popping up around the country to take the recycled materials that used to go to China and recycle them here in the states.

Council Member Zander noted she had originally thought one of the reasons we were shipping the stuff to China was because we didn't want the pollution here, but she asked if we are now able to manage that domestically.

Director Rasmussen said the processes here are very different from what was happening overseas. The methods being used over there were dirty and harmful, and that isn't the case here.

Council Member Zander asked what the price per ton was before 2019.

Director Rasmussen said we were actually getting paid a little bit, and as the market here continues to develop the costs will start to come down.

Manager Thacker continued reviewing Attachment A.

Council Member Patrick Harris noted that when someone has a contaminated can, once it's dumped into the truck it contaminates the entire truck.

Manager Thacker said that's correct. He gave the example of many people recycling garden hoses, which get hung up in the belts, and that's the number one thing the recycling facility is seeing right now. He continued reviewing Attachment A.

Council Member Zander asked if there is a system for searching the cans to ensure every can gets checked.

Manager Thacker said there is a system they use to arrange that, and it is addressed later in the presentation (Attachment A).

Mayor Ramsey said she appreciated knowing that because she wouldn't want anyone to think they are arbitrarily or deliberately targeted.

Manager Thacker added that people coming from different states might have different ideas of what should be recycled, so staff includes a tag on every new can delivery to show what can and can't be recycled. He then continued reviewing Attachment A and discussed how their coordination with utility billing has helped identify when residents might be using someone else's can without their permission. Sometimes a home goes up for sale, a neighbors borrows the can since the home is empty and then forgets to give it back. They have also had residents call and say their can went missing, but then during the audit it is discovered they actually have all their cans; staff is doing their best to try and help keep everyone honest. He continued reviewing Attachment A.

Director Rasmussen said they are constantly doing audits, which allows them to find how many cans aren't being paid for; that helps pay for the recycling audit and lost revenue.

Manager Thacker continued reviewing Attachment A.

Council Member Harris asked how much they need to clean plastic containers before recycling them.

Manager Thacker said that ideally they are clean and dry, but as long as nothing comes out when held upside down it's fine. The best way to eliminate issues is to leave any caps off when putting it in the can to dry out.

Council Member Shelton asked about aluminum cans, if they have the same standard for cleaning them out.

Manager Thacker responded that for soda or vegetable cans it's the same thing, wash them out and do a drip test; if nothing is coming out you're good to go.

Council Member Shelton noted the flyer published instructed residents to rinse the plastics, but it didn't say anything about cans. That's probably not the issue preventing more recycling, but if that needs to happen then we should publicize that.

Director Rasmussen said the recycling company does let them know if there is a specific issue that starts popping up, so if cans were coming in dirty and unable to recycle, staff would be made aware.

Council Member Harris referred to the percentage getting recycled as discussed in Attachment A, noting it is only 4.4% of plastic, then asked about the fees we are paying for hauling off the trash that was unrecyclable.

Manager Thacker said those fees are built into the rate from the company transporting all of that to the landfill.

Council Member Harris asked how much plastics are impacting this.

Manager Thacker said plastics are lighter than paper, so it's cheaper to take plastic than paper to the landfill when recycled incorrectly.

Council Member Harris asked if they are recommending any changes tonight.

Manager Thacker said when they announced the end to mixed paper recycling four years ago, there was a survey done about recycling. Those results came back saying that if residents couldn't throw mixed paper in there they didn't want a recycle can, they also said they'd rather pay money and be able to recycle mixed paper.

Council Member Zander noted from Attachment A that we are second from the best, and asked what the city above us is doing that we aren't.

Manager Thacker said they are pulling the can and putting it back from the curb if they find even one plastic bag or Styrofoam. South Jordan City staff prefers to approach this educationally, rather than punitively for our residents.

Council Member Zander asked if they are inspecting every recycle can that's dumped, or is it random.

Manager Thacker said ACE checks the cans as well, and checks each can when they do. The times are random, but they do check each can in the area during selected audit times.

Council Member Zander said she believes there should only be one or two red tags given before the can is removed from the property.

Director Rasmussen said they were happy just getting the contamination down with the three warning system, but he believes that staff would be okay with moving to two warnings if the council agrees. Red tags are pure contamination, and if they went down to two red tags they would definitely pull more cans.

The council discussed reducing the amount of red tags to two before removing them from the program.

Council Member Shelton asked some clarifying questions regarding what each tag means, and which tags would be counted towards losing the can.

Director Rasmussen said those who receive red tags get on a list and their cans are rechecked sooner than normal to see if they have changed. If they moved to two red tag warnings, then the second time they went back to check, if it was still pure contamination they would take the can away.

The council agreed on pulling cans from the residences after two red tags.

F. Discussion Item:

F.1. SJC Townhomes at Redwood Road, located at 11147 S. Redwood Road (*By Director of Planning Steven Schaefermeyer*).

Director Schaefermeyer noted the council's biggest feedback was to find more space in-between the buildings, along with going to the neighbor, Mr. Rawlins, to see if he was interested in partnering or buying a piece of this project; the answer was no in the end, but he is very interested in what this becomes. He reviewed Attachment B and discussed the changes made between the last presentation and tonight's.

Council Member Zander asked about seeing the previous plan to compare to this current one.

City Recorder Anna Crookston had a copy from the last meeting's minutes and shared it with the council (Attachment C).

Council Member Zander asked a few questions about the labeling of items on the concept plan.

Mr. Salt gave the details regarding the change and how they got that additional space by taking space from the drive aisles and driveways.

Director Schaefermeyer assured the council that there is still adequate space for parking after the changes.

Mr. Salt added they got rid of one parking stall to the north, right on the curb, as they felt it wasn't a good spot placement anyways because of the curb.

Director Schaefermeyer said parking is currently allowed on Beckstead Lane, which would give additional spaces, but that could change. At this point they are looking towards the public hearings and noted that any additional concerns would be good to state at this point.

Council Member Zander asked about the width of the roads and whether they are acceptable to staff in terms of fire access.

Director of Engineering Brad Klavano said that at 20 feet they meet the minimum width required by the fire code.

The council agreed that they approved of the changes made.

Director Schaefermeyer ended by saying that the next time the council sees this project should be at the public hearing.

Council Member McGuire motioned to recess the City Council Study Meeting and move to an Executive Closed Session for the discussion of the purchase, exchange, or lease of real

property. Council Member Shelton seconded the motion; vote was unanimous in favor. Council Member Marlor was absent from the vote.

RECESS CITY COUNCIL STUDY MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

G. Executive Closed Session

G.1. Discussion of the purchase, exchange, or lease of real property.

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL STUDY MEETING

Council Member Zander motioned to adjourn the Executive Closed Session and return to the City Council Study Meeting. Council Member McGuire seconded the motion; vote was unanimous in favor. Council Member Marlor was absent from the vote.

ADJOURNMENT

Council Member Harris motioned to adjourn the November 15, 2022 City Council Study Meeting. Council Member Zander seconded the motion; vote was unanimous in favor. Council Member Marlor was absent from the vote.

The November 15, 2022 City Council Study meeting adjourned at 6:37 p.m.

SOUTH JORDAN CITY
CITY COUNCIL MEETING

November 15, 2022

Present: Mayor Dawn Ramsey, Council Member Tamara Zander, Council Member Patrick Harris, Council Member Don Shelton, Council Member Jason McGuire, City Manager Gary Whatcott, Deputy City Manager Dustin Lewis, City Attorney Ryan Loose, Director of Strategy & Budget Don Tingey, CFO Sunil Naidu, Director of Commerce Brian Preece, Director of Administrative Services Melinda Seager, Police Chief Jeff Carr, City Recorder Anna Crookston, Director of Public Works Jason Rasmussen, City Engineer Brad Klavano, Director of Planning Steven Schaefermeyer, Fire Chief Chris Dawson, Director of Recreation Janell Payne, Associate Director of Recreation Jacob Druce, GIS Coordinator Matt Jarman, IT Director Jon Day, Senior IS Tech Phill Brown, Meeting Transcriptionist Diana Baun, Strategy & Budget Analyst Abigail Patonai, Communications Specialist Joshua Timothy

Absent: Council Member Brad Marlor

Others: Haderlie, Larry's iPad, Christine Clark, Danny Johnson, Kevin Warner, Will Evershed, Alyssa Newton, Brooke Newton, Michael Shatel, Kevin Tominey, Andrea Sorenson

6:48 P.M.
REGULAR MEETING

A. Welcome, Roll Call, and Introduction to Electronic Meeting - By Mayor Dawn Ramsey

Mayor Ramsey welcomed everyone and introduced the electronic meeting. She excused Council Member Brad Marlor, who was absent from the meeting.

B. Invocation – By Council Member Patrick Harris

Council Member Harris offered the invocation.

C. Pledge of Allegiance – By Council Member Tamara Zander

Council Member Zander led the audience in the Pledge of Allegiance.

D. Minute Approval

D.1. October 12, 2022 City Council Strategic Planning Meeting

D.2. October 18, 2022 Study Meeting Minutes

D.2. October 18, 2022 City Council Meeting Minutes

Council Member McGuire motioned to approve the October 12, 2022 City Council Strategic Planning Meeting minutes, October 18, 2022 City Council Study Meeting minutes, and the October 18, 2022 City Council Meeting minutes as published. Council Member Shelton seconded the motion; vote was unanimous in favor. Council Member Marlor was absent from the vote.

E. Mayor and Council Reports

Council Member Jason McGuire attended the Veteran's Day breakfast, along with the mayor and Council Member Harris. He spoke with Glen Jones, a navy veteran, and his wife while there and feels it is important to commit to honoring all those who have served, including the younger veterans. He attended the Wasatch Choice Transportation meeting with the rest of the council and gave feedback towards future transportation needs. He attended the city council special budget meeting, as well as a workshop on housing and land use with Council Members Shelton and Zander. He attended an Arts Council Meeting where they began laying out things for the next budget year. He attended Herriman High School's play, 12 Angry Jurors; they had an excellent production. Everything was done in grayscale, and the playbill even said that the truth is rarely black and white, and he enjoyed the experience.

Council Member Tamara Zander attended the Wasatch Transportation Meeting on Monday. It is apparent how the mayor is respected in these meetings, and it's comforting that leadership from these different places listen to her comments. She attended the Strategic Planning meeting on Wednesday and appreciated all the information she gained. Thursday she attended the workshop on housing, growth and land use regulation with Council Members Shelton and McGuire. They were placed at tables with various types of people mixed together. They sat and brainstormed together, coming up with ideas that were passed on to state legislature. She went to the Jordan River Friends Celebration at the Zion's Bank Corporation Building in Midvale, it is a beautiful technology building that functions as Zion Bank's IT Center. At that celebration they talked about the progress with the river, that a few decades ago it was basically a dumping ground and it has really been cleaned up in the past two decades. There were also awards given out to some people in the state who have made exceptional contributions to the cleanup effort. Friday she got to be the emcee at the Daybreak Elementary Veteran's Day program, where 4th grade students sang songs and veterans were invited to attend along with parents. Saturday she attended the SoJo Race series "ruck," and she explained what rucking is. She talked about all the people she met there, including some city employees and other elected officials. She just loves these events and how well our staff are able to run them.

Council Member Patrick Harris attended the Veteran's Day breakfast. He is on the historical preservation committee and he looks forward to this every year. Luann Jensen does a great job organizing this, and they always have tons of volunteers. This was probably the first year he didn't see a World War II vet in the crowd, and he thinks that was such an amazing generation. He attended the sewer board, and noted that the board is very well run. The board has successfully found ways to reduce costs and inefficiencies, and in a time where everything costs

more they are able to cut costs to keep sewer rates relatively flat. He thinks it's great that the city provides activities to keep our residents healthy, and he enjoyed the rucking event. He thanked all the staff that helped to put that event on. He also attended the strategic planning meeting with the rest of the council.

Council Member Don Shelton said he had the chance to talk with the man who put down the stickers on the road for the ruck event, and he was sad he wasn't able to attend. He has been to many of the same meetings already discussed, totaling nine different meetings since the last council meeting.

Mayor Dawn Ramsey met with Jenny Taylor and her team to discuss the framework for the 9-11 event next year, there will be another meeting in February to kick things off. She attended the Major Brent Taylor Foundation Leadership Legacy Scholarship Gala and invited any other interested council members to come next year. She attended the Titan Awards for the South Valley Chamber, and it was a great night. The chamber also had a lunch with Chad Hymas as a speaker. She agreed with the comments on the Veteran's day breakfast and how that always comes together. A lot is going on with the League, including a board meeting yesterday to meet with the governor's office to go over things in preparation for the upcoming Unified Economic Opportunity Commission. WFRC recertified their first station area plan, Farmington City, and she thanked everyone who came to the Wasatch Choice Vision event. The League hosted a large cities caucus, comprised of the mayors of the twelve largest cities in the state, where they were all able to get together and talk. They spent over three hours discussing public concerns, how they can support each other and bouncing ideas around. This event was decided on back when she was the president of the League, and she definitely wants to do this again. She attended some D.A.R.E graduations, and thanked the officers who help with that program in the schools. She and staff met with UTA and the Salt Lake County representative on the UTA Board of Trustees to talk about their shared priorities. The water district has hired a new general manager, he will take over when the current general manager retires in January; she is confident the water district will still be in good hands.

Council Member Shelton asked who they hired.

Mayor Ramsey responded it was Alan Packard, who has been with the district for 33 years. She discussed her participation with EDC Utah, and she thanked Brian Preece for attending as well. She attended the Intermountain Trustees Forum that lasted half a day, where she learned that our health system here along the Wasatch Front and in the State of Utah is prepared for this upcoming winter season. They encouraged people to continue getting vaccines, saying they are actually working better against previous strains of Covid, and noted that RSV and influenza are really high right now. They believe those numbers are so high because most of the population has had Covid. It was interesting to note this is not the last pandemic, in fact we have had several pandemics over the last few decades but most haven't hit here in the US; they were significant in other parts of the world. The Jordan Education Foundation is having their annual Christmas with Kids event, anyone interested in helping can register at JEFchristmasforkids.org for December 10th. There was a significant meeting for the Point of the Mountain, and she thanked those who

attended our city's Strategic Planning Meeting. Tomorrow night is the Uplift Families event statewide, honoring Governor and Mrs. Herbert. There is a big event happening at the Megaplex tomorrow night at 7:00 p.m., the annual Daybreak HOA meeting is also at the Megaplex at 7:00 p.m. that night. Lastly, she shared the opportunity she will have to present at the National League of Cities this week about South Jordan and our Day of Service event held last year. She will get to share how the partnership between the City of South Jordan and Just Serve got 1000 volunteers to come out in the pouring rain and do service throughout the city.

F. Public Comment

Mayor Ramsey opened the public comment portion of the meeting.

Kevin Tominey (Resident) Read a letter he prepared (Attachment A).

G. Presentation Items

G.1. Proclamation in recognition of Lung Cancer Awareness Month. *(By Mayor Dawn Ramsey)*

Mayor Ramsey read the proclamation and shared some of her thoughts.

G.2. Mulligan's Update. *(By Associate Director of Recreation, Jacob Druce & Director of Recreation Janell Payne)*

Associate Director of Recreation Jacob Druce reviewed his prepared presentation (Attachment B).

Council Member Zander asked about the vandalism, noting she knows they can't stop it all at once, but wondering what they are working on to help curb it.

Associate Director Druce responded they can walk the mini golf every morning and address any vandalism before the public comes in. They have seen a big decrease from last year, and they still have a ways to go, but if they can stay on top of things and fix them before anyone sees them that will make a difference. They have also discussed possibly adding cameras in the area to help mitigate those issues.

Deputy Manager Lewis said they are also making it harder to break some of the stuff, like the lights in the mini golf.

Council Member Zander said she was there months ago with her family, who all commented on how much better it looks. Her family noticed it looks much nicer than when they used to go as kids. She also added that cameras with signs telling people they are on camera are a great idea.

Deputy Manager Lewis said they also changed the rules in renting golf carts, and that has yielded significantly fewer incidents of damage to carts this past year.

Mayor Ramsey thanked Associate Director Druce for all his hard work, and working hard to see what the facility really needs.

Council Member Harris asked about the broken lines, if they blow out the sprinklers during the winter.

Associate Director Druce responded yes, and that when he refers to “freezing” that can also mean they are rusted shut due to age or debris.

Council Member Harris asked if they have the new pump installed and the algae problems solved, do they anticipate fewer broken lines in the future.

Associate Director Druce said they should, but one of the things that make them nervous is that in many areas they have cut out pipe, and based on his research the irrigation systems with that type of pressure around 90 pounds per square inch tend to last about 25-40 years; Mulligans is in the 30ish year timeframe. They are approaching a time when things need to be replaced as is, but there are some areas where the line is worn through around 75%. Just the tap of a shovel when digging to find a break would break additional lines and create a bigger problem.

Council Member Harris asked about the concession area, if they are looking at renting it out to someone else and collecting rent.

Associate Director Druce responded yes, until they can fix up other things and appropriate the right amount of staff for the area. That area should be providing a decent amount of income, but the net margin on that type of area is very low. If they are able to contract that area out and eliminate part of the overhead, they will be able to net off that area and put that back into the course.

Council Member Harris asked about the challenges with the food, is it just staffing and what are the biggest challenges they are running into.

Associate Director Druce said finding staffing was the most difficult part. There were positions specifically set aside for that this year, and there were no applications received. After speaking with their suppliers at Cisco, it was mentioned that there is a steak house up the road who has a head chef making six figures, but he was very overwhelmed, so they went to the culinary department at SLCC and offered \$70,000 to start; they didn't get a single person interested.

Council Member Zander added that he is running a golf course, outsourcing that is not a bad idea for the city since we are not food specialists.

Council Member Harris asked if the RFP allows them to keep all the equipment there or does the entire thing need to be redone.

Associate Director Druce said they have a rough draft with all the equipment they'll provide, and it will be up to the renters to maintain from that point.

Council Member Harris asked for updates on the aggressive birds.

Associate Director Druce said they have a Falconer under contract to start in March, before the birds have an opportunity to nest. JT Falconry came for 6 weeks last year and decreased their

incidents, and this year they are hoping to completely eliminate issues this year. Since the birds are protected, once they have nested they can't touch them and they are free to cause problems.

Council Member Zander asked if the Falconer's birds dissuade the birds from nesting.

Associate Director Druce responded that yes, they are predators and they can use them as abatement.

Council Member Zander very much appreciates him using the current city staff, such a great use of funds and assets. Yes, there are some things they specifically need for Mulligans, but she loves the fact that the city can share resources with Mulligans to keep costs down and run a more efficient business.

Council Member Shelton thanked him for coming here, and sharing his report. He asked if Mulligans is getting new putters for the mini golf.

Associate Director Druce said yes, they already have the putters.

Council Member Shelton added that he knows they got the new balls, and asked for more details about the future plans mentioned in Attachment B. He didn't see the windows on there and asked about those.

Associate Director Druce said the windows were started yesterday.

Council Member Shelton asked for timing on the future plans.

Associate Director Druce said the tee boxes are being planned for next fall, and practice bunkers will be done this winter. Mini golf improvements will be taking place this winter. After speaking to many different companies who provide the launch monitors and simulators, they have an idea of where they want to go and they just need to see if this is something they want to pursue now, or make it an entirely different system.

Council Member Shelton asked if they were designing the new irrigation system themselves.

Associate Director Druce said no, they will have to take it to someone else to design for a cost estimate. The rough estimate for the new system, based on professional staff input is around \$3 million today. He discussed the large jump in pricing for many of the materials, and how that cost broke down. Their hopes are that with a more efficiently designed system, they will be able to decrease that cost quite a bit.

Council Member Harris asked if there will be a financial analysis to see whether it's more economical to get a new system versus continuing to repair the new one.

Associate Director Druce said they are wanting to wait until the Spring to see if they were able to work through a lot of those underlying issues. If those issues continue, then that would be what happens.

Council Member Shelton asked about the pavilion and what they have in mind for that.

Associate Director Druce said currently they have the two gazebos that were built temporarily up front, but they are hoping to have a pavilion that's more of a permanent structure that can be rented for events.

Council Member Shelton asked about previous discussion on possibly moving the indoor structure, and whether or not that is still on the radar.

Associate Director Druce said they are still looking into that. If they were able to build a new one, they would like to be able to operate the enclosed and grass driving range tees during that construction, moving it to the other side.

Council Member Shelton acknowledged that staffing was a real issue for Mulligans, and asked if there were some thoughts on how to approach that so they can ensure the staff level needed to run the facility well.

Associate Director Druce said they have been looking at a fee increase, monitoring what Mulligans' competitors are charging, and making sure they are staying below them in terms of the mini golf, driving range and golf course. They feel that possibly instituting a raise for those positions to match other departments, such as Recreation Aides and Supervisors, would not necessarily retain those individuals, but it would be a big step in getting an influx of applications.

Council Member Shelton asked if those employee wage raises would require making a change to the city budget.

CFO Sunil Naidu responded that yes, it would be a budget change and it could be done with the regular budget or as an amendment later in the fiscal year.

Associate Director Druce said that if they do increase those wages and fees, they would like to institute that in the January timeframe with the new calendar year.

H. Action Items

H.1. Resolution R2022-41, Adopting City-Wide Policy 210-01 Purchasing. (By CFO Sunil Naidu)

CFO Sunil Naidu reviewed background information from the Staff Report.

Council Member Shelton noted he attempted to read and understand this with the support of staff. He thinks there are a few things that would be helpful to talk about to make sure everyone understands, specifically what happens if there is enough time to follow the procedure.

Attorney Ryan Loose said the majority of those cases are directed to the City Manager. There are some that can't be approved by anyone other than the City Manager, with the exception of things like pardoning people for city code violations. The mayor can also declare a state of emergency, and there has been some discussion about that in the legislature recently.

Council Member Shelton asked about a few specific department purchasing policies and general policies, and staff answered those questions.

Attorney Loose thanked CFO Naidu and his team for their amazing job on this policy. He added that they have been doing a lot of GRAMA requests lately for financial record from people wanting to make sure the city is following its procedures.

Council Member Shelton motioned to approve Resolution R2022-41, Adopting a City-Wide Purchasing Policy. Council Member Zander seconded the motion; vote was unanimous in favor. Council Member Marlor was absent from the vote.

H.2. Resolution R2022-45, Appointing members to the Senior Advisory Committee. *(By Director of Recreation Janell Payne)*

Director of Recreation Janell Payne noted Billie Lawrence was not in attendance tonight but as previously discussed in a work session she would recommend approval to appoint Ms. Lawrence to the Senior Advisory Committee.

Council Member Shelton motioned to approve Resolution R2022-45, Appointing members to the Senior Advisory Committee. Council Member Harris seconded the motion; vote was unanimous in favor. Council Member Marlor was absent from the vote.

H.3. Resolution R2022-48, Authorizing the Mayor to sign an agreement with Jordan Valley Water Conservancy District for construction and cost sharing of 11400 South Redwood Road Meter Vault Rehabilitation Project. *(By Director of Engineering/City Engineer Brad Klavano)*

Director of Engineering Brad Klavano reviewed background information from the Staff Report. Exhibit 2 in the agreement has CUWCD instead of South Jordan City, so an amended copy has been created and given to the members of the council (Attachment C). The dollar amounts in the agreement did not change.

Council Member Shelton asked if the actual concrete vault was being replaced, or just the pipes.

Director Klavano said no, it's just the pipes, but that also includes other devices related to those pipes.

Council Member McGuire motioned to approve Resolution R2022-48, Authorizing the Mayor to sign an agreement with Jordan Valley Water Conservancy District, with the amendment correcting the name of South Jordan City. Council Member Zander seconded the motion; vote was unanimous in favor. Council Member Marlor was absent from the vote.

I. Public Hearing Items

I.1. Resolution R2022-43, Hearing to receive input from the public with regard to the execution of a loan agreement with the Utah Department of Transportation to finance transportation infrastructure projects within the City. RCV *(By CFO Sunil Naidu)*

City Attorney Ryan Loose reviewed background information from the Staff Report.

Mayor Ramsey opened the hearing for public comments. There were no comments, and the hearing was closed.

Council Member Zander motioned to approve Resolution R2022-42, regarding execution of a loan agreement with the Utah Department of Transportation. Council Member McGuire seconded the motion.

Attorney Loose reminded the council that when this agreement is signed, it needs to be noted on the agreement that Council Member Marlor was absent from the vote.

Roll Call Vote was 4-0, unanimous in favor; Council Member Marlor was absent from the vote.

I.2. Zoning Ordinance 2022-08-Z, Rezoning property generally located at 401 West 10000 South and 429 West 10000 South from the C-F Zone to the I-F Zone. Applicant, Danny Johnson. RCV (By Director of Planning Steven Schaefermeyer)

Director of Planning Steven Schaefermeyer reviewed background information from the Staff Report.

Danny Johnson (Applicant) said his most immediate need is to meet the supply chain demands, which requires storing four times the product as they normally do; they don't see that changing in the near future.

Mayor Ramsey opened the public hearing for comments. There were no comments and the hearing was closed.

Council Member Harris motioned to approve Zoning Ordinance 2022-08-Z, Rezoning property from the C-F Zone to the I-F Zone. Council Member Shelton seconded the motion. Roll Call Vote was 4-0, unanimous in favor; Council Member Marlor was absent from the vote.

I.3. Zoning Ordinance 2022-09-Z, Rezoning property generally located at 10960 S. Park Road and 11032 S. Redwood Road from the A-5 to OS-P Zone. Applicant, Salt Lake County, Andrea Sorenson. RCV (By Director of Planning Steven Schaefermeyer)

Director of Planning Steven Schaefermeyer reviewed background information from the Staff Report.

Andrea Sorenson (Applicant) said they are pretty excited about this project, and the owners are close to being ready to start working with the city planning department on site plan approvals.

Mayor Ramsey opened the public hearing for comments. There were no comments, and the hearing was closed.

Council Member McGuire motioned to approve Zoning Ordinance 2022-09-Z, Rezoning property from the A-5 Zone to the OS-P zone. Council Member Harris seconded the

motion. Roll Call Vote was 4-0, unanimous in favor; Council Member Marlor was absent from the vote.

J. Staff Reports and Calendaring Items

Deputy City Manager Dustin Lewis reminded everyone about the ruck this Saturday, and noted that since there will be three or more council members there, it will need to be noticed to the public. He also discussed the Light the Night Celebration the first Friday night in December and the instructions for the council members. There will be a Strategic Planning Meeting on Wednesday, December 14 at 5:00 p.m.

Attorney Loose discussed upcoming legislation and asked council members to let him know if there was anything of interest to them. He also asked the council if they'd like to set up a meeting with our new legislator, Jay Cobb.

Director of Administrative Services Melinda Seager announced that South Jordan was recently nominated by the Greater Salt Lake Public Relations Society of America's Golden Spike Award, for the city's truth in taxation campaign. The city is up against UDOT and Salt Lake County Health, and that award will be announced in the next few days.

Communications Specialist Joshua Timothy said the communications department is currently working on the "Shop Local" campaign, encouraging residents to shop local, helping the economy and city. There has been a video published on social media, and there is a Focus article that will be going out with all the utility billing. Anyone posting on social media can use #shopsojo to help spread the message. They are also starting to promote things in the city, educating residents on current issues and how things work. They hope to help residents know more ahead of time how and why things are being done around the city, and it's called SoJo News Now. It will be done in a news format and city employees will go out around the city to film those stories. They recently highlighted Light the Night and some of the activities coming up to show residents what to expect. They also highlighted cooking safety tips with the fire department including a fire demonstration, a safety message from our police department regarding package theft, and a Google Fiber update to keep residents up to date on how that is progressing. They plan on doing those videos once a month, and welcome ideas for future episodes.

Council Member Zander suggested doing a pitch for the SoJo Race Series, because it is done so well and we want all of our residents to know about those opportunities. She also suggested highlighting the recycling and water programs, and how much progress has been made.

Council Member Zander motioned to move to an Executive Closed Session. Council Member Shelton seconded the motion; vote was unanimous in favor. Council Member Marlor was absent from the vote.

RECESS CITY COUNCIL MEETING AND MOVE TO EXECUTIVE CLOSED SESSION.

K. Executive Closed Session

K.1. Discussion of the purchase, exchange, or lease of real property.

ADJOURN EXECUTIVE CLOSED SESSION AND MOVE BACK TO THE REGULAR COUNCIL MEETING.

Council Member McGuire motioned to adjourn the Executive Closed Session and return to the City Council meeting. Council Member Zander seconded the motion; vote was unanimous in favor. Council Member Marlor was absent from the vote.

Council Member Zander motioned to adjourn the City Council meeting. Council Member Shelton seconded the motion; vote was unanimous in favor. Council Member Marlor was absent from the vote.

ADJOURNMENT

The November 15, 2022 City Council meeting adjourned at 10:31 p.m.

SOUTH JORDAN CITY CITY COUNCIL REPORT

Council Meeting Date: December 6, 2022

Issue: Resolution 2022-47, Rescinding Resolution 2015-18 and declaring the Street known as 1055 West as Residential Street as shown in the City Standard Plans and Specification.

Submitted By: Brad Klavano

Department: Engineering

Staff Recommendation (Motion Ready): Approve Resolution 2022-47; Rescinding Resolution 2015-18 and declaring the Street known as 1055 West as a Residential Street as shown in the City Standard Plans and Specification.

BACKGROUND:

At the August 16th, 2022 City Council work meeting the City Council directed staff to remove the historical road designation on 1055 West and to have the roadway be constructed to a residential roadway standard as shown within the City Standard Plans and Specifications.

1055 West was originally designated as a historical roadway by resolution R2006-54 with no set standard for the roadway and how it would be improved. In December of 2014 there was a Public Hearing for Rezone Ordinance R2015-10-Z for the Judd Homes Land Use Amendment and Rezone. This item was continued from the December 2015, City Council meeting because of the concerns with 1055 West and the previous resolution R2006-54. At the December City Council meeting, City Staff was directed to discuss the resolution R2006-54 with the Historical Committee and the residents along 1055 West and determine the desire to maintain the roadway as Historical and to determine the acceptance of adopting a Rural Roadway Standard for 1055 West South of the Cemetery.

It was determined at that time to keep the roadway as historical but to rescind the previous Resolution (R2006-54) and adopt an new Resolution re-stating the roadway as historical and to adopt as part of that Resolution (R2015-18) a Rural Road Standard that would be applicable to this section of 1055 West only.

Resolution R2022-47, will rescind Resolution R2015-18, rescinding the historical roadway designation and to declare 1055 West as a residential street as designated within the City Standard Plans and Specifications.

TEAM FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

FINDINGS: The City Council directed staff to rescind Resolution 2015-18, designating 1055 West as a historical roadway, and to designated 1055 West as a residential street as shown in the City Standard Plans and Specifications

CONCLUSIONS: City staff has prepared Resolution 2022-47 to rescind the historical status of 1055 West and to designated this roadway as a residential street as directed by the South Jordan City Council.

RECOMMENDATIONS: City staff is recommending that the City Council approve Resolution 2022-47; Rescinding Resolution 2015-18 and declaring the Street known as 1055 West as a residential street as shown in the City Standard Plans and Specifications.

FISCAL IMPACT: Unknown at this time as maintenance will occur as needed and be completed to the residential street standard as shown in the City Standard Plans and Specifications.

ALTERNATIVES: Deny Resolution 2022-47.

SUPPORT MATERIALS:

Resolution R2015-18

City Council Action Requested:	<u><i>Brad Klavano</i></u> <small>Brad Klavano (Nov 28, 2022 11:10 MST)</small>	<u>11/28/2022</u>
	Department Head	Date

RESOLUTION R2022 – 47

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, RESCINDING RESOLUTION R2015-18 AND DECLARING THE STREET KNOWN AS 1055 WEST AS A RESIDENTIAL STREET AS SHOWN IN CITY STANDARD PLANS AND SPECIFICATIONS.

WHEREAS, the City Council of South Jordan designated the street known as 1055 West from approximately 10550 South to Approximately 11100 South (“10550 West”) as a historically significant roadway by Resolution 2015-18; and

WHEREAS, the City Council of South Jordan desires to rescind Resolution 2015-18 removing the significant roadway designation for 10550 West; and

WHEREAS, the City Council of South Jordan now desires to designate 1055 West as a residential street as shown in the City Standard Plans and Specifications.

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

SECTION 1. Rescinds the designation of 1055 West as a historical roadway and designates 1055 West as a residential street. The City Council of the City of South Jordan, Utah does hereby rescind the historical designation of 1055 West and in so doing designates 1055 West as a residential street as shown in the City Standard Plans and Specifications.

SECTION 2. 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 McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Gregory M. Simonsen
Gregory M. Simonsen (Nov 28, 2022 11:31 MST)

Office of the City Attorney

RESOLUTION R2015 - 18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, RESCINDING RESOLUTION 2006-54 AND DECLARING THE STREET KNOWN AS 1055 WEST AS AN HISTORICAL ROUTE AND ESTABLISHING A CITY STANDARD FOR THE ROADWAY.

WHEREAS, the City Council of South Jordan desires to rescind Resolution 2006-54; and

WHEREAS, the City desires to recognize areas of historical importance with the City of South Jordan; and

WHEREAS, the street known as 1055 West from approximately 10550 South to Approximately 11100 South (the ("Street")) is historically significant because it is the oldest street in the community; and

WHEREAS, the City desires to maintain the Street's historical context and keep it from becoming a major thoroughfare, while providing for the safety of those who use the Street; and

WHEREAS, the City desires to establish a roadway standard to be followed when any development may take place along the Street and for future repairs of the Street by the City.

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

SECTION 1. Designation of 1055 West as an Historical Route and Establishing a City Standard for the Roadway. The City Council of the City of South Jordan, Utah does hereby designate the Street as an Historical Route and in doing so declares that it shall remain in its current state, and that any development that takes place along the Street or repairs made by the City to the Street shall be completed according to the "1055 West Rural Road Standard" roadway standard attached hereto as Exhibit A.

SECTION 2. Resolution R2006-54 is rescinded as of 3/17/2015.

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

{Signature page to follow}

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS 17th DAY OF March, 2015 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Mark Seethaler	<u>X</u>	_____	_____	_____
Chuck Newton	<u>X</u>	_____	_____	_____
Donald Shelton	<u>X</u>	_____	_____	_____
Steve Barnes	<u>X</u>	_____	_____	_____
Christopher Rogers	<u>X</u>	_____	_____	_____

Mayor: _____

David L. Alvord

Attest: _____

City Recorder

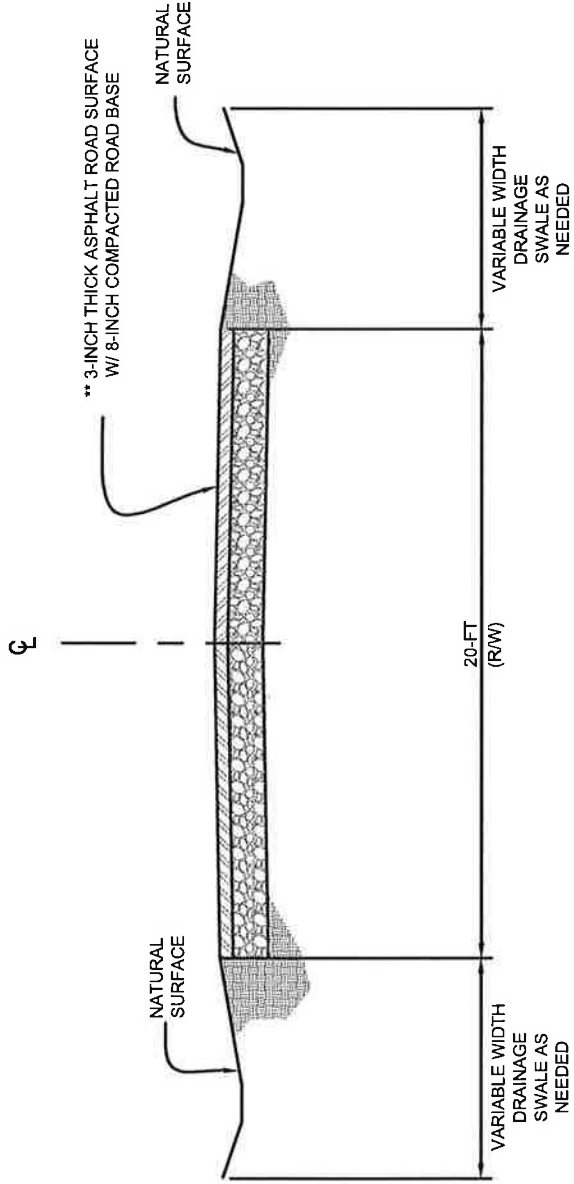
Approved as to form:

Office of the City Attorney



1055 WEST RURAL ROAD STANDARD

~ N.T.S. ~



** TYPICAL PAVING SECTION MAY BE CHANGED BASED ON EXISTING SUB-GRADE CBR.



Item G.1.

South Jordan, UT 84095
Tel: (801) 253-5235
Fax: (801) 253-5235

Project No. _____
Drawn by: _____
Design by: _____

File Name: _____
Checked by: _____
Date: _____

SOUTH JORDAN CITY
1055 WEST RURAL ROAD STANDARD
CROSS-SECTION

Sheet No.

SOUTH JORDAN CITY CITY COUNCIL REPORT

Council Meeting Date: December 6, 2022

Issue: Staff has determined that there are some issues within various sections of the City Code in Title 10, 16 and 17 that needed further clarification.

Submitted By: Brad Klavano

Department: Engineering

Staff Recommendation (Motion Ready): Approve Ordinance 2022-16 amending various sections in Title 10, 16 and 17 of the South Jordan City Municipal 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.

The City Planning Commission reviewed this Ordinance at their November 8, 2022 meeting and recommended approval to the City Council by a 5-0 vote.

TEAM FINDINGS, CONCLUSIONS & RECOMMENDATIONS:**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 City Council approve Ordinance 2022-16, amending various sections in Title 10, 16 and 17 within the South Jordan City Municipal Code.

FISCAL IMPACT:

- None

ALTERNATIVES:

- Deny Ordinance 2022-16.

SUPPORT MATERIALS: Ordinance 2022-16

City Council Action Requested: *Brad Klavano* 11/28/2022
Brad Klavano (Nov 28, 2022 11:10 MST)
 Department Head 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:

Gregory M Simonsen
Gregory M Simonsen (Nov 28, 2022 11:29 MST)

Office of the City Attorney

EXHIBIT A

(Deletions in ~~strike through~~, 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 CITY COUNCIL REPORT

Meeting Date: 12/06/2022

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

Presented by: Steven Schaefermeyer, Director of Planning

Staff Recommendation (Motion Ready):

1. Development Agreement—I move that the City Council **approve** Resolution R2022-39 authorizing the Mayor to sign the development agreement.
 2. Land Use Amendment—I move the City Council **approve** Resolution R2022-40 approving the proposed land use amendment.
 3. Zone Change—I move the City Council **approve** Ordinance No. 2022-07-Z approving the proposed zone change.
-

ACREAGE:	Approximately 18 acres
CURRENT ZONE:	A-5 (Agricultural, min. 5 acre lot) Zone
CURRENT USE:	Single-family residence and unimproved land
FUTURE LAND USE PLAN:	MU (Mixed Use) and AP (Agricultural Preservation)
NEIGHBORING ZONES/USES:	North – R-1.8, A-5 and C-C / Mix of single-family residences, vacant and unimproved land, 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 River Park 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 City Code requires. Staff and the applicant have negotiated and proposed 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 City Council may include additional provisions in the development agreement.

PLANNING COMMISSION RECOMMENDATION:

On November 8, 2022, the Planning Commission voted to recommend approval of the application by a vote of 4-1 (Commission Chair, Michele Hollist, voted against recommending approval to the City Council). The recommendation of approval included the following suggestions and changes to the project:

- That the City Council address the proposed road that connects to 1055 West by:
 - addressing the designation of 1055 West as a historic road and any improvements or widening of the road that may be needed; and
 - requiring changes to the proposed road that will better protect existing homes along 1055 West.
- Require masonry fences between the project and the north and south properties instead of vinyl to protect the current agricultural use.

After the Planning Commission meeting the applicant made the following changes to the concept plan in response to the Commission’s concerns:

- Shifted the road that connects to 1055 West south by 2.5 feet. Although this is a small shift, it will provide an opportunity of possibly preserving some of the trees along the northern boundary of the property, which should also provide a better buffer for the adjacent property.
- Adjusted the shape of the single-family lot to provide a bit more transition from 1055 West and the townhomes in the project, and to create the possibility of preserving existing trees.
- The west townhome building shifted south to accommodate the road shift.
- Added five parking stalls bringing the project total to four stalls/unit.

- Removed the sidewalk along the south property line the slope makes the sidewalk infeasible. The overall connectivity, however, is not substantially impacted because there are other sidewalks that connect southern townhome units to the project.

The applicant did not make changes to the fencing plan and proposed vinyl fencing on the north and south boundaries because the neighboring properties have a high probability of being developed in the near future. Additionally the applicant believes that with existing animal fencing in place, the proposed vinyl fence will suffice.

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.
- The Architectural Review Committee reviewed building elevations and architecture on August 24, 2022, and unanimously recommended approval of the building designs.
- The application meets the rezone standards of approval of the City Code.
- The project will be a “for-lease” product.
- 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 City Council take comments at the public hearing and **approve** the application, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

FISCAL IMPACT:

A fiscal impact analysis table and graphics are attached to the report.

ALTERNATIVES:

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

SUPPORT MATERIALS:

- | | |
|---|--|
| <ul style="list-style-type: none"> • Aerial Map • Future Land Use Map • Zoning Map • Building Elevations • Concept (Site) Plan • Concept (Site) Plan with highlighted changes • Fencing Plan • Amenity Exhibit • Pickle Ball Concept | <ul style="list-style-type: none"> • Fiscal Analysis • Infrastructure Analysis • Traffic Impact Study • Resolution R2022-39 and the Development Agreement • Resolution R2022-40 <ul style="list-style-type: none"> • Exhibit 'A' - Future Land Use • Ordinance 2022-07-Z <ul style="list-style-type: none"> • Exhibit 'A' – Zoning Map |
|---|--|

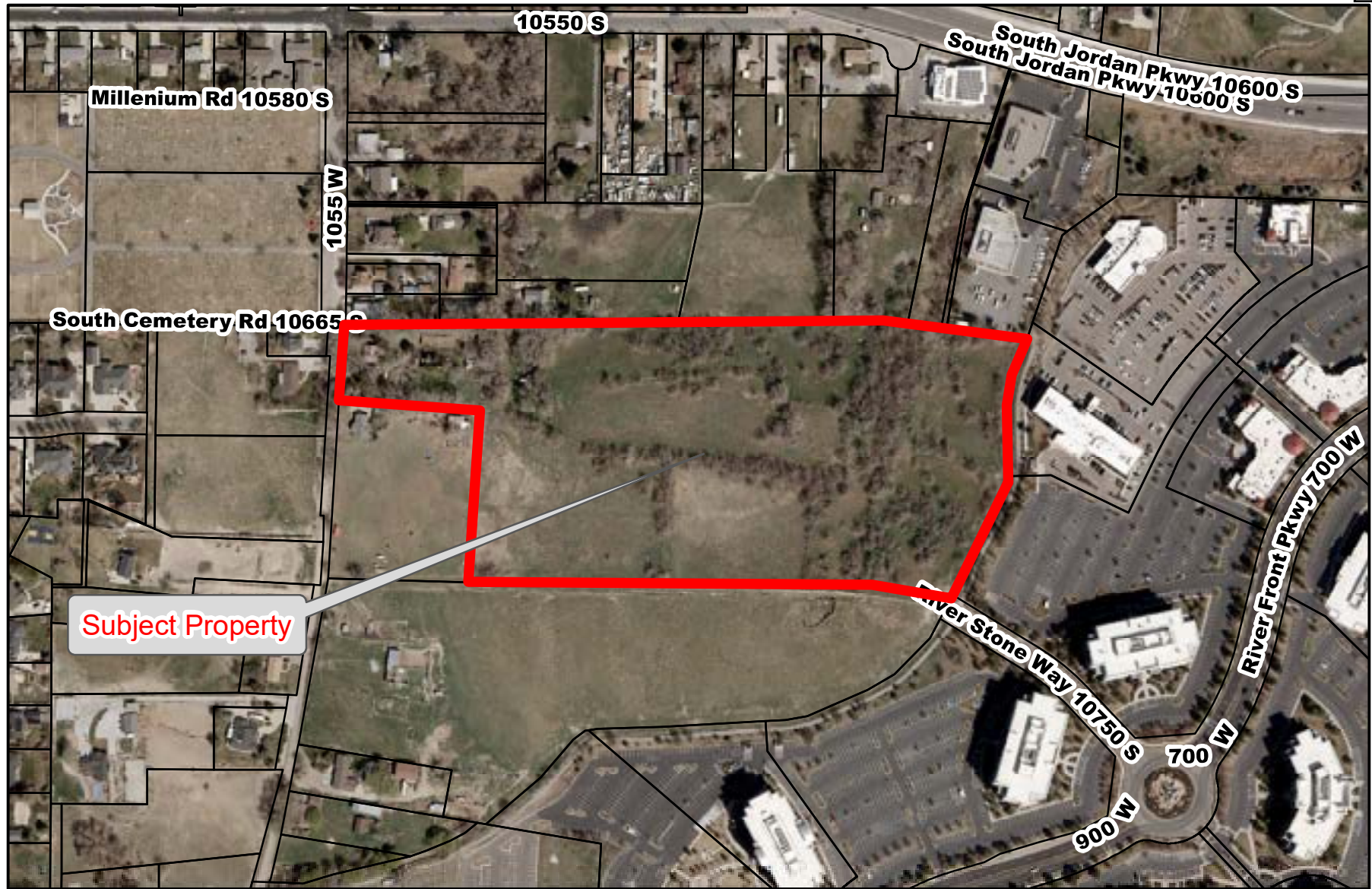
DEPARTMENT APPROVAL


Damir Drozdek
 Damir Drozdek (Dec 2, 2022 10:57 MST)

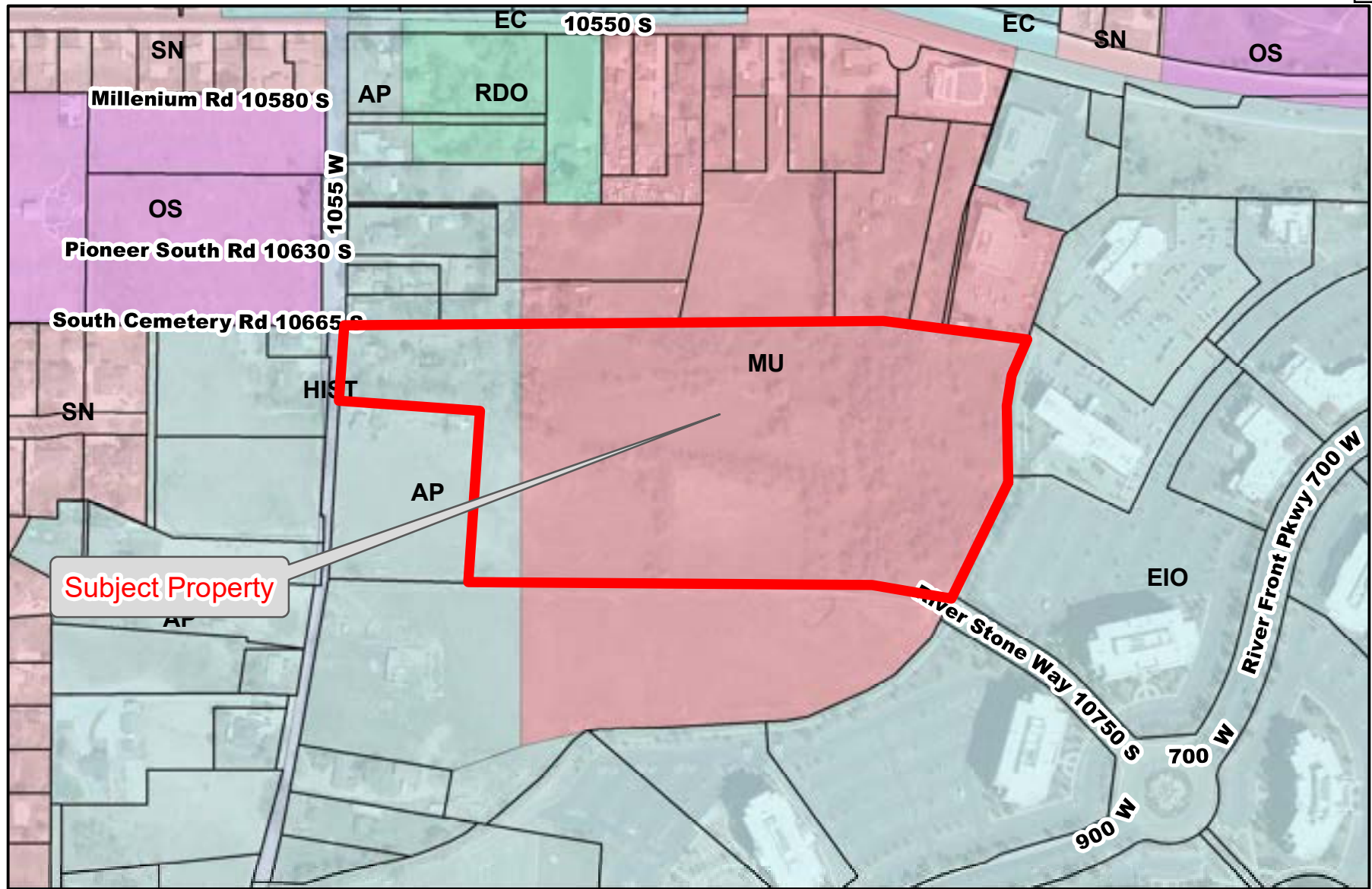
Damir Drozdek, AICP
 Planner III, Planning Department

Steven Schaefermeyer
 Steven Schaefermeyer (Dec 2, 2022 11:11 MST)

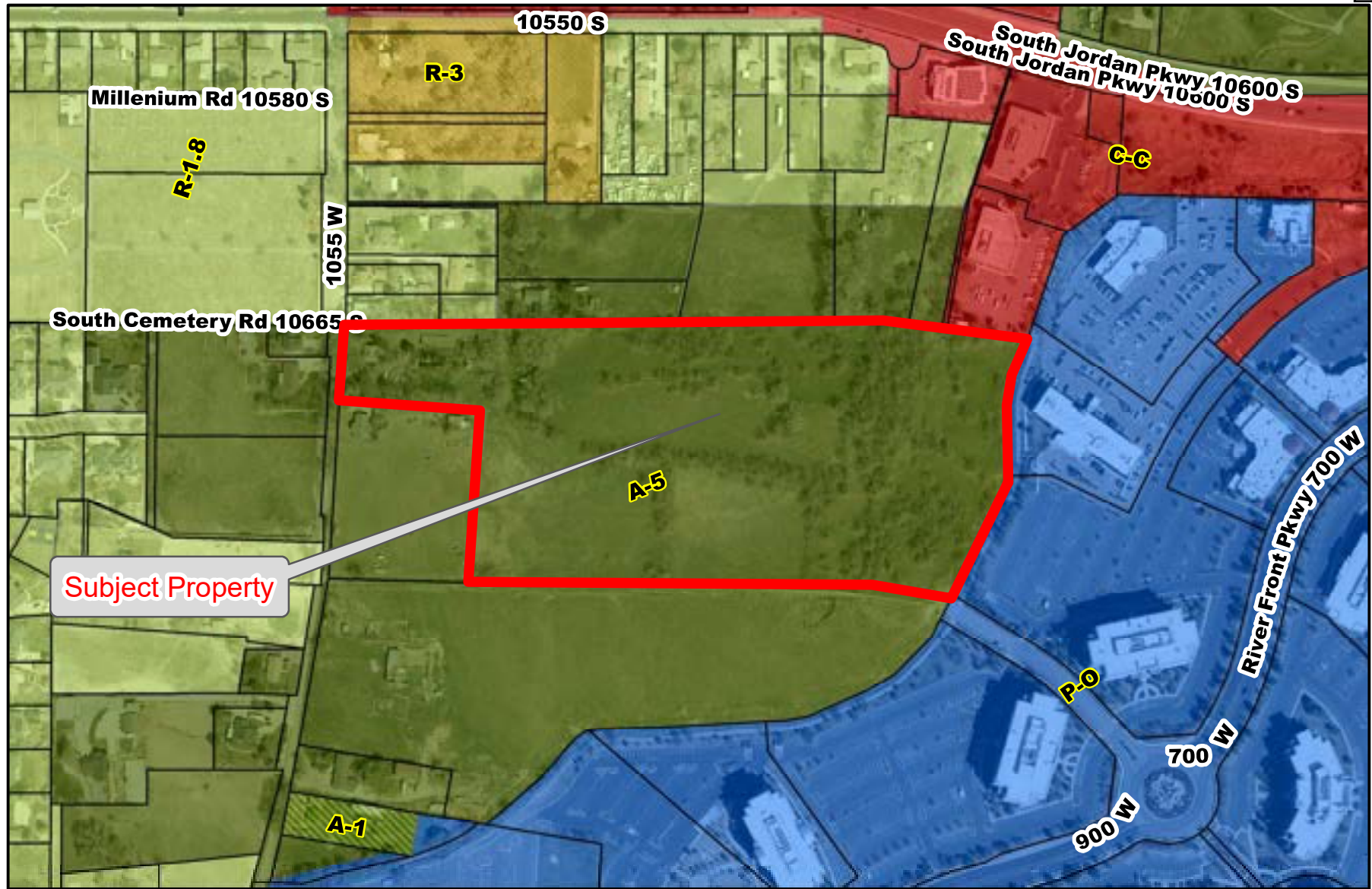
Steven Schaefermeyer
 Director of Planning




<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Aerial Map</p> <p><i>City of South Jordan</i></p>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2021</p> 
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Legend STREETS PARCELS	<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>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <p><i>City of South Jordan</i></p>	<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



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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



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RISE - DESIGN PACKAGE

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.



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RISE - DESIGN PACKAGE

SOUTH JORDAN, UTAH

TYPICAL FRONT
LOAD BLDG TYPE 1
- ELEVATIONS

D201

15 AUG, 2022



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.



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RISE - DESIGN PACKAGE

SOUTH JORDAN, UTAH

TYPICAL FRONT
LOAD BLDG TYPE 1
- ELEVATIONS

D202

15 AUG, 2022



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



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



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



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RISE - DESIGN PACKAGE

SOUTH JORDAN, UTAH

TYPICAL REAR
LOAD BLDG TYPE 1
- ELEVATIONS

D205

15 AUG, 2022



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

3
D206



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

RISE - DESIGN PACKAGE

SOUTH JORDAN, UTAH

TYPICAL REAR
LOAD BLDG TYPE 1
- ELEVATIONS

D206

15 AUG, 2022



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



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



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



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



REAR ELEVATION

1/4" = 1'-0"

3
00%

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RISE - DESIGN PACKAGE

SOUTH JORDAN, UTAH

TYPICAL REAR
LOAD BLDG TYPE 2
- ELEVATIONS

D208

15 AUG, 2022



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

1
200



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

2
200

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" = 10'



RIGHT ELEVATION
1/4" = 10'



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
Size: 11'x21'

1
2021



REAR ELEVATION DD
Size: 11'x21'

2
2021

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 4
- ELEVATIONS

D211

15 AUG, 2022



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



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



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



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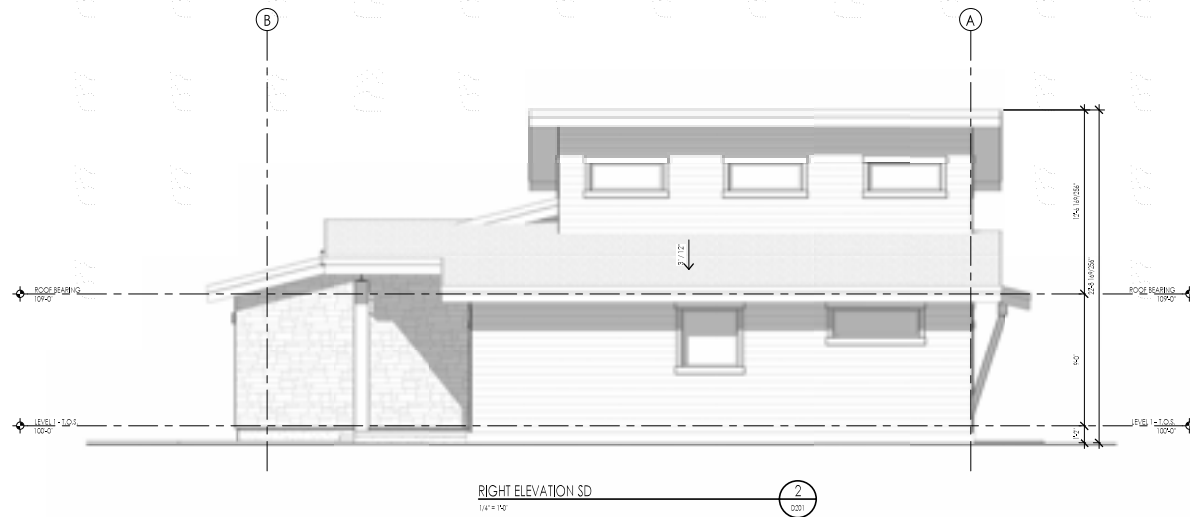
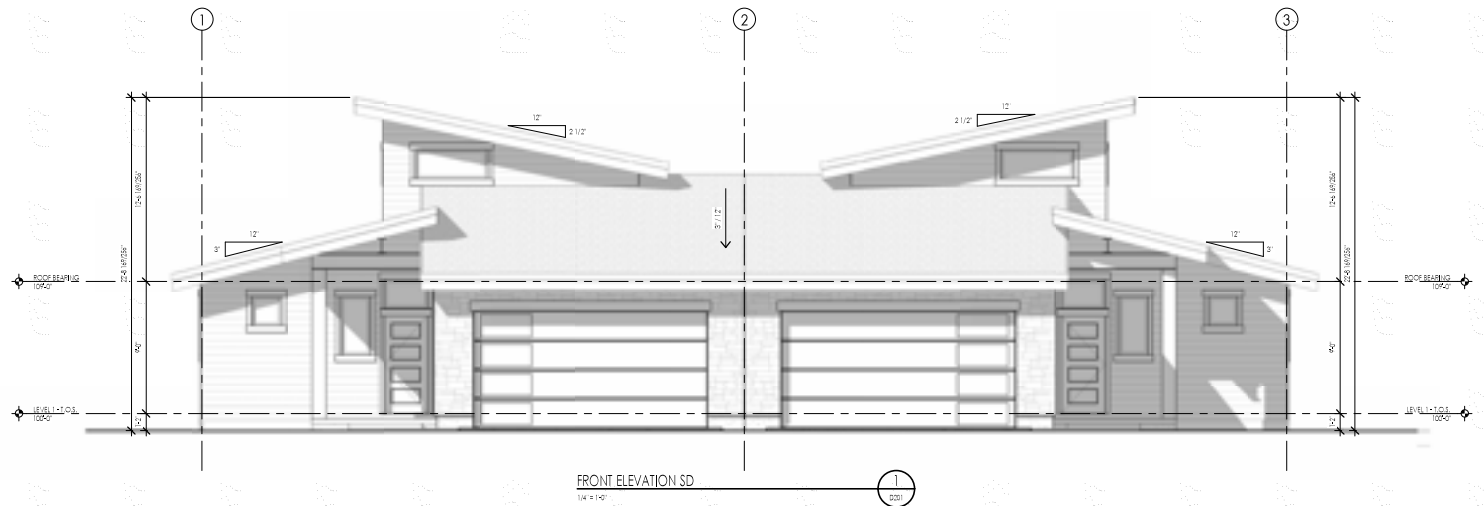
RISE - DESIGN PACKAGE

SOUTH JORDAN, UTAH

TYPICAL REAR
LOAD BLDG TYPE 4
- ELEVATIONS

D212

15 AUG, 2022



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



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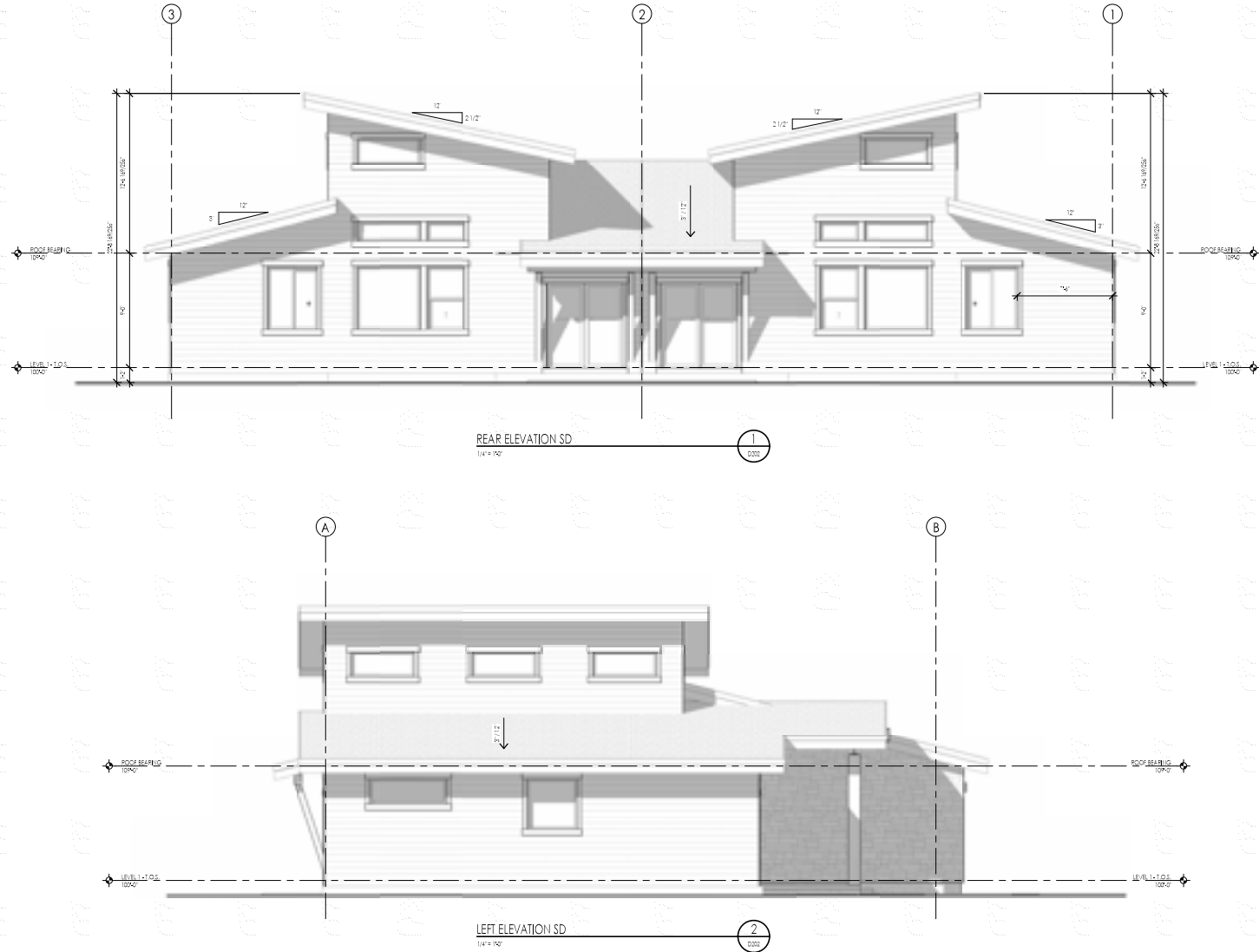
RISE - DESIGN PACKAGE

SOUTH JORDAN, UTAH

TYPICAL TWIN
HOME BLDG TYPE -
ELEVATIONS

D213

15 AUG, 2022



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



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RISE - DESIGN PACKAGE

SOUTH JORDAN, UTAH

TYPICAL TWIN
HOME BLDG TYPE -
ELEVATIONS

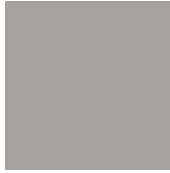
D214

15 AUG, 2022

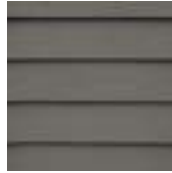
HIGHLIGHT/POP OUT COLOR FOR FRONT LOAD BUILDINGS



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



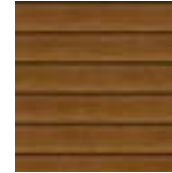
Fiber Cement Trim 2
Manufacturer:
Hardie Color Plus
Color:
Aged Pewter
Use for trim at
Hardie - Color 2
and Transition Trim



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



Manufacturer:
Dutch Quality
Color:
Ashen Dry Stack



Brick (Rear Load)
Manufacturer:
Interstate
Color:
Coal

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



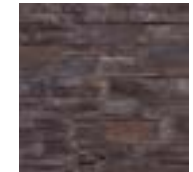
Hardie - Color 1
Manufacturer:
Hardie Color Plus
Color:
Pearl Gray



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

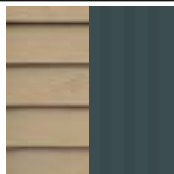


**Alum Fascia/Soffit/
Columns/ Beams**
Manufacturer:
Mastic
Color:
Dark Bronze

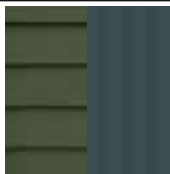


Stone (Front Load)
Manufacturer:
Dutch Quality
Color:
DS Ashen

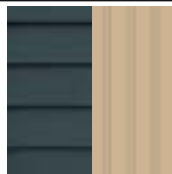
HIGHLIGHT/POP OUT COLOR CONFIGURATIONS FOR REAR LOAD BUILDINGS



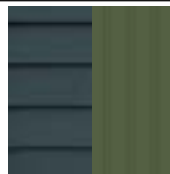
Siding - Highlight
Manufacturer:
TBD
Color:
Whole Wheat /
Evening Blue



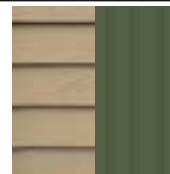
Siding - Highlight
Manufacturer:
TBD
Color:
Mountain Sage /
Evening Blue



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



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DAI - RISE

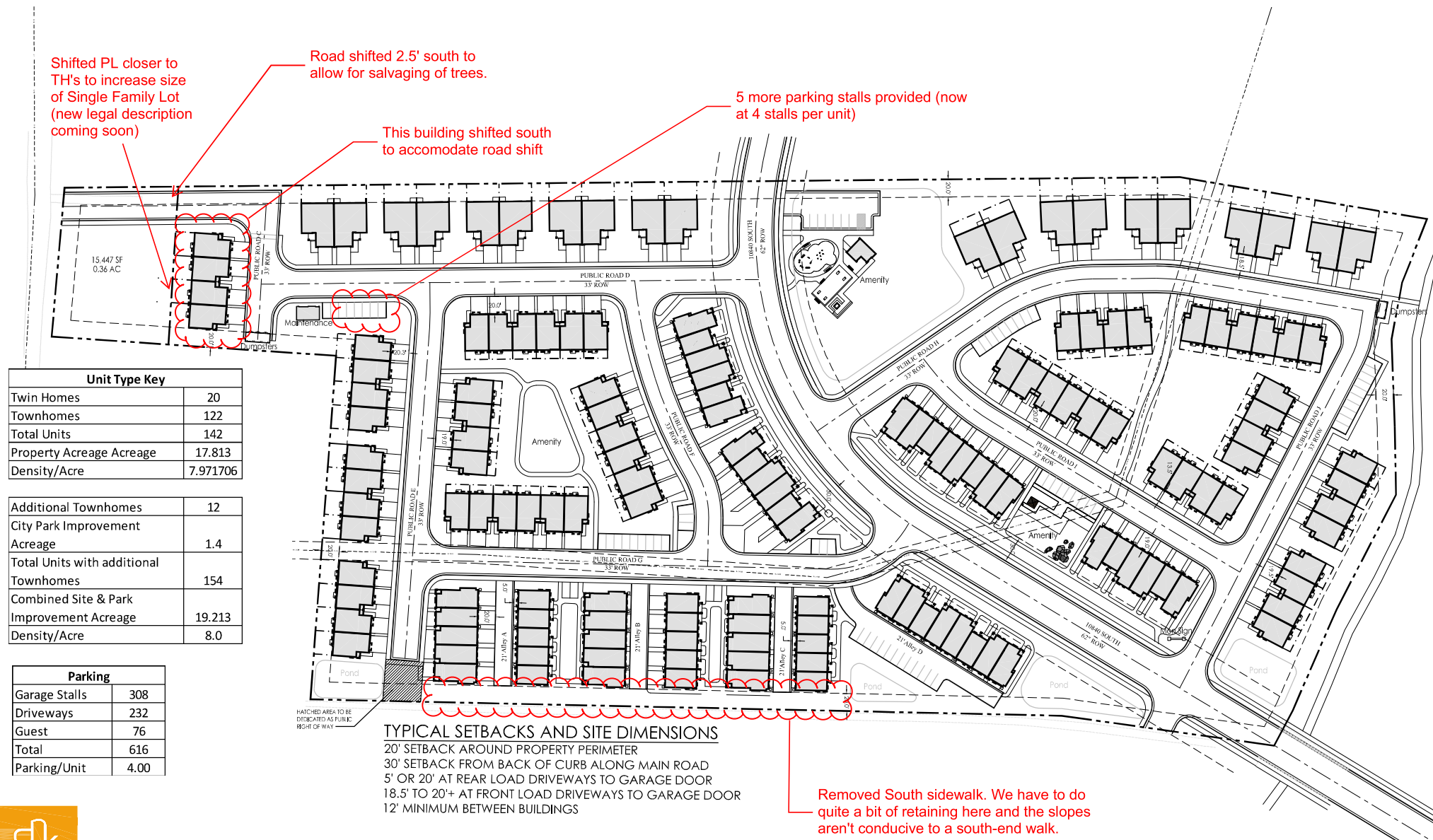
SOUTH JORDAN, UTAH

COLOR/MATERIAL
BOARD

D501

15 AUG, 2022





Vinyl Privacy — Vertical Slats — Color TBD

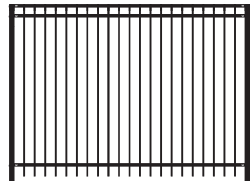


NVP Fence Colors: Clay / Slate Gray



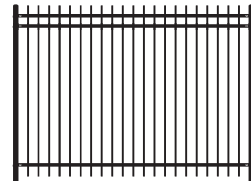
Fortress Semi-Privacy — Black

OPTION 1

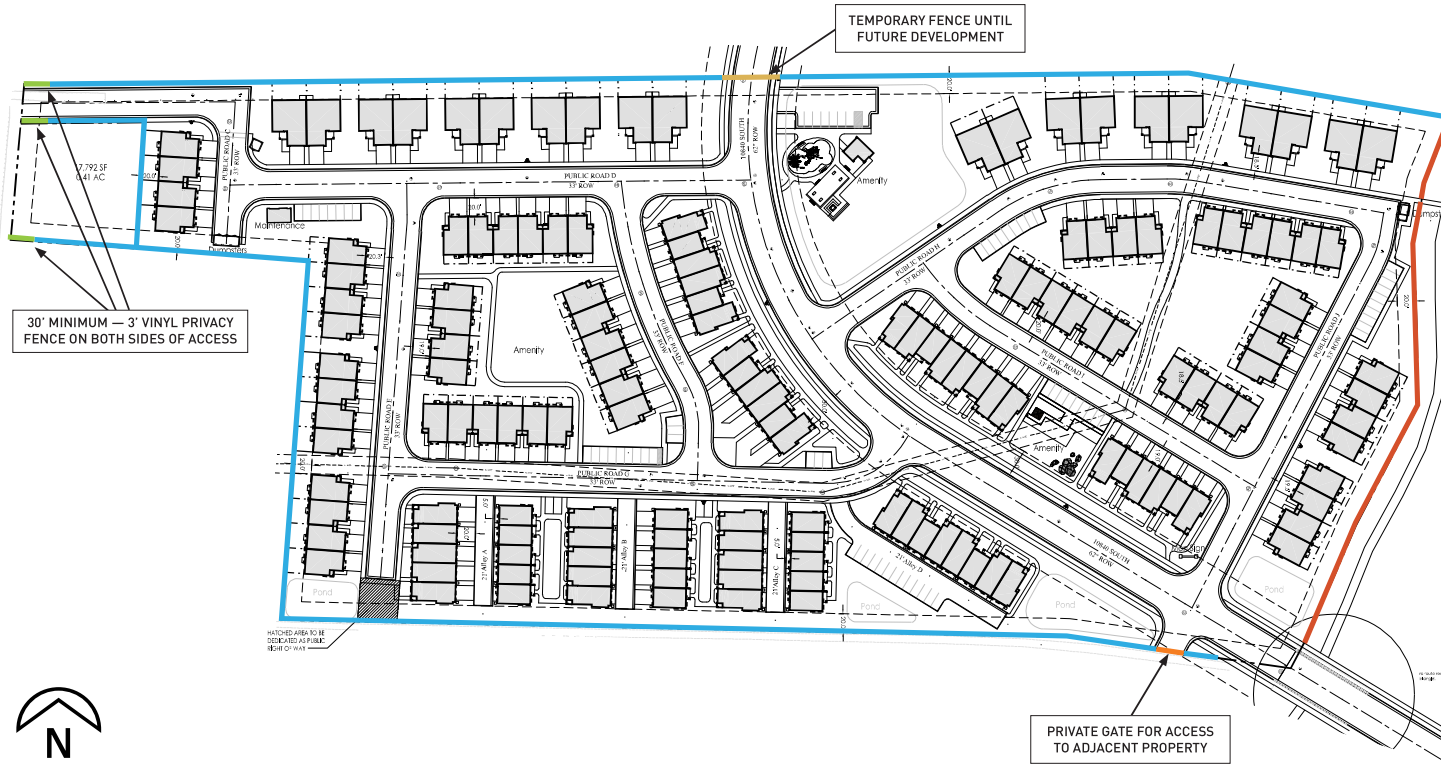


Flat Top 2 + 3 Rails - 71" (1803mm)

OPTION 2



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



RISE
TOWNHOMES

PROPOSED FENCING PLAN






Fencing Key

Blue line	6' Vinyl Privacy Fence
Green line	3' Vinyl Privacy Fence
Red line	6' Fortress Fence
Orange line	Temporary Fence
Yellow line	Private Gate

DAI
UTAH'S FOREMOST LAND DEVELOPER



COMMUNITY AMENITIES

Amenities	
	Clubhouse
	Playground
	Fire Pit
	Cornhole
	Dog Park





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Architecture

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Construction Management

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DAL - RISE PARK
SOUTH JORDAN, UTAH

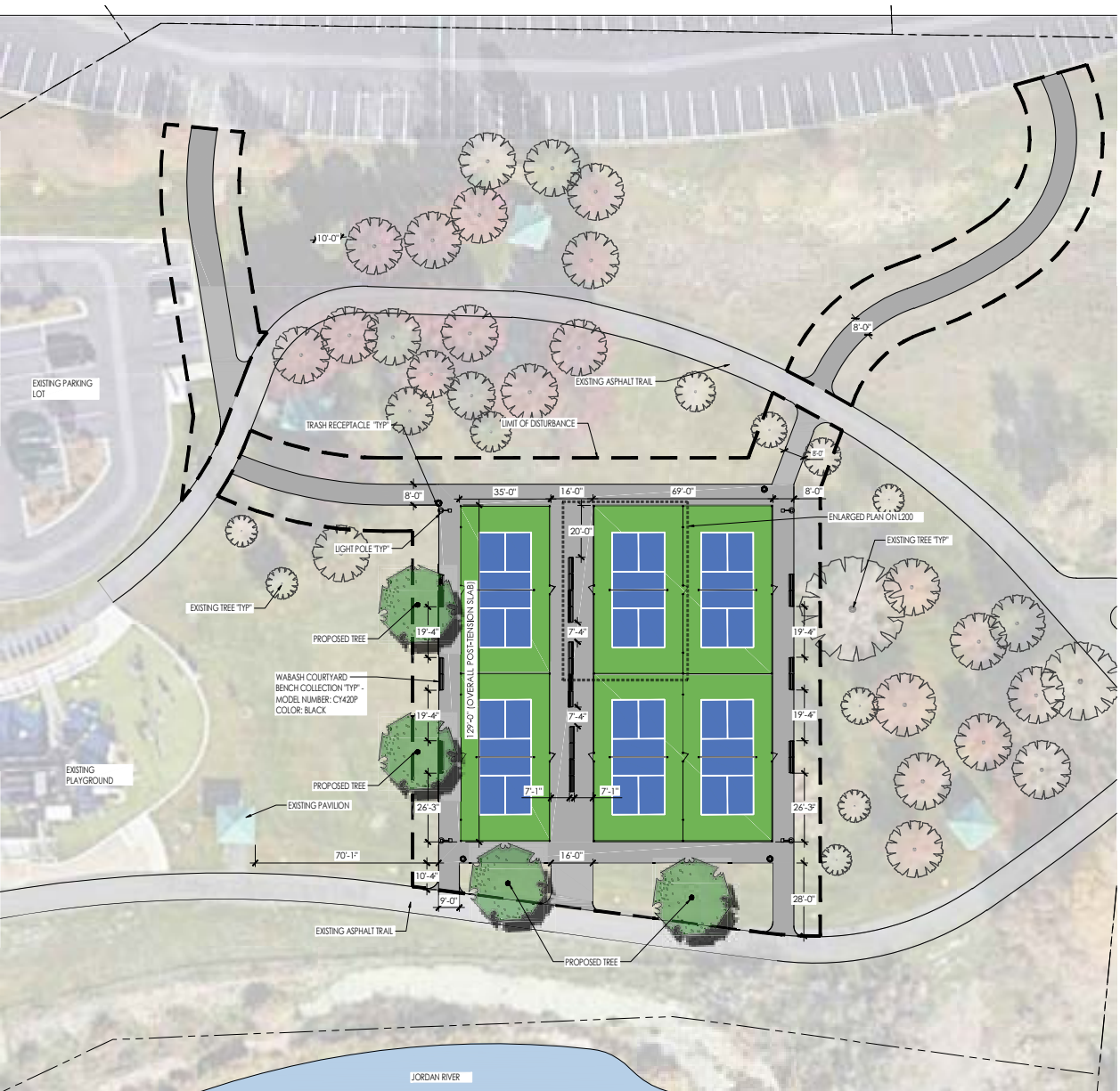
PROJECT NO. 18027
DATE: OCT. 19, 2022
REVISIONS:

SHEET TITLE:
Concept plan

SHEET NUMBER:

L100

LANDSCAPE



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.



Think

Architecture

Architecture
Interior Design
Landscape Architecture
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Construction Management

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DAI - RISE PARK
SOUTH JORDAN, UTAH

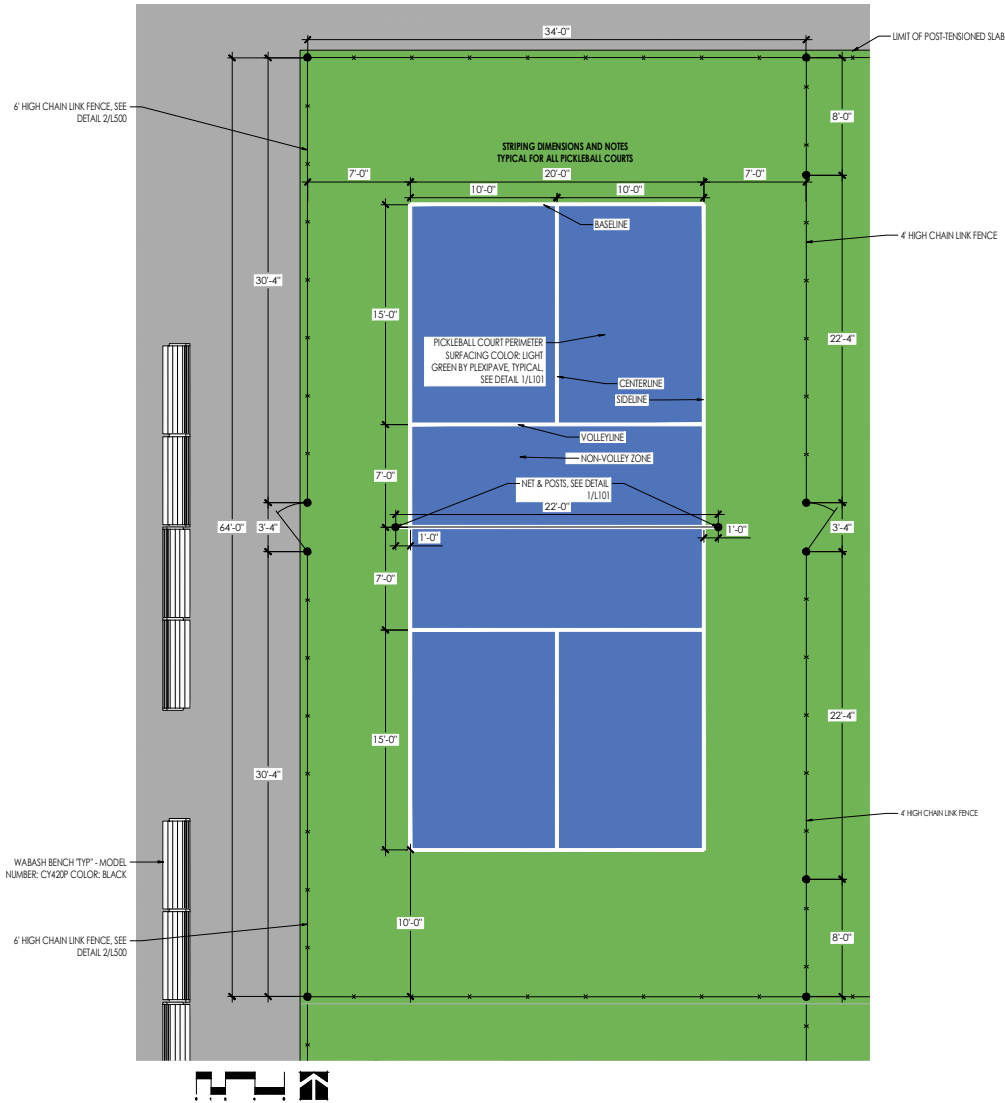
PROJECT NO. 18027
DATE: OCT. 19, 2022
REVISIONS:

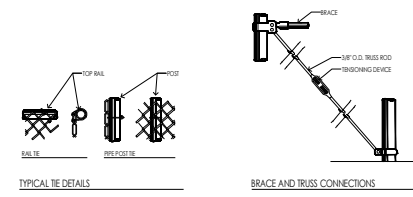
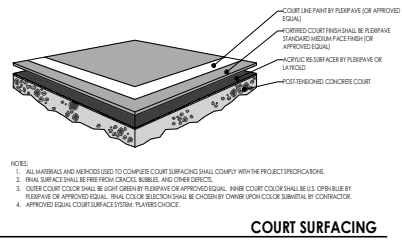
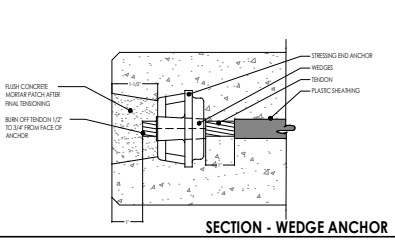
SHEET TITLE:
ENLARGED COURT
PICKLEBALL PLAN

SHEET NUMBER:

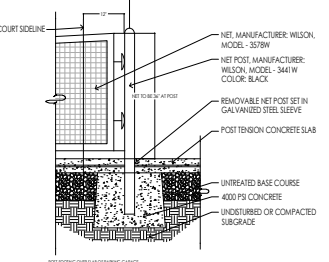
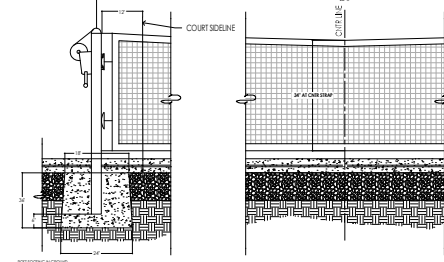
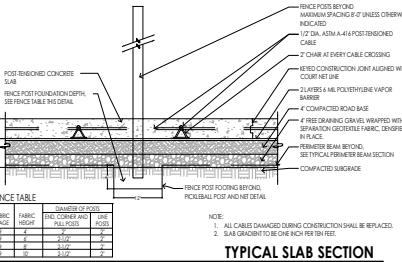
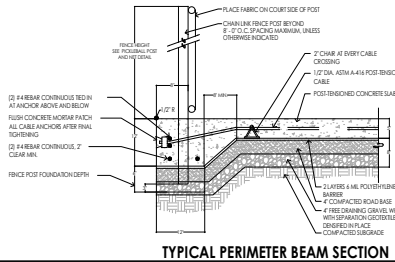
L200

LANDSCAPE

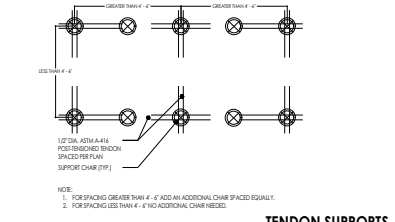




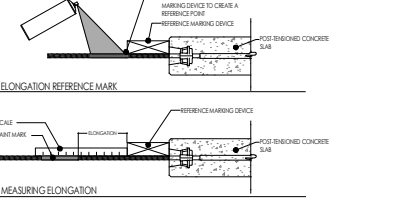
CHAIN LINK HARDWARE



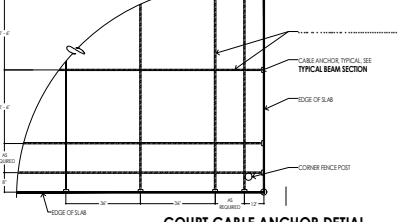
PICKLEBALL POST AND NET DETAIL



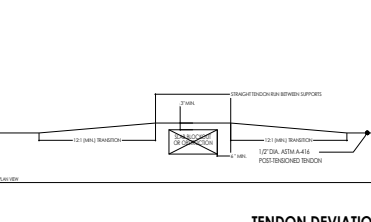
TENDON SUPPORTS



TENDON ELONGATION PROCEDURE

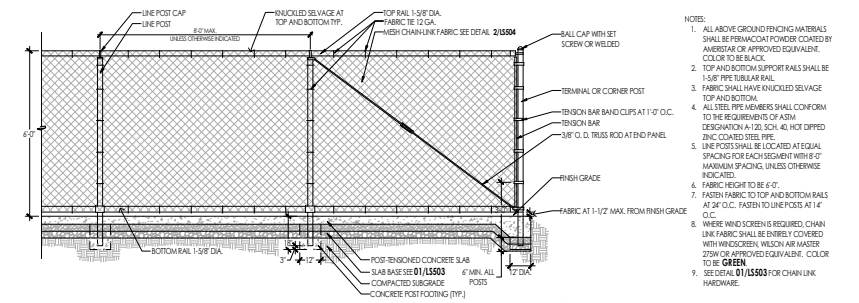


COURT CABLE ANCHOR DETAIL



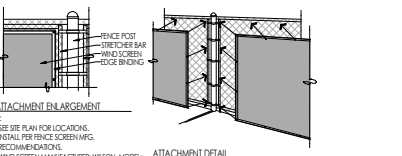
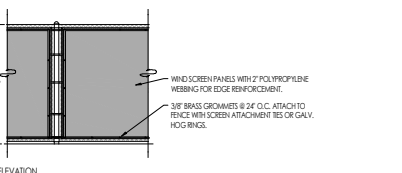
TENDON DEVIATION

1 PICKLEBALL COURT WITH POST-TENSIONED SLAB
NOT TO SCALE



- NOTES:
- ALL ABOVE GROUND FENCING MATERIALS SHALL BE FURNISH OR APPROVED EQUAL, COLOR TO BE BLACK.
 - TOP AND BOTTOM SUPPORT RAILS SHALL BE 1-5/8\"/>

FENCE MATERIALS	
FABRIC GRADE:	9
FABRIC HEIGHT:	6'-0"
FABRIC MESH SIZE:	2" - 1-3/4" OR 1"
POST DEPTH:	5'-0"
LINE POST:	LENGTH: 8'-0" DIAMETER: 2" WALL THICKNESS: .100"
CORNER / TERMINAL POSTS:	9'-0" DIAMETER: 2-1/2" WALL THICKNESS: .100"



3 PICKLEBALL WIND SCREEN
NOT TO SCALE

2 PICKLEBALL CHAIN LINK FENCE
NOT TO SCALE

Project Analysis

Project: Rise Rezone
September 26, 2022

Scenario Descriptions

Scenario 1: No Change - A-5

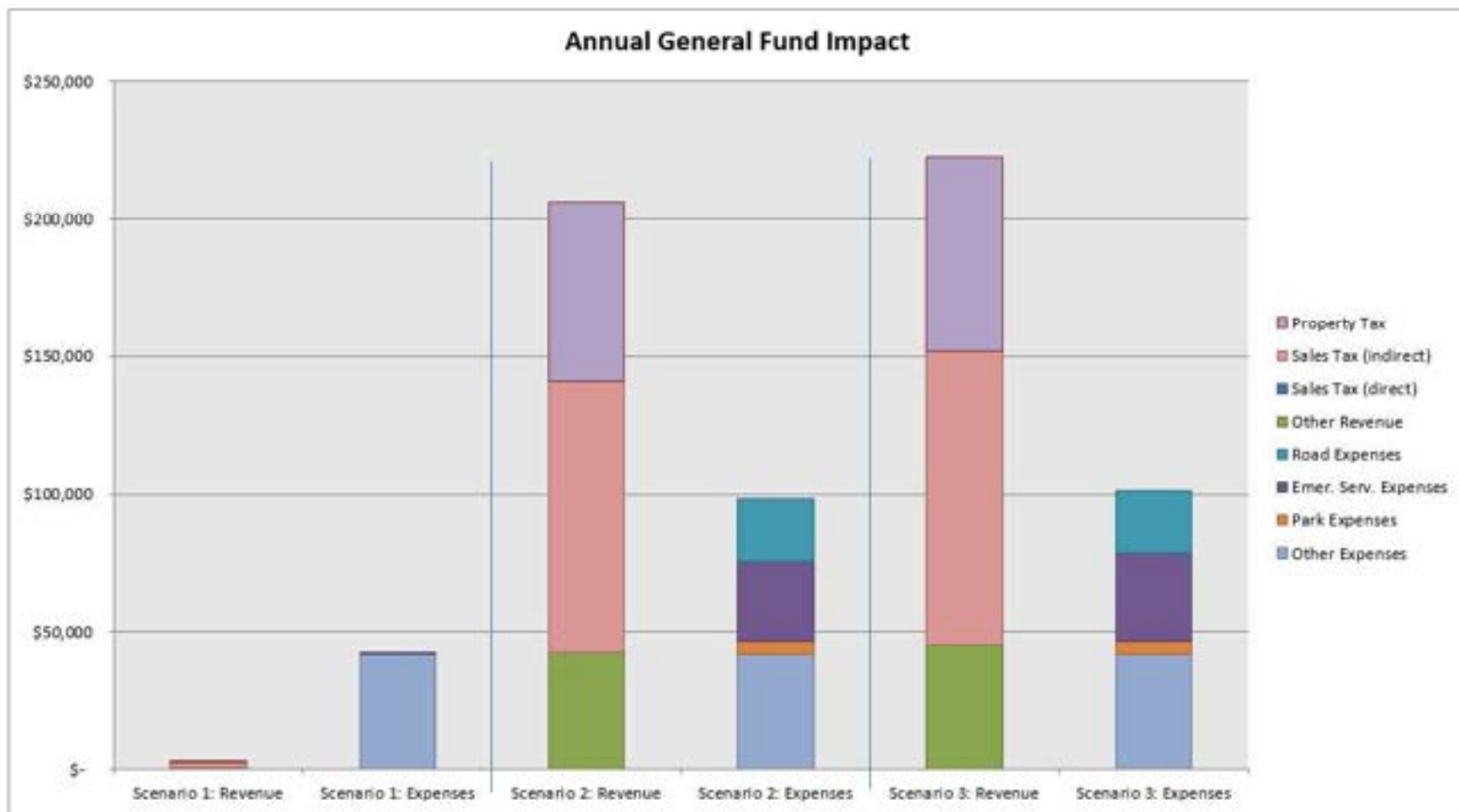
No Change - Agriculture A-5

Financial Summary by Scenario

Direct Impact (General Fund)		No Change - A-5	R-M-8	R-M-8
Revenue	\$	1,029	\$ 107,112	\$ 115,434
Property Tax	\$	316	\$ 64,917	\$ 70,289
Sales Tax (direct)	\$	-	\$ -	\$ -
Other	\$	713	\$ 42,196	\$ 45,145
Expenses	\$	42,149	\$ 98,248	\$ 101,086
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
Total	\$	(41,120)	\$ 8,865	\$ 14,348
Scenario 2: R-M-8				
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
Scenario 3: R-M-8				
Multiple-Family Residential with TWELVE Additional Town Homes for City Park Improvements				
Indirect Impact				
Potential Retail Sales	\$	162,765	\$ 9,986,468	\$ 10,823,518
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

Project Name/Number	The Rise 10657 S 1055 W
----------------------------	------------------------------

Planner Assigned	Damir Drozdek
Engineer Assigned	Jared Francis

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

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

The subject property 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 serviced 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 serviced for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)*

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

South Jordan – Rise Townhomes Traffic Impact Study



Prepared by: WCG

Date: September 1, 2022

Executive Summary

This study addresses the traffic impacts associated with the proposed Rise Townhomes (Project) located in South Jordan, Utah. The Project is located south of South Jordan Parkway in between 1055 West and River Front Parkway. The Project proposes a total of 142 multi-family low rise units

The level of service (LOS) for both morning and evening peak hours was determined for each study intersection under every scenario. The results of the analysis are summarized in **Table ES-1** for the AM and PM peak hours.

Table ES-1: Level of Service Summary			
Intersection	Level of Service (sec/vehicle) ¹		
	Existing (2022) Background	Opening Day 2022 Plus Project no 1055 W connection	Opening Day 2022 Plus Project with 1055 W connection
AM Peak Hour			
10550 S / 1055 W	A (5.2) SB Thru	A (5.0) SB LT	A (6.1) NB LT
10840 S / River Front Pkwy	A (3.4)	A (3.4)	A (3.4)
PM Peak Hour			
10550 S / 1055 W	A (5.3) SB Thru	A (5.0) SB Thru	A (5.1) SB Thru
10840 S / River Front Pkwy	A (3.9)	A (3.9)	A (3.9)
¹ Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for signalized intersections and the worst movement for unsignalized intersections.			

Findings and Recommendations

WCG makes the following conclusions and recommendations:

- The existing study intersections currently operate at acceptable levels of service
 - No mitigation measures are recommended for the background 2022 conditions.
- The Project proposes a total of 142 dwelling units.
 - The Project is anticipated to add approximately 984 daily trips, 58 AM peak hour trips, and 74 PM peak hour trips.
 - Two project conditions were considered. One condition contained only the access to the housing development from the east side along 10840 South. The other condition included an additional access on the west side of the housing development with 1055 West.
- With project traffic added, the study intersections are anticipated to operate at acceptable levels of service. This is true for both project conditions.
- Having a connection to 1055 West does not significantly change the overall traffic operations in the study area. Either alternative will work well. However, to improve connectivity, integrate the development into the neighborhood and provide transportation options for residents, the connection to 1055 West is recommended.

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I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed mixed-use property (Project) located in South Jordan, Utah. The Project is located south of South Jordan Parkway in between 1055 West and River Front Parkway. **Figure 1** depicts the location of the Project. A concept land use plan is also included in **Appendix A**.

Included within the analyses for this study are the traffic operations for opening day (2022) conditions with the Project at study intersections and roadways adjacent to the Project.

B. Scope

Based on the proximity to the Project site the following intersections were analyzed to evaluate the traffic operational impacts:

- 10550 South / 1055 West
- 10840 South / River Front Parkway

C. Analysis Methodology

Level-of-service (LOS) is a term that describes an intersections operating performance during critical peak hours of the day. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. **Table 1** provides a brief description of each LOS letter designation and an accompanying average delay per vehicle thresholds for both signalized and unsignalized intersections.

The Highway Capacity Manual (HCM) 7th Edition, 2022 methodology was used in this study. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized intersections, the overall intersection LOS is reported. For other unsignalized intersections, the worst approach or movement LOS is reported. LOS is measured in seconds of delay per vehicle.

Table 1: Level of Service Definition for Intersections			
LOS	Signalized Delay (sec/vehicle)	Unsignalized Delay (sec/vehicle)	Description
A	≤ 10	≤ 10	Favorable progression
B	> 10 and ≤ 20	> 10 and ≤ 15	Good progression
C	> 20 and ≤ 35	> 15 and ≤ 25	Fair progression
D	> 35 and ≤ 55	> 25 and ≤ 35	Noticeable congestion
E	> 55 and ≤ 80	> 35 and ≤ 50	Limit of acceptable delay
F	> 80	> 50	Unacceptable delay
Source: <i>Highway Capacity Manual</i> , Transportation Research Board, 2016			

Using Synchro/SimTraffic software, which incorporates the HCM methodology, WCG computed the peak hour LOS for each study intersection. Multiple runs (10) of SimTraffic were used to provide a statistical evaluation of traffic operations along the study corridor and at each study intersection. Detailed LOS and queueing reports are included in **Appendix C**.

D. Level of Service Standards

For the purposes of this study, a minimum overall intersection performance for each of the study intersections was set at LOS D. LOS D is generally considered acceptable for urbanized areas. If LOS E or F conditions exist, an explanation and/or mitigation measures are presented.



II. BACKGROUND EXISTING CONDITIONS

A. Purpose

The purpose of the existing conditions section is to gather existing information on roadway geometry, lane configurations and traffic volumes for the surrounding area. This information is used to help identify and quantify impacts that the Project will have on the surrounding roadway network. The existing (2022) background analysis evaluates the study intersections and roadways without any Project traffic and establishes existing traffic and geometric conditions.

B. Roadway System

The intersections are described below and shown in **Figure 2**, along with existing intersection lane configurations.

10550 South / 1055 West – This is a four-leg intersection where east- and westbound traffic movements are uncontrolled. The north- and southbound directions are stop-controlled. Each approach has a single approach lane. The posted speed along 1055 West is 25 MPH. The posted speed on 10550 South is 25 MPH.

10840 South / River Front Parkway – This intersection is a dual-lane roundabout. The 10840 South approaches lead to business parks and only have a single approach lane. The approaches along River Front Parkway have two approach lanes. Each approach is controlled by a yield sign. The posted speed along River Front Parkway is 30 MPH. The posted speed along 10840 South is 25 MPH in the southeast direction and 20 MPH in the northwest direction.

C. Traffic Volumes

WCG conducted weekday morning (7:00 AM to 9:00 AM) and evening (4:00 PM to 6:00 PM) peak period traffic counts at the following existing intersections:

- 10550 South / 1055 West
- 10840 South / River Front Parkway

The 10840 South / River Front Parkway intersection turning movement counts were completed on Thursday August 11, 2022. The 10550 South / 1055 West intersection turning movement counts were completed on Tuesday August 16, 2022. No pandemic restrictions were in place when the counts were completed.

Figure 2 depicts the existing (2022) AM and PM peak hour traffic volumes at the study intersections. Traffic count data is included in **Appendix B**.

D. Level of Service Analysis

WCG determined that all study intersections are currently operating at acceptable levels of service as shown in **Table 2**. Detailed LOS reports are included in **Appendix C**.

E. Queuing Analysis

The 95th percentile queue lengths were evaluated for each study intersection. The 95th percentile queues were not significant. The full queuing analysis is included in **Appendix C**.

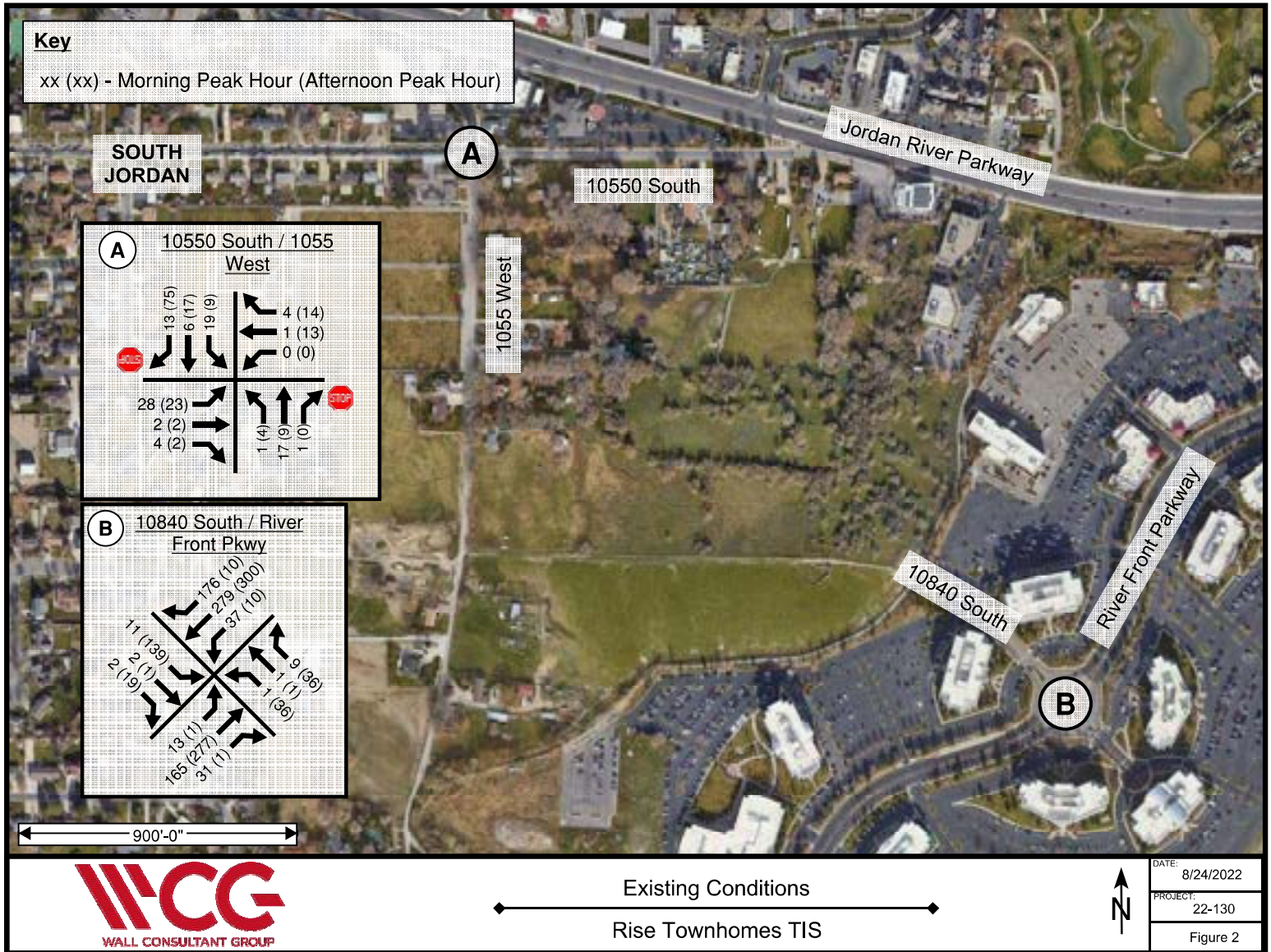
Table 2: Existing Conditions (2022) Background Peak Hour Level of Service

Intersection		Worst Movement ¹			Overall Intersection ²	
Intersection	Control	Approach	Avg. Delay (Sec / Veh)	LOS	Avg. Delay (Sec / Veh)	LOS
AM Peak Hour						
10550 S / 1055 W	Stop	SB Thru	5.2	A	-	-
10840 S / River Front Pkwy	Roundabout	-	-	-	3.4	A
PM Peak Hour						
10550 S / 1055 W	Stop	SB Thru	5.3	A	-	-
10840 S / River Front Pkwy	Roundabout	-	-	-	3.9	A

¹ This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for unsignalized intersections.
² This represents the overall intersection LOS and delay (seconds / vehicle).

F. Mitigation Measures

As shown in **Table 2**, all study intersections are operating at an acceptable level of service. Therefore, no mitigation measures required for existing (2022) conditions.



III.PROJECT CONDITIONS

A. Purpose

This section describes the type and intensity of land uses planned as a part of the Project and serves as the basis for trip generation, distribution, and assignment of Project trips to the study area roadways and intersections.

B. Project Description

The Project proposes a total of 142 Low-rise Multifamily dwelling units. A conceptual land use plan for the Project is included in **Appendix A**. Two project conditions were considered. One condition included only a single point of access to the housing development from the east side along 10840 South. The other condition included an additional access on the west side of the housing development to 1055 West.

C. Overall Trip Generation, Distribution and Assignment

Project trip generation estimates were developed using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation, 11th Edition*.

Table 3 shows the total number of trips generated by the Project. To be conservative, the entire development was assumed to be complete for all plus project scenarios.

Land Use	Dwelling Units	Daily Total	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Low-Rise Multifamily Housing	142	984	14	44	58	46	28	74

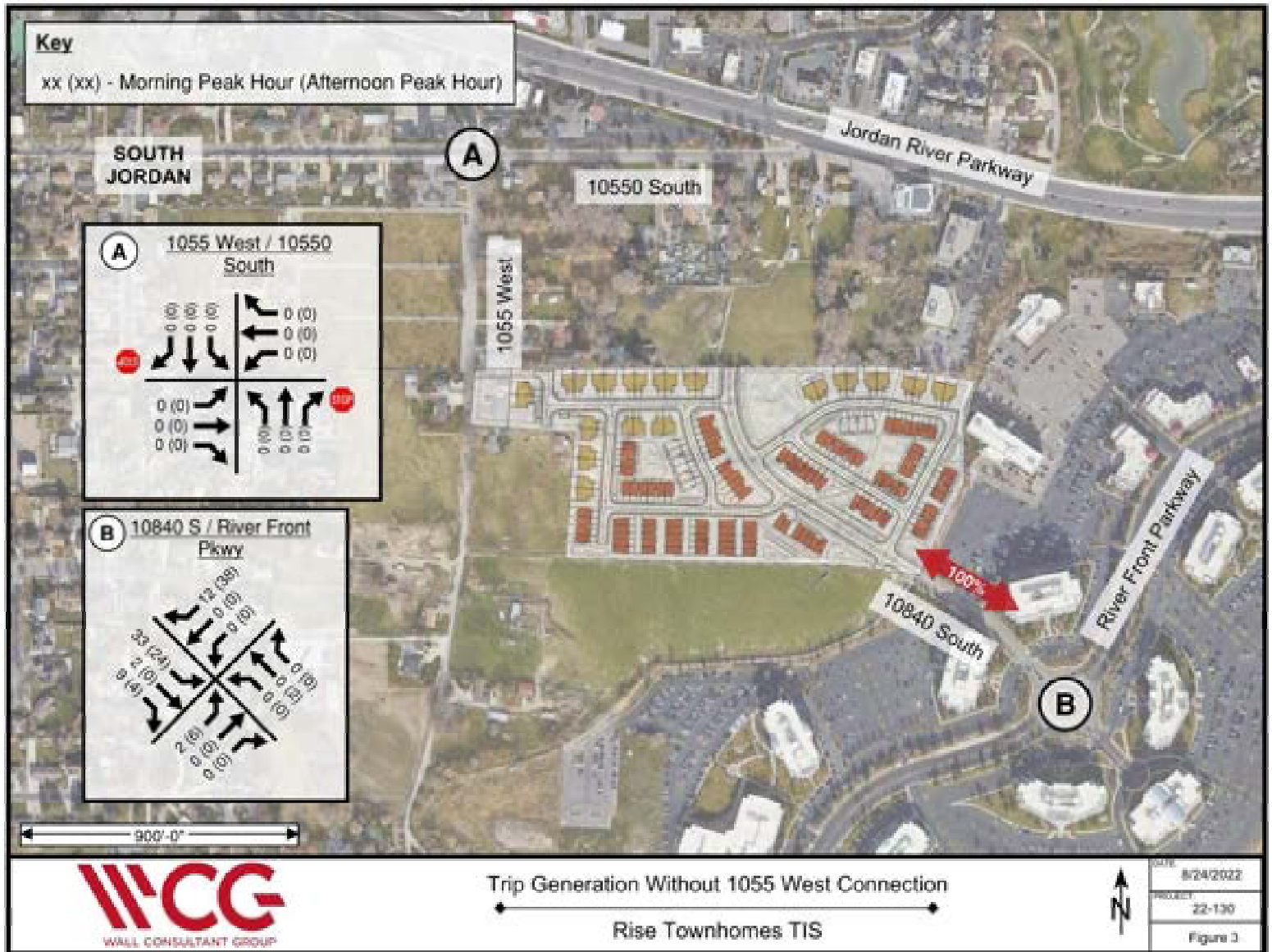
Project traffic from **Table 3** was assigned to the roadway network based on the type of trip and the proximity of Project access points to regional roadways and major population/employment centers. Existing travel patterns observed during data collection and engineering judgement provided primary guidance to establish distribution percentages.

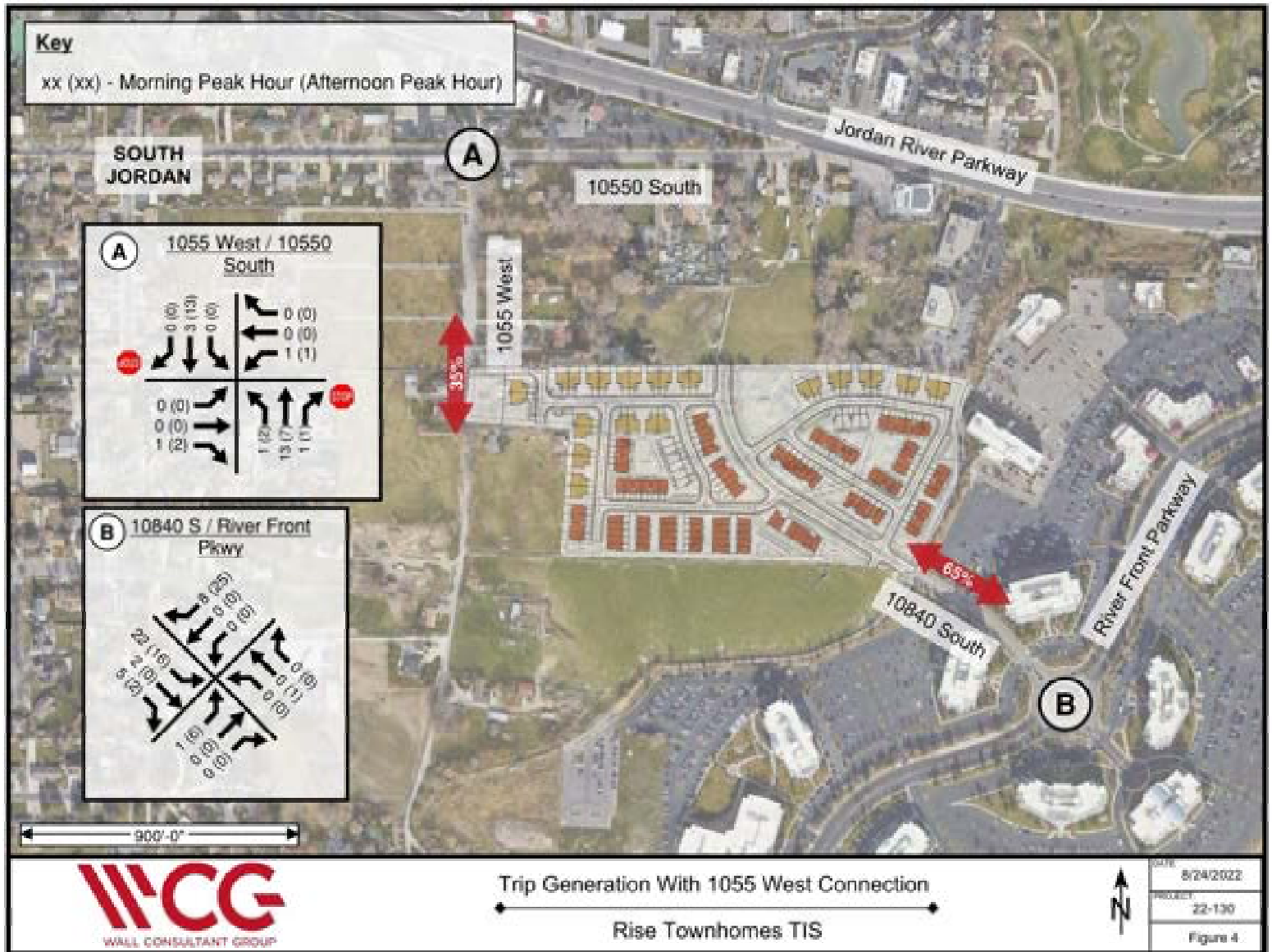
For the first project condition, 100% of the trips were distributed to 10840 South. Traffic was assigned for the opening day (2022) conditions for the Project and is shown in **Figure 3**.

The trip distribution for the second project condition for the 2022 plus project analyses was estimated as follows:

- 65% East
- 35% West

Traffic was assigned for the opening day (2022) conditions for the Project and is shown in **Figure 4**.





IV. OPENING DAY PLUS PROJECT CONDITIONS WITHOUT 1055 WEST CONNECTION

A. Purpose

The opening day project without 1055 West connection traffic was combined with (2022) background traffic volumes to evaluate the study intersections and determine any potential impacts that are specifically attributed to Project traffic.

B. Project Description

As mentioned in Chapter III Project Conditions, the Project will include a total of 142 residential units. Therefore, the project is anticipated to add an additional 58 (74) project trips in the AM and (PM) peak hours of traffic respectively, during the opening day conditions. **Figure 3** depicts the project traffic distribution and assignment to the roadway network.

C. Roadway Network

The project does not plan to change the existing roadway network as described in Chapter II Background Existing Conditions.

D. Traffic Volumes

The project traffic (**Figure 3**) was combined with 2022 background traffic volumes (**Figure 2**) to reflect the opening day plus project traffic volumes shown in **Figure 5**.

E. Level of Service Analysis

WCG determined that all study intersections are anticipated to operate at acceptable levels of service, as shown in **Table 4**. Detailed LOS reports are included in **Appendix C**.

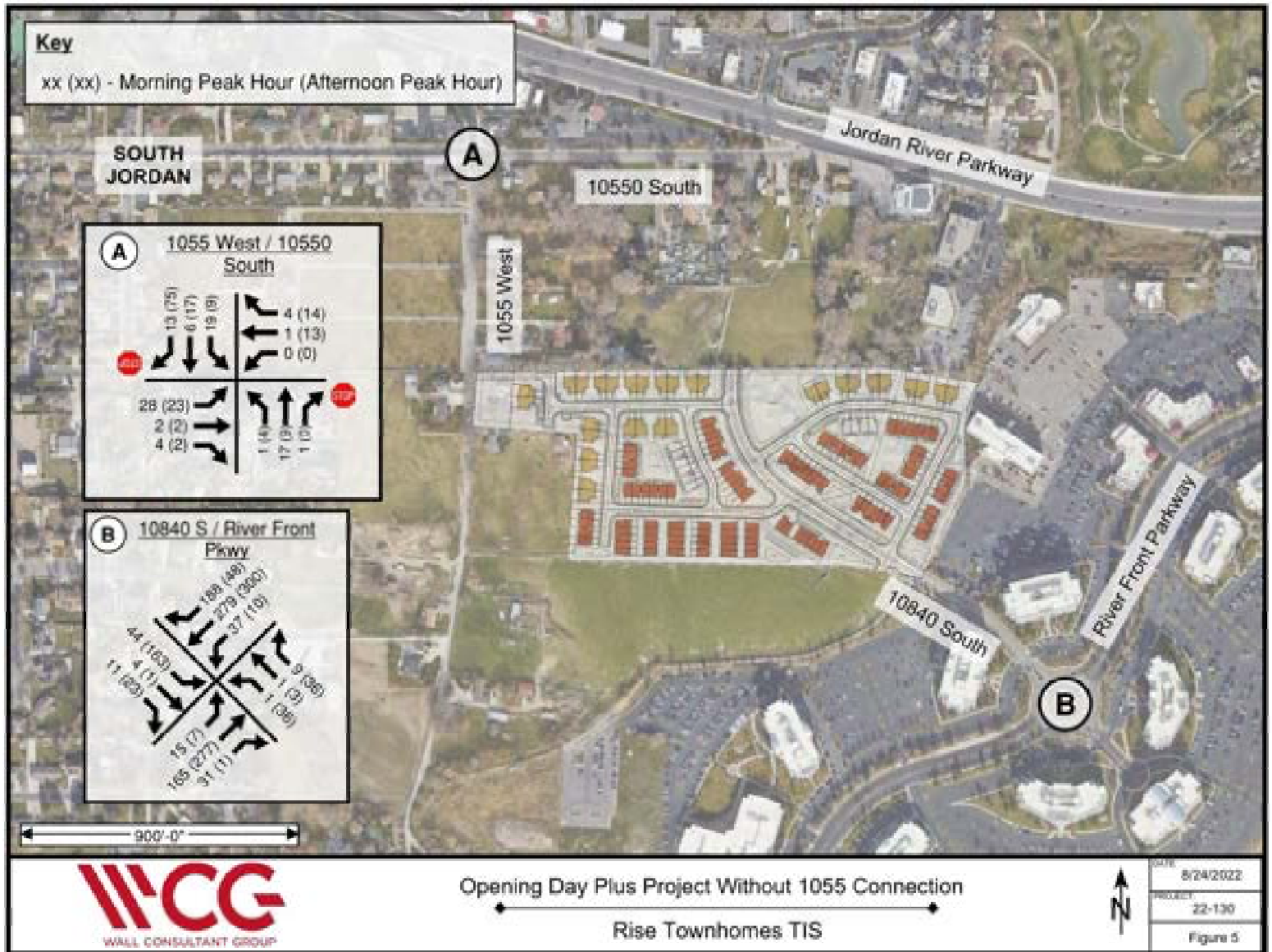
F. Queuing Analysis

The 95th percentile queue lengths were evaluated for each study intersection. No significant queueing is anticipated. The full queuing analysis is included in **Appendix C**.

Table 4: Opening Day (2022) Plus Project Peak Hour LOS Without Connection						
Intersection		Worst Movement ¹			Overall Intersection ²	
Intersection	Control	Approach	Avg. Delay (Sec / Veh)	LOS	Avg. Delay (Sec / Veh)	LOS
AM Peak Hour						
10550 S / 1055 W	Stop	SB LT	5.0	A	-	-
10840 S / River Front Pkwy	Roundabout	-	-	-	3.4	A
PM Peak Hour						
10550 S / 1055 W	Stop	SB Thru	5.0	A	-	-
10840 S / River Front Pkwy	Roundabout	-	-	-	3.9	A
¹ This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for unsignalized intersections. ² This represents the overall intersection LOS and delay (seconds / vehicle).						

G. Mitigation Measures

As shown in **Table 4**, all intersections are expected to operate at acceptable LOS. Therefore, no mitigation measures required for opening day (2022) plus project for the first project condition.



V. OPENING DAY PLUS PROJECT CONDITIONS WITH 1055 WEST CONNECTION

A. Purpose

The opening day project with 1055 West connection traffic was combined with (2022) background traffic volumes to evaluate the study intersections and determine any potential impacts that are specifically attributed to Project traffic.

B. Project Description

As mentioned in Chapter III Project Conditions, the Project will include a total of 142 residential units. Therefore, the project is anticipated to add an additional 58 (74) project trips in the AM and (PM) peak hours of traffic respectively, during the opening day conditions. **Figure 4** depicts the project traffic distribution and assignment to the roadway network.

C. Roadway Network

The project does not plan to change the existing roadway network as described in Chapter II Background Existing Conditions. This scenario does assume a project connection to 1055 West.

D. Traffic Volumes

The project traffic (**Figure 4**) was combined with 2022 background traffic volumes (**Figure 2**) to reflect the opening day plus project traffic volumes shown in **Figure 6**.

E. Level of Service Analysis

WCG determined that all study intersections are anticipated to operate at acceptable levels of service, as shown in **Table 5**. Detailed LOS reports are included in **Appendix C**.

F. Queuing Analysis

The 95th percentile queue lengths were evaluated for each study intersection. No significant queueing is anticipated. The full queuing analysis is included in **Appendix C**.

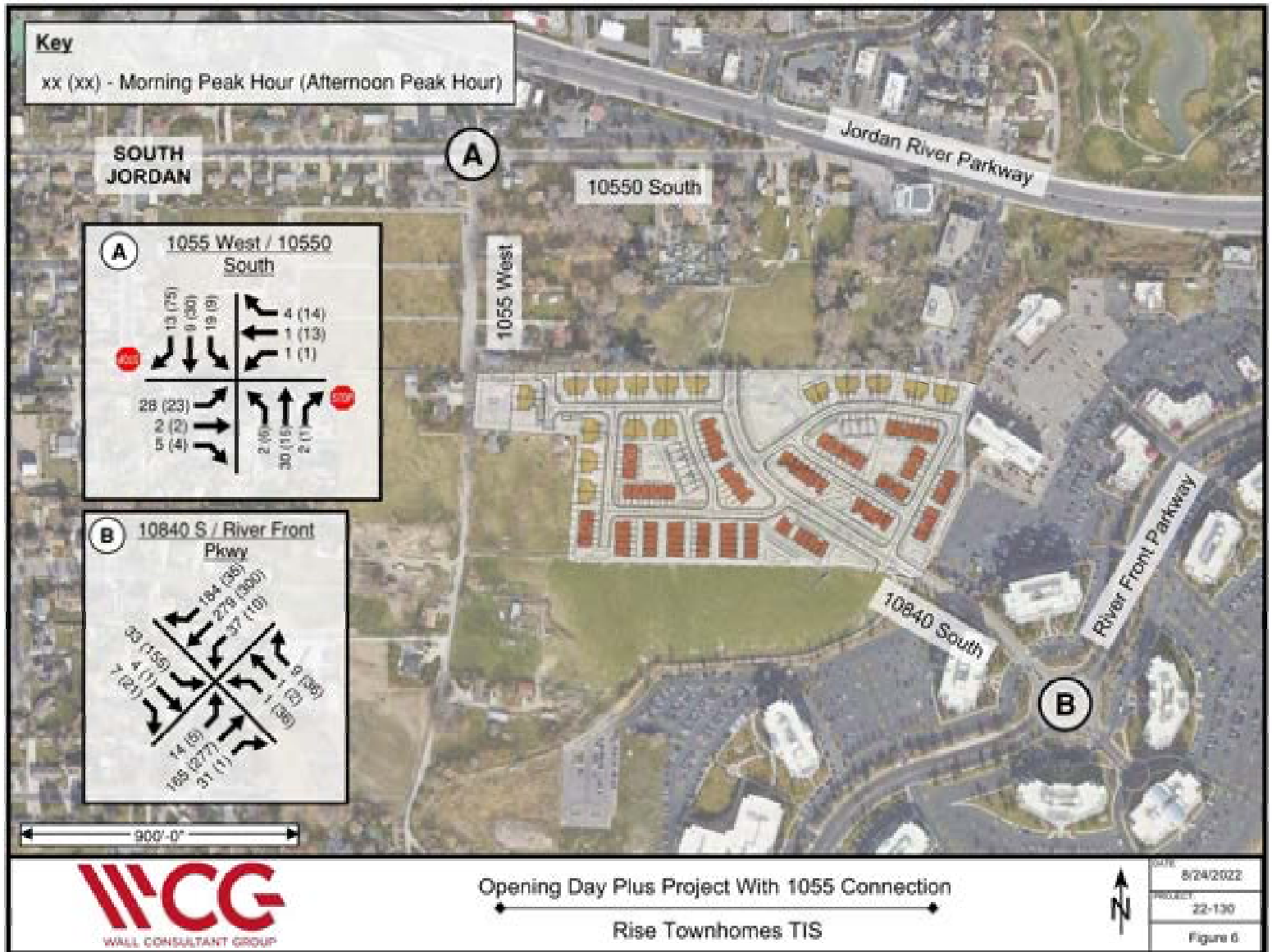
G. Mitigation Measures

As shown in **Table 5**, all intersections are expected to operate at acceptable LOS. Therefore, no mitigation measures required for opening day (2022) plus project for the second project condition (a project connection to 1055 West).

Table 5: Opening Day (2022) Plus Project Peak Hour LOS with Connection						
Intersection		Worst Movement ¹			Overall Intersection ²	
Intersection	Control	Approach	Avg. Delay (Sec / Veh)	LOS	Avg. Delay (Sec / Veh)	LOS
AM Peak Hour						
10550 S / 1055 W	Stop	NB LT	6.1	A	-	-
10840 S / River Front Pkwy	Roundabout	-	-	-	3.4	A
PM Peak Hour						
10550 S / 1055 W	Stop	SB Thru	5.1	A	-	-
10840 S / River Front Pkwy	Roundabout	-	-	-	3.9	A
¹ This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for unsignalized intersections. ² This represents the overall intersection LOS and delay (seconds / vehicle).						

H. 1055 West Connection Summary

Having a connection to 1055 West does not significantly change the overall traffic operations in the study area. Either alternative will work well. However, to improve connectivity, integrate the development into the neighborhood and provide transportation options for residents, the connection to 1055 West is recommended.



VI. APPENDICES

APPENDIX A: CONCEPTUAL LAND USE PLAN

Located in South Jordan

RISE
TOWNHOMES



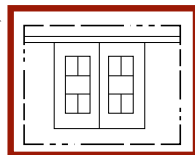
Site Plan

RISE
TOWNHOMES

Unit Type Key	
Twin Homes	24
Townhomes	118
Total Units	142
Property Acreage Acreage	17.81
Density/Acre	7.97

Additional Twin Homes	6
City Park Improvement Acreage	8.7
Total Units with additional Twin Homes	148
Combined Site & Park Improvement Acreage	18.51
Density/Acre	7.99

June 07, 2022



APPENDIX B: TRAFFIC COUNTS

River Front Pkwy 10840 S
 South Jordan, UT
 8/11/2022
 2nd Thursday

Source: Elite

	River Front Parkway Eastbound Approach			River Front Parkway Westbound Approach			10840 South Northbound Approach			10840 South Southbound Approach			Pedestrians (Crossing Approach)				15 Min	Hour
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right	EB	WB	NB	SB		
7:00 AM	1	29	3	3	26	2	0	0	2	0	0	2	0	0	0	2	69	69
7:15 AM	0	36	1	1	35	9	0	0	0	0	0	0	0	0	0	1	82	151
7:30 AM	2	31	5	4	42	15	2	0	1	2	0	1	1	0	1	0	106	257
7:45 AM	4	45	8	7	72	78	1	0	1	2	1	1	0	2	1	3	220	477
8:00 AM	3	41	10	11	63	60	0	0	6	2	0	1	1	1	0	2	197	605
8:15 AM	3	32	5	10	72	15	0	0	0	3	1	0	0	1	1	0	141	664
8:30 AM	3	46	8	9	71	23	0	1	2	4	0	0	0	1	0	0	169	727
8:45 AM	3	58	9	11	66	18	1	0	2	2	0	1	0	1	0	1	174	681
4:00 PM	0	55	1	2	74	2	4	0	7	13	0	1	0	0	0	0	160	160
4:15 PM	0	56	1	2	69	1	3	0	5	32	0	1	0	0	0	1	171	331
4:30 PM	0	53	0	4	72	1	13	0	7	33	0	6	0	0	0	0	190	521
4:45 PM	0	70	0	3	73	6	6	1	10	38	1	4	0	0	0	0	212	733
5:00 PM	1	97	0	1	84	2	14	0	14	36	0	8	0	0	0	0	258	831
5:15 PM	0	61	0	0	66	4	7	0	10	15	0	1	0	0	0	0	164	824
5:30 PM	0	69	1	2	69	1	8	0	6	10	0	1	0	1	0	0	167	801
5:45 PM	2	68	1	0	50	2	2	0	7	5	0	3	0	0	0	0	140	729

1055 W / 10500 S
 South Jordan, UT
 8/16/2022
 3rd Tuesday

Source: Elite

	10500 S Eastbound Approach			10500 S Westbound Approach			1055 W Northbound Approach			1055 W Southbound Approach			Pedestrians (Crossing Approach)				15 Min	Hour
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right	EB	WB	NB	SB		
7:00 AM	6	0	0	0	0	0	0	3	1	1	1	2	0	0	0	0	14	14
7:15 AM	8	0	0	1	0	1	0	2	0	2	2	5	0	0	0	0	21	35
7:30 AM	4	0	1	0	0	1	0	3	0	3	1	1	1	1	0	1	14	49
7:45 AM	5	0	0	0	0	0	0	1	0	3	3	3	0	0	0	0	15	64
8:00 AM	6	0	1	0	0	0	1	7	0	2	2	2	0	0	0	0	21	71
8:15 AM	8	0	1	0	0	2	0	3	0	7	1	3	3	2	0	0	25	75
8:30 AM	6	2	0	0	0	1	0	1	0	7	0	5	0	0	0	0	22	83
8:45 AM	8	0	2	0	1	1	0	6	1	3	3	3	0	0	0	0	28	96
4:00 PM	4	0	1	0	2	1	0	2	0	1	1	13	0	0	0	0	25	25
4:15 PM	6	0	2	0	0	1	1	2	0	3	1	12	0	0	0	0	28	53
4:30 PM	5	0	0	0	1	3	0	4	0	3	1	7	0	0	0	0	24	77
4:45 PM	8	1	1	0	9	3	1	4	0	4	4	9	0	0	0	0	44	121
5:00 PM	3	1	1	0	2	8	1	3	0	3	5	31	0	0	0	0	58	154
5:15 PM	5	0	0	0	1	3	2	1	0	0	2	15	0	0	0	0	29	155
5:30 PM	7	0	0	0	1	0	0	1	0	2	6	20	0	0	0	0	37	168
5:45 PM	3	0	0	0	2	2	3	1	0	3	4	17	0	0	0	0	35	159

APPENDIX C: SIMTRAFFIC LOS AND QUEUEING REPORTS

1: 1055 W & 10550 S Performance by movement

Movement	EBL	EBT	EBR	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	All
Denied Del/Veh (s)	0.1	0.2	0.1		0.1		0.1	0.1	0.1	0.1	0.1	0.1
Total Del/Veh (s)	2.1	0.4	0.2		0.0		4.7	4.2	5.1	5.2	4.8	3.5

2: River Front Pkwy & 10840 S Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.2	0.2	0.1	0.3	0.3	0.2	0.1	0.1	0.1	0.1	0.2	0.1
Total Del/Veh (s)	3.1	3.7	2.2	3.1	3.9	2.6	0.9	0.9	1.3	3.0	3.3	1.9

2: River Front Pkwy & 10840 S Performance by movement

Movement	All
Denied Del/Veh (s)	0.2
Total Del/Veh (s)	3.4

Total Network Performance

Movement	All
Denied Del/Veh (s)	0.2
Total Del/Veh (s)	3.7

Intersection: 1: 1055 W & 10550 S

Movement	EB	NB	SB
Directions Served	LTR	LTR	LTR
Maximum Queue (ft)	3	36	38
Average Queue (ft)	0	15	22
95th Queue (ft)	3	40	45
Link Distance (ft)	650	528	442
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: River Front Pkwy & 10840 S

Movement	EB	EB	WB	WB	NB	SB
Directions Served	LT	R	LT	R	LTR	LTR
Maximum Queue (ft)	48	6	41	6	4	33
Average Queue (ft)	6	0	4	0	0	3
95th Queue (ft)	28	5	23	4	4	19
Link Distance (ft)	645	645	789	789	234	573
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)						
Storage Blk Time (%)						
Queuing Penalty (veh)						

Network Summary

Network wide Queuing Penalty: 0

1: 1055 W & 10550 S Performance by movement

Movement	EBL	EBT	EBR	WBT	WBR	NBL	NBT	SBL	SBT	SBR	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.2	0.1	0.1
Total Del/Veh (s)	1.6	0.2	0.1	0.1	0.0	4.2	4.7	4.3	5.3	3.2	2.7

2: River Front Pkwy & 10840 S Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)		0.2	0.1	0.2	0.2	0.1	0.1	0.1	0.1	0.2	0.3	0.2
Total Del/Veh (s)		4.5	2.8	3.1	4.1	2.1	2.4	1.9	1.4	3.5	3.6	2.4

2: River Front Pkwy & 10840 S Performance by movement

Movement	All
Denied Del/Veh (s)	0.2
Total Del/Veh (s)	3.9

Total Network Performance

Movement	All
Denied Del/Veh (s)	0.2
Total Del/Veh (s)	4.2

Intersection: 1: 1055 W & 10550 S

Movement	EB	NB	SB
Directions Served	LTR	LTR	LTR
Maximum Queue (ft)	32	33	55
Average Queue (ft)	1	10	33
95th Queue (ft)	13	35	50
Link Distance (ft)	650	528	442
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: River Front Pkwy & 10840 S

Movement	EB	WB	NB	SB
Directions Served	LT	LT	LTR	LTR
Maximum Queue (ft)	66	54	47	67
Average Queue (ft)	24	10	11	26
95th Queue (ft)	59	38	36	59
Link Distance (ft)	645	789	234	573
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Network Summary

Network wide Queuing Penalty: 0

1: 1055 W & 10550 S Performance by movement

Movement	EBL	EBT	EBR	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	All
Denied Del/Veh (s)	0.1	0.1	0.1		0.1		0.1	0.1	0.1	0.1	0.1	0.1
Total Del/Veh (s)	2.2	0.3	0.0		0.0		4.7	4.9	5.0	4.8	4.8	3.5

2: River Front Pkwy & 10840 S Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.1	0.2	0.1	0.2	0.3	0.2		0.1	0.1	0.1	0.1	0.2
Total Del/Veh (s)	3.0	3.9	2.2	3.1	4.0	2.7		0.8	1.2	3.0	3.6	2.2

2: River Front Pkwy & 10840 S Performance by movement

Movement	All
Denied Del/Veh (s)	0.2
Total Del/Veh (s)	3.4

Total Network Performance

Movement	All
Denied Del/Veh (s)	0.2
Total Del/Veh (s)	3.7

Intersection: 1: 1055 W & 10550 S

Movement	EB	NB	SB
Directions Served	LTR	LTR	LTR
Maximum Queue (ft)	6	38	43
Average Queue (ft)	0	15	23
95th Queue (ft)	4	40	46
Link Distance (ft)	650	528	442
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: River Front Pkwy & 10840 S

Movement	EB	EB	WB	WB	NB	SB
Directions Served	LT	R	LT	R	LTR	LTR
Maximum Queue (ft)	63	5	58	18	6	54
Average Queue (ft)	11	0	5	1	0	12
95th Queue (ft)	41	3	30	10	6	39
Link Distance (ft)	645	645	789	789	234	573
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)						
Storage Blk Time (%)						
Queuing Penalty (veh)						

Network Summary

Network wide Queuing Penalty: 0

1: 1055 W & 10550 S Performance by movement

Movement	EBL	EBT	EBR	WBT	WBR	NBL	NBT	SBL	SBT	SBR	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.2	0.1
Total Del/Veh (s)	1.5	0.1	0.1	0.2	0.1	4.5	4.8	4.4	5.0	3.1	2.7

2: River Front Pkwy & 10840 S Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.4	0.2	0.1	0.2	0.2	0.1	0.1	0.1	0.2	0.2	0.1	0.2
Total Del/Veh (s)	4.2	4.8	2.2	2.7	4.0	2.3	2.6	2.6	1.4	3.6	3.2	2.7

2: River Front Pkwy & 10840 S Performance by movement

Movement	All
Denied Del/Veh (s)	0.2
Total Del/Veh (s)	3.9

Total Network Performance

Movement	All
Denied Del/Veh (s)	0.2
Total Del/Veh (s)	4.3

Intersection: 1: 1055 W & 10550 S

Movement	EB	NB	SB
Directions Served	LTR	LTR	LTR
Maximum Queue (ft)	9	31	59
Average Queue (ft)	0	10	33
95th Queue (ft)	6	34	50
Link Distance (ft)	650	528	442
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: River Front Pkwy & 10840 S

Movement	EB	WB	NB	SB
Directions Served	LT	LT	LTR	LTR
Maximum Queue (ft)	85	56	46	87
Average Queue (ft)	30	8	12	30
95th Queue (ft)	71	35	38	67
Link Distance (ft)	645	789	234	573
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Network Summary

Network wide Queuing Penalty: 0

1: 1055 W & 10550 S Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.1	0.1	0.1	0.1	0.1	0.1	0.2	0.1	0.1	0.1	0.1	0.1
Total Del/Veh (s)	2.2	0.2	0.2	1.2	0.0	0.0	6.1	4.8	5.8	5.0	5.1	4.8

1: 1055 W & 10550 S Performance by movement

Movement	All
Denied Del/Veh (s)	0.1
Total Del/Veh (s)	3.7

2: River Front Pkwy & 10840 S Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.2	0.2	0.1	0.3	0.2	0.2	0.1	0.1	0.1	0.1	0.2	0.1
Total Del/Veh (s)	2.9	3.8	2.2	3.0	4.0	2.7	0.8	1.3	1.2	2.9	3.8	2.2

2: River Front Pkwy & 10840 S Performance by movement

Movement	All
Denied Del/Veh (s)	0.2
Total Del/Veh (s)	3.4

Total Network Performance

Movement	All
Denied Del/Veh (s)	0.2
Total Del/Veh (s)	3.8

Intersection: 1: 1055 W & 10550 S

Movement	EB	NB	SB
Directions Served	LTR	LTR	LTR
Maximum Queue (ft)	23	53	45
Average Queue (ft)	1	21	24
95th Queue (ft)	10	48	46
Link Distance (ft)	650	528	442
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: River Front Pkwy & 10840 S

Movement	EB	EB	WB	WB	NB	SB
Directions Served	LT	R	LT	R	LTR	LTR
Maximum Queue (ft)	47	3	48	10	6	44
Average Queue (ft)	10	0	4	0	0	10
95th Queue (ft)	37	3	22	5	5	35
Link Distance (ft)	645	645	789	789	234	573
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)						
Storage Blk Time (%)						
Queuing Penalty (veh)						

Network Summary

Network wide Queuing Penalty: 0

1: 1055 W & 10550 S Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.1	0.1	0.1		0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.2
Total Del/Veh (s)	1.6	0.2	0.0		0.1	0.1	4.4	4.7	2.3	4.5	5.1	3.2

1: 1055 W & 10550 S Performance by movement

Movement	All
Denied Del/Veh (s)	0.1
Total Del/Veh (s)	3.0

2: River Front Pkwy & 10840 S Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.4	0.2	0.1	0.2	0.2	0.1	0.1	0.1	0.2	0.2	0.1	0.2
Total Del/Veh (s)	4.3	4.7	2.8	2.8	4.1	2.3	2.7	2.2	1.4	3.5	3.5	2.5

2: River Front Pkwy & 10840 S Performance by movement

Movement	All
Denied Del/Veh (s)	0.2
Total Del/Veh (s)	3.9

Total Network Performance

Movement	All
Denied Del/Veh (s)	0.2
Total Del/Veh (s)	4.3

Intersection: 1: 1055 W & 10550 S

Movement	EB	NB	SB
Directions Served	LTR	LTR	LTR
Maximum Queue (ft)	9	33	69
Average Queue (ft)	0	17	35
95th Queue (ft)	6	42	55
Link Distance (ft)	650	528	442
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: River Front Pkwy & 10840 S

Movement	EB	WB	NB	SB
Directions Served	LT	LT	LTR	LTR
Maximum Queue (ft)	86	52	46	76
Average Queue (ft)	29	8	12	30
95th Queue (ft)	69	34	38	63
Link Distance (ft)	645	789	234	573
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Network Summary

Network wide Queuing Penalty: 0

RESOLUTION R2022-39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE CITY AND THE DEVELOPER TO ENTER INTO A DEVELOPMENT AGREEMENT PERTAINING TO THE DEVELOPMENT OF THE PROPERTY LOCATED AT 10657 S. 1055 W.

WHEREAS, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah (the “City”) and is authorized to enter into development agreements that it considers are necessary or appropriate for the use and development of land within the City pursuant to Utah Code § 10-9a-102, *et seq.*; and

WHEREAS, the City has entered into development agreements from time to time as the City has deemed necessary for the orderly development of the City; and

WHEREAS, the Developer now desires to enter into an agreement for the purpose of developing and changing the zoning designation on property generally located at 10657 S. 1055 W.; and

WHEREAS, the City Council of the City of South Jordan (the “City Council”) has determined that it is in the best interest of the public health, safety, and welfare of City to enter into a development agreement for the orderly development of the Property.

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

SECTION 1. Authorization to Sign Development Agreement. The City Council hereby authorizes the Mayor to sign the Development Agreement, attached hereto as **Exhibit 1**.

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 McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Gregory M. Simonsen (Dec 2, 2022 12:36 MST)

Office of the City Attorney

EXHIBIT 1

(Development Agreement)

WHEN RECORDED, RETURN TO:

City of South Jordan
 Attn: City Recorder
 1600 West Towne Center Drive
 South Jordan, Utah 84095

Affecting Parcel No: 27-14-401-023

DEVELOPMENT AGREEMENT

This Development Agreement (this “Agreement”) is between the City of South Jordan, a Utah municipal corporation (“City”) and Riverpark Residential, LLC, a Utah limited liability company (“Developer”). City and Developer are jointly referred to as the “Parties” and each may be referred to individually as “Party.”

RECITALS

A. Developer owns certain real property identified as Salt Lake County Assessor Parcel Number 27-14-401-023 and located at 10657 South 1055 West, and which is more specifically described in attached Exhibit A (the “Property”).

B. Developer intends to develop the Property consistent with the Concept Plan attached hereto as Exhibit B (the “Concept Plan”). The development of the Property as proposed on the Concept Plan is generally referred to as the “Project.”

C. The City, acting pursuant to its authority under the Land Use Development and Management Act (as codified in Utah Code Ann. § 10-9a-102(2) et seq., hereafter the “Act”) and the South Jordan City Municipal Code (the “City Code”), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has determined that this Agreement is necessary and appropriate for the use and development of the Property within the City.

D. The Property is currently subject to the Planning and Land Use Ordinance of the City and is within the City’s A-5 Zone.

E. The Developer desires to develop the Property in conformity with this Agreement and desires a zone change on the Property from A-5 to a base zone of R-M (applicable provisions attached hereto as Exhibit C) and further and subsequently rezoned and made subject to a Planned Development Floating Zone (the “PD Zone” with applicable provisions attached hereto as Exhibit D). The PD-Zone for the Property shall be referred to herein as the “Rise-PD Zone.”

F. The Parties acknowledge that the purpose of the PD Zone is “to allow for flexibility in the application of zoning regulations and development provisions of this title to advance a public interest through prescriptive requirements of a development plan and development agreement approved by the City Council.” (See City Code § 17.130.050.010.)

G. The Parties acknowledge that development in the PD Zone requires a development agreement specific to each area zoned as a PD Zone.

H. The Parties acknowledge that the development and improvement of the Property pursuant to this Agreement will provide certainty useful to the Developer and to City, individually and collectively, in ongoing and future dealings and relations among the Parties pertaining to the development of the Project.

I. The City has determined that the proposed development contains features which advance the policies, goals, and objectives of the City's General Plan; preserve and maintain the open and sustainable atmosphere desired by the citizens of the City; contribute to capital improvements which substantially benefit the City; and will result in planning and economic benefits to the City and its citizens.

J. This Agreement shall only be valid upon approval of such by the City Council and pursuant to Resolution R2022-39 a copy of which is attached as Exhibit E.

K. The Parties acknowledge that the terms of this Agreement shall be enforceable and the rights of the Developer relative to the Property shall vest only if the City Council, in its sole legislative discretion, approves a zoning change from the A-5 zone to both the R-M Zone as the base zone and the PD Zone as a zoning overlay for the Property, and approves R2022-39 (Exhibit E).

L. The Parties, having cooperated in the drafting of this Agreement, understand and intend that this Agreement is a "development agreement" within the meaning of, and is entered into pursuant to, the terms of Utah Code Ann. § 10-9a-103(12) (2022).

NOW THEREFORE, based on the foregoing recitals and in consideration of the mutual covenants and promises contained and set forth herein, the Parties agree as follows:

AGREEMENT

1. **Recitals; Definitions.** The recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the Act or City Code.

2. **Enforceability.** The Parties acknowledge that the terms of this Agreement shall be enforceable, and the rights of Developer relative to the Property shall vest, only if the City Council in its sole legislative discretion rezones the Property from the A-5 Zone to the R-M Zone as the base zone, rezones the Property with the Rise-PD Zone as the applicable PD Zone for the Property, and approves R2022-39 (Exhibit E).

3. **Effective Date.** This Agreement is effective on the date the last party executes this Agreement as indicated by the date stated under that party's signature line (the "Effective Date").

4. **Conflicting Terms.** The Property shall be developed in accordance with the requirements and benefits provided for in relation to the R-M Zone and the PD Zone under the City Code as of the Effective Date. If there is a discrepancy between the requirements of the City Code, including the R-M Zone or the PD Zone, and this Agreement, this Agreement shall control.

5. **Developer Obligations.**

- 5.1. Uses. Developer shall develop and use the Property to develop up to 20 twin homes and up to 134 townhomes in accordance with the Concept Plan.
- 5.2. Density. The gross density of the Project will not exceed 8.0 units/acre. The gross density shall be calculated by dividing the total number of residential units (154 units) by the sum of the acreage of the Property and the Off-Site Amenity improvements of Section 5.10 (total of 19.213 acres).
- 5.3. Amenities. The Developer shall design and construct amenities on the Property as set forth in the Concept Plan. In addition, the Developer shall design and construct, at its cost, the off-site amenity improvements as described in Section 5.10.
- 5.4. Architecture and Building Materials. In addition to any other applicable design standards in the City's Code, the building architecture, elevations, materials, and general designs depicted in the attached Exhibit F are approved for use on the Property.
- 5.5. Fences. Developer shall install fencing according to the standards, and in the locations, depicted in the attached Exhibit G.
- 5.6. Landscaping. Developer shall comply with the City's water efficiency standards and other applicable landscaping requirements for the R-M and Rise-PD Zones.
- 5.7. Parking. Developer shall provide garage, driveway, and guest parking stalls for the Project as set forth in the Concept Plan.
 - 5.7.1. *No Parking Along 10840 South.* The Parties acknowledge that there will be no Project or other public parking along 10840 South. Developer shall pay for and install City-approved "No Parking" signs, according to the Manual on Uniform Traffic Control Devices or other applicable standards, in the public right-of-way for 10840 South. The Parties further acknowledge that this is a public right-of-way and, as such, parking enforcement on 10840 South will be the responsibility of the City.
- 5.8. Setbacks. Building setbacks shall be as depicted in the Concept Plan.
- 5.9. Subdivision Streets. In support of the City's pro-public street policies (as codified in City Code § 16.04.180) all of the roads within the Project will be public excepting only three alleys for rear-loaded units as depicted in the Concept Plan. Approved cross sections for all public and private roads within the Project are as depicted in the attached Exhibit H.
 - 5.9.1. *Alternative Access Road Design.* The Parties acknowledge that the existing 10840 South terminates at the boundary of the Property and parcel 27-14-401-026 (the "Adjacent Parcel"). The Owner of the Adjacent Parcel

(the “Adjacent Owner”) is not a party to this Agreement. Accordingly, the Parties agree to cooperate in working with the Adjacent Owner to coordinate the alignment of 10840 South as depicted in the Concept Plan (Exhibit B). The previous sentence notwithstanding, the City is under no obligation to condemn or take by eminent domain, the right-of-way needed to construct 10840 South on the Adjacent Parcel, and the Developer is under no obligation to pay any amount to the Adjacent Owner in consideration for the construction of 10840 South on the Adjacent Parcel. Accordingly, the Parties agree that if the Adjacent Owner is unwilling, unable, or otherwise incapable of facilitating the construction of 10840 South on the Adjacent Parcel as depicted in the Concept Plan (Exhibit B), then the road shift depicted in the attached Exhibit J is approved for construction by the Developer. In connection therewith, Developer will deposit security with the City to ensure that the alterations to the existing right-of-way are returned to their current condition. This security, terms, conditions, and the standards of use/return thereof, will be captured in a subsequent agreement between the Parties hereto. The Parties agree that if the Developer constructs 10840 South as depicted in Exhibit J, then the City will not seek any compensation, fees, costs, or other monies from Developer if/when Adjacent Owner connects to the 10840 South right-of-way.

- 5.10. Off-Site Amenities. Developer shall design, construct, and install, at Developer’s cost, the off-site amenity improvements as set forth in the attached Exhibit I (the “Off-Site Amenities”). The Off-Site Amenities shall be constructed in the East Riverfront Park in the location identified in Exhibit I of this Agreement.

5.10.1. *Timing and Construction of Off-Site Amenities*. Developer shall submit final engineered plans for the Off-Site Amenities within 60 days of the City’s issuance of the first building permit for the Project. The plans for and construction of the Off-Site Amenities shall comply with the Post-Tensioned Concrete Courts South Jordan City Pickleball Courts 2019 standards attached hereto as Exhibit L. Developer shall begin construction and installation of the Off-Site Amenities within 60 days of the City’s final approval of the plans for the Off-Site Amenities. Developer shall post a completion surety and warranty bond, in the amounts and manner set forth in City Code, at the same time as the City approves the plans for the Off-Site Amenities and issues Developer the necessary permits to construct and install the Off-Site Amenities. Developer shall be responsible for submitting all necessary City permit applications for the Off-Site Amenities and for paying the permit fees associated therewith. Developer The warranty period for the Off-Site Amenities shall be for a period of 6 months and shall begin upon completion of the Off-Site Amenities.

5.10.2. *Operation, Maintenance, and Ownership*. When Developer has completed the Off-Site Amenities in accordance with the City-approved plans, the City shall accept the Off-Site Amenities and shall thereafter be responsible

for all maintenance, operations, repairs, and future improvements for the Off-Site Amenities.

5.11. On-Site Amenities; Timing of On-Site Amenities. Developer shall design and construct certain amenities within the Project (collectively the “On-Site Amenities” or “On-Site Amenity”). The general location and type of On-Site Amenities are depicted in the attached Exhibit K. Developer will begin construction and installation of the first On-Site Amenity upon the City’s issuance of the 30th building permit for the Project. The Developer anticipates completing all of the On-Site Amenities in a timely manner that reasonably coincides with the progression of the development of the Project as a whole. The City may withhold the final 15 building permits for the project if, upon Developer’s application for the final 15 building permits, Developer has not achieved substantial completion of the On-Site Amenities.

5.12. Right-of-Way Improvements along 1055 West. If the City Council rescinds Resolution R2015-18, which designated 1055 West as a historical road, the Developer shall install, or pay to the City a fee-in-lieu in an amount equal to the installation, the right-of-way improvements along the portion of 1055 West that borders the Project (the “1055 ROW Improvements”). For purposes of this Section 5.12, the scope of the “1055 ROW Improvements” shall include widening of the road, curb, gutter, sidewalk and dedicating the improvements as public right-of-way as required in the City Code, including City’s Construction Standards and Specifications, and the South Jordan Transportation Master Plan.

6. City Obligations. City shall review development applications with respect to the Property in a timely manner, consistent with City’s routine development review practices and in accordance with all applicable laws and regulations including Utah State Code § 10-6-160 *et seq.*

7. Plat Language. The final plat for the Project shall contain the following language in a note:

This plat is subject to that certain Development Agreement dated _____, by and between the City of South Jordan and Riverpark Residential, LLC, including all provisions, covenants, conditions, restrictions, easements, charges, assessments, liens or rights, if any, created therein and recorded on _____ as Entry No. _____, in Book _____, at Page _____ of the Official Records of Salt Lake County.

8. Minor Changes. The Planning Department, after conferring with the City Manager, may approve minor modifications to the Developer Obligations which are necessary or advantageous in facilitating more desirable function and aesthetics of the Project.

9. Vested Rights and Reserved Legislative Powers.

9.1. Vested Rights. Consistent with the terms and conditions of this Agreement, City agrees Developer has the vested right to develop and construct the Project during the term of this Agreement in accordance with: (i) the R-M- Zone; (ii) the Rise-PD Zone designation; (iii) the City Code in effect as of the Effective Date; and (iv) the terms of this Agreement.

- 9.2. **Reserved Legislative Powers.** Developer acknowledges that City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to City all of its police power that cannot be so limited. Notwithstanding the retained power of City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of Developer under this Agreement and with respect to use under the zoning designations as referenced in this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Property shall be of general application to all development activity in City and Salt Lake County; and, unless in good faith City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Property under the compelling, countervailing public interest exception to the vested rights doctrine.

10. **Term.** This Agreement shall run with the land and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised; provided, however, that unless the parties mutually agree to extend the term, this Agreement shall not extend further than a period of ten (10) years from its date of recordation in the official records of the Salt Lake County Recorder's Office.

11. **Notices.** All Notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to the following addresses or to such other addresses as either Party may from time to time designate in writing and deliver in like manner. Any such change of address shall be given at least ten days before the date on which the change is to become effective:

If to City: City of South Jordan
 Attn: City Recorder
 1600 West Towne Center Drive
 South Jordan, Utah 84095

If to Developer: Riverpark Residential, LLC
 Attn: Bryan Flamm
 14034 South 145 East, Suite 204
 Draper, Utah 84020

12. **Mailing Effective.** Notices given by mail shall be deemed delivered seventy-two hours following deposit with the U.S. Postal Service in the manner set forth above.

13. **No Waiver.** Any Party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the Party intended to be benefited by the provisions, and a waiver by a Party of a breach hereunder by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

14. **Headings.** The descriptive headings of the paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any provision this Agreement.

15. **Authority.** The Parties to this Agreement represent that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Developer represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. Developer and City warrant to each other that the individuals executing this Agreement on behalf of their respective Party are authorized and empowered to bind the Party on whose behalf each individual is signing. Developer represents to City that by entering into this Agreement Developer has bound all persons and entities having a legal or equitable interest to the terms of this Agreement as of the Effective Date.

16. **Entire Agreement.** This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by City for the Property contain the entire agreement of the Parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the Parties which are not contained in such agreements, regulatory approvals and related conditions.

17. **Amendment.** This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the Parties or by their successors-in-interest or assigns. Any such amendment of this Agreement shall be recorded in the official records of the Salt Lake County Recorder's Office.

18. **Severability.** If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Developer's ability to complete the development of the Property as set forth in the Concept Plan is not defeated by such severance.

19. **Governing Law.** The laws of the State of Utah shall govern the interpretation and enforcement of this Agreement. The Parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Salt Lake County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.

20. **Remedies.** If either Party breaches any provision of this Agreement, the non-defaulting Party shall be entitled to all remedies available both at law and in equity.

21. **Attorney's Fees and Costs.** If either Party brings legal action either because of a breach of this Agreement or to enforce a provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney's fees and court costs.

22. **Binding Effect.** The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

23. **No Third Party Rights.** The obligations of Developer and City set forth in this Agreement shall not create any rights in or obligations to any other persons or parties except to the extent otherwise provided herein.

24. **Assignment.** Developer may freely assign this Agreement, in which case the assignor or successor-in-interest shall be fully liable under this Agreement. Developer shall remain obligated for the performance of this Agreement until it receives a written release from the City. The City shall grant a written release upon a showing that the Assignee is financially and otherwise capable of performing the obligations of the Agreement.

25. **No Agency Created.** Nothing contained in this Agreement shall create any partnership, joint venture, or agency relationship between the Parties.

26. **Dispute Resolution.** In the event of a dispute regarding the meaning, administration or implementation of this Development Agreement the parties shall meet and confer and attempt to resolve the dispute. If this is unsuccessful the parties shall engage in formal mediation within thirty days of the unsuccessful meeting. The parties shall mutually agree upon a single mediator and Developer shall pay the fees of the mediator. If the dispute remains unresolved after mediation the Parties may seek relief in the Third District Court for Salt Lake County, State of Utah.

27. **Table of Exhibits.** The following exhibits attached hereto and referred to herein are hereby incorporated herein and made a part of this Agreement for all purposes as if fully set forth herein:

Exhibit A	Property Legal Description
Exhibit B	Concept Plan
Exhibit C	R-M Zone Provisions
Exhibit D	PD Zone Provisions
Exhibit E	Resolution R2022-39 Approving Rise Development Agreement
Exhibit F	Approved Architecture, Elevations, Materials, and General Design
Exhibit G	Fencing Standards and Locations
Exhibit H	Approved Road Cross Sections
Exhibit I	Off-Site Amenities
Exhibit J	Road Shift
Exhibit K	On-Site Amenities
Exhibit L	Post-Tensioned Concrete Courts South Jordan City Pickleball Courts 2019

[signatures on following pages]

To evidence the Parties' agreement to this Agreement, each Party has executed it on the date stated under that Party's name, with this Agreement being effective on the date stated in Section 3.

CITY OF SOUTH JORDAN

Signature: _____

Print Name: _____

Title: _____

Date: _____

APPROVED AS TO FORM



Gregory M Simonsen (Dec 2, 2022 12:36 MST)

Office of the City Attorney

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this ____ day of _____, 2022, personally appeared before me DAWN R. RAMSEY, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that she is the Mayor of the City of South Jordan and that said document was signed by her in behalf of the City of South Jordan by authority of its City Council, and DAWN R. RAMSEY further acknowledged to me that said Corporation executed the same.

NOTARY PUBLIC

DEVELOPER
RIVERPARK RESIDENTIAL, LLC

Signature: _____

Print Name: _____

Title: _____

Date: _____

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this ____ day of _____, 2022, personally appeared before me BRYAN FLAMM, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the Manager of Riverpark Residential, LLC and that said document was signed by him in behalf of Riverpark Residential, LLC by authority of its governing body, and BRYAN FLAMM further acknowledged to me that he executed the same.

NOTARY PUBLIC

EXHIBIT A*(Legal Description for the Property)***SURVEY DESCRIPTION**

Entire "Rise Townhomes" Parcel

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+/-

EXHIBIT B
(Concept Plan)



EXHIBIT C
(R-M Zone Provisions)

CHAPTER 17.40 RESIDENTIAL ZONES

17.40.010: PURPOSE

17.40.020: DEVELOPMENT AND DESIGN STANDARDS

17.40.030: OTHER REQUIREMENTS

17.40.010: PURPOSE

This chapter is established to provide standards and regulations, consistent with the city's general plan and the purposes and provisions of this title, for single-family residential areas in the city. This chapter shall apply to the following residential zones as established in chapter 17.20, "Zone Establishment", of this title: R-1.8, R-2.5, R-3, R-4, R-5, and R-M zones. Uses may only be conducted in residential zones in accordance with the regulations of this code. Allowed use (permitted and conditional), accessory use, temporary use and other associated use regulations may be found in chapter 17.18, "Uses", of this title.

17.40.020: DEVELOPMENT AND DESIGN STANDARDS

A. Development Review: Uses proposed in residential zones may only be established in conformance with development review procedures of the city. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in residential zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as otherwise allowed under state law.

B. Lot Area: The area of any lot in residential zones shall not be less than the minimum lot area requirement identified in the minimum lot area table below. Every portion of a parcel being subdivided shall be included as a lot or lots in the proposed subdivision plat, right of way or as common, limited common or private ownership.

Zone	Minimum Lot Area (Square Feet)
R-1.8	14,520
R-2.5	12,000
R-3	10,000
R-4	8,000
R-5	6,000
RM	5,000

C. Lot Density: The maximum gross density (number of lots or primary dwelling units per acre) in any residential development in a residential zone shall not exceed the density shown in the lot density table below. The primary dwelling density of each area zoned R-M shall be determined, according to the densities established in the lot density table, with approval of a rezoning application per chapter 17.22, "Zoning Amendments", of this title and indicated on the official zoning map with a numerical suffix matching the approved density.

Zone	Maximum Gross Density
R-1.8	1.8
R-2.5	2.5
R-3	3
R-4	4
R-5	5

RM-5	5
RM-6	6

D. Lot Width And Frontage: Each lot or parcel in a residential zone shall have a minimum lot width not less than the dimension in the minimum width column of the lot width and frontage table below. The minimum lot width shall be measured at the minimum front yard requirement (see subsection F of this section) that shall be determined from a point which corresponds to the midpoint of the front lot line. Each lot or parcel shall abut the right of way line of a public street a minimum distance not less than the dimension in the frontage (standard) column of the lot width and frontage table below, except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall abut the right-of-way or landscaped open space a minimum distance not less than the dimension in the frontage (diverged) column.

Zone	Minimum Width	Frontage (Standard)	Frontage (Diverged)
R-1.8	90'	90'	50'
R-2.5	90'	90'	50'
R-3	85'	85'	50'
R-4	80'	80'	50'
R-5	75'	75'	50'
R-M-5	65'	65'	40'
R-M-6	60'	60'	40'

E. Lot Coverage: The area of lot, parcel or private ownership area in a residential zone covered by buildings shall not exceed the percentage identified in the lot coverage table below of the total lot, parcel or private ownership area.

Zone	Maximum Building Coverage
R-1.8	40%
R-2.5	40%
R-3	40%
R-4	40%
R-5	50%
RM-5	50%
RM-6	60%

F. Yard Area: The yard area (setback) requirements below shall apply in all residential zones. Minimum yard areas are measured from the corresponding front, side and rear property lines of lots or from the boundaries of private ownership areas. A land use permit shall be obtained prior to the construction of any accessory building for which a building permit is not required. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks of the proposed accessory building and other information as needed shall be submitted for review.

1. Main Buildings: Minimum yard area requirements for main buildings are as follows:

Zone	Front Yard (Interior And Corner Lots)	Garage Opening ¹ (Front Or Street Side)	Front Yard (Cul-De- Sac Lots)	Side Yard (Standard)	Side Yard (Corner Lot Street Side)	Rear Yard (Interior Lot)	Rear Yard (Corner Lot)
R-1.8	30'	30'	25'	10'	30'	25'	10'
R-2.5	25'	30'	20'	10'	25'	25'	10'
R-3	25'	30'	20'	10'	25'	25'	10'

R-4	20'	25'	20'	8'	20'	20'	10'
R-5	20'	25'	20'	8'	20'	20'	10'
R-M-5	20'	25'	20'	8'	10'	20'	10'
R-M-6	20'	25'	20'	8'	10'	20'	10'

Note: ¹The garage opening minimum yard area requirement shall apply to garages when the garage opening faces the street, otherwise the front yard minimum yard area shall apply. The garage opening minimum yard requirement shall be 25 feet to any street-facing garage opening in a cul-de-sac.

2. Accessory Buildings: Minimum yard area requirements for accessory buildings are as follows:

- a. Location: Accessory buildings may not be located between the front building line of a main building and the right-of-way that determines the front yard area.
- b. Side Yard: An accessory building may be located in a side yard, including a street side, if located no closer than the minimum side yard requirement for the main building pursuant to this subsection F, except that accessory buildings less than ten feet (10') in height and not containing habitable space may be located no closer than five feet (5') from the side property line.
- c. Rear Yard: An accessory building may be located in a rear yard no closer than three feet (3') from the side or rear property line or boundary and increased by one foot (1') for each foot of building height in excess of sixteen feet (16'), except that the setback shall be increased to no closer than five feet (5') from the side or rear property line or boundary when adjacent to a right-of-way, which shall be increased by one foot (1') for each foot of building height in excess of sixteen feet (16').

3. Buildings Used To Shelter Animals: Buildings used for the housing or shelter of animals shall be located a minimum distance of forty feet (40') from any existing dwelling or neighborhood street right-of-way or, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right-of-way line.

4. Projections: The following may be erected on or projected into any required yard space in Residential Zones:

- a. Fences and walls in conformance with this Code.
- b. Agricultural crops and landscape elements, including trees, shrubs and other plants.
- c. Utility or irrigation equipment or facilities.
- d. Decks not more than two feet (2') high.
- e. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks, awnings or similar architectural features attached to the building and not enclosed by walls, extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
- f. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building no greater than eight feet (8') wide and extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.

G. Parking And Access: Parking areas and vehicle access in Residential Zones shall meet the requirements of title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title, and title 10 of this Code (Traffic Code). A driveway may only directly access a collector or arterial street with approval of the Utah Department of Transportation ("UDOT") for UDOT streets or with approval of the City Engineer for City streets.

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 clear vision areas. 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: Landscape materials, 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.

I. Architecture: The following exterior materials and architectural standards are required in Residential Zones:

1. General Architectural Standards:
 - a. All building materials shall be high quality, durable and low maintenance.
 - b. The exteriors of buildings in Residential Zones shall be properly maintained by the owners or owners' association.
 - c. Signs shall meet requirements of title 16, chapter 16.36, "Sign Ordinance", of this Code and shall be constructed of materials that are consistent with the buildings they identify.
 - d. Main buildings shall be no greater than thirty five feet (35') high.
2. Architectural Standards For Main Buildings:
 - a. Residential main buildings shall include a minimum two car garage (minimum twenty-two feet (22') by twenty-two feet (22'), or an approved equivalent area).
 - b. The minimum total floor area, finished and unfinished, of any residential main building shall be one thousand (1,000) square feet not including a garage.
 - c. The front of the house shall be accessible by a pedestrian from the adjacent right-of-way.
3. Architectural Standards For Accessory Buildings:

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

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. 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 single-family, detached, the following landscaping requirements shall apply:
 - a. 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.

b. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sports or play areas, is required. At least thirty percent (30%) of all required trees shall be a minimum seven foot (7') evergreen. 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.

c. 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.

d. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.

e. All landscaped areas shall be curbed.

5. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any area so included and perpetually preserved as open space may be counted toward required open space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without approval of any entity or agency having jurisdiction over said waterways.

6. All required landscaping in yard areas and open spaces shall be installed prior to occupancy unless deferred pursuant to section 16.04.300, "Deferred Improvements", of this Code.

7. Property owners shall properly irrigate and maintain all landscaped areas, including those in adjacent public rights-of-way that are not maintained by the City.

8. Required trees may not be topped and required landscape material may not be removed in Residential Zones without City approval.

9. Dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

K. Lighting:

1. A lighting plan shall be submitted with all new nonresidential developments in Residential Zones.

2. Lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.

3. Lighting fixtures in all developments that have a principal use that is not agricultural or residential shall be architectural grade and consistent with the architectural theme of the development.

4. Lighting fixtures on public property shall be approved by the City Engineer.

L. Streets: Streets in Residential Zones shall meet the requirements of section 16.04.180, "Streets", of this Code, except that private streets and gated communities are prohibited in Residential Zones unless otherwise provided for in this chapter.

17.40.030: OTHER REQUIREMENTS

A. Grading: All developments shall be graded as required by the City Engineer to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel.

B. Maintenance: All private areas of lots or parcels shall be properly maintained by the owners.

C. Phasing Plan: A project phasing plan shall be submitted for review at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the City.

D. Common Areas: All common area improvements in developments, including, but not limited to, buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, streetlights and signs not specifically dedicated to the City or accepted for ownership or maintenance by the City shall be perpetually owned and maintained by the property owners of the development or their agents through a special taxing district or owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the City.

E. Prior Created Lots: Lots or parcels of land that legally existed or were created by a preliminary or final plat approval prior to the establishment of a Residential Zone shall not be denied a building permit solely for reason of nonconformance with the requirements of this chapter.

F. Approval: Before building permits are issued, all projects shall have been approved according to the provisions and requirements of this Code and the applicable plat recorded with the Salt Lake County Recorder's Office.

G. Open Space: Any open space provided within a subdivision to be jointly owned, maintained and preserved by a homeowners' association and/or special assessment area acceptable to the City shall be labeled and recorded as common area or as a perpetual open space easement. Private yard areas may not be counted as required open space. The City may determine the location of open space in a subdivision by considering topography, drainage or other land features. The City may require a cash bond or a letter of credit to guarantee installation of improvements.

H. Developer Requirements: Developers of projects that will include common area, private streets, shared private improvements, or shall otherwise include restrictive covenants shall submit a proposed declaration of conditions, covenants and restrictions ("CC&Rs") to the City for staff review. The CC&Rs shall be recorded concurrently with the final plat and, except where the City has agreed to and executed documents to guarantee the establishment of a special assessment area, shall include the following:

1. An opinion of legal counsel licensed to practice law in the State that the project meets requirements of State law.
2. Provisions for a homeowners' association, maintenance of all buildings, streets, sidewalks, other improvements and common areas, adherence to City conditions and standards applicable to the development at the time of approval, snow removal, and other items recommended by City staff and approved by the Planning Commission.
3. Language consistent with section 17.04.300 of this title.

EXHIBIT D
(PD Zone Provisions)

17.130.050: PLANNED DEVELOPMENT FLOATING ZONE

17.130.050.010: PURPOSE

17.130.050.020: ESTABLISHMENT

17.130.050.030: AMENDMENTS

17.130.050.010: PURPOSE

The purpose of the Planned Development Floating Zone (PD) is to allow for flexibility in the application of zoning regulations and development provisions of this title to advance a public interest through prescriptive requirements of a development plan and development agreement approved by the City Council. The PD may be applied to specific geographical areas ("districts") in circumstances that address a unique situation, confer a substantial benefit to the City, or incorporate design elements or a mixture of uses that represent a significant improvement in quality over what could otherwise be accomplished by standard zoning and development provisions. Such circumstances may include, but are not limited to: improvements in open space and amenities, environmental and resource preservation, tree and vegetation protection, slope accommodations, improved infrastructure efficiency, exceptional and innovative site or building design, increased public benefits, and complementary integrated land uses. The City Council shall consider the purpose of the base zone and the impacts on and from surrounding properties when approving a PD District.

17.130.050.020: ESTABLISHMENT

A. Procedure:

1. Concept: A concept plan, that includes a preliminary site layout, basic sketches of proposed buildings, and a general understanding of proposed uses, shall be submitted for City Council review. Applicants are encouraged to work with staff prior to application to achieve an understanding of the surrounding area, the purpose of the base zone, and the goals and policies of the City's general plan. The Council shall provide advisory comments and recommendation regarding the concept plan to assist in the preparation of the development plan according to subsection B of this section. No action will be taken by the Council, and comments and recommendations will not obligate, compel, or constrain future action by the Council.
2. Rezone: A PD District shall only be established upon approval by the City Council as a rezone according to the provisions of chapter 17.22, "Zoning Amendments", of this title and as may be required elsewhere in this title, except that the requirement for a conceptual plan in subsection 17.22.030D of this title shall be replaced with a development plan according to subsection B of this section. The development plan shall be approved by development agreement in conjunction with the rezoning approval.
3. Concurrent Site Plan Or Preliminary Subdivision (Optional): At the applicant's option and with the approval of the Planning Director, the applicant may submit a site plan application and/or preliminary subdivision application to be processed concurrently with a PD rezone. In the case of concurrent applications, Planning Commission approval of a concurrent site plan and/or preliminary subdivision shall be contingent on the City Council's approval of the PD rezone.

B. Development Plan Requirements:

1. A written statement shall be provided that explains the intent of the proposal, explains how the PD provisions will be met, and identifies the requested revisions to standard zoning and development provisions.
2. A map and other textual or graphic materials as necessary to define the geographical boundaries of the area to which the requested PD District would apply.

3. A development plan shall also include:
 - a. Site plan/conceptual subdivision plan;
 - b. Circulation and access plan;
 - c. Building elevations, materials, and colors;
 - d. Landscape and open space plan;
 - e. Signage plan;
 - f. Lighting plan; and
 - g. Allowed uses.

C. Prohibited:

1. Sexually oriented businesses shall not be allowed in a PD District where otherwise prohibited by this Code.
2. A PD District shall not be approved in the P-C Zone or Single-Family Residential Zones (R-1.8, R-2.5, R-3, R-4, R-5).

D. Effect Of Approval:

1. All of the provisions of this Code, including those of the base zone, shall be in full force and effect, unless such provisions are expressly waived or modified by the approved development plan and/or development agreement.
2. An approved PD District shall be shown on the zoning map by a "-PD" designation after the designation of the base zone district.
3. No permits for development within an approved PD District shall be issued by the City unless the development complies with the approved development plan.
4. The Planning Director may authorize minor deviations from an approved development plan to resolve conflicting provisions or when necessary for technical or engineering considerations. Such minor deviations shall not affect the vested rights of the PD District and shall not impose increased impacts on surrounding properties.

E. Vested Rights:

1. A property right that has been vested through approval of a PD District shall remain vested for a period of three (3) years or upon substantial commencement of the project. A property right may be vested, or an extension of a vested property right may be granted, for a period greater than three (3) years only if approved by the City Council through an approved PD District.
2. Substantial commencement shall be the installation of infrastructure, a building having started construction, or as determined by the Planning Director based on significant progress otherwise demonstrated by the applicant. A project that has not substantially commenced may, at the discretion of the property owner, develop according to the base zone. A project that has substantially commenced shall not deviate, in whole or in part, from the approved PD District, unless amended per section 17.130.050.030 of this section 17.130.050.

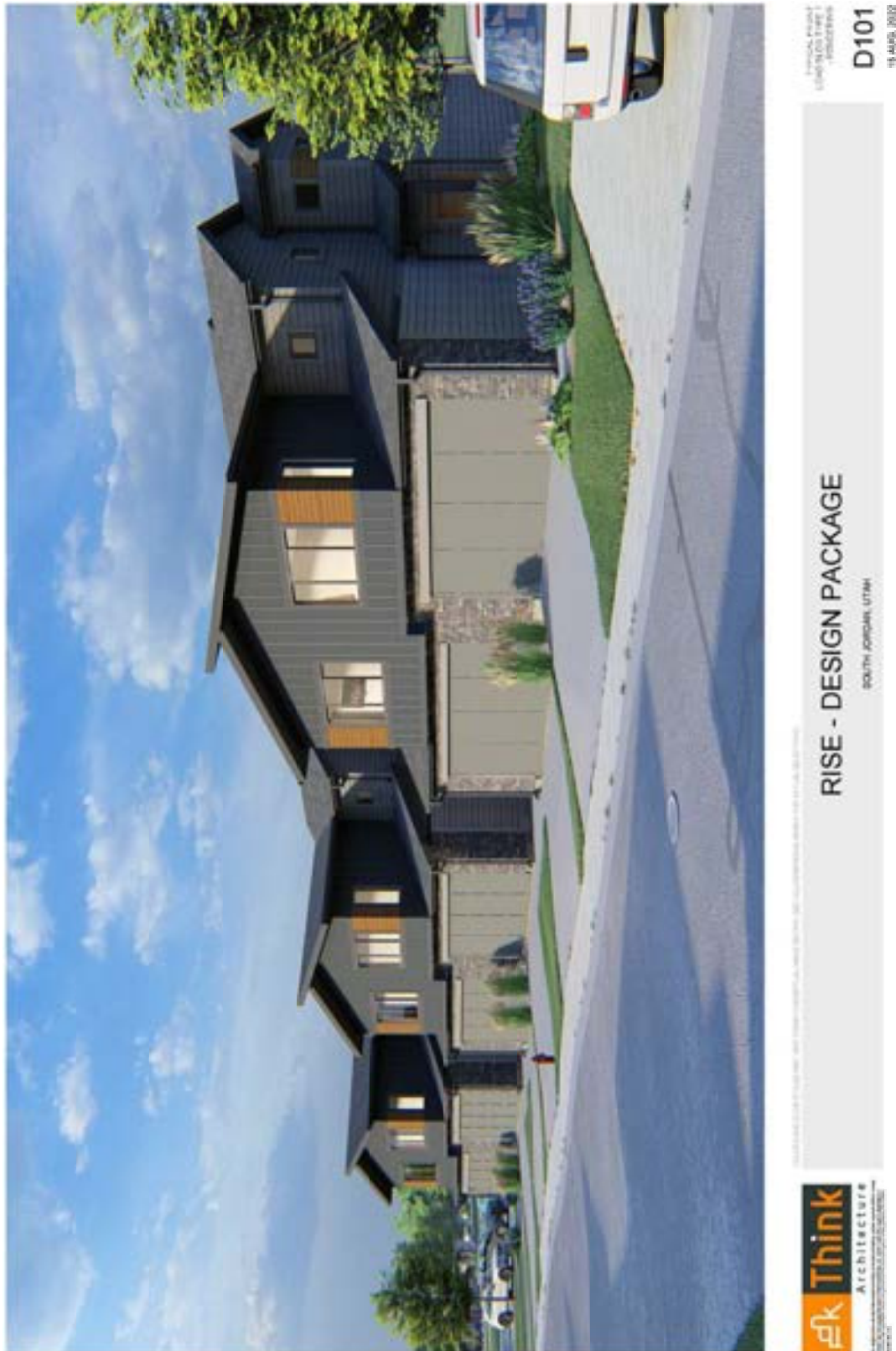
17.130.050.030: AMENDMENTS

Any application to amend an approved PD District shall be processed as a zone text amendment, except that an application to extend the district boundaries shall be processed as a rezone. Any amendment to an approved PD District requires that the corresponding development agreement also be amended.

EXHIBIT E
(Resolution R2022-39)

[TO BE INSERTED]

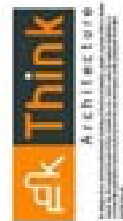
EXHIBIT F
(Approved Architecture, Elevations, Materials, and Design)





THINK ARCHITECTURE
Landscape Architecture
18 AUGUST 2022

RISE - DESIGN PACKAGE
SOUTH JORDAN, UTAH







Think
Architecture

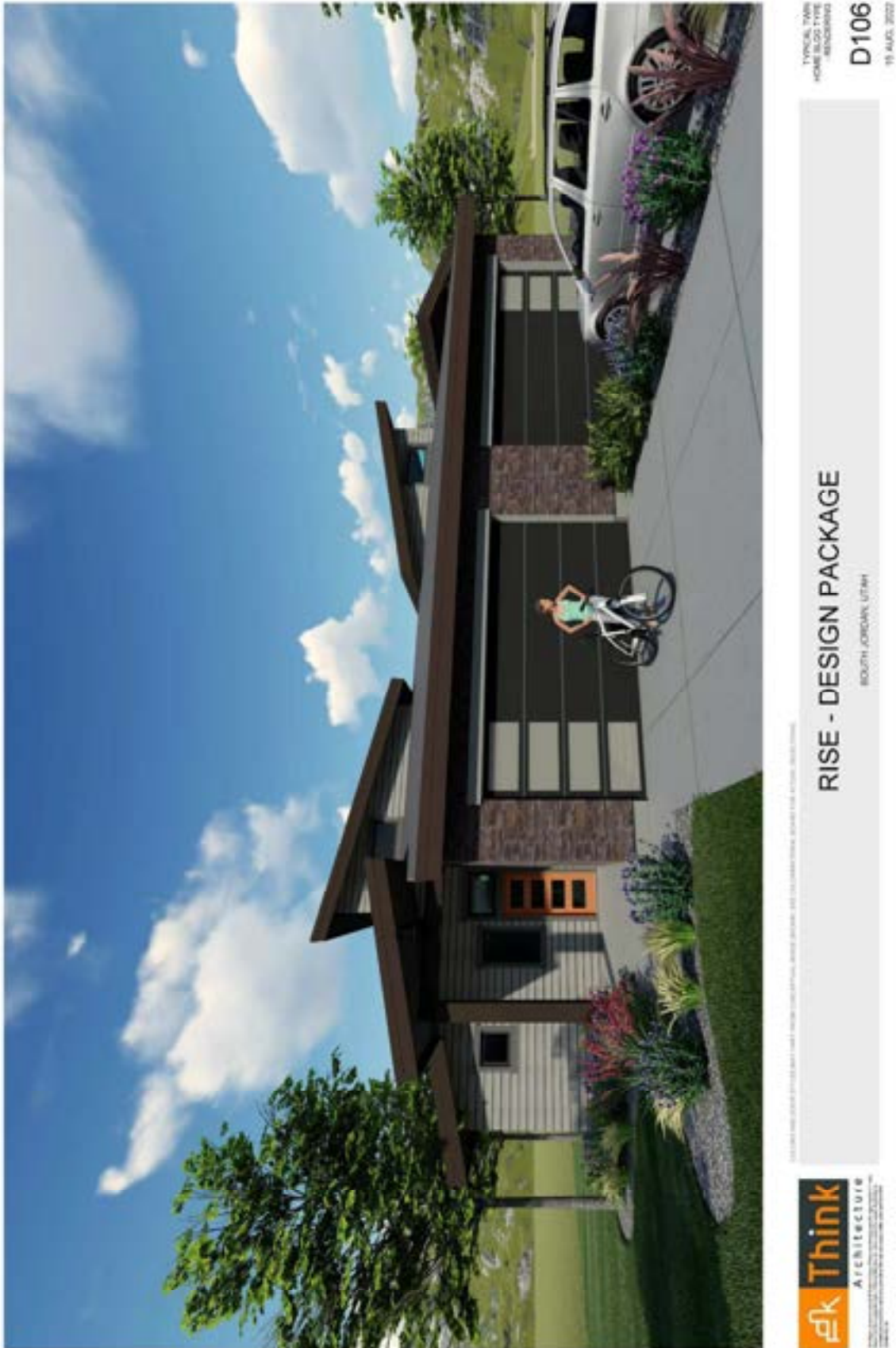
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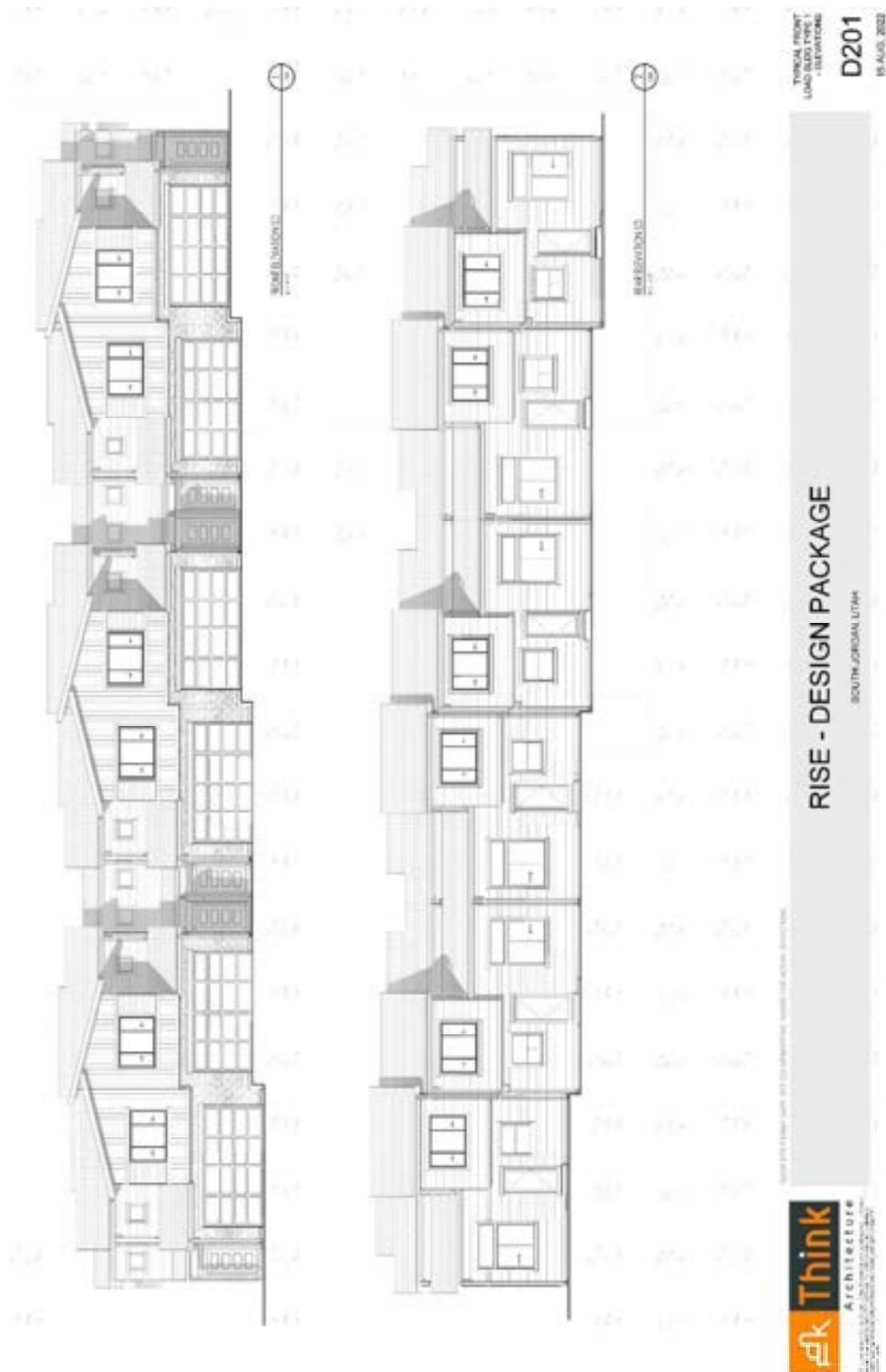
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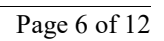
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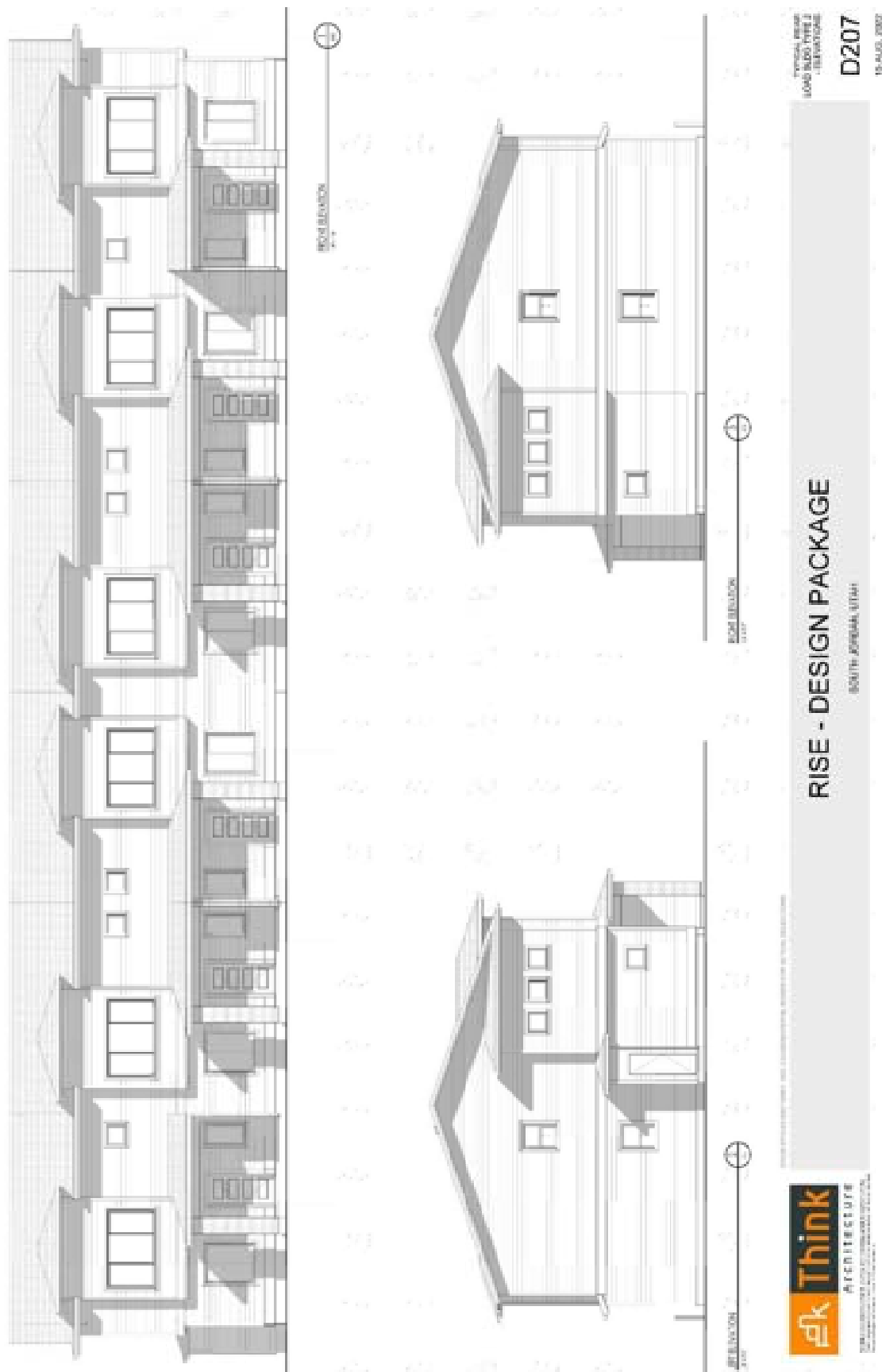
RISE - DESIGN PACKAGE

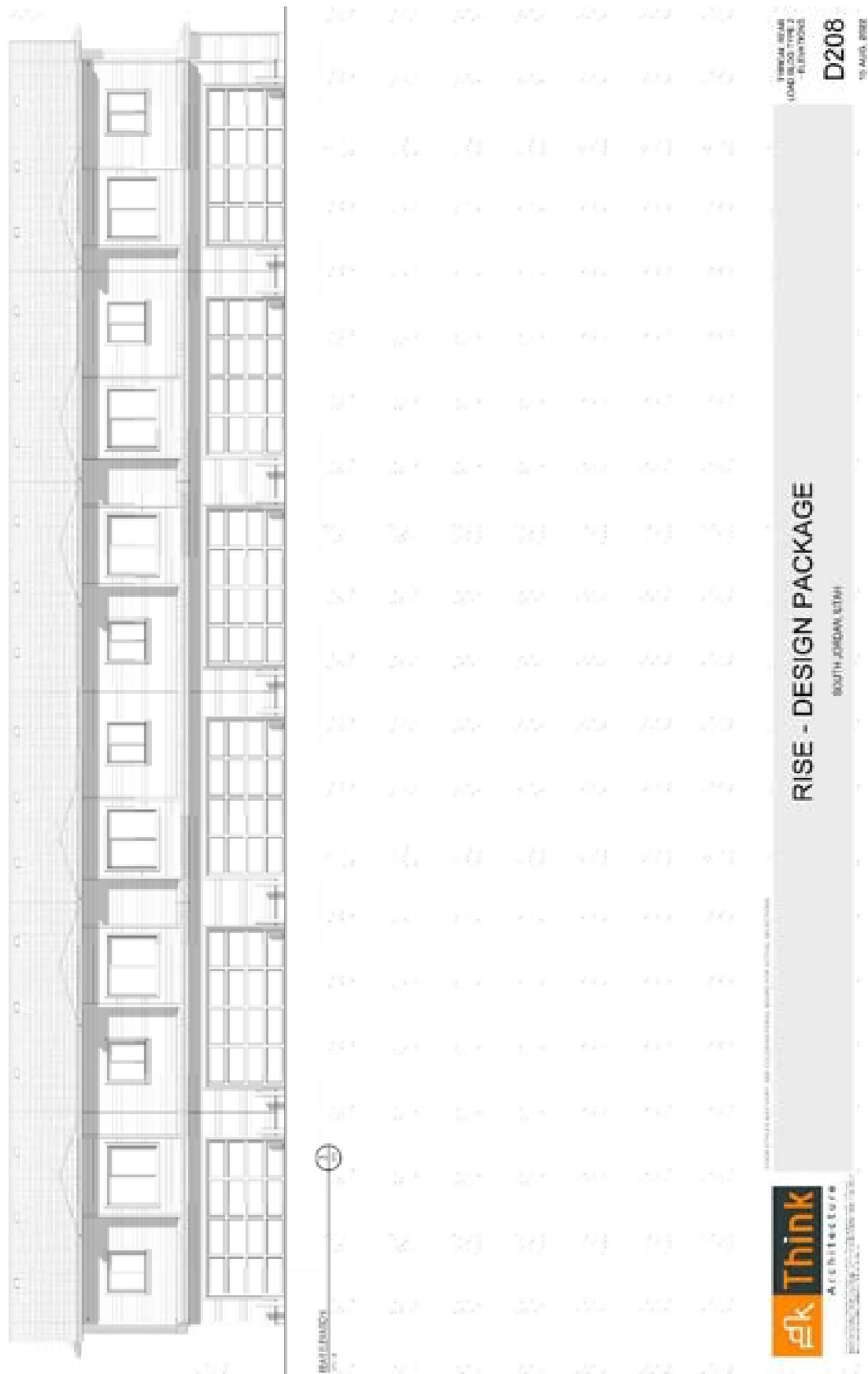
SOUTH JORDAN, UTAH

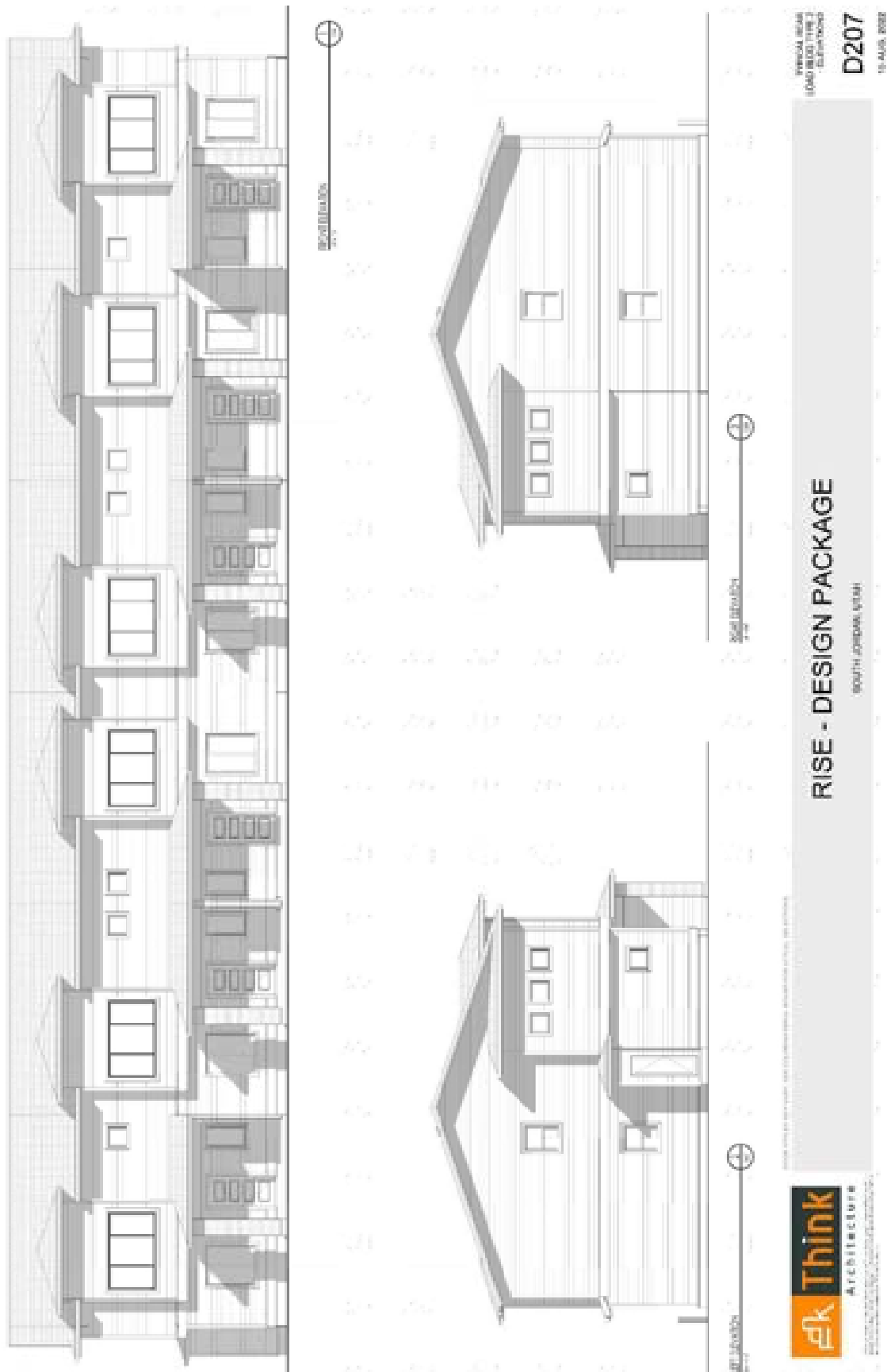


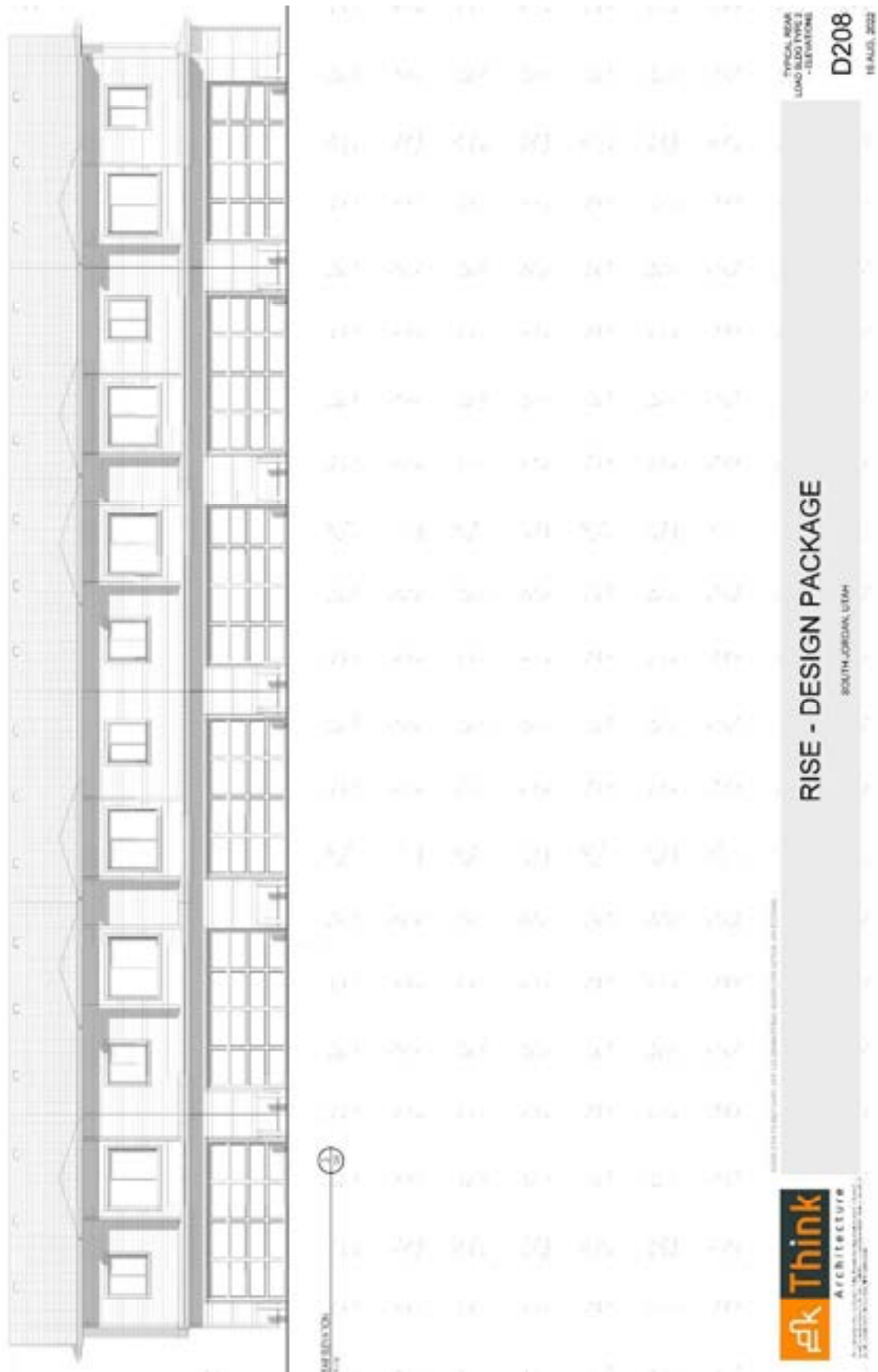


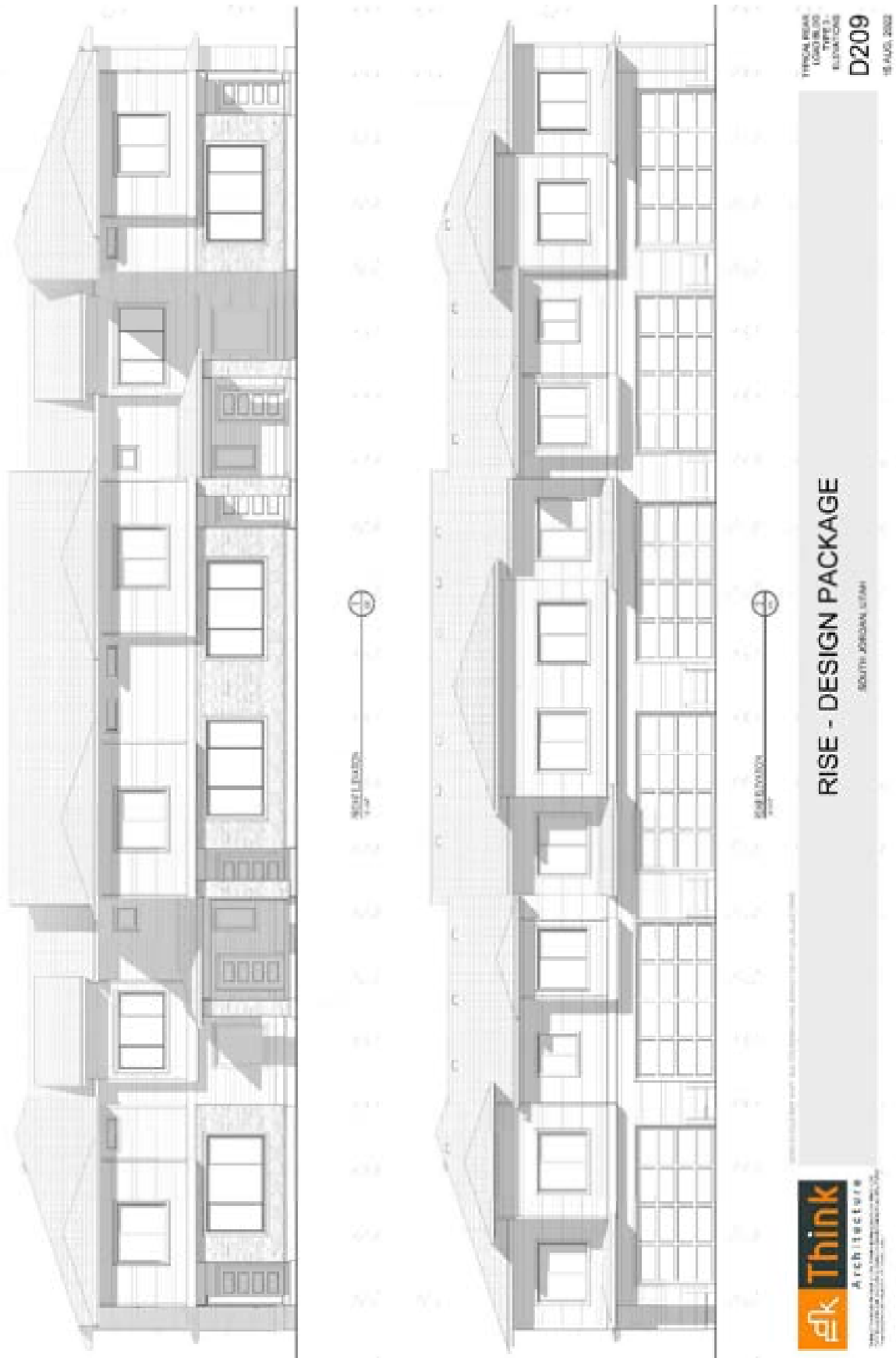












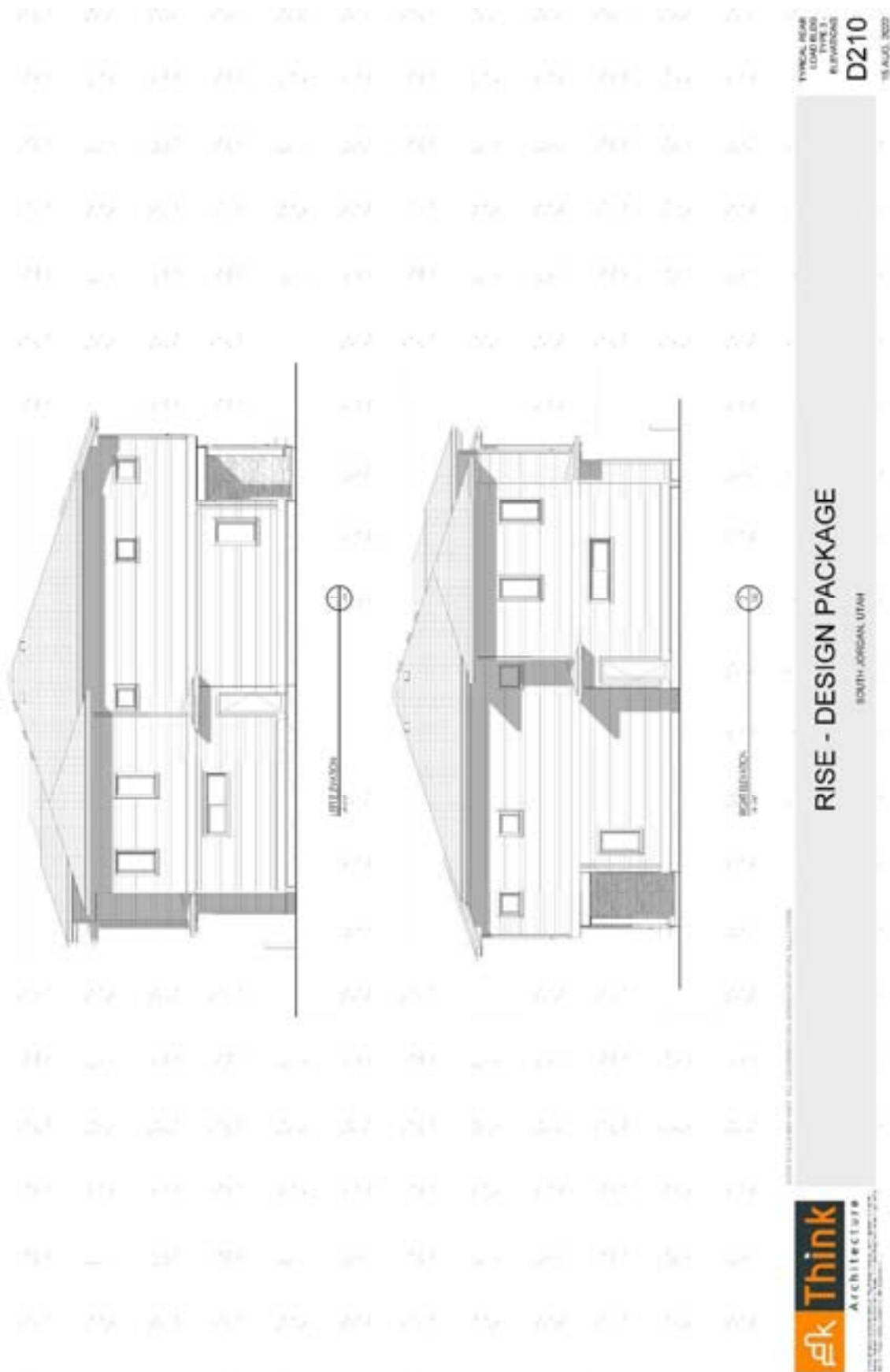


EXHIBIT G
(Fencing Standards and Locations)

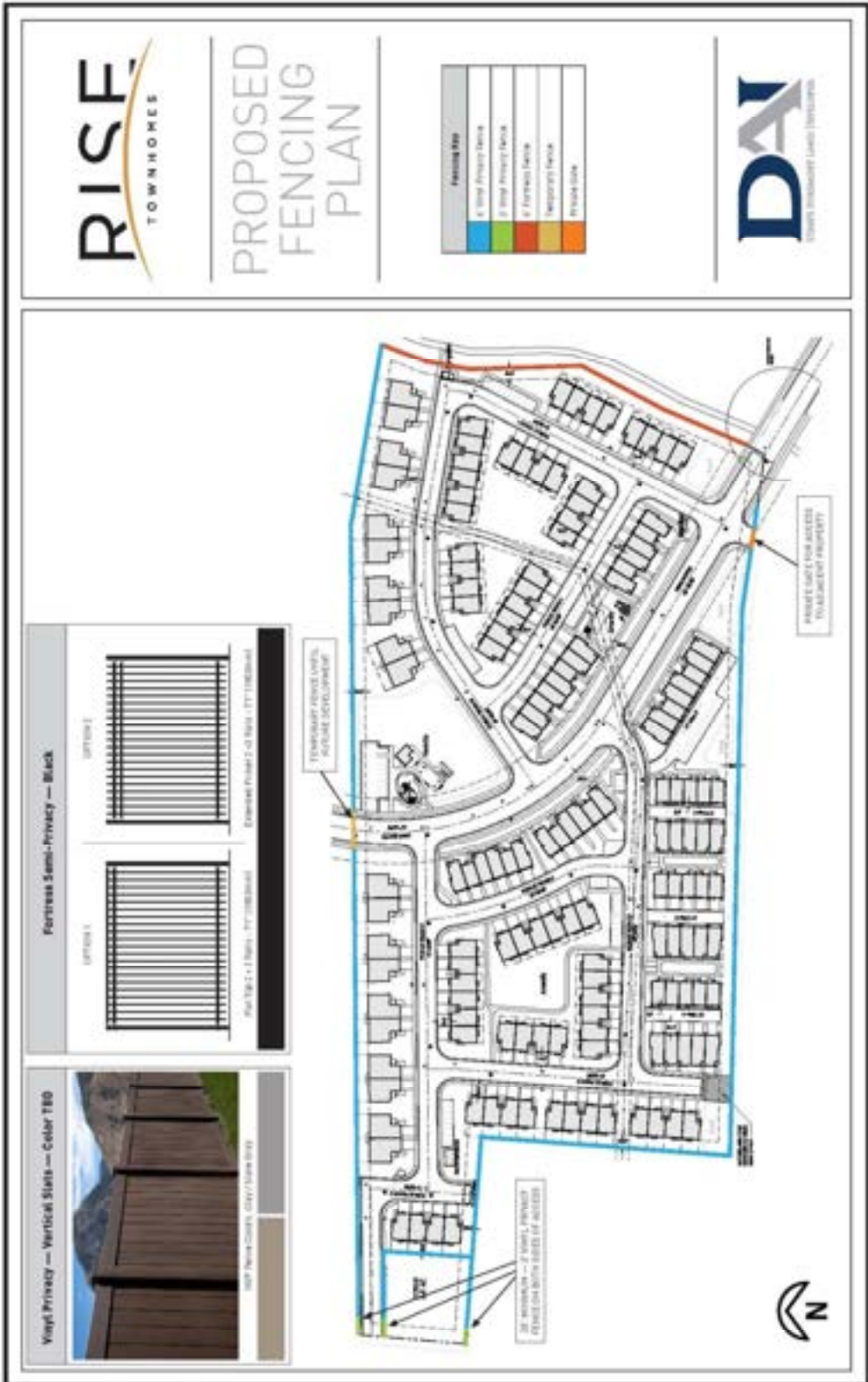


EXHIBIT H
(Approved Road Cross Sections)

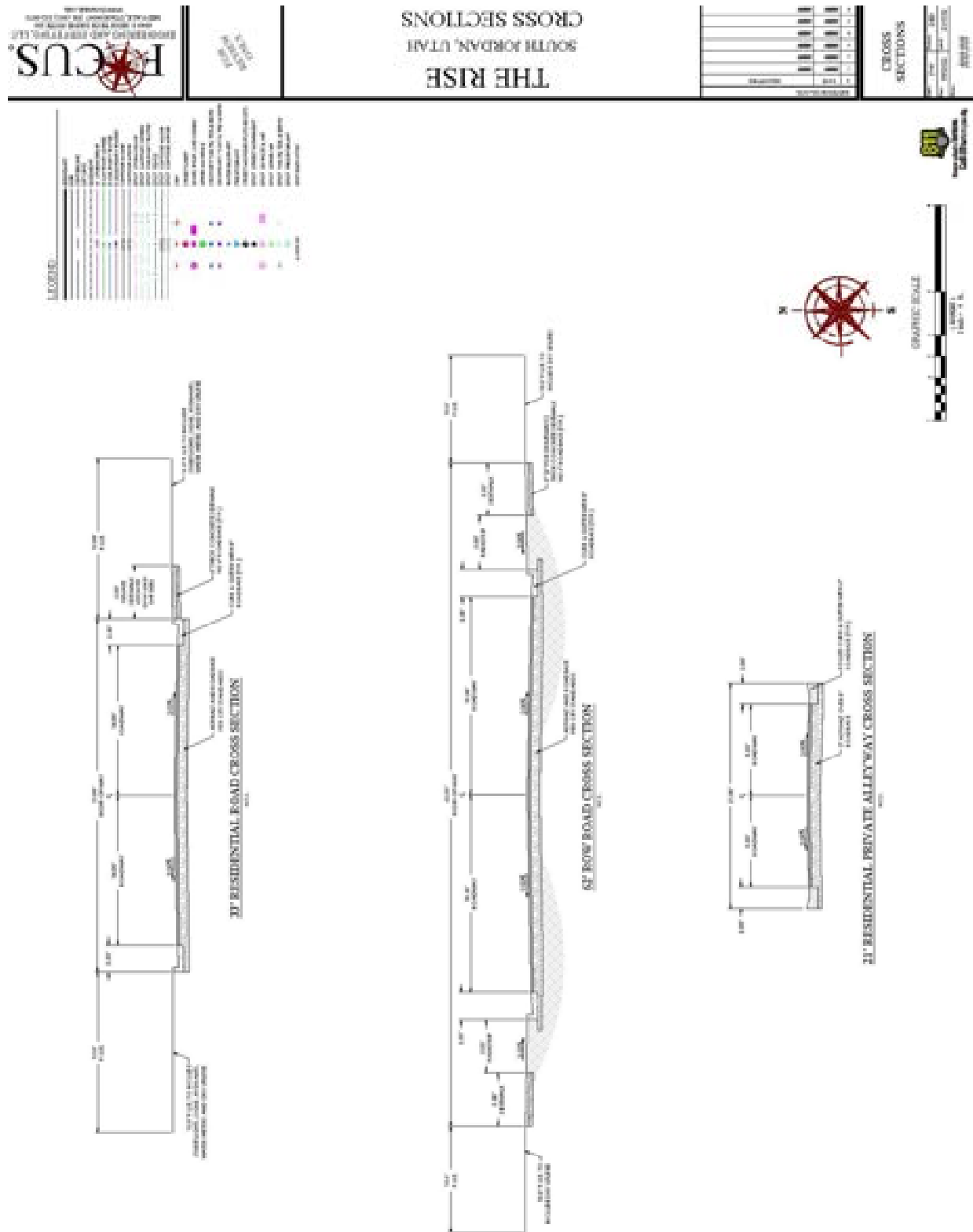


EXHIBIT I
(Off-Site Amenities)



The *Journal of Health Politics, Policy and Law* is a peer-reviewed journal, published quarterly, that focuses on the political, economic, and social aspects of health care. It is one of the few journals in the field that publishes research on the political and social determinants of health. The journal is published by the American Public Health Association (APHA) and is available online at <http://jhp.phapublications.org/>.

LANDSCAPE



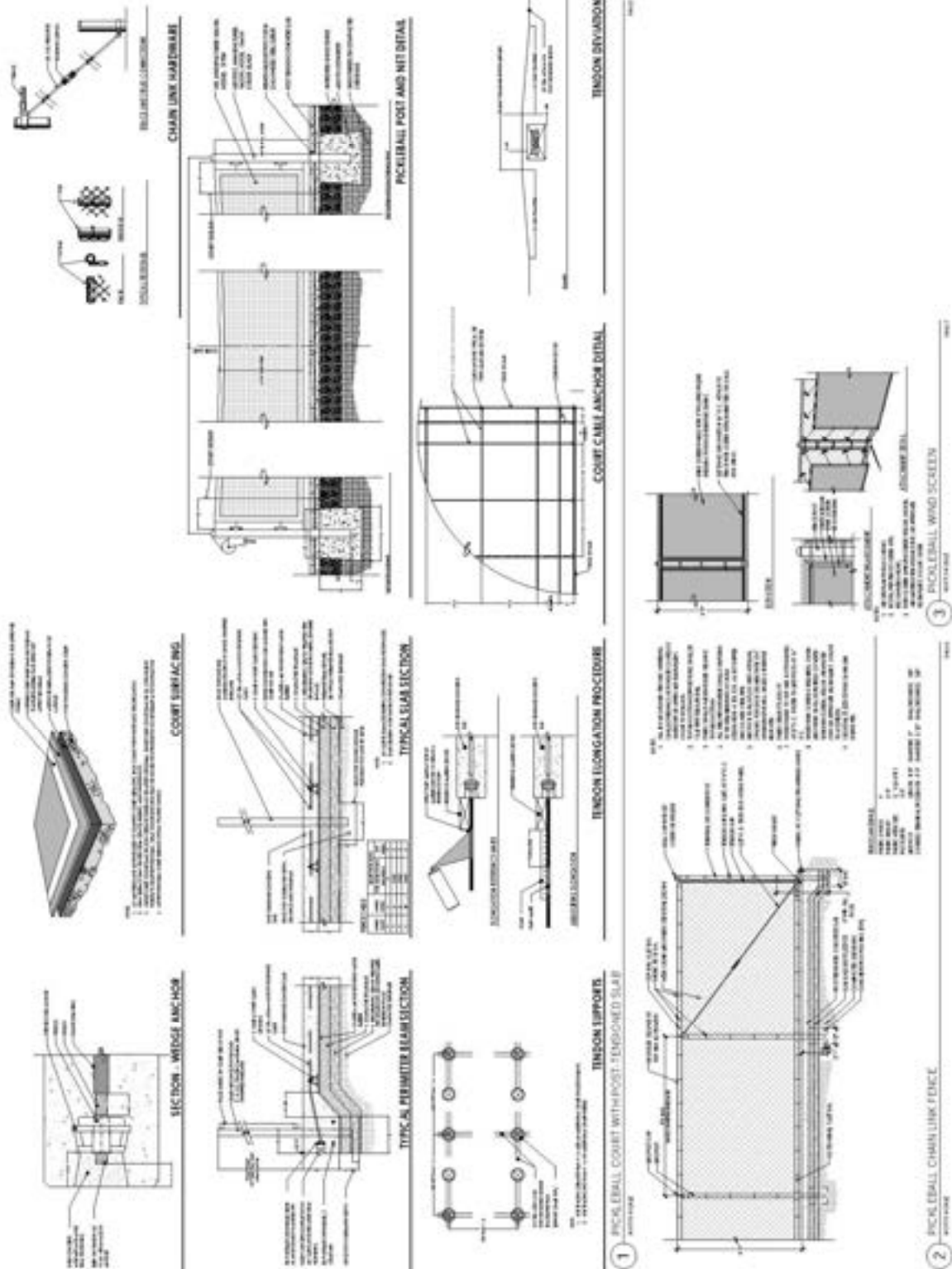


EXHIBIT J
(Road Shift)



RISE Temporary Road shift
SOUTH JORDAN CITY, SALT LAKE COUNTY
11/7/2022



EXHIBIT K
(On-Site Amenities)



SECTION 13 30 10 POST-TENSIONED CONCRETE COURTS

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. This Specification covers construction of post-tensioned concrete courts, including forming and placement of the concrete, tensioning the steel tendons, and application of the finish and wearing surfaces.

1.2 SUBMITTALS

- A. CONTRACTOR shall submit for review complete information describing all materials contemplated for use within the post-tensioned concrete courts. Such materials submittals shall be approved by OWNER in writing prior CONTRACTOR's having the materials delivered to the project site. Written evidence of compliance from the manufacturer shall be provided with materials as they are delivered to the project site.
- B. CONTRACTOR shall submit to OWNER for review and approval, prior to placement of concrete, the following:
- C. Laboratory testing on the anchorage system verifying capacity, limitations, and required conditions for use.
- D. Laboratory testing coefficient of friction on strands.
- E. Latest calibration date and results of tensioning equipment to be used.
- F. CONTRACTOR shall provide an elongation report made by a qualified testing firm showing slab shape, tendon location and number, and actual length of elongation at final stressing.
- G. CONTRACTOR shall be licensed to perform the work in the state in which the work is completed and shall submit to OWNER evidence of current licensure, including specialty licensing, necessary to install post-tensioned concrete courts, prior to procuring any materials or commencing any work.
- H. CONTRACTOR shall submit evidence of the court installer's licensure and recent project experience consistent with the requirements this specification.

1.3 TESTING

- A. CONTRACTOR shall submit all test documentation required by the Project Specifications for all materials and installations comprised within the post-tensioned concrete courts.
- B. In addition to CONTRACTOR's required documentation, OWNER may, at its sole discretion, retain special inspectors to review steel reinforcement prior to placement of concrete and post-tensioning materials, activities, and methods.

PART 2 PRODUCTS

2.1 APPROVED EQUALS

- A. It shall be assumed that “approved equal” materials and processes may be used in place of the materials and processes specifically named in this Specification if the “approved equals” substantially meet or exceed in quality the results of what would be obtained by using the specified materials and processes.

2.2 TENSIONING CABLES AND ANCHORS

- A. Post-tensioning strands and anchorages shall conform to the “PTI Guide Specifications for Post-Tensioning Materials”.
- B. The tensioning strands shall consist of one-half inch (1/2”) diameter, 7-wire, stress relieved strands, having a guaranteed ultimate tensile strength of 270,000 psi (270 Kips). Strands shall conform to ASTM-416. Cables shall be fabricated to proper length for each slab, coated with a permanent rust preventative lubricant and encased in slippage sheathing. Minor damages to the sheathing shall be repaired with tubing and spiral wrapped tape a minimum 3” outside the damaged area prior to concrete placement. A maximum of six inches (6”) of exposed strands is permitted at the dead-end anchor.

2.3 CONCRETE MATERIALS

- A. The concrete mix design shall produce a workable product at the job site, Type V sulfate resistant, and shall be selected to minimize early curing and shrinkage cracking that may form prior to tendon stressing.
- B. Calcium chloride or other materials containing chlorides are corrosive to reinforcing steel and shall not be used as an admixture.

Concrete Properties	Concrete Classification
	4000
Maximum Water/Cement Ratio	0.45 or less
Minimum Cement Content (sacks/cubic yard)	6.5
Slump (inches)	3” to 5”
Air Content (percent)	4% to 6%
Synthetic Macro-Fiber (lbs/cubic yard)	3.0
Required Average 28 Day Compression Strength Test (psi)	4200
Required Minimum 28 Day Compression Strength Test (psi)	4000

- C. SLUMP - shall meet the minimum requirements set forth in the table above when reducing water agents are not used.
- D. SYNTHETIC MACRO-FIBER - shall meet the minimum requirements set forth in the table above, comply with ASTM C1116, 1399, & 1609 and shall be TUF-STRAND MaxTen synthetic fibers or approved equal.

- E. COMPRESSION STRENGTH TEST - One test shall consist of the average strength of two cylinders in the test sample.
- F. CONTRACTOR shall furnish and install concrete that will produce a Required Average (28) Day Compressive Strength as shown on the table above. The average of any three consecutive (28) day strength tests shall not fall below the required Minimum (28) Day Compressive Strength Test shown. If the average of any three consecutive tests falls below the Required Minimum, the average strength of the concrete shall be increased at CONTRACTOR'S expense by increasing the cement content.

2.4 COURT FINISHING MATERIALS

- A. COURT PATCH BINDER - Court patch binder shall be a high strength acrylic latex bonding liquid designed to mix with silica sand and Portland Cement as a patching compound. The patching mix may be used to repair depressions, cracks and other irregularities. Court patch binder shall allow for the application of quick drying leveling patches up to $\frac{3}{4}$ " in depth. Court patch binder shall be Plexipave Court Patch Binder or approved equal.
- B. PATCHING AND LEVELING COMPOUND - Patching and leveling compound shall be a single unit 100% acrylic latex patching and leveling compound designed to patch shallow depressions without the mixing of several components. It may be used to level puddled areas and can be used as crack filler. Patching and leveling compound shall be Plexipatch by Plexipave or approved equal.
- C. RESURFACING COMPOUND - The resurfacing compound shall be an acrylic latex binder developed expressly for job mixing with silica sand to obtain a filler coat that reduces surface porosity in asphalt and concrete pavement. Resurfacing compound shall be Acrylic Resurfacer by Plexipave or approved equal.
- D. COLOR BASE
 - 1. Color base shall be a naturally colored textured base which provides a durable, uniformly textured, court surface. Color base shall be Plexipave Color Base or approved equal.
 - 2. Color base with admixtures shall produce the pace of play specified in the Drawings or as otherwise required by OWNER.
 - 3. CONTRACTOR shall verify color base manufacturer's requirement for a vapor barrier beneath the concrete slab for warranty purposes and shall advise OWNER in writing if the requirements of the Drawings with regard to a vapor barrier differ from the requirements of the color base manufacturer for a vapor barrier.
- E. FINISH COAT - Finish coat shall be a 100% acrylic, highly pigmented coating to provide a colorful, long lasting finish and to protect the color base from deteriorating effects of the sun, and to otherwise reflect solar energy for reducing surface heat. Finish coat shall be Plexichrome by Plexipave or approved equal.

- F. LINE PAINT - Line paint shall be highly reflective marking paint for use over any bituminous surface or color coating system. The finished application shall be non-glaring, highly resistant to climatic conditions, fast drying, easily applied, and provide excellent hiding. Line paint shall not cause crazing, cracking, peeling, or deterioration to asphalt. The paint shall be 100% acrylic emulsion type containing no alkyds, butadiene styrene, or vinyls. Line paint shall be Plexicolor Line Paint by Plexipave or approved equal.
- G. FENCING - Fencing materials shall be as required by the Drawings and as otherwise described in the Specifications.
- H. COURT APPURTENANCES - Net post, nets, anchors, basketball standards, shade structures, benches, etc. shall be as required by the Drawing and as otherwise described in the Specifications.

PART 3 EXECUTION

3.1 COURT INSTALLER

- A. The term "Court Installer" refers to:
 - 1. The contractor or sub-contractor responsible for the concrete forming, placing, finishing, and curing.
 - 2. The contractor or sub-contractor responsible for post-tensioning.
 - 3. The contractor or sub-contractor responsible for provision and placement of the court surfacing.
- B. CONTRACTOR shall meet the following minimum criteria or shall retain a sub-contractor who meets the following minimum criteria to complete installation of the post-tensioned concrete courts:
 - 1. The Court Installer shall carry all current licenses as listed in the Bidder's General Information and shall provide evidence of such licensure to the OWNER prior to commencement of the work.
 - 2. The Court Installer shall have completed at least five (5) post-tensioned concrete court installation projects (individually) with favorable results in the most recent three (3) years and shall provide evidence, including references with contact information, to OWNER prior to commencement of the work for the OWNER's use in verifying favorability of the Court Installer's prior work.
- C. OWNER may review evidence of licensure and experience and may contact the Court Installer's references to verify whether or not the Court Installer meets the minimum criteria. Determination of whether or not the Court Installer meets the minimum criteria shall be at the OWNER's sole discretion.
- D. OWNER reserves the right to disallow any Court Installer from performing the work if, at its sole discretion, the Court Installer does not meet the minimum criteria established herein or the Court Installer does not, at the OWNER's sole determination and discretion, represent a responsible bidder according to the OWNER's governing code for contract procurement.

3.2 COURT BASE PREPARATION

- A. Preparation of the sub-grade and base course strata shall be completed in accordance with the requirements of the geotechnical report, if available, and/or the Drawings prior to layout of reinforcing tendons. In cases where the requirements of the geotechnical report and Drawings conflict, the more stringent standard shall govern.
- B. Vapor barrier shall be installed in accordance with the Drawings.
- C. In instances where the sand is placed between the vapor barrier and post-tensioned concrete court, CONTRACTOR may use a compacted pit run sand to avoid displacement during the construction. CONTRACTOR shall ensure that construction operations do not displace the compacted sand leaving ridges, depression, ruts, mounds, etc. that would cause a weakened plane in the concrete court.

3.3 CONCRETE AND REINFORCEMENT

A. FORMING

- 1. Forms shall be accurately set to the lines indicated on the Drawings and such that the finished grades indicated on Drawings may be accomplished. CONTRACTOR shall be responsible for field verifying all grades prior to placement of tendons and concrete such that maximum and minimum slope requirements are met. In verifying field conditions, CONTRACTOR shall employ redundant measurement techniques to verify initial results. CONTRACTOR shall immediately notify OWNER and ENGINEER if discrepancies are discovered.
- 2. Forms shall be securely staked to prevent settlement or movement during placement of concrete. Forms shall remain until concrete has taken final set.

B. REINFORCEMENT, TENSIONING, CABLES, AND ANCHORS

- 1. Post-tensioning materials shall be supplied as a complete system by a facility currently certified under PTI's Certification Program for Plants Producing Unbonded Single-Strand Tendons. Post-tensioning tendons shall be placed in the quantity and locations indicated in the Drawings. Tendons shall be straight, uniformly spaced, and installed per manufacturer recommendations, any deviation to avoid obstructions in the slab shall be done in accordance with the Drawings.
- 2. All cables shall be supported on chairs and loosely tied at all intersections to prevent vertical and horizontal movement during concrete placement. Strand alignment and spacing shall be as shown in the Drawings. Horizontal deviations in tendon alignment may be allowed within the limits of the details shown on the Drawings. Vertical tendon locations should be maintained in preference to other materials, including supplementary reinforcing steel. Vertical deviations of the tendons should not result in the tendons being placed outside the middle third of the slab and should be limited to $\pm \frac{1}{2}$ inch for slabs five inches thick or less and $\pm 10\%$ of the slab thickness but not to exceed one inch for slabs over five inches thick.
- 3. If tendon sheathing is damaged for 5" or more along the length of the tendon, it shall be re-sheathed to prevent concrete from bonding to the tendon. If damaged area is less than 5" tubing

and spiral wrapped tape a minimum 3" outside the damaged area can be used to repair damaged area in accordance with the Drawings.

4. Standard reinforcing bars shall be of the size and at the locations specified in the Drawings. Reinforcing splice lengths shall be a minimum of 30 bar diameters unless noted otherwise in the Drawings.

C. PLACEMENT

1. Concrete courts shall be placed in one continuous operation or as required by the Drawings. The slab thickness shall be as required by the Drawings and the slab shall be placed with a roller or laser screed capable of providing a surface such that the surface variation does not exceed 1/8" in ten (10) feet when measured in any direction with a straight edge and a slope of 1 inch in 10 feet, all in one plane. This may be determined by flooding the court with water and allowing it to drain for one hour on a 70-degree or warmer day.
2. CONTRACTOR shall operate the screed in such a manner that the post-tensioned cables are not displaced out of their intended vertical and horizontal alignment.
3. Concrete placement should conform to the latest version of ACI 302.1R – Guide for Concrete Floor and Slab Construction. Concrete shall be placed in a manner that ensures that the position of the post-tensioning tendons and other reinforcing steel is not disturbed. Proper vibration or other means of concrete consolidation shall be accomplished to eliminate voids and prevent honeycombing, especially in the vicinity of post-tensioning anchorages.
4. All hardware which may cause restraint to shortening in the concrete slab, including pins holding screed cups, supports etc. shall be removed from the concrete slab before set occurs.
5. Proper curing of the concrete slab is essential in order to minimize the amount of shrinkage cracking that can occur prior to the stressing of the tendons. CONTRACTOR shall place an ASTM C171 polyethylene sheet for moisture loss and reflectance control on concrete slab for curing by Ultra Cure NCF by Universal Forest Products, Inc. or approved equal.
6. Surface cracks that may occur prior to stressing of the tendons shall be kept free of dirt and debris by applying tape over apparent cracks. Other similar methods may be employed to ensure the cracks remain free of objects that would prevent them from closing during post-tensioning.

- D. JOINTS - Post-tensioned concrete slabs shall have no joints except those required by the Drawings. In the event joints are required, joints shall be placed in the slab where designated by the Drawings.

E. POST TENSIONING

1. Tendon stressing involves working with extremely high forces which can result in a dangerous situation. CONTRACTOR shall ensure that all safety precautions are in place and observed by all

personnel on site. Personnel not directly involved in the tensioning process or inspection shall not be permitted in the vicinity of the stressing operation.

2. At CONTRACTOR's discretion, after the forms are removed and the concrete has set to a minimum of 1,700 psi, the "half-stress" tensioning procedure may begin. When such a process is employed by CONTRACTOR, the force applied to the tendons shall not exceed 50% of the final jacking force. Approximately one (1) week later, but not earlier than when the concrete has reached a minimum compressive strength of 2,000 psi, the final stressing process may begin by tensioning each tendon to a maximum of eighty percent (80%) of the ultimate tensile strength and anchoring each tendon to a minimum of seventy percent (70%) of the ultimate tensile strength. Tendons should not be stressed where cracks, voids, or excessive honeycombing is visible at the anchorages; in this event, repairs shall be made prior to tensioning of the tendons.
3. Care shall be taken by CONTRACTOR to ensure accurate measurements of elongation of the tendons. This shall include proper and accurate application of the elongation reference marks on the tendons. The final tendon elongation shall be measured and recorded to an accuracy of $\pm 1/8"$ as they are stressed. The tendon elongation is measured as the distance the initial reference mark has moved from its initial position after seating the wedges and removing the jack. The allowable tolerance shall be no greater than 10%.
4. After final elongations of the tendons have been approved, tendons shall be cut utilizing a method that results in one inch of cover to the tail of the tendon from the finished edge of the concrete. Immediately after the tendons are cut, the recesses shall be filled with non-shrink, non-metallic grout flush with but not extending beyond the edge of the slab.

3.4 MISCELLANEOUS HARDWARE AND APPURTENANCES

- A. TENDON MARKERS - Tendon markers or locator nails shall be a $3/4"$ 9 gage hardened steel round shank masonry nail and shall be placed over each post-tensioned tendon on all edges of the slab when the concrete is still green. This allows for OWNER to verify the approximate location of tendons for future improvements or maintenance.
- B. POST SLEEVES - All interior posts / obstructions shall be sleeved to aid in planarity of courts. CONTRACTOR shall set sleeves for posts prior to placement of concrete and to a depth of at least 18". Use sleeves that consist of lengths of 0.048-inch galvanized metal pipe sleeves, with an inside diameter sufficient to allow the posts to fit. Coat inside of sleeve and outside of posts with bituminous paint. Caulk posts securely in place with lead wool.
- C. POST INSTALLATION – Upon completion of the post-tensioned concrete court CONTRACTOR shall half-fill the void with an epoxy or approved bonding material and force the post to the bottom of the hole and extract to ensure proper coverage. CONTRACTOR shall then thoroughly work additional epoxy or approved material into the hole so as to leave no voids and ensure the fence post is secure and plumb.

- D. FABRIC INSTALLATION - Where fence fabric installation is required over court surfacing, the bottom of the bottom rail and fence fabric shall be installed at a distance of 1 ¾" to 2 ¼" from the court surface to allow for placement of the court surface and to prevent the fence fabric from scratching the court surface.
- E. JOINT SEALANT - Where joint sealant is required by the Drawings, CONTRACTOR shall clean, dry, sound and free all surface contaminants from the joint and adjacent substrate. Remove all traces of dust, laitance, grease, oils, curing compounds, release agents, and foreign particles by mechanical means, taking care to preserve existing surfaces. Blow joint free of dust using compressed air line equipped with an oil trap. All joint sealants shall be installed prior to any court surfacing to allow for bonding to the concrete surface.
- F. CONTROL JOINTS - Post-tensioned concrete courts shall be placed in continuous individual pours and no construction joints will be allowed in the field. Control joints for the closure strip, if required by the Drawings, shall be saw cut and fill with an approved joint sealant.

3.5 COURT FINISHING

A. SURFACE PREPARATION

- 1. CONTRACTOR shall prepare surface with phosphoric acid etching and thorough washing to remove dirt, dust, or oily materials prior to placement of surface materials unless recommended otherwise by surface materials supplier. Surface shall otherwise be sound, smooth, and free from dust, dirt, and debris.
- 2. Prior to the application of surfacing materials, the entire surface should be flooded with water and allowed to drain for one hour, and checked for minor depressions or irregularities. Any areas with puddles of depths greater than 3/16" shall be marked and repaired with court patch binder and/or patching and leveling compound.

B. COURT PATCH BINDER

- 1. All storage, mixing and application of materials shall be in conformance with manufacturer recommendations.
- 2. Use steel trowel and/or metal screed to fill all depressions or irregularities in courts and other recreational pavement areas.
- 3. Cracks greater than ¼" shall be filled and leveled with a square hand-trowel or broad knife by forcing the court patch binder filler mix into the crack and striking off excess material. Edges may be feathered using a hand trowel and a damp cloth to form a smooth transition from patch to the original surface.
- 4. Depressions up to ¾" shall be applied by steel trowel or metal screed to level the surface to proper grade using the proper mix design. Depressions in excess of ¾" depth must receive

multiple applications of court patch binder mix, allowing 24 hours before applying subsequent lifts. Each application of court patch mix must be feathered out to a fine edge. Any rough edges must be rubbed down with an abrasive rubbing stone to remove roughness.

C. PATCHING AND LEVELING COMPOUND

1. All storage, mixing and application of materials shall be in conformance with manufacturer recommendations.
2. All areas to be leveled and patched shall be outlined at the extent of the area to be covered. Patching and leveling compound shall be laid in with a hand trowel, squeegee or screed depending on the size of the patch. Patching & leveling compound shall be thoroughly mixed with a mechanical agitator prior to application. After installation, a moist mason's sponge may be used to feather the edges so that no ridges will appear in subsequent coats of the resurfacing compound and color base system.
3. After drying, any rough edges shall be sanded smooth and loose material shall be carefully removed from the court or recreation area by air broom and/or sweeping.

D. RESURFACING COMPOUND - All storage, mixing and application of materials shall be in conformance with manufacturer recommendations. One or more coats may be required to provide a smooth, dense underlayment for the color base and finish coat system. Application of resurfacing compound shall be allowed to dry thoroughly. Ridges, rough spots, and irregularities shall be scraped off between subsequent coats of resurfacing compounds and before application of the color base and finish coat system.

E. COLOR BASE

1. All storage and application of materials shall be in conformance with manufacturer recommendations
2. In general, color base shall be applied by flexible rubber bladed squeegee on the clean, dry surface in three or more applications crosswise of the court to obtain the total quantity and finish thickness recommended by the system manufacturer. No application shall be covered by a succeeding application until thoroughly cured.

F. FINISH COAT

1. All storage, mixing and application of materials shall be in conformance with manufacturer recommendations.
2. In general, application shall be by squeegee followed immediately with a wide hair-type broom.
3. Finish coats shall be in the colors and patterns indicated in the Drawings, the governing association, or as directed otherwise by OWNER.

G. LINE PAINT

1. All storage, mixing and application of materials shall be in conformance with manufacturer recommendations.
2. Four hours minimum after completion of the finish coat, or per manufacturer recommendation, 2-inch wide playing lines shall be accurately located, marked, and painted with line paint as specified by the Drawings or governing association. The paint shall be 100% acrylic emulsion type containing no alkyds, butadiene styrene, or vinyls and shall be thinned with water only.
3. Line paints shall be in the colors and patterns indicated in the Drawings, the governing association, or as directed otherwise by OWNER.

3.6 FIELD QUALITY CONTROL

- A. RESPONSIBLE PARTY - CONTRACTOR shall be responsible for the quality control and assurance of a properly installed post-tensioned concrete court.
- B. SLOPE - The slope of the court shall be in a true plane in accordance with the Drawings and shall not exceed the maximum or minimum allowable slope determined by the governing association for play and drainage of the post-tensioned concrete courts.
- C. PLANARITY - The finished post-tensioned concrete court shall not vary more than $\pm 3/8"$ from the designed elevation within the primary playing area. The post-tensioned concrete court shall be flooded with water and allowed to drain to check for planarity. Low areas, or "birdbaths" where standing water more than $1/16"$ deep (commonly measured using a nickel) remains after drainage of the area has ceased or after one hour at 70 degrees F or above shall be patched and leveled according to the recommendations of the manufacturer of the color surface prior to proceeding with coating.
- D. EVENNESS - For proper drainage and acceptable play, the post-tensioned concrete court must be smooth and regular, lacking humps and dips. As a measure of evenness, the post-tensioned concrete court surface shall not vary more than $1/8"$ in 10' when measured in any direction using a straightedge.
- E. SMALL IRREGULARITIES - Small deviations over a short distance, such as those caused by irregular seams, expanded aggregate or roller marks, may affect play. Therefore, no deviation in the post-tensioned concrete surface greater than $1/8"$ in 18" will be accepted.

END OF SECTION

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:



Gregory Simonsen (Dec 2, 2022 12:41 MST)

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 of 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 S0°24'12"W 652.29 feet along the Section line and N89°35'48"W 2,705.50 feet from the east 1/4 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 136.18 feet; thence (2) N04°57'08"E 127.01 feet; thence N89°27'35"E 133.62 feet; thence S03°38'08"W 137.26 feet to the point of beginning.

Contains: 0.41 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 188.25 feet; thence N03°38'08"E 137.26 feet; thence S89°27'35"W 133.62 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 43.20 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: 17.40 acres+/-

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:



Gregory M Simonsen (Dec 2, 2022 12:39 MST)

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:

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Contains: 17.81 acres+/-