

**CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, FEBRUARY 14, 2023 at 6:30 PM**



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, February 14, 2023, in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah with an electronic option via Zoom phone and video conferencing. Persons with disabilities who may need assistance should contact the City Recorder at least 24 hours prior to this meeting.

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

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

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

Instructions on how to join the meeting virtually are below.

Join South Jordan Planning Commission Electronic Meeting February 14, 2023 at 6:30 p.m.

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

- A. **WELCOME AND ROLL CALL – Commission Chair Michele Hollist**
- B. **MOTION TO APPROVE AGENDA**
- C. **APPROVAL OF THE MINUTES**
 - [C.1.](#) January 24, 2023, Planning Commission Meeting Minutes
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**
- G. **ACTION**
- H. **ADMINISTRATIVE PUBLIC HEARINGS**

H.1. DAYBREAK VILLAGE 9 PLAT 6 PRELIMINARY SUBDIVISION

Address: Generally North of South Jordan Parkway between 6830 W and 6900 W
File No: PLPP202200175
Applicant: Perigee Consulting on behalf of Miller Family Real Estate

H.2. SCHOPPE INC-OFFICE/WAREHOUSE SITE PLAN AND CONDITIONAL USE PERMIT

Address: 11581 S. Redwood Road
File No: PLSPR202200225 & PLCUP202200226
Applicant: Tyler Howland

H.3. CONDITIONAL USE PERMIT FOR A RESTAURANT USE IN THE COMMERCIAL-CORRIDOR (C-C) ZONE

Address: 10522 S. Redwood Road
File No: PLCUP202200235
Applicant: Troy B. Thayne/SRT, LLC

H.4. BRIGHT BEGINNINGS CHILD CARE SITE PLAN

Address: 9755 South 4000 West
File No: PLSPR202100228
Applicant: Alvaro Arias

H.5. CONDITIONAL USE PERMIT FOR AN ANIMAL SERVICES USE IN THE COMMERCIAL-CORRIDOR (C-C) ZONE

Address: 1091 W South Jordan Pkwy #250
File No: PLCUP202300002
Applicant: Jeremy Fenlon

I. LEGISLATIVE PUBLIC HEARINGS

I.1. South Jordan Streetscape Master Plan Resolution, South Jordan

J. OTHER BUSINESS

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

: §

COUNTY OF SALT LAKE)

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

Dated this 9th day of February, 2023.
Cindy Valdez
South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
January 24, 2023**

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

Others: Cecil Burk, Ellen Brown Sue Seelye, Ryan Berry, Devan Hatch, Kalmoor Robbins, Kenyan Clark, Travis Hiatt, Melanie Hiatt, Liz Bean, Neal Smith, Jared Osmond

Absent: Commissioner Aaron Starks

6:30 P.M.

REGULAR MEETING

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

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

B. MOTION TO APPROVE AGENDA

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

C. APPROVAL OF THE MINUTES

C.1. January 10, 2022 Planning Commission Meeting Minutes

Commissioner Gedge motioned to approve the January 10, 2022 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion; vote was unanimous in favor. Commissioner Starks was absent from the vote.

D. STAFF BUSINESS - *None*

E. COMMENTS FROM PLANNING COMMISSION MEMBERS

Chair Michele Hollist asked the commission members to forward any discussion suggestions for the joint meeting in March to her by Friday, so she can forward those to staff. She also sent the commissioners a schedule for attending and representing the planning commission at City Council Meetings, and asked the commission members to take a look at it.

Commissioner Laurel Bevans gave a brief review of the last city council meeting.

F. SUMMARY ACTION – *None*

G. ACTION – *None*

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. SILVERSTONE AUTOMATION SITE PLAN

Address: 10096 South Jordan Gateway

File No: PLSPR202200232

Applicant: Joseph Milillo, MHTN Architects

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

Chair Michele Hollist asked for the height of the highest point of the building.

Planner Schindler said he was unable to read it on the plans he had, but there is no height limitation in this zone.

Chair Hollist invited the applicant up to speak.

Ryan Berry (Applicant Representative) He is with MHTN Architects. Silverstone Automation are engineers that develop automated machines for companies like Merit Medical or ED Medical. They are moving their operations from Bluffdale to South Jordan City in this new location. This is an owner-operated building, so they will be the tenant there for many years. There are about 11 employees that will be employed at this site.

Commissioner Gedge asked about the hours of operation and potential noise.

Mr. Berry said typical business hours are 7:00 a.m. - 5:00 p.m., and this is not a noisy process. Most of the work is assembling different parts manufactured by subcontractors.

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

Planner Schindler was able to share that the highest point of the building is 32 feet.

Commissioner Gedge motioned to approve File No. PLSPR202200232, Site Plan Application at the address above. Chair Hollist seconded the motion. Roll Call Vote was 5-0, unanimous in favor. Commissioner Starks was absent from the vote.

I. LEGISLATIVE PUBLIC HEARINGS

I.1. D&D RESIDENTIAL/HATCH SUBDIVISION

Address: 10827 S. 1055 W. & 10828 S. 1055 W.

File No: PLZBA202200217

Applicant: Devan Hatch, D&D Residential Development, LLC

Planner Andrew McDonald reviewed background information from the Staff Report.

Chair Michele Hollist asked if the images from the Staff Report are what will be built, or just what will potentially be built.

Planner McDonald said that is what they would see as a layout in the preliminary subdivision application, as the developer has been working with staff to develop this.

Chair Hollist noted that this plan looks unusual, and asked why with it's larger size the roads and access weren't done in a standard fashion.

Deputy City Engineer Jeremy Nielson responded that they have private lanes similar to this in Daybreak, with a hammerhead that could be accessed with a firetruck. He also noted that this is not a site plan application, this is a rezone and the images are the concepts they are proposing.

Chair Hollist asked if six lots is the maximum they can have with the zoning requested.

Planner McDonald said they could possibly add one or two more lots if they reduced the sizes of the lots. Any lots on the east side would be separate from this subdivision. The property size owned would allow the applicant to go smaller on the lots, but the applicant is also aware of the character of the area and after discussion with staff, felt that six lots would be more appropriate.

City Planner Greg Schindler added that any property zoned in the R-1.8 could apply for a subdivision that included any existing lots, and density is based on all the land. They are not considering changing the two lots on the east side, and the city has been told there is a buyer

for those lots that is going to keep them the same to build new homes on. If the property to the north of this wanted to rezone to R-1.8 they could do a subdivision including all the R-1.8 properties in one subdivision and still have smaller lots, with the smallest lot size allowed being one-third of an acre. A concept plan is something required with any rezoning, and is subject to change.

Commissioner Laurel Bevans asked for the total acreage of all lots.

Planner McDonald said that it's just under 5 acres if you include the current properties in the zone.

Commissioner Steve Catmull noted that a property owner could subdivide their property in a multitude of ways. He asked if they made it all the R-1.8, could someone come in and reconfigure the subdivision within the zone.

Planner Schindler said that if the current property owners decided not to develop and sold the land, another developer could come in with a different plan within the constraints of the zone.

Commissioner Nathan Gedge noted that because 1055 West has been removed from the historic designation, that means any developers who rezone will have to do full improvements of curb, gutter and sidewalk, and asked if that was correct.

Planner Schindler said he believes that is correct, they will have to make improvements as they develop.

Commissioner Gedge noted that the Rise Development is just slightly north of this, and asked if this area was to be rezoned, would the developer would have to put in appropriate fencing to protect the current agricultural rights of the adjacent property owners, as did the Rise Development.

Planner Schindler said if the lots in the new subdivision are zoned for, and large enough to have large animals, there are no fencing requirements between them.

Commissioner Gedge asked if the existing water rights would be preserved, and if the developer would have to either pipe or ensure the water flow is not interrupted.

Engineer Nielson responded that is correct.

Chair Hollist asked for a confirmation that 1055 W will be done to the standard requirements in terms of width, sidewalks, etc., along this section.

Engineer Nielson said those details haven't been confirmed yet with the change in historic designation. They are going to start doing surveys and other research to find the least impactful footprint for that road. It is possible it will be curb adjacent sidewalk to reduce the footprint of the road.

Chair Hollist invited the applicant up to speak.

Devan Hatch (Applicant) is the owner of D&D. Regarding the road and questions regarding the private lane, that is a giant hill and they have to retain that hill while getting access up the hill. The cul-de-sac stops short because of that steep hill. They kept half acre lots because they want to hang on to the animal rights in the area, they don't plan on making them any smaller because they want it to be a nice, beautiful community with larger homes. They plan on working with the city on improving 1055 W, and that will really improve the flow and feel of that road. The lot to the north in the corner with the private lane will be his personal residence, so he is excited for this project and to be a part of this community.

Chair Hollist opened the hearing for public comment.

Commissioner Gedge noted there was public comment received prior to the meeting that the commission has reviewed (Attachment A).

Kalmoor Robbins (Millcreek Resident) – I am that larger piece to the north that is 5 acres. The one thing that I wanted to mention was that I have been in the two City Council Meetings about 1055 W because we are being impacted by it. It is going to be a residential road that meets the normal standards of South Jordan and I know that our piece is actually going to be impacted the most because we do have an elevation change when it hits our piece, where we are about 5 feet lower than the roadway will be. That was done because of safety, and I am all in favor of that. I want to support the guy, but that is a very steep hill that he is dealing with there. People can say different things, but that was steep. I happened to be in a meeting a week ago where somebody said that the property to the north, which was under site plan approval and zoning change, drops off. However, on our piece where that is, that is just a nice gentle grow. It always disturbed me a little bit that somebody didn't understand what was being explained to the city council and the public hearing had ended at that point so I couldn't really give any input to it. I am grateful that they are improving 1055 W, I do think that is crucial to what is going to happen in the future, and I appreciate your willingness to be patient with this process that is going on.

Kenyan Clark (Resident) – I own the property just to the south of this property. I am very concerned about the road change. I need to know where the road is going to be improved, and when it stops. If it is improved on my property, I will lose all my garden area and all I'll have left is a steep hill which will destroy some of the things I moved here for. I need to know exactly where the road will end, is it going to go all the way to the dead end. I don't know if you people are aware, but it is a dead end with one way in and one way out, and that's it. If this property goes through there is going to be a dangerous area because of one way in and one way out, whether we improve the road or not. If we actually put a sidewalk and create more space needed on both sides, east and west, we are going to go over the top of the Beckstead Ditch. I am also appalled that we have taken the historical representation of the Pony Express Road off with just a stroke of the pen. There was not any public voice on this, nobody was asked, it was just done and I am upset about it and I think it's just terrible. I have been a South Jordan resident for 28 years, and I have never seen anything like this in my life.

Travis Hiatt (Resident) – The east end of my property backs up to this proposed development. I have a couple of things I wanted to mention, first of all the multiple forms of pollution. Light pollution was the one that we noticed initially when they took down a bunch of trees on the east side, as it faces the mountains, and now we can clearly see from the back of the house the office building that's down the hill, all the way to I-15. We used to have a nice tree line that met the mountains. We moved in not quite 2 years ago, and that view was one of the most important reasons we bought that property, and that view has been obliterated. The other one is noise pollution, and I'm not even talking about proposed construction noise pollution, I am talking about what I can now hear when I step out the back door is I-15. We used to live in Draper, we specifically moved from Draper to South Jordan to avoid the hustle and bustle of 12300 South, 700 East and I-15. When they eliminated those trees that were at the bottom of that property, we increased light and noise pollution dramatically. I can now hear the constant lull of I-15, where I couldn't before. We spoke a little bit about the irrigation. Currently, there are 14 properties that have rights to that irrigation so I'm glad that was brought up because we are concerned about that. Along with the irrigation, there is also that natural spring that existed where the trees had been taken out. It is hard for me to imagine that by removing all those trees we haven't disrupted that spring somehow, and now we are creating potential erosion and all the things that come along with that. Another issue is property value, there is no way that anybody can convince me that by ruining the perfect view that we had and putting this project up, it didn't affect my property value. I am sure it diminished my property value and everybody else's that looks east onto that proposed property. The last thing, but certainly not least, we are worried about the safety. The safety of all pedestrians, but really the school kids. What kind of plans are going to be put in place to have crossing guards, crosswalks, as has already been stated that is a dead end road. We are almost already doubling the amount of traffic that is going to take place in that area, so we would like to know what kinds of safety precautions are going to be put in place, specifically for pedestrians but more importantly for the kids.

Melanie Hiatt (Resident) – I had no intention of speaking tonight, but I want to express how appalled I am with Mr. Clark, as well on the removal of the historical road at cemetery road. I also want to comment on a few things being said. The concept is unusual, because in putting this in it is going to completely change the landscape of this area, it is going to completely change how it looks. When we bought our house we had cows and horses in our backyard with this row of trees, now they are completely gone and we are not only getting numerous homes, but again you are doubling the traffic and eliminating people's water rights and changing the entire scope of the street that has been that way since the pioneers did it. That is why it looks like the pioneers did it, because I'm pretty sure they were the people that settled the area, which is what we are supposed to be honoring and respecting. I am totally appalled. The driveway that you see on the picture that is unusual is going to become my backyard, this weird wrap thing is weird and is not appealing or really feasible. Again, the grade is incredibly steep, it is just not something any of us want to look at. I would also like to comment that I am sure we can get other neighbors in the area that are out of town, as several travel for work that are not here, but I can tell you the overwhelming response of the neighborhood is that they do not want this. Speaking to the one way in and one way out dead end road, again you are adding enormous amounts of traffic and homes and people to a very

small road that should have remained historic, that is now going to be infringed upon, as well as the owners that live down there.

Mr. Clark asked to bring up one more thing.

Chair Hollist noted that they will finish the public hearing and then see if there is a motion to allow him to speak again.

Cecil Burk (Resident) – What was referenced with the Rise Development, and has just been brought up again is that this is going to increase traffic down cemetery road. I appreciate the fact that in the small part the development has suggested they are going to be fairly large lots, not a duplex or townhouse development, but at the same time it is going to change the road as the town council has already decided is going to be done in reference to the Rise Development. I can't imagine that will stop short of this development that is being talked about tonight.

Commissioner Gedge motioned to allow an additional minute of comments for those who have already spoken, so long as it is relevant to the rezone and things that are under the commission's purview. Chair Hollist seconded the motion; vote was unanimous in favor. Commissioner Starks was absent from the vote.

Mr. Clark – I am very emotional about that issue because the great city of South Jordan has been my home for that long. We moved here from West Valley, and the reason we moved here from West Valley was because of the high density housing and the issues that it caused. What came to my mind after I left the podium last time was that, I don't know if you are aware or not, but there is a lot of water issues coming from Beckstead Estates. You are probably aware there are springs and underground water that is running there constantly, and that the water has been running through this proposed property continually. I am very concerned that if this subdivision is not dealt with correctly it will cause me issues because as soon as they change the elevation in this property that could cause that to run into our neighbors or my property. There has been tons of dirt hauled in already, and I'm assuming that is to cover the high water table, and I don't think that has been appropriate at all.

Liz Bean (Resident) – I live directly behind the property, next door to the Hiatts. I had a question, the road that comes up that hill will be directly into my backyard, so any traffic that comes up that hill is going to have headlights around the corner right into my bedroom and the lower floor of my house. I was wondering how that would be addressed if that house was built there. There is also a little sliver of land right behind the property that's about 25 feet, and I want to know what is it and what is it designated for.

Neal Smith (Resident) – I live just right at the bottom lot, next to Mr. Clark, and past him to the north is the property in question. The question that I have is when we are talking about the three parcels, one being on the west side of 1055 W, are the two parcels to the south of that parcel and the one touching Mr. Clark's lot presently zoned in the same zone that the other parcel is now being proposed for. It seems almost impossible as I have lived there almost 35 years and that has all been one big field, owned by one family, and I just want to

be sure. I didn't get notification for this or this meeting, or the one in two weeks, so I don't know what happened there. It seems impossible that those two parcels to the south are not zoned presently the same as the one that is being proposed for rezoning. Are we absolutely certain that those two parcels to the south don't need to be rezoned. When I looked at my neighbor's map, as I said I didn't get one, I thought immediately that only half of the appropriate property has been identified here for people to look at and potentially make comments.

Jared Osmond (Future resident) – I am planning on building my house on the bigger lot in this subdivision, and I understand change is hard. My life has been filled with change over the past couple of years, going through a divorce and trying to relocate and find something great. We want to be great neighbors. I am a general contractor, I will build my house and we have every intention of doing the right thing. I know it sounds like the neighbors would have preferred we just bought the lot and not torn trees down, and I totally get that and understand, and I am not minimizing that change is hard or how they feel. I just want you to know that we want to be good neighbors, this is where my family is going to live. Even the little driveway looks daunting and big, but we have tried to work with the city to create something that addresses the slope coming up, something that is appropriate with the fire turnaround the way that it is. We want to minimize any light problems, and we are happy to work with the city and neighbors to do that with building the right fences or whatever needs to be done. We proposed, after speaking with Mr. Hatch about his subdivision and my desire to build here, to do bigger lots for that reason so that it is still appropriate, and we think it is still appropriate building bigger homes here and houses that will make sense for this beautiful area; we want to add to it, not take away from it. Our hope is to work with the city on the road layout to figure out what's required, and we are happy to do that, and we have been trying to get this to that point. We are aware of the water table issues, and we are working with engineers to ensure we are not upsetting the water table issues or diverting water where it shouldn't go, as well as retaining any water onsite into the proper storage and handling. I think we will be a great addition to the neighborhood, I am excited to build my house and I hope to mend fences with neighbors that have current issues with me building my house there.

Chair Hollist closed the hearing for public comments. She asked to talk about the road, and to have staff help them understand where the road would have to be upgraded and changed in an application like this, and where it would not be required at this time.

Engineer Nielson said that as part of this application they would require the applicant to make the frontage improvement, adjacent to their property, as shown on the concept. North of that, at this point in time there would be no change to the road. The city does have plans in the near future to replace the waterline along 1055 W and they are hoping in conjunction with doing that waterline they can make some improvements on 1055 W, but that is all in a very early stage of planning and there are no concrete plans at this point as to when that road would be finished with sidewalk.

Chair Hollist asked if this concept plan were adopted, would there be improvements further south.

Engineer Nielson said no, as further south is a private lane. This concept has been proposed with the private lane just coming south on 1055 W with a knuckle on the lane where the private lane would continue to the south. The concern about possibly widening to the south of this development has no potential at this time since the city doesn't own any public right of way through there. Also, for the city this would be a benefit to the snow plow drivers as currently the snow plows go down 1055 W and there is no turnaround. There have been incidents where they have damaged private property because there is no way for them to turnaround and they are using driveways and other things. Ending this public road with a cul-de-sac would add benefits for the city.

Commissioner Gedge asked how many car trips per household are average for a development this size.

Engineer Nielson said that on average it's 10 trips a day for a single family home, so 60 trips per day. They really watch the P.M. peak hour, and this would only be adding 6 cars to that peak hour. Currently that road has about 34 trips in the peak hour, so it would go up to 40 trips in the peak hour.

Commissioner Gedge noted that the Rise Development had a traffic study done, and he asked if this subdivision would have a negative effect on the 1055 W load and the traffic signals at South Jordan Parkway.

Engineer Nielson said it would add more traffic, but from a road capacity standard it will still be a safe road.

Commissioner Bevans noted that the traffic study mentioned is available as part of the council packet on the city website, and it is public record.

Chair Hollist brought up the historical designation that was mentioned, but reiterated that is not something the commission has any control over or say in. She recommended residents speak with a member of the staff or potentially their City Council Member if they need more clarification on that particular item. Regarding light pollution, noise and irrigation she asked what is required to protect adjacent neighbors from light and noise, and what recourse do neighbors have if they feel like it's excessive.

Planner Schindler said it has to be something happening on the property that is causing the problem. If a house is built with bright lights that are shining on to a neighbor, that is something the city can address. The city can't do anything when a tree is cut down, or if there is noise and light coming from a mile away.

Chair Hollist asked about private lanes and cars, considering where the lane turns, etc.

Planner Schindler said that if it comes up the way it is, and it will shine in a backyard, the slope should be dealt with at subdivision. If it turns out that for some reason that lane is going to be higher in elevation than the property, the owner would probably want to put in a fence of some sort on that side. If the lane is lower in elevation, and there is a fence, it is unlikely that any lights are going to shine through the fence.

Chair Hollist asked to confirm that irrigation rights remain, water rights remain, and this doesn't take anyone's rights away.

Engineer Nielson said that is correct. Regarding any ditches or similar that traverse the property, the developer will have to work with the ditchmaster to ensure that water continues to flow.

Chair Hollist asked staff if there were any comments on what the city does to ensure safety for pedestrians.

Engineer Nielson noted that as much as it is practical, they try to accommodate pedestrians in the sidewalk, understanding that this will take a little bit of time to rectify.

Chair Hollist asked to confirm that the private road is completely on the applicant's property and not in someone else's backyard.

Engineer Nielson said that based on the concept plan it is contained completely within his property; there are no easements shown or that staff is aware of.

Chair Hollist asked about the level of service grade for the road.

Engineer Nielson said they did counts out there about a month and a half ago, during the P.M. peak there is 34 vehicles during that hour, and that was counted up near the cemetery; down to the south he's sure it's much less. As indicated, they anticipate this will add another 6 trips to the peak hour.

Chair Hollist asked about the reviews and requirements engineering looks at on a subdivision, with respect to water, ground water levels, etc.

Engineer Nielson said all subdivisions have to provide a geotechnical study, where they bore into the ground to determine water table levels. They make recommendations for any additional drainage based on those results, whether the site can have basements, road thickness, etc. The subdivision has to comply with those results.

Chair Hollist asked about the sliver of land that was mentioned.

Planner McDonald showed on the map the areas that will be included in this concept plan, and noted that the areas bolded in red are the ones included in this application tonight. The parcels also included for the concept plan presented tonight are the three currently R-1.8 zoned properties. They are split in two different zones currently, so to make things consistent in the development the rezone needs to be done.

Chair Hollist asked why these have different zones.

Planner McDonald said they did look into the map records available for this area of the city when the application came in, and what is seen tonight is generally how those properties were set up in the past going back a few decades.

Chair Hollist asked about the notifications going out and those details.

Planner Schindler said the notifications go out to everyone within 300 feet of the proposed rezone, and the gentleman who said he didn't receive the notification is more than 300 feet from the agriculturally zoned property. He will be notified when this potentially comes back with a subdivision because he is with 300 feet of the entire subdivision.

Planner McDonald added that the 300 feet for notification is from the parcel line boundary

Commissioner Catmull brought up the public's questions regarding home values.

Assistant City Attorney Greg Simonsen said that the issue of property values is of course of great concern for all property owners. However, in order to really consider it you need a professional appraisal, someone to say what the property was before and what it will be after, based on their expertise. He hates it when a neighbor cuts down trees, but there is no ordinance against that; they own the property and have the right, there is only so much control that we exercise over a neighboring property and he is always sorry when views change. Regarding the written comment from Mr. Rockwell (Attachment A), talking about the wildlife there, it is hard to see that go but unless the city wants to buy the property and compensate the property owners for it, they have a constitutional right to use their property. There is really nothing the city can do without actually buying the property or compensating them for its value.

Chair Hollist noted that during this, she was reminded of the idea that we only have so many economic infill opportunities and she thanked staff for explaining the history on the area, the ownership, etc., as that helped her resolve that issue at the beginning. Regarding what could potentially come to the area and what is currently there, she has driven through it and feels like this is a relatively friendly change. She appreciates that the zoning isn't more dense than what's around it, and provides an opportunity for additional homes that look like they will match the existing character of what's in the area.

Commissioner Bevans echoed what Chair Hollist said, adding that she definitely appreciates all the comments made by surrounding residents and the property owners as the commission always appreciates when owners and applicants come in and are willing to work with neighbors.

Commissioner Trevor Darby echoed Chair Hollist's comments about gratitude for staff and their efforts, both tonight and every week.

Commissioner Catmull said that during a rezone he likes to go back to the general plan, as that is updated every 10 years, and it indicates that any new development, redevelopment of rezoning within the stable neighborhood designation shall be consistent with the surrounding land uses, in order to maintain existing character and quality of life for adjacent property owners. He realizes that all change is hard when you are right next to it. As he looks at the general plan and sees the large amount of R-1.8 around this property, he feels this application is compatible with that. Many of the issues that were brought up tonight are for the time when the subdivision application is presented, and evidence can be taken at that point in the

decision of what goes there. He encouraged those who have come to continue the process, get evidence and facts from authoritative sources, and engage with your representatives and others; don't wait for the two week notice to come. He is inclined to recommend approval of the rezone, given that he feels it is consistent with the surrounding land uses.

Commissioner Gedge thanked everyone for coming tonight and staff for their hard work. Change is hard and he echoed Commissioner Catmull's comments that if this is passed by the city council he will probably be much stricter during the site plan process to make sure the existing residents are protected. A lot of concerns were raised, and the city council reads these transcripts from these meetings. He is in favor of both proposals for this evening, as they fit what has been previously approved, and what has been there for a couple of decades as well. Also, these larger homes protect a bit of the agricultural and rural feel of South Jordan, which is why many of us wanted to be here.

Chair Hollist noted that she would like staff to be ready to address the concerns presented tonight, as the commission will remember them and want more information when this comes back.

Commissioner Bevans motioned to forward a recommendation of approval to the City Council of Resolution R2023-08, Land Use Amendment, and Rezone Ordinance 2023-02-Z. Chair Hollist seconded the motion. Roll Call Vote was 5-0, unanimous in favor. Commissioner Starks was absent from the vote.

J. OTHER BUSINESS

Commissioner Nathan Gedge asked if any part of the large press announcement last Tuesday will be coming to the planning commission.

City Planner Greg Schindler said they might see a subdivision come through if they subdivide a lot off, but the site plan is not reviewed by the planning commission.

Commissioner Gedge asked if there were any updates on the Kennecott annexation, or if that will that be addressed in the joint meeting.

Planner Schindler believes there will be some things coming to the planning commission in relation to the annexation, as there will be a rezoning of the property.

Chair Hollist asked about the next meeting and what it looks like.

Planner Schindler said he believes there will be one item regarding a business on Redwood Road and 11500 South. They are selling property to another business owner, called Shoppe, who designs furnace and ducting for homes and businesses. He is unsure if there will be additional items that night.

ADJOURNMENT

Chair Hollist motioned to adjourn the January 24, 2023 Planning Commission Meeting. Commissioner Darby seconded the motion; vote was unanimous in favor.

The January 24, 2023 Planning Commission Meeting adjourned at 7:54 p.m.

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 02-14-2023

Issue: DAYBREAK VILLAGE 9 PLAT 6
PRELIMINARY SUBDIVISION

Location: Generally North of South Jordan Parkway between 6830 W and 6900 W

Project No: PLPP202200175

Applicant: Perigee Consulting on behalf of Miller Family Real Estate

Submitted By: Greg Schindler, City Planner
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve Project No. PLPP202200175 subject to the following:

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

STANDARDS FOR SUBDIVISION REVIEW

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

BACKGROUND

ACREAGE	12.52 Acres
CURRENT LU DESIGNATION	Residential Development Opportunity (RDO)
CURRENT ZONING	Planned Community (PC)
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North - RDO, (P-C)/Vacant South- RDO, (PC)/Village 12A Plat 3 East- RDO, (PC)/Vacant West - RDO (P-C)/Vacant

Perigee Consulting on behalf of Miller Family Real Estate, has filed an application for preliminary subdivision Daybreak Village 9 Plat 6. The applicant is requesting the South Jordan Planning Commission review and approve the 12.52 acres subdivision containing 90 residential lots, 5 park lots (P-Lots) and associated public and private rights-of-way.

The residential density of this proposal is 7.1 units per acre (gross density) and 11.8 units per acre (net density), which is consistent with the P-C zone and adopted Community Structure Plan for Daybreak. The proposed lot sizes range from 1,400 sq. ft. to 9,151 sq. ft. with an average lot size of 3,675 sq. ft. The proposed subdivision proposes a variety of lot types, including townhomes, twin homes and single family detached.

The PC zone provides for the approval of design guidelines developed for a specific subdivision or site plan. The design guidelines, specific to this subdivision will be the same as those approved for the previous Daybreak Village 9 subdivisions.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The Daybreak Community Structure Plan designates this area as Village.
- Section 17.72.020 describes the Village Land Use Designation as follows: “This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, industrial, public/semipublic and recreation/open space uses, without a predetermined emphasis on any single use. This category may accommodate gross residential density of twenty five (25) units per acre.”
- The future land use designation for the property is Residential Development Opportunity (RDO). RDO identifies areas, generally located within existing residential areas, which are not yet fully developed, but would support a variety of residential land uses. These areas are suited to support additional residential development due to adjacency to municipal services such as utilities, roads, and amenities. Any new development, redevelopment, or rezoning within this designation shall be consistent with the surrounding land uses in order to maintain existing character and quality of life for adjacent property owners.
- All PC zone and Kennecott Master Subdivision requirements will be met regarding the preliminary subdivision plat.
- All State and Local subdivision review requirements have been followed.
- The proposal meets all City ordinances and complies with the General Plan.
- All lots in the proposed subdivision will have culinary water (South Jordan City) and sanitary sewer available (South Valley Sewer District).

Conclusions:

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

Recommendation:

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

FISCAL IMPACT:

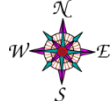
- Minimal.

ALTERNATIVES:

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

SUPPORT MATERIALS:

- Aerial Map
- Proposed Subdivision Plat



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



5055 SOUTH 1300 WEST, SUITE 102
4715 S. 1300 W. SUITE 102
SALT LAKE CITY, UT 84119
WEST JORDAN, UT 84088
WEST JORDAN, UT 84088
WEST JORDAN, UT 84088

VP DAYBREAK INVESTCO 7 LLC
26-15-451-002

L=52.639
R=230.000
B=370.477
CB=564°33'23"E
CL=52.524

LEGEND

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

LOT	LOT TABLE		
	ADJACENT		
563	6866	SOUTH	JORDAN PARKWAY
563	6862	SOUTH	JORDAN PARKWAY
564	6864	SOUTH	JORDAN PARKWAY
565	6866	SOUTH	JORDAN PARKWAY
566	6868	SOUTH	JORDAN PARKWAY
567	6870	SOUTH	JORDAN PARKWAY
568	6872	SOUTH	JORDAN PARKWAY
569	6874	SOUTH	JORDAN PARKWAY
570	6876	SOUTH	JORDAN PARKWAY
571	6878	SOUTH	JORDAN PARKWAY
572	6880	SOUTH	JORDAN PARKWAY
573	6882	SOUTH	JORDAN PARKWAY
574	6884	SOUTH	JORDAN PARKWAY
575	6886	SOUTH	JORDAN PARKWAY
576	6888	SOUTH	JORDAN PARKWAY
577	6890	SOUTH	JORDAN PARKWAY
578	6892	SOUTH	JORDAN PARKWAY
579	6894	SOUTH	JORDAN PARKWAY
580	6896	SOUTH	JORDAN PARKWAY
581	6898	SOUTH	JORDAN PARKWAY
582	6900	SOUTH	JORDAN PARKWAY
583	6902	SOUTH	JORDAN PARKWAY
584	6904	SOUTH	JORDAN PARKWAY
585	6906	SOUTH	JORDAN PARKWAY
586	6908	SOUTH	JORDAN PARKWAY
587	6910	SOUTH	JORDAN PARKWAY
588	6912	SOUTH	JORDAN PARKWAY
589	6914	SOUTH	JORDAN PARKWAY
590	6916	SOUTH	JORDAN PARKWAY
591	6918	SOUTH	JORDAN PARKWAY
592	6920	SOUTH	JORDAN PARKWAY
593	6922	SOUTH	JORDAN PARKWAY
594	6924	SOUTH	JORDAN PARKWAY
595	6926	SOUTH	JORDAN PARKWAY
596	6928	SOUTH	JORDAN PARKWAY
597	6930	SOUTH	JORDAN PARKWAY
598	6932	SOUTH	JORDAN PARKWAY
599	6934	SOUTH	JORDAN PARKWAY
600	6936	SOUTH	JORDAN PARKWAY

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 02-14-2023

Issue: SCHOPPE INC-OFFICE/WAREHOUSE
SITE PLAN AND CONDITIONAL USE PERMIT
Address: 11581 S. Redwood Road
File No: PLSPR202200225 and CUP202200226
Applicant: Tyler Howland

Submitted by: Greg Schindler, City Planner

Staff Recommendation (Motion Ready): Approve applications SPR202200225 and PLCUP202200226 for a site plan and granting a conditional use permit for “equipment light repairs and service enclosed within a building” located at 11581 S. Redwood Rd.

ACREAGE: Approximately 0.85 acre
CURRENT ZONE: MU-SOUTH
 (Redwood Road, Mixed Use – South Center) Zone
CURRENT USE: Vacant
FUTURE LAND USE PLAN: EC (Economic Center)

NEIGHBORING ZONES/USES: North – MU-SOUTH / Unique Auto Repair
 South – MU-SOUTH / Sparkles Express Carwash
 West – Riverton City / Office Building
 East – MU-SOUTH (PD) / Townhomes

SITE PLAN STANDARD OF REVIEW:

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

CONDITIONAL USE REVIEW:

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

To impose a condition on a use, the detrimental effect must be identified and be based on upon substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect.

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards.

The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards.

Further, City Code § 17.84.090 provides:

I. COMPLIANCE AND REVOCATION:

- A. A conditional use may be commenced and operated only upon:
 - 1. Compliance with all conditions of an applicable conditional use permit;
 - 2. Observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
 - 3. Compliance with all applicable local, State, and Federal laws.
- B. A conditional use permit may be revoked by the City Council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection A of this section.

BACKGROUND:

The applicant is representing the Bunting Family Limited Partnership, owners of Schoppe Inc., an HVAC ductwork fabrication and installation company, proposing to construct a new building to conduct their business operations. The building will be located at 11581 S. Redwood Road and include two stories of office area (approx. 3,920 sq. ft.) and warehouse/assembly area (approx. 10,775 sq. ft.).

STAFF FINDINGS, CONCLUSION & RECOMMENDATION:

Findings:

- The Director of Planning has determined that the warehouse/fabrication assembly qualifies as “equipment repair and service” requiring approval of a conditional use permit in the MU-SOUTH zone and the use is appropriate at this location.
- Staff has identified noise emanating from a compressor located within the building as a potential detrimental effect.
- The potential detrimental effect will be mitigated through the location of the compressor. The applicant has provided information showing that the sound decibel level at the source is 66 dB (similar to a running car). However, by locating the compressor within the building and at a distance of 163.2 ft. from the east property line (nearest residential use) the decibel level at the property line is expected to be about 31 dB (similar to whispering or a running refrigerator).
- Based on the square footage of the uses within the building, 26 parking spaces are required. The proposed site plan indicates there will be 29 spaces on site.

- As required by Section 17.54.180 of the City Municipal Code, the developer will install an landscape a 12 ft. wide park strip along Redwood Road as well as an 8 ft. wide sidewalk.
- The proposed landscaping and irrigation meet the City's adopted water efficiency standards for commercial developments.
- The Architectural Review Committee reviewed the proposed building elevation drawings and materials on January 25, 2023 and recommended approval to the Planning Commission.

Conclusion: Staff identified one possible detrimental effect related to the proposed business, which has been mitigated by placing the compressor originally to be located outside of the building, now inside the building.

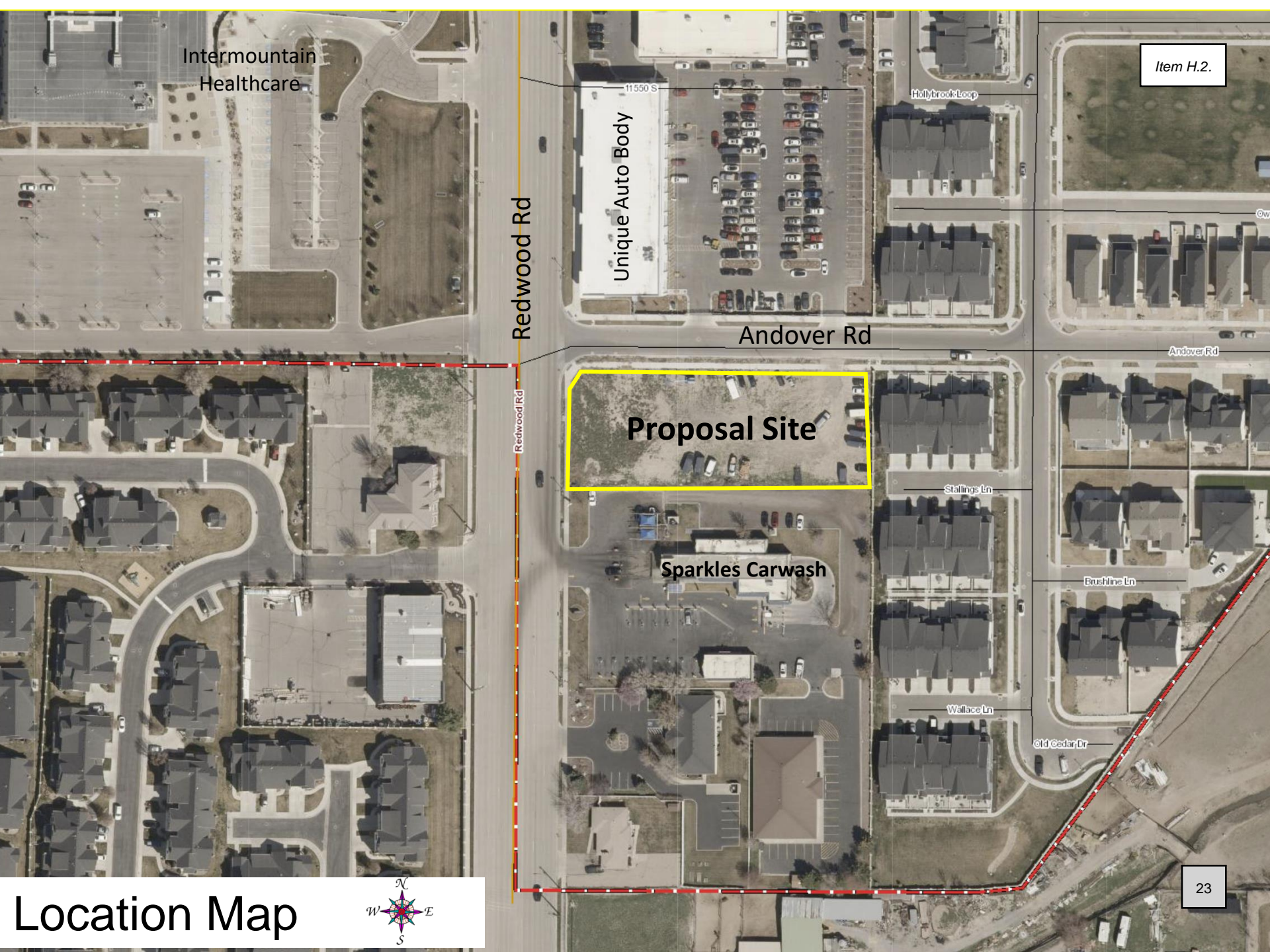
Recommendation: based on the Findings and Conclusion listed above, staff recommends that the Planning Commission take comments at the public hearing and approve **a conditional use permit for "equipment light repairs and service enclosed within a building" to locate at 11581 S. Redwood Road**, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by staff.

ALTERNATIVES:

- Approve the Application with conditions.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Site Plan
- Landscape Plan
- Building Elevations and Floor Plans
- Letter regarding Business Operations and Sound



Intermountain
Healthcare

Unique Auto Body

11550 S

Hollybrook Loop

Item H.2.

Redwood Rd

Andover Rd

Proposal Site

Sparkles Carwash

Stallings Ln

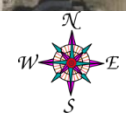
Brushline Ln

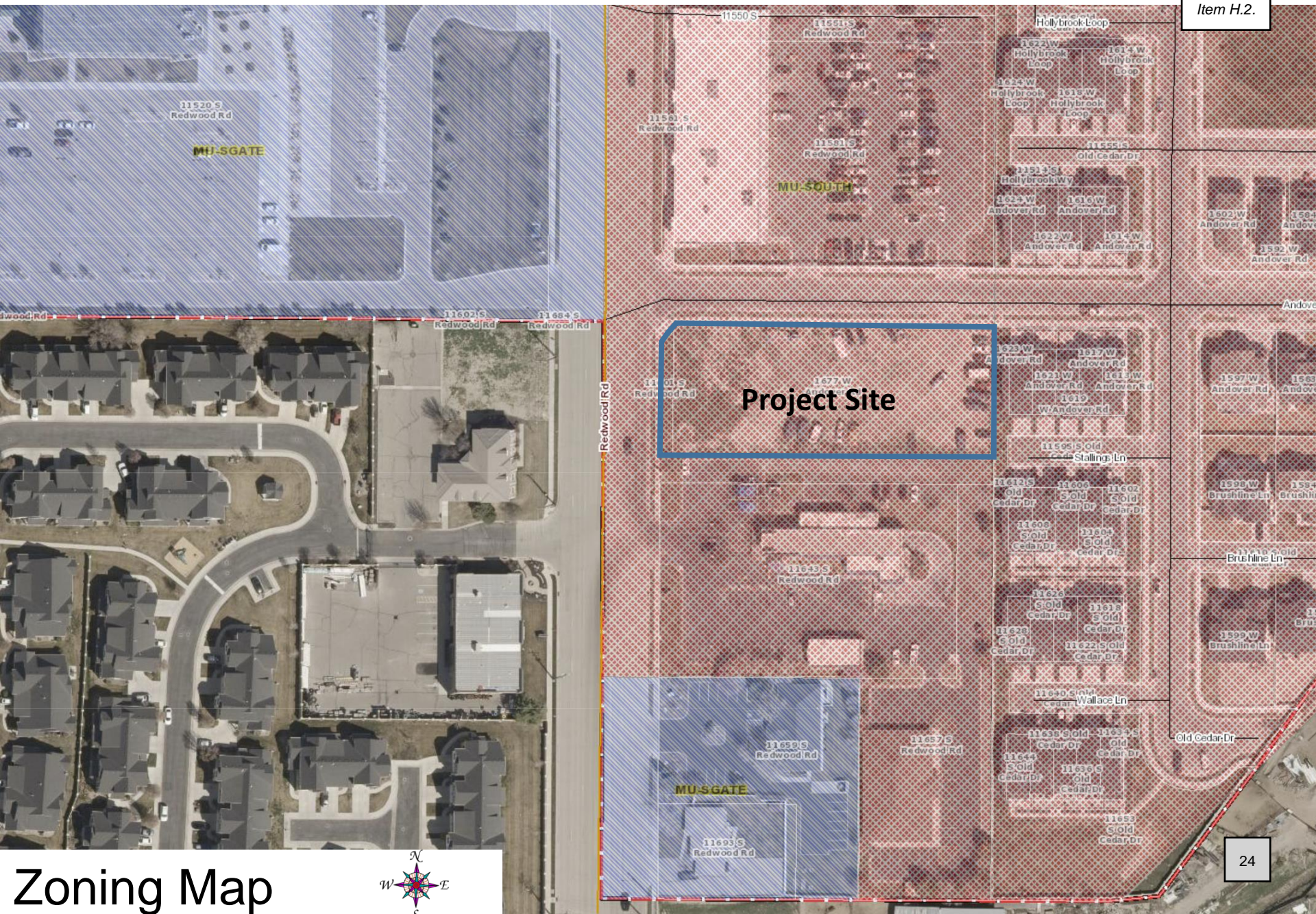
Wallace Ln

Old Cedar Dr

23

Location Map

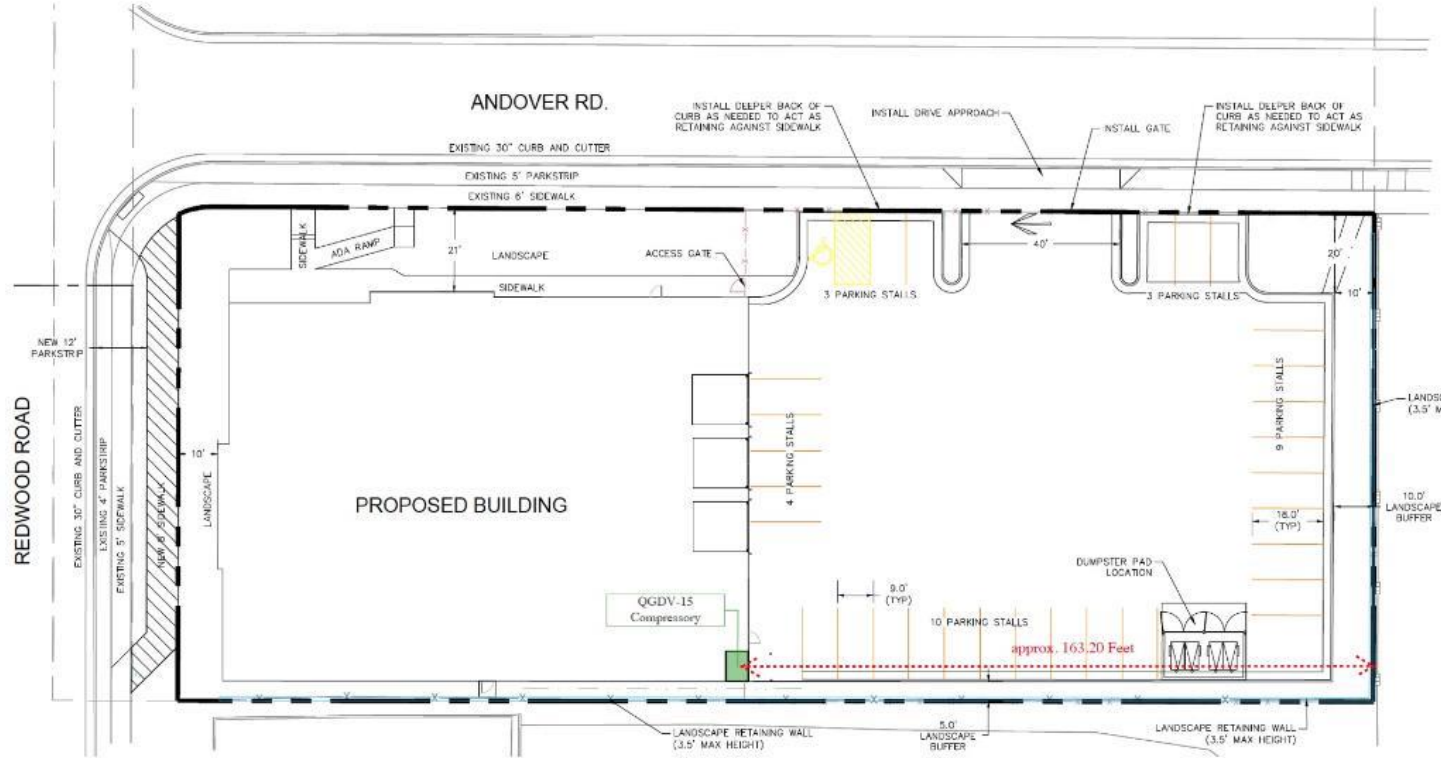
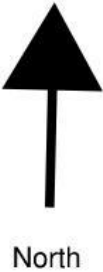




SCHOPPE

SITE PLAN

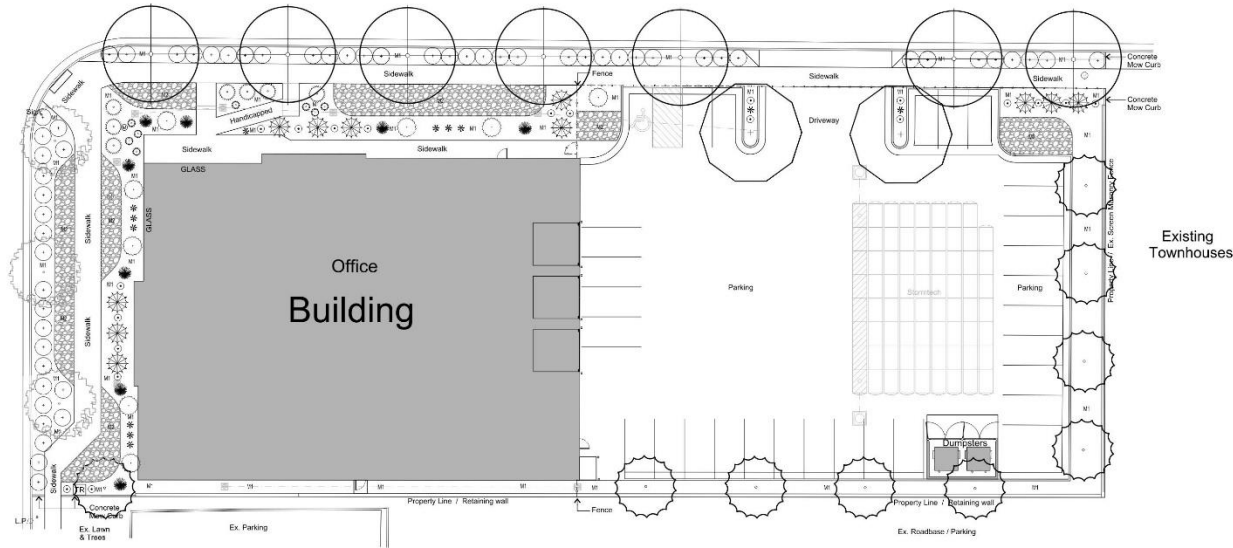
Item H.2.



Redwood Road

Unique
Collision Repair Center

Andover Road

Existing
Townhouses

SHRUBS, PERENNIAL & GRASS LEGEND

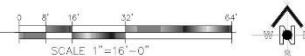
Symbol	Type	Scientific Name / Common Name	Road Side Size	Planting Size	Spacing	Spacing
				Height	Width	Width
●	Evergreen	Pinus murrayana 'Dwarf' Dwarf Mugo Pine	5' - 6'	12"	18"	4' x 4'
○	Evergreen	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5' - 6'	4"	18"	1' x 5'
○	Deciduous	Prunus x coccinea Double Flowering Plum	5' - 6'	24"	12"	6' x 6'
○	Evergreen	Juniperus sabina 'Buffalo' Buffalo Juniper	5' - 6'	18"	18"	12" x 4'
○	Deciduous	Rosa 'Double Knockout' Double Knockout Rose	5' - 6'	24"	12"	3' x 2'
○	Grass	Calamagrostis s. acutiflora 'Karl Foerster' Foerster Grass	1' - 6'	18"	6"	4' x 3'
○	Grass	Pennisetum setaceum 'Hawaii' Hawaii Fountain Grass	5' - 6'	12"	6"	30" x 30"

TREE LEGEND

Symbol	Plant Type	Scientific Name / Common Name	Planting Size	Planting Size	Planting Size
			Height	Width	Width
○	Deciduous	Swingletree (Swingletree)	2" Cal. Container	7'	3' x 25' x 25'
○	Deciduous	Quercus rubra 'Stans' Stans Red Oak	1.5" Cal. Container	7'	2' x 30' x 30'
○	Deciduous	Ulmus americana Lockhart Elm	2" Cal. Container	8'	3' x 40' x 30'
○	Deciduous	Aster sp. Tatarum Maple	1.5" Cal. Container	7'	2' x 25' x 18'
○	Evergreen	Pinus strobus 'Cupressoid' Dwarf Norway Spruce	5' Tall Container	6'	2' x 30' x 18'

LANDSCAPE PLAN

SCALE 1"=16'-0"



KEY

M1	CRUSHER FINES 3/8" Minus Tan Color - Geneva Rock Draper
CR	CRUSHED ROCK 2-4" Dia. Basalt - Dark Brown
CC	CONCRETE MOW CURB 6"x4" See Civil Drawings

LANDSCAPE NOTES

- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING AND OUT OF ALL AREAS OF THE LANDSCAPE BEFORE PROCEEDING WITH LANDSCAPE PLANTING.
- ALL AREAS LABELED M1 TO RECEIVE A LIGHT COLORED TAN, 3/8" CRUSHER FINES. INSTALL 2.5" DEEP AFTER PLANTING. RAKE SMOOTH, LIGHTLY MOISTEN AND COMPACT WITH A WATER FILLED ROLLER OR A HAND TAMPER. DO NOT INSTALL FABRIC IN THIS AREA. SUBMIT SAMPLES FOR OWNER APPROVAL BEFORE INSTALLATION.
- ALL AREAS LABELED M2 TO RECEIVE A DARKER COLORED 2-4" CRUSHER ROCK. INSTALL A MINIMUM OF 3" DEEP. INSTALL WETTED BARRIER FABRIC UNDER THIS ROCK. USE DENSITY 4.1 GZ. FABRIC OR APPROVED EQUAL.
- ALL AREAS LABELED M3 TO RECEIVE 6" OF TOPSOIL. THIS TOPSOIL MAY BE IMPORTED OR, IF AVAILABLE, STOCKPILED TOPSOIL FROM THE SITE. SAVE SUFFICIENT TOPSOIL FOR LANDSCAPING IF IT IS AVAILABLE AND SUITABLE. AREAS LABELED M4 DO NOT NEED TOPSOIL.
- CALL BLUE STAKES TO LOCATE AND MARK UTILITY LINES AT LEAST TWO (2) DAYS BEFORE PERFORMING ANY DIGGING ON THIS SITE. CONTACT THE TOWN'S REPRESENTATIVE FOR INFORMATION ON THE LOCATION OF ANY UTILITIES NOT MARKED BY BLUE STAKES. I.E. LIGHT POLE CONDUIT AND WIRING.
- ALL LANDSCAPE TO RECEIVE A NEW AUTOMATIC IRRIGATION SYSTEM AS PER SOUTH JORDAN CITY CODE.
- MOW CURBS TO BE POURED IN PLACE CONCRETE. THEY NEED TO BE 6" WIDE AND 8" DEEP.
- MAINTAIN LANDSCAPE AND IRRIGATION FOR A PERIOD OF 30 DAYS FOLLOWING SUBSTANTIAL COMPLETION. AT THE END OF THE 30 DAYS A FINAL INSPECTION WILL NEED TO BE MADE TO ASSURE COMPLIANCE WITH THE CONTRACT DOCUMENTS. AT THIS TIME THE OWNER WILL NEED TO BE INSTRUCTED ON THE IRRIGATION SYSTEM OPERATION AND RECOMMENDED CARE FOR THE PLANT MATERIALS.
- PLANT MATERIALS WILL NEED TO BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE. ANY DEAD OR STRESSED PLANTS WILL NEED TO BE REPLACED AT NO CHARGE TO THE OWNER.

TREE REQUIREMENT

PARKING LOT TREES	
1 Tree / 3 Stalls	29 Stalls = 9 Trees
OTHER OPEN SPACE	
1 Tree / 500 SF	6,700 SF = 13 Trees
STREET TREES	
1 Tree / 40'	415' = 10 Trees
TOTAL TREES REQUIRED	32 TREES

Note: 11 Evergreen Trees Included.

Stamp



Owner



earthwise
LANDSCAPE • IRRIGATION • PLANTING
801-619-4040
sarah@earthwiseinc.com

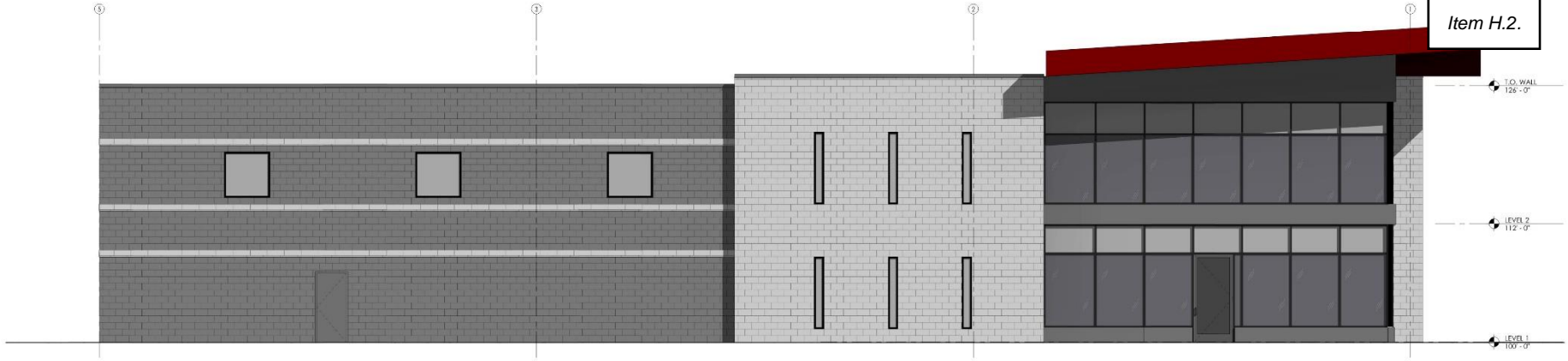
Project: **LANDSCAPE PLAN**
Project Designer: **SCHOPPE INC - Redwood Road**
1550 South Redwood Road

DATE: 11/10/2023	BY: [Signature]
APP NO.: 2023-04	DATE: 11/10/2023
DESIGNED BY: [Signature]	DATE: 11/10/2023
CHECKED BY: [Signature]	DATE: 11/10/2023

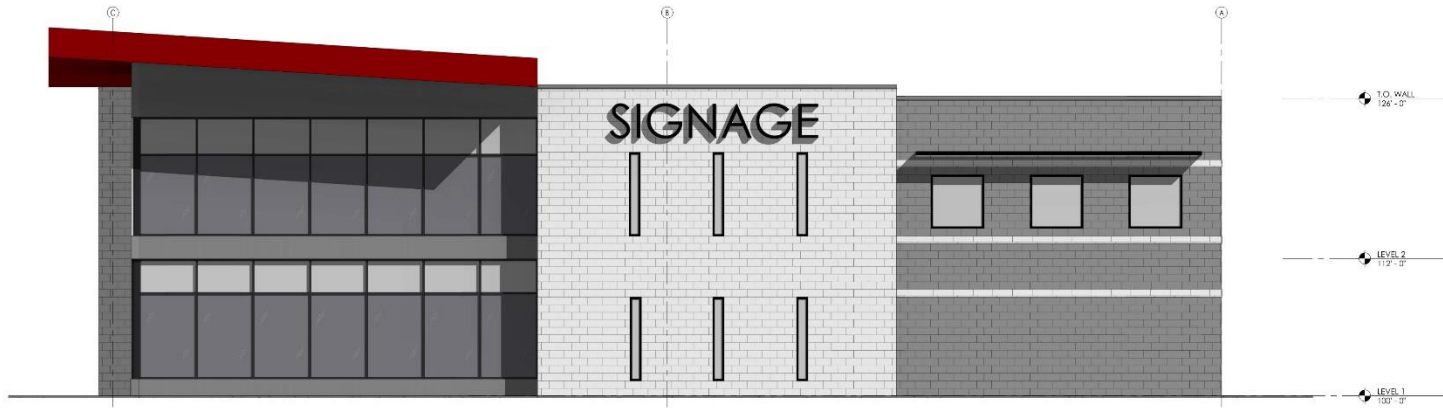
Scale: 1"=16'-0"

Sheet No. **26**
of **2**
Drawing No. **1.1**

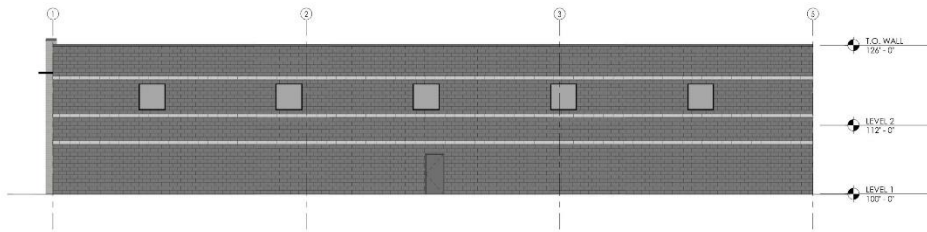
Item H.2.



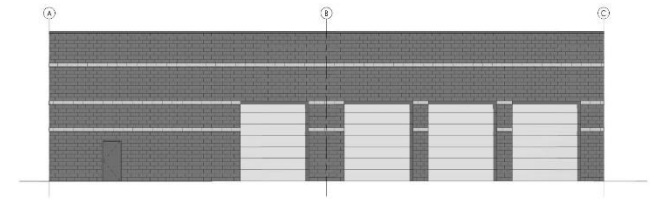
1 NORTH ELEVATION
104' x 112'



4 WEST ELEVATION
104' x 112'



3 SOUTH ELEVATION
104' x 112'



1 EAST ELEVATION
104' x 112'



ae urbia
architects and engineers

aeurbia
architects and engineers



February 6, 2023

City of South Jordan
Attn: Greg Schindler, AICP
City Planner
1600 W. Towne Center Drive
South Jordan, Utah 84095

RE: Schoppe Inc. - PLSPR202200225

Dear Mr. Schindler,

I am drafting this letter, along with a few exhibits, to provide you more information regarding the potential sound impact that the proposed development will have on the existing neighborhood to the East. This development will be occupied by its owner Schoppe, Inc. I will attempt to mitigate concerns Staff and Planning Commission may have in relation to the potential sounds generated by Schoppe's staff, equipment, customers, and vendors.

Schoppe's Staff

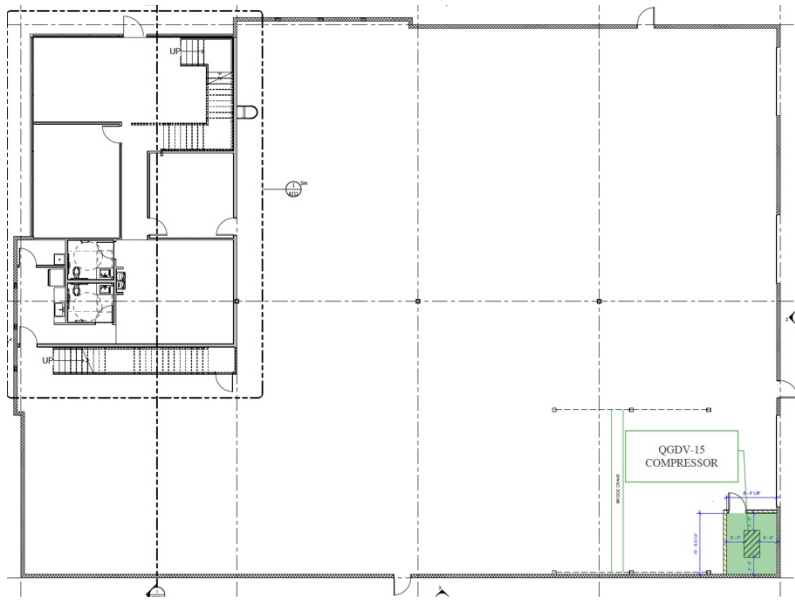
Schoppe employs 20-40 individuals Full-Time with approximately 8-10 of those employees working at the proposed development. Its operating hours are Monday through Friday from 7:30 a.m. to 5:00 p.m.

Schoppe has been incorporated since 1878 and is a heating and air conditioning contractor. They primarily perform work for public entities along the Wasatch Front such as BYU, The University of Utah, multiple school districts, Intermountain Healthcare, and many others.

Schoppe's Equipment

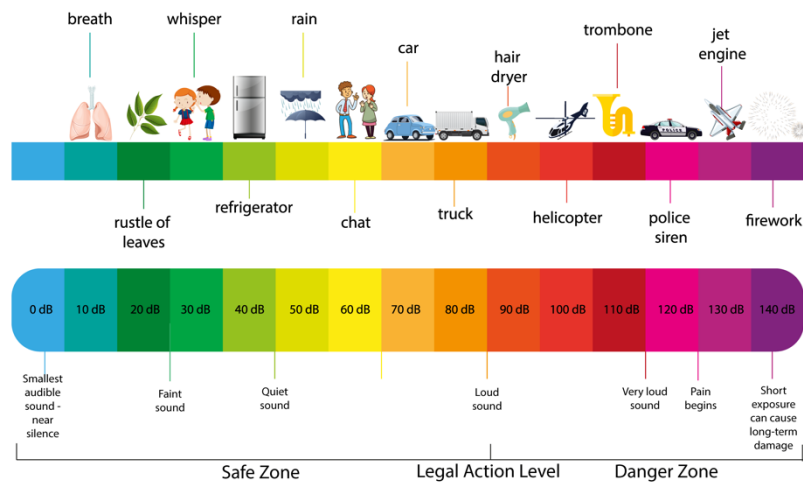
The warehouse component of the proposed building houses several pieces of equipment for the fabrication and assembly of various heating and air conditioning components. A full list of equipment can be found on Exhibit A. The loudest piece of equipment that is consistently used is the Quincy Air Compressor QGDV 15 (the "Compressor"). Exhibit B details the manufacturer specs of the Compressor as well as links to videos and other information. Historically, the Compressor at Schoppe's existing location has run for approximately 30 minutes per day, and some days not at all. It is an "on-demand" piece of equipment.

After numerous design considerations, Schoppe is proposing to install the Compressor *inside* of the building, within an enclosure, as depicted in Illustration 1 below. Previous submittals have shown the Compressor installed outside of the building within an enclosure.



- Illustration 1 -

The sound level of the Compressor is 66 decibels as shown within the spec sheet of Exhibit B. Below is an illustration of common sounds and where they fall on a traditional decibel sound scale:



- Illustration 2 -

As Illustration 2 shows, the sound level for this Compressor is greater than that of two individuals chatting but less than that of a standard size car.

Sound Levels at the Eastern Property Line

Sound attenuation is the reduction of sound energy as it travels through a medium such as air. The amount of sound attenuation that occurs will depend on various factors such as the type of air compressor, the location and surrounding environment, and the presence of any barriers or obstacles between the Compressor and the location where the sound is being measured.

In general, sound energy decreases with distance as it spreads out and becomes dispersed, resulting in a reduction in sound pressure level.

To better illustrate what the approximate sound levels of the Compressor (and other noise) will be, assuming no barriers and no enclosures, at the eastern boundary line I have calculated the estimated sound attenuation below. I used the Inverse Square Law for purposes of calculating the attenuation. The Inverse Square Law states that the sound pressure level decreases proportional to the inverse square of the distance from the source. This is represented mathematically as follows:

$$SPL_2 = SPL_1 - 20 \log (R_2/R_1)$$

SPL_1 = Sound Pressure Level at the Compressor

SPL_2 = Sound Pressure Level at the eastern property line

R_1 = Distance standing from the Compressor

R_2 = Eastern property line distance from the Compressor

Under this scenario, using the Inverse Square Law defined above, there is an assumption that there are no obstructions, no walls and equal sound output from all sides of the Compressor. It's as though the Compressor is sitting in the open, approximately 163.2 feet from the eastern property line (R_2). While it's not descriptive of what will be constructed (there will be barriers and walls built around the Compressor), it is informative as to the quiet nature of the Compressor at 66 dB (SPL_1) when standing at a standard distance of 3 feet (R_1). Using the equation above we calculate the sound level at the eastern boundary line (SPL_2) as 31.29 dB as shown below:

$$SPL_2 \text{ dB} = 66 \text{ dB} - 20 \log (3 \text{ ft} / 163.20 \text{ ft})$$

As shown above, the sound level of the Compressor at the eastern property line is estimated to be 31.29 dB. This sound level is similar to that of a refrigerator or a whisper as shown above. In Illustration 2.

On February 6, 2023, I made measurements of sound at the eastern property line of the proposed development. I utilized a Tadeto SL720 Sound Level Meter which complies with IEC61672-I Class2 of the International Committee. The time and sound levels are depicted below in Illustration 3.

Time of Day	Minimum Sound Reading	Maximum Sound Reading
8:12 AM	52.1 dB	56.5 dB
8:15 AM	55.3 dB	61.4 dB
12:47 PM	51.5 dB	61.5 dB
12:53 PM	51.8 dB	60.7 dB

- Illustration 3 -

Schoppe's Customers

Schoppe traditionally receives very little customer traffic. Most customer interaction is done on a job site, at the general contractor's offices, or at the customer's offices. Any customer traffic would be during normal business operating hours only.

Schoppe's Vendors

Schoppe receives deliveries like those of other similar operating businesses. UPS/FedEx/Amazon make deliveries almost daily.

Regular vendors make deliveries 1-2 times per week of materials delivered in small to medium size box trucks.

The largest deliveries are coils of sheet metal. These are delivered by an open-bed semi-trailer. This is a single delivery every 2-3 months.

While I am not a licensed engineer, it is my understanding that the noise output by Schoppe will be less than that of its neighbors to the north and to the south. It's loudest piece of equipment, the Compressor, will have a sound level at the eastern property line of less than 32 dB when you account for enclosures and sound-proofing techniques. That is like the sound of your refrigerator when you're standing next to it. It's employees, customers and vendors create a minimal sound disturbance based on the number of trips to and from the proposed development. It is my opinion that the sound output from Schoppe will be minimal and unnoticeable unless inside the actual facility. If you have any questions about the exhibits below feel free to reach out to me at your convenience.

Sincerely,



Tyler Howland



EXHIBIT A

1. Quincy Air Compressor QGDV 15 (Loudest piece of machinery. Fully enclosed) - [Quincy Link](#)
 2. Accurl 8X3200 - [Accurl Hydraulic Machine](#)
 3. Tennsmith MSE-16 - [Tennsmith Mechanical Shears](#)
 4. Iowa Precision Coil Line ESB6016 - [Iowa Precision Coil Feed Machine](#)
 5. Vicon Plasma Cutter HVAC520 - [Vicon 520 Plasma Cutting Table](#)
 6. JMT Press Brake JM-R - [JMT R-Series Press Brake Features](#) | [JMTUSA](#)
-



EXHIBIT B

[Link to Quincy Air Compressor Videos](#)

Compressor Specs:



QGD & QGDV Series

Rotary Screw Air Compressors | 15-60 HP

Quality Comes in All Shapes and Sizes – But Just One Color.

Quincy has the Compressed Air Solution for your Application.

Since 1920, Quincy's trademark blue compressors have been hard at work building our company's reputation for quality and performance in the world's most demanding applications and harshest environments.

We're Still Making History.

Today, you'll find that same leadership in Quincy's next-generation compressed air solutions that feature everything from smart controls to green technologies. We know that your company is counting on our reputation. That's why every Quincy product is designed, constructed and proven to deliver exceptional customer value before it is worthy of wearing the Quincy name.

Our Promise to You.

As a customer, you can always count on Quincy for a low cost of ownership through stable air pressure, easy maintenance and longer equipment life. And we back it all with one of the strongest manufacturer warranties in the industry. No shortcuts and no substitutions. That's the quality of Quincy.

Proven Performance. Next-Level Efficiency. Low Cost of Ownership.

The QGD & QGDV Series represent the ongoing evolution of proven compressed air technology. Packed with the latest innovations, premium features and almost a century of compressed air experience, these models offer improved features and benefits.

These units are even more quiet, durable and efficient in a way that lowers your total cost of ownership. That's the value of true innovation and the signature Quincy quality.

- **Choice of Drive Systems**

Reliable fixed or variable speed drive options to match the needs of your application.

- **Greater Installation Flexibility**

Smaller footprint designed to operate with reduced noise and vibration levels, making it suitable for nearly all applications.

- **Impressive Standard Features**

Units come well-equipped with premium components like a TEFC motor, Wye Delta starting, package pre-filtration and NEMA4 electrical enclosure as standard equipment.

- **Reduced Energy Costs**

Energy efficient technologies include an IE3/NEMA Class 1 efficiency motor, gear drivetrain, energy efficient airends, new Airlogic2 controller, and a special drivetrain-cooling canopy.

- **Simplified Maintenance**

New design features hinged, quick release panels with instant access to all consumables to minimize downtime and reduce maintenance costs.

- **Leading Warranty**

Quincy's "True Blue" 5-Year manufacturer warranty protection for the airend, motor, separator tank and cooler/heat-exchanger.



Intelligent Control for Maximum Efficiency

Quincy's Airlogic² controller delivers key information for easy monitoring and intuitive control with an intelligent unload cycle to optimize energy use for maximum efficiency.

- Automatic restart after power failure
- Dual pressure set point
- Program up to four different week-schedules for 10-week period
- Graphic service plan indication
- Remote control and connectivity functions
- Software available to control up to six compatible compressors



Online Visualization Capability is Standard

Airlogic² controllers allow you to freely monitor your Quincy compressor(s) from anywhere you have Internet access. Just enter a valid IP address in your computer browser and your status will be displayed in a read-only format.

- Built-in Internet monitoring capability
- No fees or subscription required
- Clear and easy to understand readout
- Icon-based display
- Browser-based online compressor status visualization
- LED status alerts for alarm, service needed, auto operation and power on

Quincy Ingenuity Reduces Your Maintenance Costs

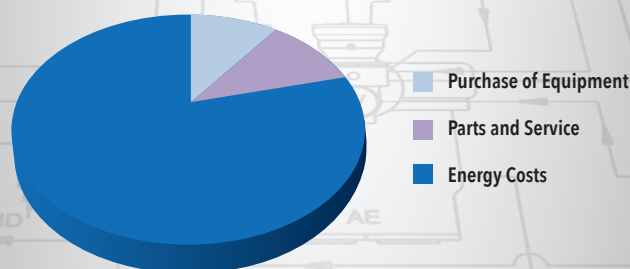
The QGD and QGDV have evolved with valuable input from our customers. As a result, we developed the "best in class" design for compressor serviceability. These units have several key features that promote simple maintenance and fast servicing to minimize downtime and labor costs, including:

- **Boltless Hinged Doors (Front and Back)**
Promotes quick and easy access to all user-maintained components; heat exchangers can be cleaned without removal
- **Fast Panel Access to Consumables**
Provides instant access to all consumables (air filter, oil filter, separator element, oil fill location) via a single panel
- **Large Roof Service Access**
Offers ample access for easy maintenance through easily removable roof panel
- **Spin-On Filters (15-30Hp)**
Allows for speedy oil and air filter changes without tools or disassembly

Determining Your Compressor's True Life Cycle Cost

Purchasing a compressor is an investment. How that investment continues to perform over its life, directly impacts your bottom line.

Total Life Cycle Cost





Quincy QGD 15-30 HP Fixed Speed Drive Rotary Screw Compressor

Standard Premium Features (15-30)

Quincy's QGD 15-30 hp fixed speed drive rotary screw compressors are designed for many small to medium-sized industrial applications that benefit from steady air generation in a small footprint design.

Standard equipment on the QGD 15-30 features many premium key components, including upgraded controls, pre-package air filtration and phase monitoring. These affordable rotary screw compressors are reliable and easy to maintain to deliver premium efficiency for a low cost of ownership.

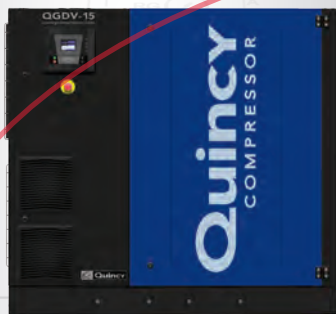


Quincy QGD 40-60 HP Fixed Speed Drive Rotary Screw Compressor

Standard Premium Features (40-60)

The QGD 40-60 hp fixed speed drive rotary screw compressors offer additional horsepower from a fixed speed drive in a small footprint design. These units are well-suited for medium-sized industrial applications that require steady air production.

Standard equipment on the QGD 40-60 hp production includes premium key components, upgraded controls, pre-package air filtration and phase monitoring. These affordable rotary screw compressors are reliable and easy to maintain to deliver premium efficiency with a low cost of ownership.



Quincy QGDV 15-30 HP Variable Speed Drive Rotary Screw Compressor

Standard Premium Features (15-30)

Quincy's QGDV 15-30 hp offers the benefit of variable speed gear drive for small industrial applications with fluctuating compressed air demands. These units are up to 50% more energy efficient than fixed speed drives with an extensive flow range of 24% - 100%. This effectively reduces your compressor's lifecycle costs by an average of 37%. The QGDV 15-30 hp also removes peak current penalty during startup, minimizes system leakage and eliminates wasted idling times during operation. Together, these capabilities dramatically lower energy consumption throughout the life of the compressor.

Standard equipment on this model features premium key components like upgraded controls and prepackage filtration. These affordable rotary screw compressors are reliable and easy to maintain to deliver premium efficiency for an exceptionally low cost of ownership.

Compressor Model Features and Benefits Comparison

Compressor Model	Compact Design	Fixed Speed Gear Drive	Variable Speed Gear Drive	TEFC Motor	Efficient WyeDelta Starting	Cooling Canopy Design	NEMA 4 Electrical Enclosure	Quiet Operation	Single Panel & Large Roof Service Access	Improved Specific Energy	Advanced Free Air Delivery
QGD 15-30	•	•		- IE3, NEMA Class 1 Rating	•	•	•	66 - 69 dBA	•	•	•
QGD 40-60	•	•		- IE3, NEMA Class 1 Rating	•	•	•	66 - 69 dBA	•	•	•
QGDV 15-30	•		- Danfoss Variable Speed Drive with Cubicle Vent Fan	- IE3, NEMA Class 1 Rating		•		66 - 69 dBA	•	•	•

Compressor Controls Features and Benefits Comparison

Compressor Model	Clear & Simple Readout	Icon Based Display	Auto Run	General Alarm	Power On LEDs	Temp & Dewpoint Display	Service Indicator & Fault Mgmt.	Start/Stop Controls	Remote Start/Stop
Airlogic ² Control (QGD 15-30, QGD 40-60, QGDV 15-30)	•	•	•	•	•	•	•	•	•

* Unit performance measured according to ISO 1217, Annex C, Edition 4:2009.

QGD Fixed Speed Technical Data

Model No.	HP	KW	PSI	ACFM	Length	Width	Height	Lbs	dBA
QGD-15	15	11	100	82.3	56.4	33.1	50.3	1071	66
QGD-15	15	11	125	70.1	56.4	33.1	50.3	1071	66
QGD-15	15	11	150	61.8	56.4	33.1	50.3	1071	66
QGD-20	20	15	100	102.7	56.4	33.1	50.3	1089	67
QGD-20	20	15	125	97.2	56.4	33.1	50.3	1089	67
QGD-20	20	15	150	79.8	56.4	33.1	50.3	1089	67
QGD-25	25	18	100	124.0	56.4	33.1	50.3	1122	68
QGD-25	25	18	125	109.8	56.4	33.1	50.3	1122	68
QGD-25	25	18	150	102.3	56.4	33.1	50.3	1122	68
QGD-30	30	22	100	145.4	56.4	33.1	50.3	1157	69
QGD-30	30	22	125	132.2	56.4	33.1	50.3	1157	69
QGD-30	30	22	150	118.4	56.4	33.1	50.3	1157	69

Model No.	HP	KW	PSI	ACFM	Length	Width	Height	Lbs	dBA
QGD-40	40	30	100	214.4	51.2	35	70.5	1415	66
QGD-40	40	30	125	192.6	51.2	35	70.5	1415	66
QGD-40	40	30	150	175.0	51.2	35	70.5	1415	66
QGD-50	50	37	100	247.1	51.2	35	70.5	1536	67
QGD-50	50	37	125	229.7	51.2	35	70.5	1536	67
QGD-50	50	37	150	214.4	51.2	35	70.5	1536	67
QGD-60	60	45	100	295.2	51.2	35	70.5	1639	68
QGD-60	60	45	125	273.3	51.2	35	70.5	1639	68
QGD-60	60	45	150	249.2	51.2	35	70.5	1639	68

* Unit performance measured according to ISO 1217, Annex E, Edition 4:2009

Integrated Air Treatment	High Efficiency Airend	Package Pre-Filtration	Cooling System	Microprocessor Controls	Centrifugal Blower	Oversized Cooler & Fan Combination	Air/Oil Circuit	True Blue 5-Year Warranty	Available Options
•	•	Pre-Filter - Cooler - Motor	- Independent Air/Oil Design - Elimination of Thermal Stress - Canada CRN	- Airlogic ²	•	•	- 4,000 hrs. Air Filter - 4,000 hrs. Oil Filter - 4,000 hrs. Separator	- Drive Motor - Airend - Separator Reservoir - Cooler/Heat Exchanger	- Dryer - Tank
•	•	•	- Independent Air/Oil Design - Elimination of Thermal Stress	- Airlogic ²	•	•	- 4,000 hrs. Air Filter - 4,000 hrs. Oil Filter - 8,000 hrs. Separator	- Drive Motor - Airend - Separator Reservoir - Cooler/Heat Exchanger	- Dryer
•	•	Pre-Filter - Cooler - Motor	- Independent Air/Oil Design - Elimination of Thermal Stress - Canada CRN	- Airlogic ²	•	•	- 4,000 hrs. Air Filter - 4,000 hrs. Oil Filter - 4,000 hrs. Separator	- Drive Motor - Airend - Separator Reservoir - Cooler/Heat Exchanger	- Dryer - Tank

Programmable Auto-Restart	Motor Start Limit	Max/Min Temp Default Settings	Online Monitoring	Pressure Display	Full Color Display	Smart Unload Cycle	Networked Unit Capability	Flexible Scheduling	Integrates w/ NetSync II System Controller
•	•	•	•	•	•	•	6	- Up to 4 different weekly schedules over 10 weeks	•

QGDV Variable Speed Technical Data

Model No.	HP	KW	PSI	ACFM	Length	Width	Height	Lbs	DBA
QGDV-15	15	11	100	79.9	56.3	33.1	50.3	1052	66
QGDV-15	15	11	125	72.3	56.3	33.1	50.3	1052	66
QGDV-15	15	11	150	63.6	56.3	33.1	50.3	1052	66
QGDV-20	20	15	100	102.6	56.3	33.1	50.3	1069	67
QGDV-20	20	15	125	96.2	56.3	33.1	50.3	1069	67
QGDV-20	20	15	150	87.1	56.3	33.1	50.3	1069	67

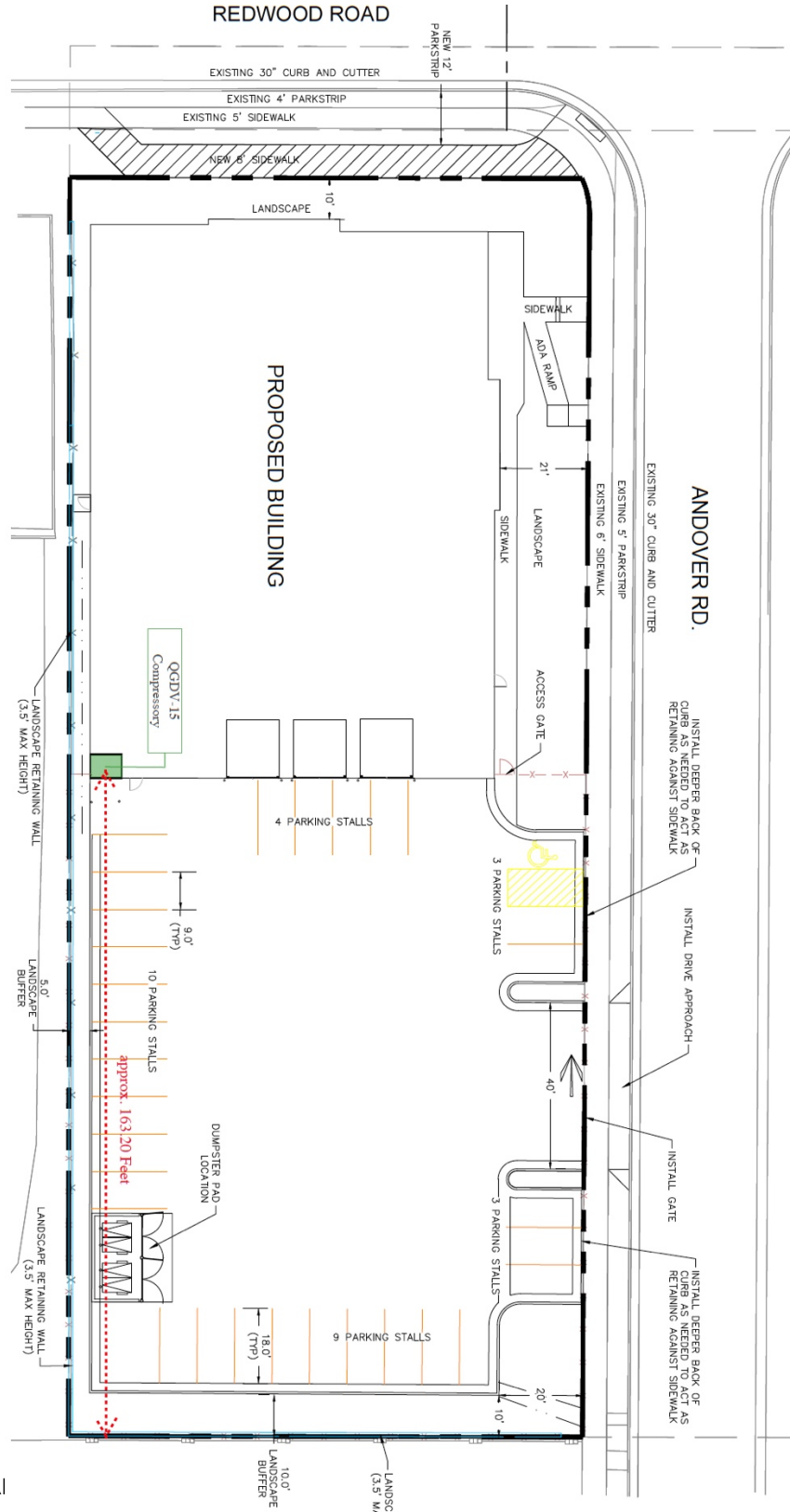
Model No.	HP	KW	PSI	ACFM	Length	Width	Height	Lbs	DBA
QGDV-25	25	18	100	127.1	56.3	33.1	50.3	1135	68
QGDV-25	25	18	125	117.6	56.3	33.1	50.3	1135	68
QGDV-25	25	18	150	106.8	56.3	33.1	50.3	1135	68
QGDV-30	30	22	100	154.5	56.3	33.1	50.3	1171	69
QGDV-30	30	22	125	141.3	56.3	33.1	50.3	1171	69
QGDV-30	30	22	150	124.8	56.3	33.1	50.3	1171	69

* Unit performance measured according to ISO 1217, Annex E, Edition 4:2009

Compressor
QGDV-15

Sound Level
66 dBA

REDWOOD ROAD



SOUTH JORDAN CITY**PLANNING COMMISSION STAFF REPORT****Meeting Date: 02/14/2023**

Issue: **CONDITIONAL USE PERMIT FOR A RESTURANT USE IN THE
COMMERCIAL-CORRIDOR (C-C) ZONE**

File No.: PLCUP202200235
Property Address: 10522 S. Redwood Road
Applicant: Troy B. Thayne/SRT, LLC.
Property Owner: VGM Holdings, LLC.
Submitted By: Andrew McDonald, Planner I

Staff Recommendation (Motion Ready):

Approve the Conditional Use Permit (File No. **PLCUP202200235**) with no conditions, based on the Findings and Conclusions listed in this report.

CONDITIONAL USE REVIEW STANDARDS:

A conditional use shall not be established or commenced without a conditional use permit approved by the Planning Commission or City Council in conformance with the requirements of City Code §17.18.050; and other pertinent laws and ordinances. Unless amended, revoked, or otherwise specified, the permit shall be indefinite and shall run with the land.

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards. The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards.

City Code §17.18.050 also provides standards for compliance and revocation:

1. A conditional use may be commenced and operated only upon:
 - a. Compliance with all conditions of an applicable conditional use permit;
 - b. Observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
 - c. Compliance with all applicable local, State, and Federal laws.
2. A conditional use permit may be revoked by the City Council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection I1 of this section.

BACKGROUND:

The applicant, on behalf of the property owner, is requesting that the Planning Commission review and approve a conditional use permit for a restaurant use in the C-C zone, at 10522 S. Redwood Road. The proposal is to renovate an existing tenant space (roughly 1,500 ft²) to open a donut café known as Donut Star Café. The subject property is currently zoned C-C and is within Phase I of the Astro Business/Retail Center. Donut Star Café will occupy tenant space “B” of the existing 15,000 ft², ten-unit building. City Code § 17.18.020 B. classifies Donut Star Café as a commercial use that requires a CUP in the C-C Zone.

FINDINGS, CONCLUSION, & RECOMMENDATION:

Findings:

- This building has been primarily used for office and retail since completion. Retail and office are both permitted uses in the C-C Zone.
- Donut Star Café is the first restaurant use to be proposed. There is no record of any prior CUP applications, or approvals, for a restaurant use at this address.
- Donut Star Café meets the definition of a restaurant as defined in City Code §17.18.060, “Establishments primarily engaged in the retail sale of prepared food and drinks for on site or immediate consumption.” This definition is commonly associated with cafes.
- Donuts will be prepared and sold on-site. Coffee will also be available for purchase.
- The rear (west) wall of Donut Star Café is roughly 200-feet from the nearest residential (R-3) zoning boundary.
- There is an existing office building, currently zoned Professional Office (P-O), that buffers the subject property from the nearest residential (R-3) zoning boundary.
- The properties to the north, east, and south are also zoned C-C.
- City Code §17.04.290 restricts loading, unloading, deliveries, and handling of non-residential use materials between the hours of 7:00 A.M. and 10:00 P.M.
- There will be no exterior modifications to the building or site plan, and no drive-thru.
- Parking needs for a restaurant use without a drive-thru are sufficient.

Conclusion:

Based on the application materials and the findings listed in this report, staff concludes that the proposed application is consistent with City Code pertaining to the C-C Zone.

Recommendation:

Staff recommends that the Planning Commission take comments at the public hearing, and **Approve** the Conditional Use Permit Application (File No. PLCUP202200235) without conditions.

ALTERNATIVES TO RECOMMENDATION:

- Approve the Conditional Use Permit with reasonable conditions imposed
- Deny the Conditional Use Permit if detrimental effects are identified, and cannot be reasonably mitigated via imposition of reasonable conditions
- Require additional examination, and motion to table for a future meeting

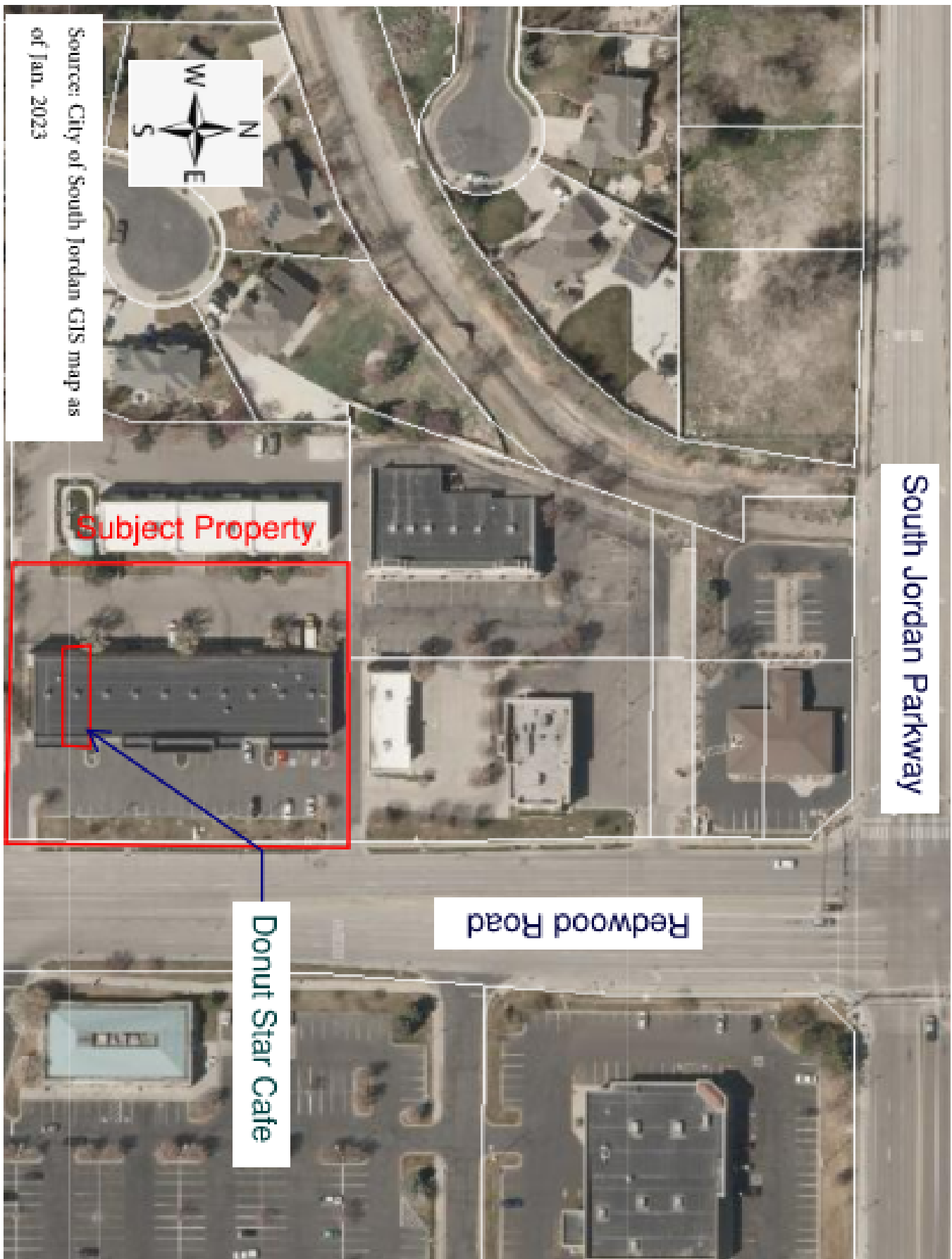
SUPPORT MATERIALS:

- Location Map
- Current Zoning Map
- Site Plan
- Proposed Floor Plan

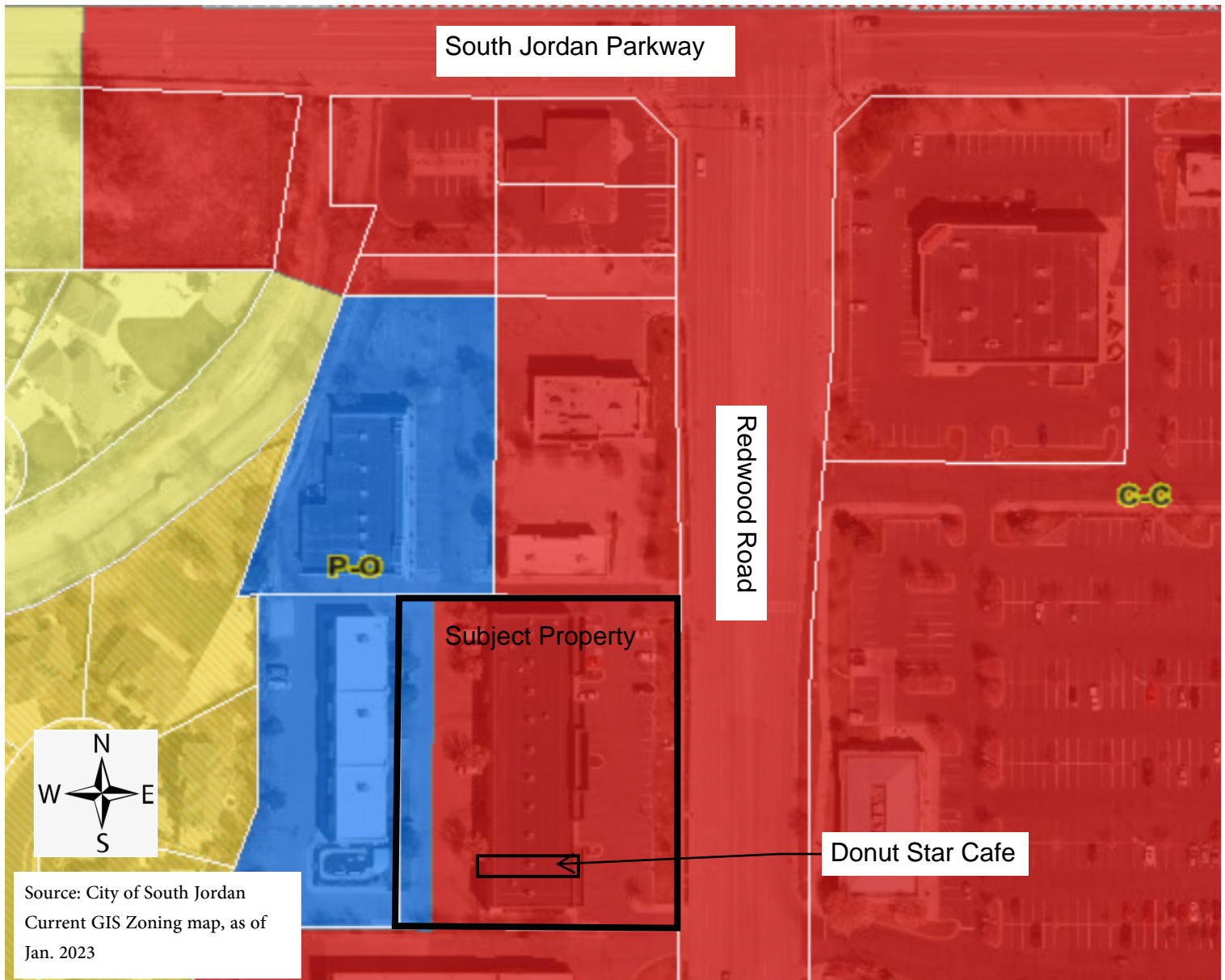


ANDREW MCDONALD, PLANNER I
PLANNING DEPARTMENT

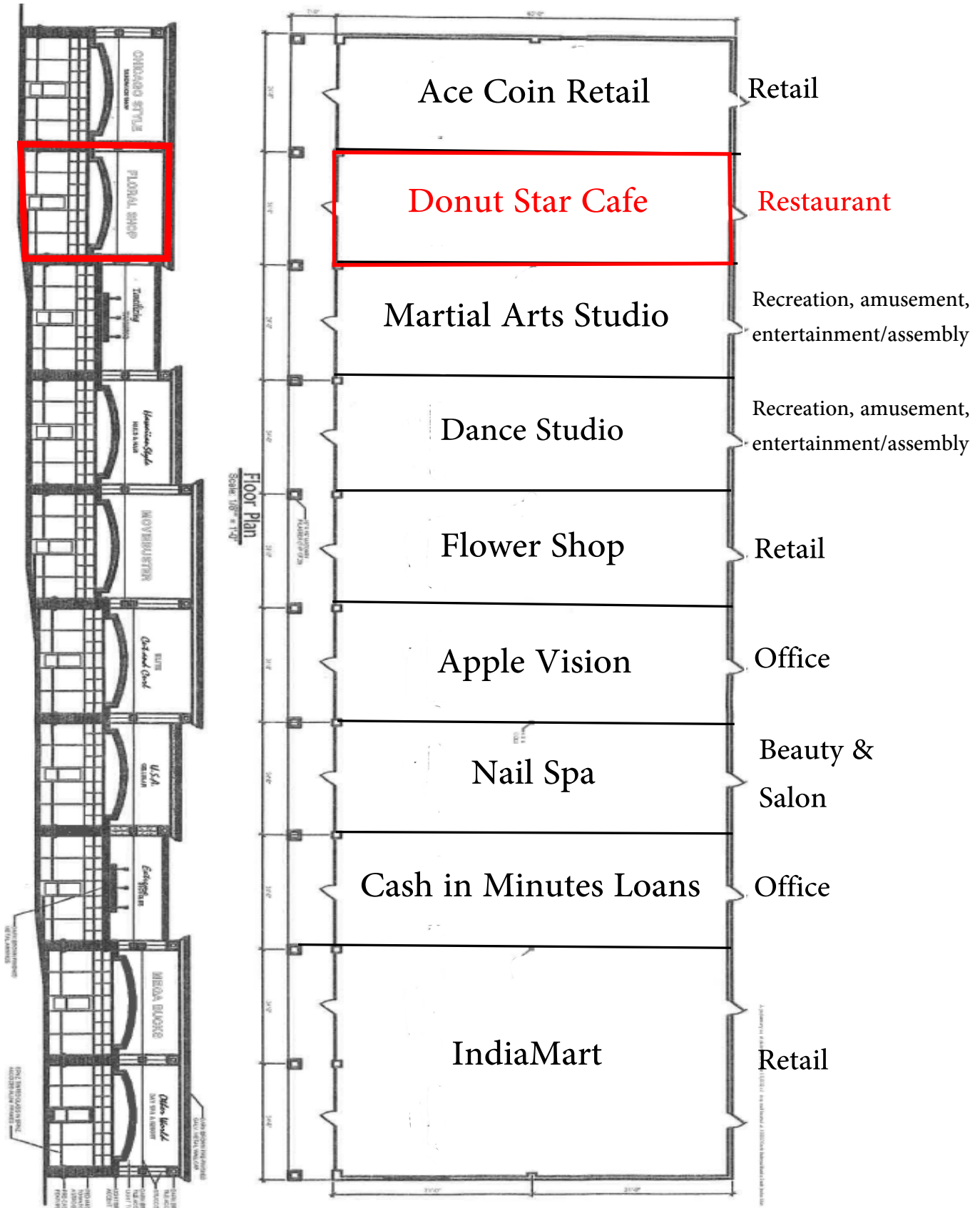
Location Map



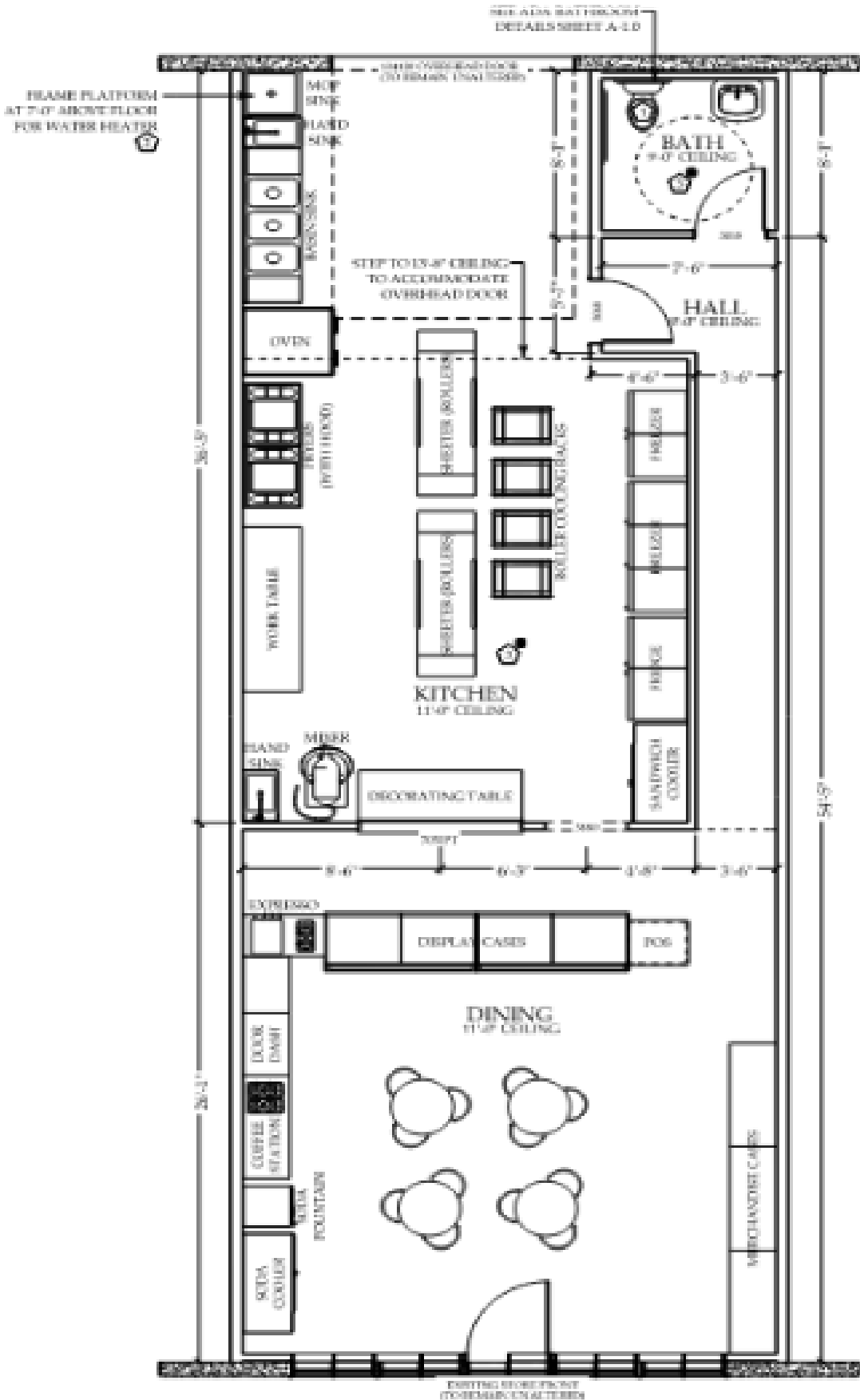
Current Zoning Map



Site Plan



Proposed Floor Plan



SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 2/14/2023

Application: BRIGHT BEGINNINGS CHILD CARE SITE PLAN

Address: 9755 South 4000 West

File No: PLSPR202100228

Applicant: Alvaro Arias

Submitted By: David Mann, Long Range Planning Analyst
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready):

I move that the Planning Commission **approve** file no. PLSPR202100228 for the operation of a commercial child care facility located at 9755 South 4000 West.

ACREAGE:	1.6 acres
CURRENT ZONE:	R-1.8
CURRENT USE:	Residential
FUTURE LAND USE PLAN:	Stable Neighborhood
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North - Stable Neighborhood, (R-1.8) / Single Family Residential South - Stable Neighborhood, (R-1.8) / Single Family Residential East - Stable Neighborhood, (R-1.8) / Single Family Residential West - Stable Neighborhood, (R-3) / Single Family Residential

STANDARD OF REVIEW:

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

BACKGROUND & ANALYSIS:

The subject property is located near the north east corner of Skye Drive and 4000 West. The property is part of a 2-lot residential subdivision with an existing single family house. In 2015, a hearing officer approved a variance for six foot tall front yard fencing on the subject property north of the existing house. The proposed development will have access to the site from 4000 West. The Applicant will install a new parking lot and landscaping to meet the City's requirements based on the layout and use of the property. The City allows daycare uses as a permitted use on residential properties that are a

minimum one acre. As part of the review, a circulation/access plan and operations plan are required to be submitted. Operating the daycare use adjacent to a collector street should not impact the surrounding neighborhood.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The R-1.8 Zone allows daycare uses as a permitted use on properties one acre or larger in size.
- Based on the proposed use, the subject property will require 9 parking stalls. There are 9 parking stalls shown on the civil plans.
- Staff received a complete application on October 14, 2021.

Conclusion:

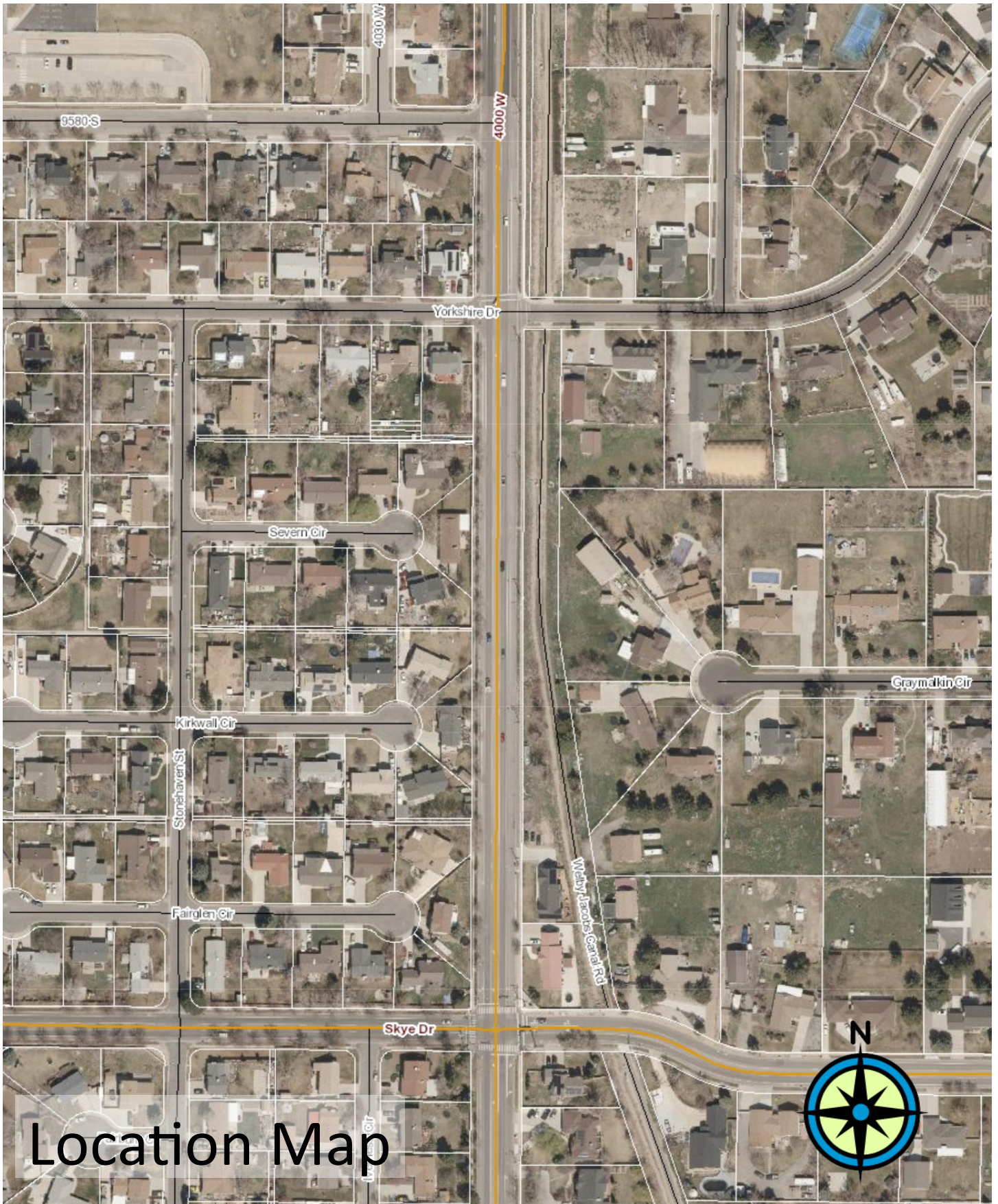
- Based on the application materials submitted by Applicant, staff review of the Application, and the findings listed above, staff concludes that the proposal is consistent with the City's General Plan and the pertinent sections of the City's Planning and Land Use Code (including section 17.60).

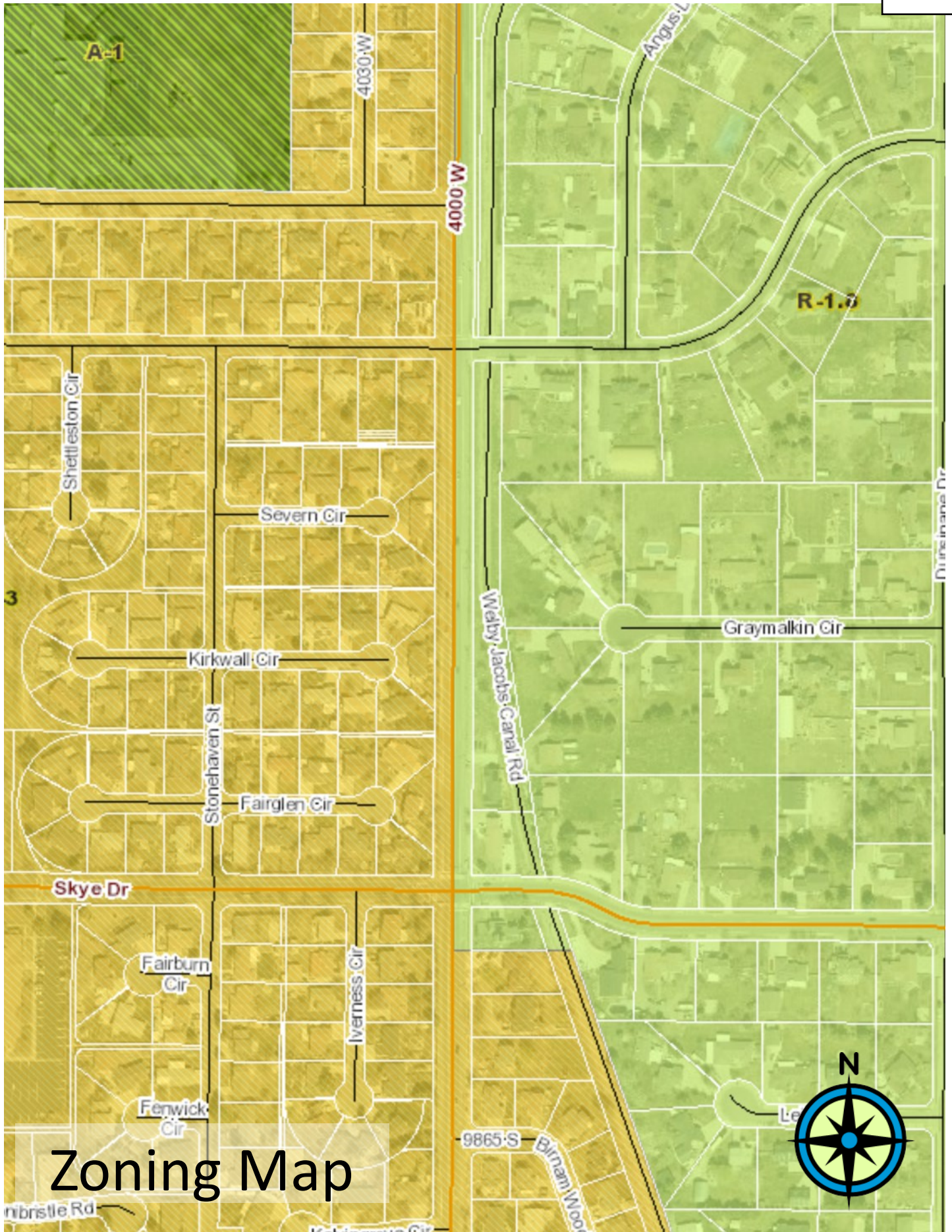
ALTERNATIVES:

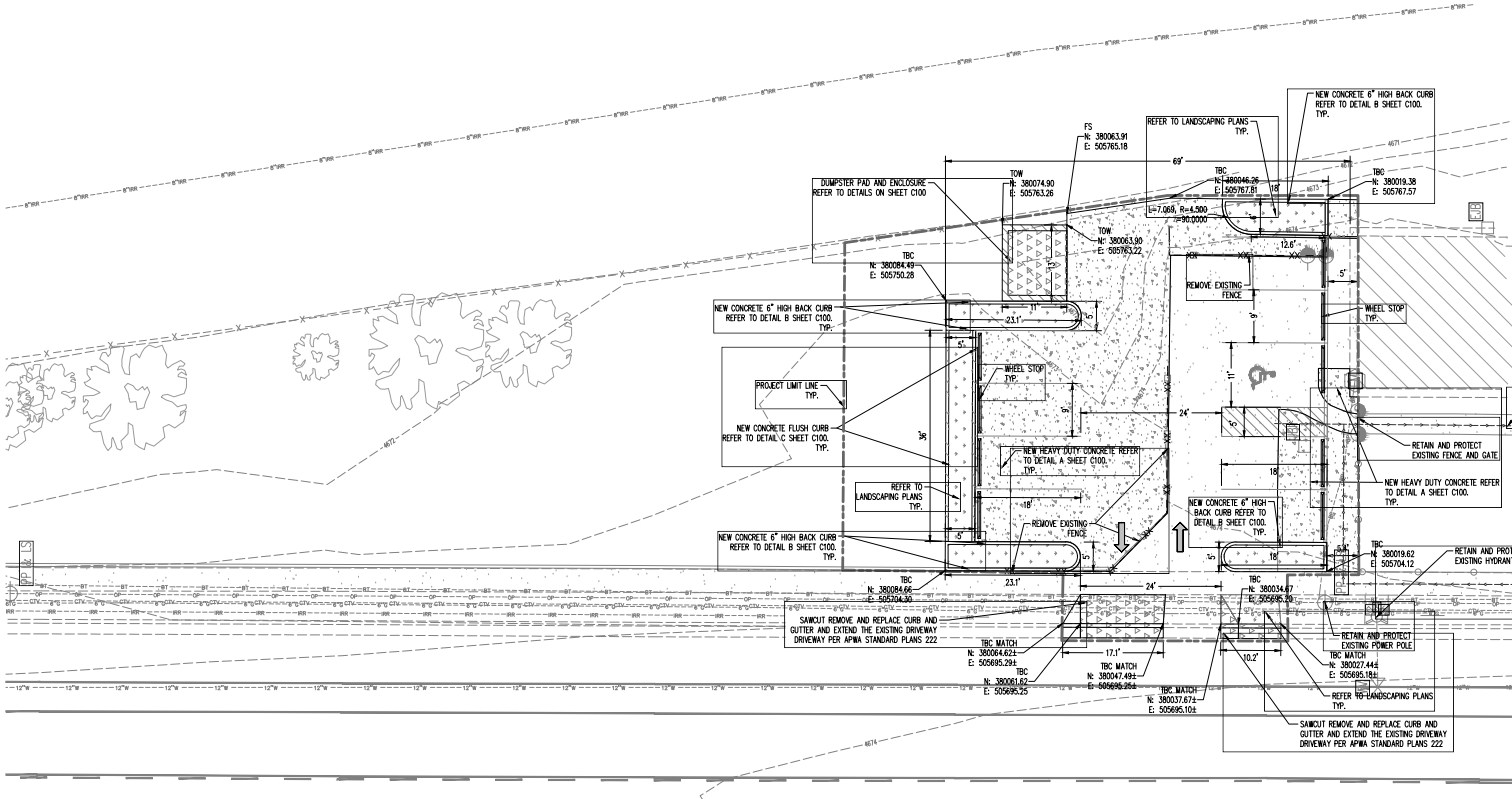
- Deny the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Site Plan
- Landscape Plan







PARKING STALL COUNT	
TOTAL STALLS:	9
STALLS:	8
HC STALLS:	1

DEMO LEGEND

-
- Diagram illustrating a utility line with various features labeled:
- REMOVE STRUCTURES, LIGHTS ETC. (Pointing to a structure on the line)
 - REMOVE UTILITY (Pointing to a dashed line segment)
 - ABANDON UTILITY IN PLACE (Pointing to a wavy line segment)
 - PLUG AND CAP (Pointing to a bracket on the line)
 - PROJECT LIMIT LINE (Pointing to a dashed line segment)
 - TEMPORARY PROJECT LIMIT LINE (Pointing to a dashed line segment)

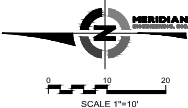
HATCH LEGEND

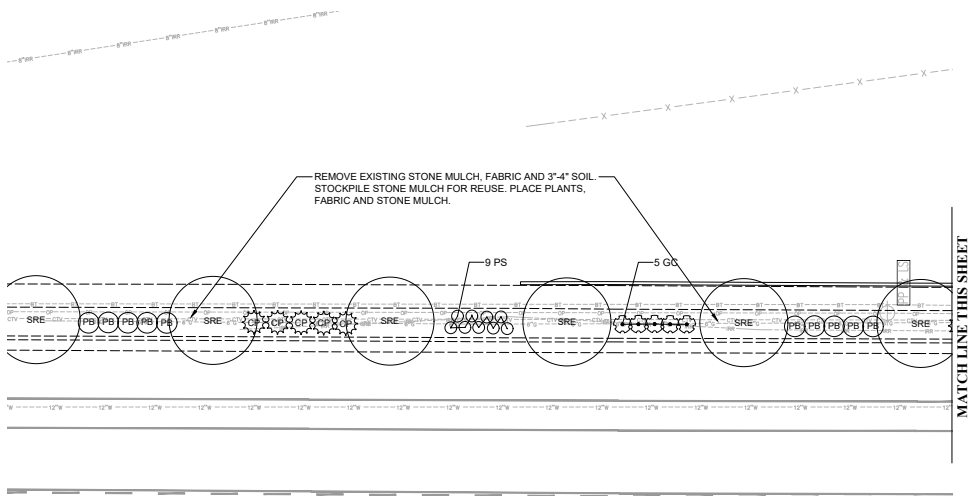


VEHICLE CONCRETE OR SIDEWALK
PER DETAIL A ON C100

- ALL EXISTING UTILITIES OR SURFACE IMPROVEMENTS SHALL BE REINFORCED AND PROTECTED DURING CONSTRUCTION. EXISTING UTILITIES, INCLUDING ANY CHANGES TO THE UTILITIES OR SURFACE IMPROVEMENTS SHALL BE REPAIRED WITH NEW MATERIALS AT THE OWNER'S COST TO THE OWNER. ALL INTERRUPTIONS OF UTILITIES SERVICE WILL BE COORDINATED WITH THE OWNER AT LEAST ONE WEEK IN ADVANCE. MINUTE INTERRUPTIONS OF A SERVICE SHALL BE COORDINATED WITH THE OWNER AT LEAST ONE WEEK IN ADVANCE.
- MAINTAIN UTILITY SERVICE TO THE EXISTING BUILDING AT ALL TIMES UNLESS OTHERWISE ORDERED.
- DO NOT DRILL HEAVY EQUIPMENT OR BRUCKS OVER EXCAVATED SUBGRADE. SUBGRADE SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER SUBGRADE WILL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER OR TRUCKS OVER TO BE COMPLETED AS OUTLINED IN SPEC SECTION 3101 TO 2. EXISTING SUBGRADE SHALL BE REPAIRED TO MEET THE SPECIFICATIONS FOR SUBGRADE.
- POINTEAD AND FIELD KEYED VERTICALS FOR ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF ANY NEW UTILITY OR CONNECTION TO EXISTING UTILITY.
- UNDERGROUND UTILITIES WILL BE ELECTRICAL AND MECHANICAL. VULNIT HATCHES, AND UTILITIES SHALL BE WITHIN THE WORK AREA UNLESS LATER TO BE COMPLETED ON GRADING PLAN.

1. ALL PAVEMENT REPAIR TO MEET REQUIREMENT STANDARD DETAILS ON C100.
2. TRANSITION CURB FROM STANDARD CURB HEIGHT TO CURB TERMINATION OVER 6" MINIMUM AT ALL LOCATIONS.
3. SIDEWALK THICKNESS TO BE 8" (MINIMUM) AT ALL DRIVEWAYS AND 6" (MINIMUM) ELSEWHERE.
4. REPAIR/CONSTRUCT DRIVE APPROACHES PER CITY STANDARDS.





1. THE LANDSCAPE INSTALLER MUST EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE CITY OF ANY JUNCTURE FACTORY CONDITIONS THAT DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.	7. THE LANDSCAPE INSTALLER IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS IN LANDSCAPED AREAS.
2. BEFORE ANY EXCAVATION CONTACT "BLUE STAKES" OR NOTIFY APPROPRIATE UTILITY COMPANIES, AND COORDINATE WITH THE CITY FOR THE LOCATION OF UTILITIES, SLEEVES, CONDUITS, ETC.	8. ALL PLANT MATERIALS MUST MEET SIZES INDICATED IN SCHEDULES. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED OF THE PROJECT.
3. THE LANDSCAPE INSTALLER IS RESPONSIBLE FOR VISITING THE SITE AND VERIFYING QUANTITIES AND AREAS.	9. ANY PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE INSTALLER ONLY. INSTALLER TO VERIFY ALL PLANT QUANTITIES REQUIRED AND PROVIDE THE PLANTS NECESSARY TO COMPLETE THE PLANTINGS.
4. THE LANDSCAPE INSTALLER MUST COORDINATE WITH ALL OTHER ASSUMED TRADES TO BEST FACILITATE PROGRESS ON THE JOB.	10. ALL PLANT MATERIAL SHALL BE NURSERY GROWN (NOT FIELD GROWN), CONTAINERIZED OR BURLAPED. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS, FREE OF DEFECTS, DISEASE, AND ALL FORMS OF INFESTATION. MEASUREMENTS, PALMER BRANCHING, GRADING QUALITY, PALMING AND BURLAPPING PLANT MATERIAL SHALL CONFORM TO MINIMUM STANDARDS OF ANSI Z60.1, LATEST EDITION.
5. INSTALLER TO PREPARE PLANTING AREAS BY LOCATING AND MARKING IRRIGATION VALVES, HEADS, AND POSSIBLE PIPE LOCATIONS. CONTRACTOR TO PROTECT IRRIGATIONS SYSTEMS.	11. SHRUBS AND GRASSES TO BE PLANTED AS DETAILED.
6. REMOVE STONE MULCH AND SOIL TO A DEPTH 3.5 INCHES BELOW TOP OF CURB OR SIDEWALK. STONE MULCH TO BE REUSED, ADDITIONAL STONE MULCH TO MATCH EXISTING.	

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ATA	3	ACER TATARICUM/ RUIGED CHARM	TATARIAN MAPLE	2' CAL
ATR	3	ACER TRILICATUM/ RUBY SUNSET	SUNSET MAPLE	2' CAL
SRE	1	SYRINGA RETICATA	JAPANESE TREE LILAC	2' CAL
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CNT
CP	22	CARAGANA PYGMAEA	PYGMY PEASHRUB	5 GAL
PB	33	PRUNUS BESSEYI/ PAWNEE BUTTES'	CHAND SHERRY	5 GAL
ORNAMENTAL GRASS	QTY	BOTANICAL NAME	COMMON NAME	CNT
PA	1	CALLAMAGROSTIS X ACUTIFLORA/ 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CNT
PA	15	GAUSACHESTIA X 'CORANADO RED'	HUMMINGBIRD MINT	1 GAL
PZ	1	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL
PA	1	ZACHACHIERIA GARETTII/ 'WASATCH FIRE'	WASATCH FIRE	1 GAL



SOUTH JORDAN CITY**PLANNING COMMISSION STAFF REPORT****Meeting Date: 02/14/2023**

Issue: **CONDITIONAL USE PERMIT FOR AN ANIMAL SERVICES USE IN THE COMMERCIAL-CORRIDOR (C-C) ZONE**

File No.: PLCUP202300002
Property Address: 1091 W. South Jordan Pkwy #250
Applicant: Jeremy Fenlon (Business Owner)
Property Owner: South Jordan Parkway Plaza, LLC.
Submitted By: Andrew McDonald, Planner I

Staff Recommendation (Motion Ready):

Approve the Conditional Use Permit (File No. **PLCUP202300002**) with no conditions, based on the Findings and Conclusions listed in this report.

CONDITIONAL USE REVIEW STANDARDS:

A conditional use shall not be established or commenced without a conditional use permit approved by the Planning Commission or City Council in conformance with the requirements of City Code §17.18.050; and other pertinent laws and ordinances. Unless amended, revoked, or otherwise specified, the permit shall be indefinite and shall run with the land.

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards. The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards.

City Code §17.18.050 also provides standards for compliance and revocation:

1. A conditional use may be commenced and operated only upon:
 - a. Compliance with all conditions of an applicable conditional use permit;
 - b. Observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
 - c. Compliance with all applicable local, State, and Federal laws.
2. A conditional use permit may be revoked by the City Council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection I1 of this section.

BACKGROUND:

The applicant is requesting that the Planning Commission review and approve a Conditional Use Permit for an animal services use in the C-C zone, at 1091 W. South Jordan Pkwy #250. The proposal is to renovate an existing tenant space (roughly 1,200 ft²) to open a dog and cat grooming service, known as Kibbles & Cuts. The subject property is currently zoned C-C, and is in the South Jordan Parkway Plaza B Commercial subdivision. City Code §17.18.020 B. classifies Kibbles & Cuts as an animal service use that requires a CUP in the C-C Zone.

FINDINGS, CONCLUSION, & RECOMMENDATION:

Findings:

- This building has been primarily used for office, retail, and medical clinic uses since its completion. These uses are permitted in the C-C Zone.
- Kibbles & Cuts is the first animal services use to be proposed. There is no record of any prior CUP applications, or approvals, for an animal services use at this address.
- Kibbles & Cuts meets the definition of an animal services use as defined in City Code §17.18.060, “An establishment engaged in the grooming, care, breeding, boarding, raising, veterinary medicine, dentistry, or surgery services of animals, except for uses defined by ‘animal husbandry’.”
- The grooming and care service is the primary use that requires a CUP. The selling of collars, treats, and kibble is a secondary use permitted in the C-C Zone.
- City Code §17.04.290 restricts the loading, unloading, deliveries, and handling of non-residential use materials between the hours of 7:00 A.M. and 10:00 P.M.
- There are twelve holding kennels. Animals are kept leashed the entire time on-site when outside a holding kennel. There will be no overnight or outside keeping of animals.
- At maximum, there is the capacity to have up to 12 cats and/or dogs on-site at any one point during business hours. Animals being serviced stay on-site up to five hours at a time, depending on the service being provided. On average there would be about four to eight cats and/or dogs on-site throughout the entire business day.
- One to five people are anticipated to be on-site at any given time during business hours.
- An operations plan is included in the supporting materials.
- There will be no exterior modifications to the building or site plan.
- Required parking needs for an animal service use are sufficient.
- The rear (west) wall of Kibbles & Cuts is setback 15-feet from a vacant parcel that is also currently zoned C-C.
- The nearest residential (R-1.8) zoning boundary is roughly 50-feet from the SW corner of Kibbles & Cuts’s tenant space. The building is primarily adjacent to the vacant parcel to the west. The parking spaces south of Planned Parenthood are adjacent to a parcel that is currently zoned R-1.8, and has an existing duplex. The nearest single-family home is roughly 105-feet from Kibbles & Cuts’s tenant space. The vacant parcel serves as a buffer between them.

Conclusion:

Based on the application materials and the findings listed in this report, staff concludes that the proposed application is consistent with City Code pertaining to the C-C Zone.

Recommendation:

Staff recommends that the Planning Commission take comments at the public hearing, and **Approve** the Conditional Use Permit Application (File No. PLCUP202300002) without conditions.

ALTERNATIVES TO RECOMMENDATION:

- Approve the Conditional Use Permit with reasonable conditions imposed
- Deny the Conditional Use Permit if detrimental effects are identified, and cannot be reasonably mitigated via imposition of reasonable conditions
- Require additional examination, and motion to table for a future meeting

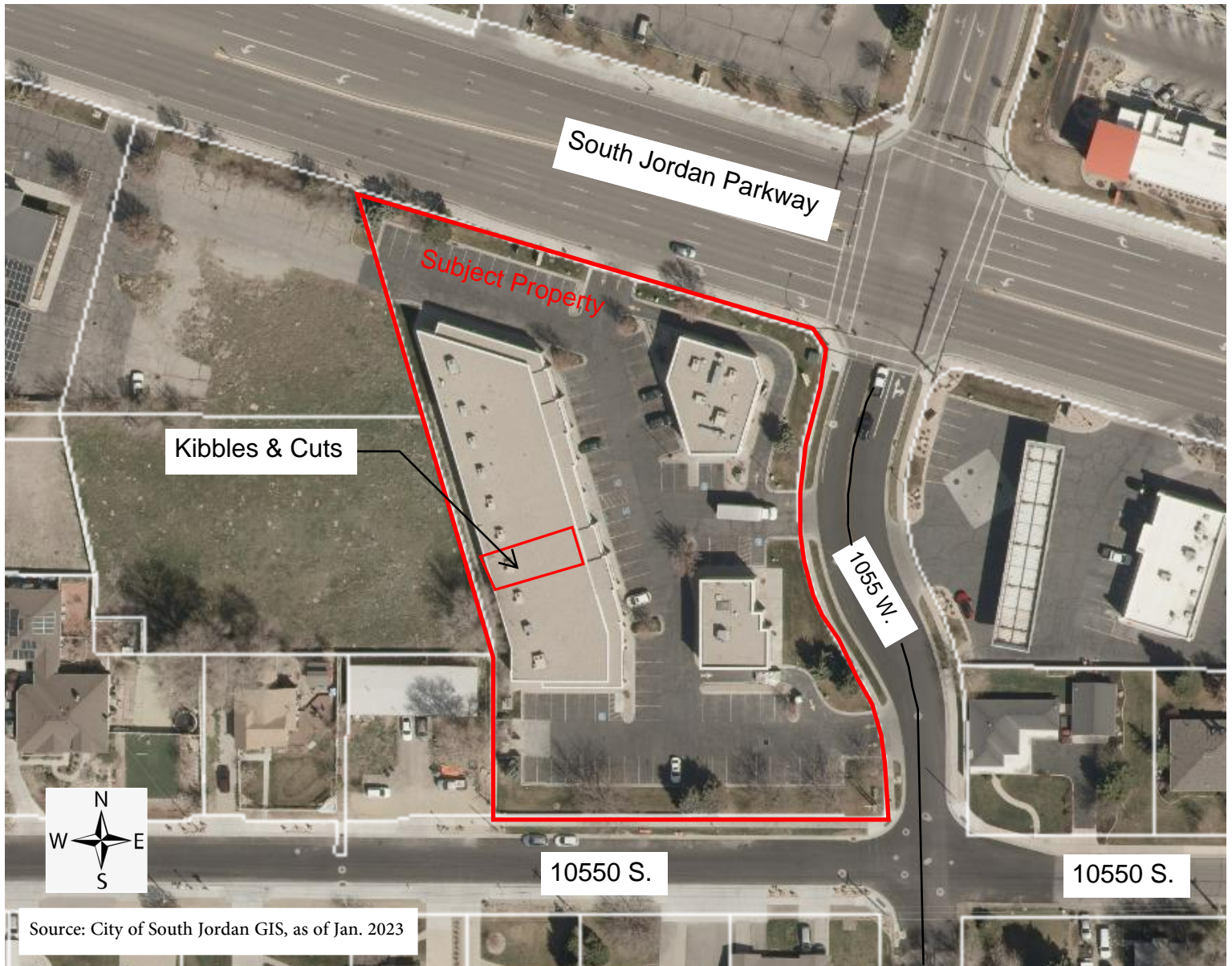
SUPPORT MATERIALS:

- Location Map
- Current Zoning Map
- Site Plan
- Floor Plan
- Operations Plan

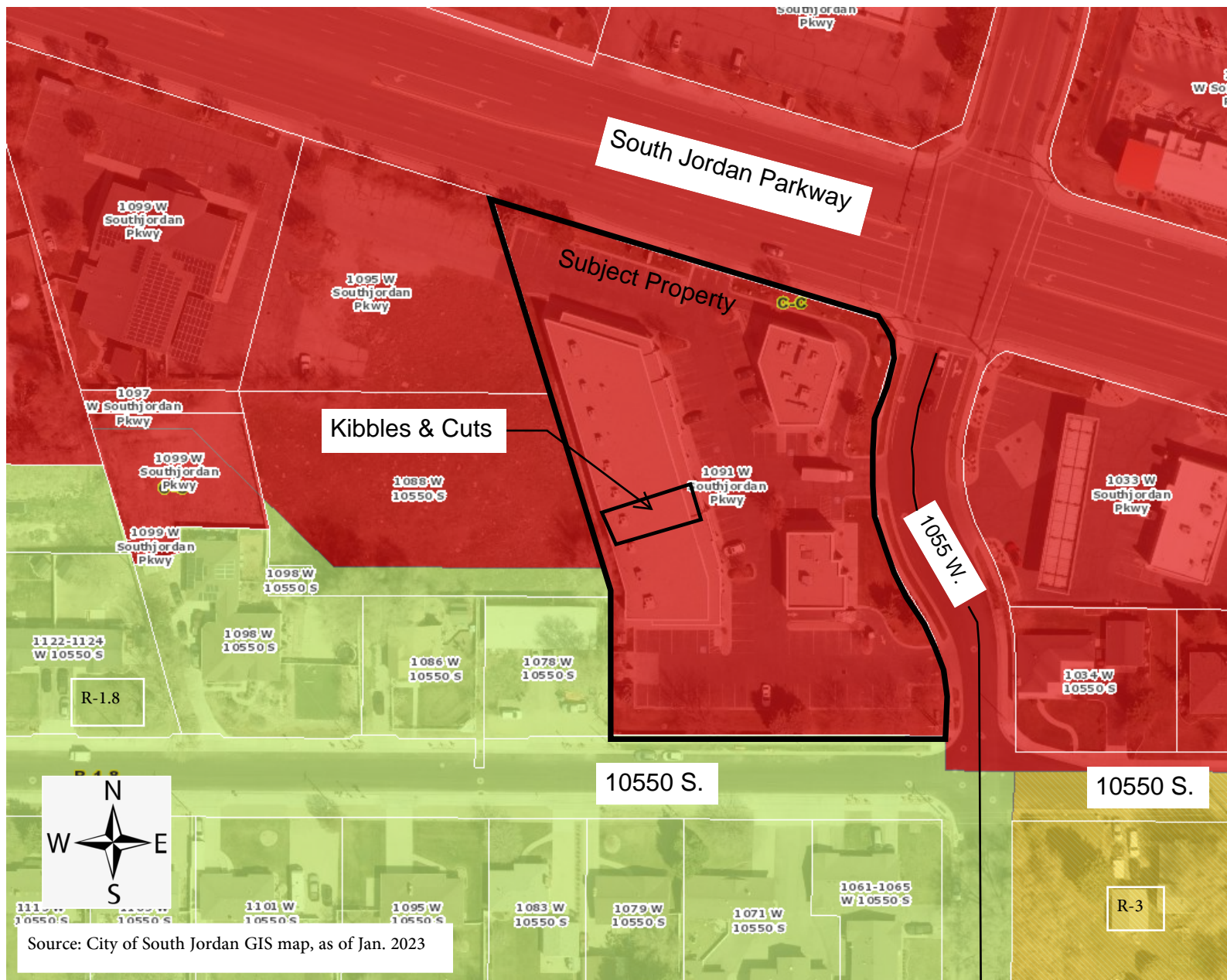


ANDREW MCDONALD, PLANNER I
PLANNING DEPARTMENT

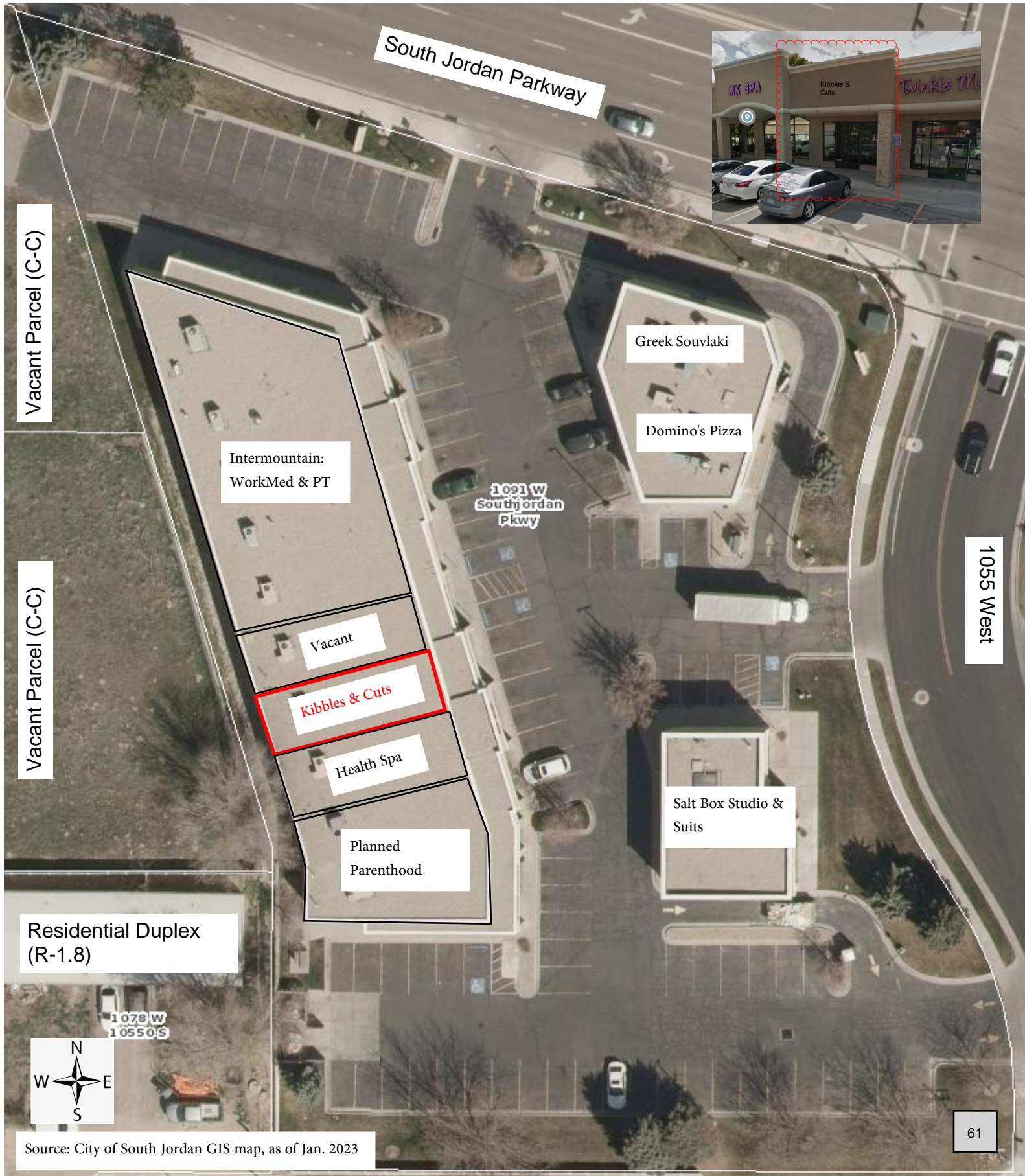
Location Map



Current Zoning Map

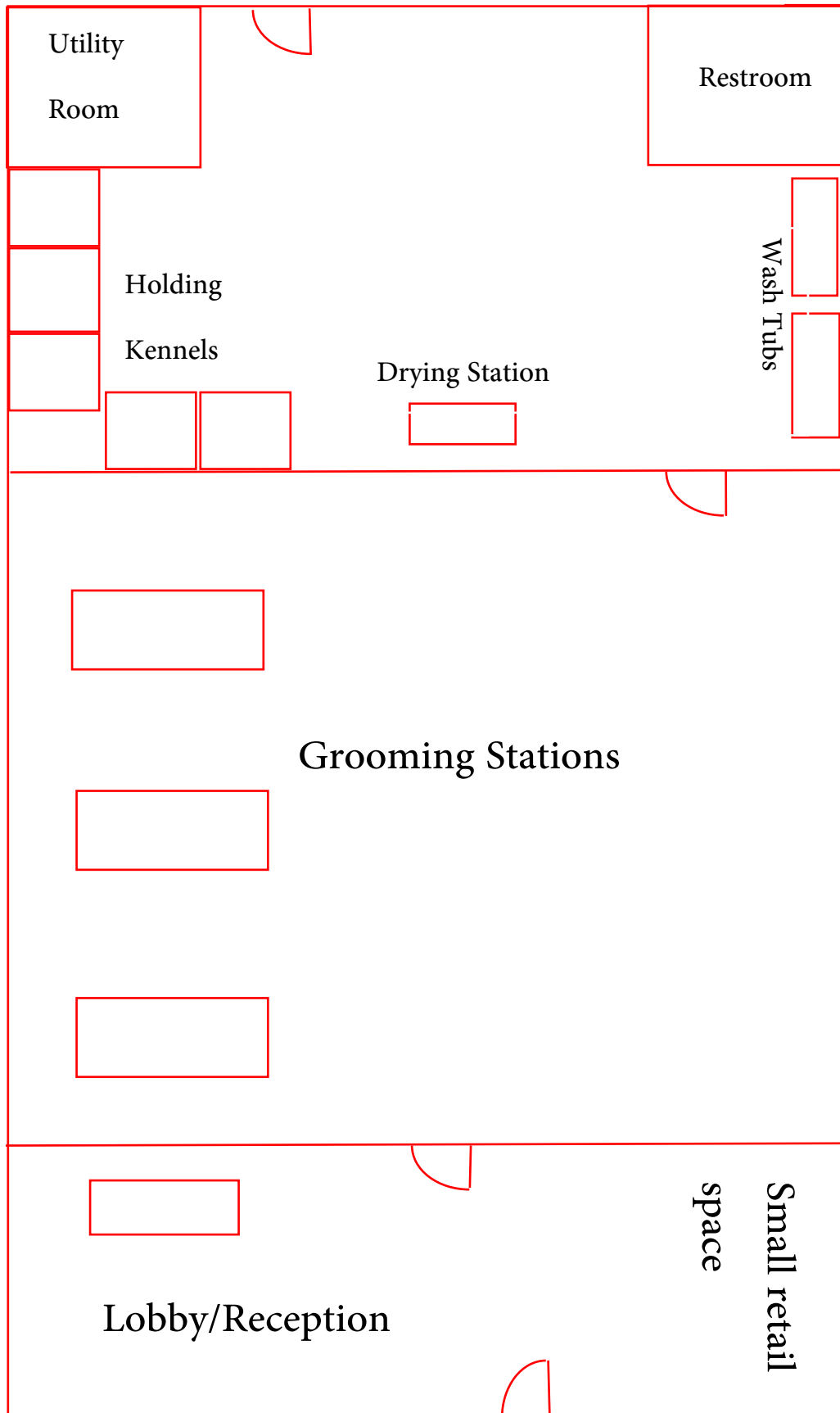


Site Plan



Proposed Floor Plan

Item H.5.



OPERATIONS PLAN
1091 W. South Jordan Pkwy, Suite 250
JHM Premier Corporation DBA Kibbles & Cuts

Date of Commencement of operations: 1/1/2023

Hours: The business is operational Monday through Saturday with hours from 8am to 5pm. We are closed on Sundays

Description of Operation: We are a full service dog and cat grooming and bathing facility. Our staff includes highly trained who each receive independent training at various in and out of state training facilities to perfect their skills and craft. Our services include Full service grooming (which is bathing, drying, full groom haircut to customers desired length and style, nail filing, tooth brushing, moisturizing treatment. We also offer a standard bath and brush for breeds where haircutting or trimming is not applicable. We do not board animals and our average turn around for a full service treatment is usually between 2 and 4 hours. We require proof of applicable vaccinations for every animal on our premise and have independent kenneling systems (with kennel dryers) for each individual animal. We also also express and no kennel services for customers that require it. We sell a small selection of retail supplies (collars, leashes, toys and treats) as well as a select offering of dog foods. We carry all applicable insurances for both our staff, customers and the animals in our custody and care.

Currently there are 2 full time groomers on site. Our services are drop off so aside from customers bringing their animal in or picking them up there are no additional customers on site during normal business hours. Maximum number of people on site at any given moment is approximately 5.

We do not produce any hazardous materials on site. The products we use regularly are detailed below:

Windex
 Bleach (cleaning)
 Chlorahexadine (antiseptic and used to treat gingivitis in dogs)
 Espree (mild dog shampoo, fragrance free)

Our space is designed so each animal in our facility has a personal, safe and independent space. We do not mix animals together and have segregated rooms to prevent animals from escaping the facility. All animals are leashed except while kenneled to ensure their safety.

We take great pride in our work as groomers and are excited to service the residents and animals of South Jordan!

Additional Operation Details

What is the maximum capacity of Cats & Dogs that can be on-site at the same time? How many holding kennels are there in total? And does your proposed operation involve keeping loose or tied in the back part of the building if there are not enough kennels?

Maximum capacity of animals on site at any given time is a direct function of our holding kennel capacity. Right now that is 12 holding kennels and therefore 12 animals on site would be maximum capacity. I can tell you practically speaking having 12 animals on site at the same time may never happen in our operation but the kennel space could technically accommodate that I suppose. A proficient groomer can groom and or bathe 4 to 6 animals per day and those appointments last on average 1-5 hours (part of this is simply allowing the animal to dry after being washed) depending on breed and services performed. Animals are picked up on demand as they are finished. We don't board animals. We never would have animals overnight and we would absolutely never tie up or allow an animal loose anywhere on the premise at any time ever. We have slip leashes for moving from room to room, sectioned off spaces apart from the front exit for grooming and bathing so if an animal did get loose it would be contained in one room without an exit to the outdoors. We use professional tables that require the animal be tied up during grooming and animals are never left unattended on the grooming table. We would never put more than one animal in the same kennel unless they are from the same household and the customer request such.

On average, how many appointments would you say would occur each business day? Expected total number of appointments per day at this point is somewhere between 10 and 15. This would include appointments such as simple nail trimming or teeth brushing which only take about 10 mins and owners don't leave the premise. We also offer just bathing services which would not necessarily be done by the on site groomer but instead a bather employee which is also a quick appointment and owners wait on site. Of course this is just a guess based on historical info from other locations, our busiest store located in Sandy (which is much larger and has more staff) can do up to 30 appointments per day (again many of these are 10 mins long for other misc services). I'm not sure that would ever be possible here.

Would your two full-time groomers each have roughly 4-6 appointments per day?

-Yes, as previously noted most groomers do an average of five dogs a day, time of service is entirely dependent on size and breed of animal and what is being done. It can very often be one or two per day.

Also, in the very rare and unlikely scenario when the scheduled return time of the owner is late near closing or something happens with the owner that puts them out of touch with you; how would something like this be handled? Would you stay open later? Is there a consequence to the owner for this happening like an additional fee charged to the bill? Do you require that someone provide multiple contact numbers as a failsafe?

We keep multiple phone numbers and emails on file if more than one owner handles pickup for the animal. In the rare case of late pick up, employees stay 1 hour after closing. We stop all grooming services 1 hour before close specifically to get things cleaned, sanitized and allow for pick up. If after one hour following close we still have not reached a client for pick up we make a judgment call to have my manager wait with the animal longer or take some other action. In extreme circumstances we would turn the animal over to animal control for safe keeping. There is a \$50 housing fee for dogs not picked up by our closing time. It is important to note this is extremely rare. This has been the case only 2 times in nearly 5 years of operation and thousands of animals serviced. One instance the owner died and the other the owner was hospitalized unexpectedly. Both times staff were able to get a hold of the owner or a relative and were willing to take the animal with the permission of the owners off site until a pick up could be arranged. We've never had to take an animal to shelter or animal control. You can appreciate that these animals are usually treated by owners with the same attention as human children so abandoning a dog you are paying to groom is very very unlikely. We have a grooming agreement that specifies these policies, including proof of immunizations as I already mentioned.

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Commission Meeting Date: 2-14-2023

Issue: CONSIDERATION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ADOPTING THE SOUTH JORDAN STREETScape MASTER PLAN FOR THE CITY OF SOUTH JORDAN

Submitted By: Colby Hill

Agenda Item No.

Staff Recommendation (Motion Ready): Recommend the adoption of Resolution 2023-11 adopting the South Jordan Streetscape Master Plan for the City of South Jordan

BACKGROUND: A streetscape master plan has been prepared by VODA Landscape + Planning and is now ready for adoption by City Council. Prior to adoption of any amendment to the City's General Plan, Utah Code Ann. §10-9a-404 requires the Planning Commission to hold a public hearing on the proposed amendment.

TEAM FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

FINDINGS: The South Jordan Streetscape Master Plan provides a framework for both beautifying the streets in the City's primary corridors and reducing overall maintenance and water resource requirements. The plan includes a review of existing relevant planning documents and describes the plan implementation process which will be used over time as parks strips and medians are incrementally updated.

CONCLUSIONS: The South Jordan Streetscape Master Plan will ensure that a coordinated, master-planned effort is undertaken to plan for beautifying the streetscapes and maintaining the South Jordan identity while reducing maintenance and water consumption.

RECOMMENDATIONS: For reasons outlined in the South Jordan Streetscape Master Plan and staff presentations, staff recommends that the City Council approve Resolution 2023-11, the South Jordan Streetscape Master Plan for the City of South Jordan.

FISCAL IMPACT: As outlined in the Streetscape Master Plan

ALTERNATIVES:

1. Recommend adoption of Resolution 2023-11
2. Recommend not adopting Resolution 2023-11

SUPPORT MATERIALS:

1. Resolution 2023-11
2. South Jordan Streetscape Master Plan, January 2023, by VODA Landscape & Planning

Approved as to Content: _____
Planning Director

Design Review Engineer

RESOLUTION R2023 - 11**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ADOPTING THE SOUTH JORDAN STREETScape MASTER PLAN FOR THE CITY OF SOUTH JORDAN.**

WHEREAS, the City of South Jordan desires to reduce water use and maintenance resources in park strips and medians maintained by South Jordan City, and the City desires to create attractive landscaped park strips along South Jordan's key travel corridors; and

WHEREAS, A Streetscape Master Plan dated January 2023 has been prepared for the City by VODA Landscape + Planning LLC to help the City meet these goals; and

WHEREAS, The City had adopted a General Plan as required by Utah Code Ann. §10-9a-401 to plan for present and future needs of the municipality and to plan for the growth and development of land within the City; and

WHEREAS, The City desires to add the Streetscape Master Plan as an element of the General Plan to assist the City in meeting its water use and streetscape goals; and

WHEREAS, the City Council finds that adopting the Streetscape Master Plan and incorporating it into the City's General Plan will support the best interests of the City and will promote the public health, safety, and welfare of the residents of the City of South Jordan.

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

SECTION 1. Adoption. The document titled South Jordan Streetscape Master Plan prepared by VODA Landscape + Planning LLC, a copy of which is attached, is hereby adopted as the Master Streetscape Plan of the City of South Jordan and shall be included in the City's General Plan.

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

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

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2023 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____

Tamara Zander
Jason McGuire

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

SOUTH JORDAN STREETSCAPE MASTER PLAN

February 2023



SOUTH JORDAN STAFF

Colby Hill, Public Works, Associate Director of Parks

Geoffrey Burlew, Park Strip Supervisor

Greg Schindler, City Planner

Jeremy Nielson, Deputy City Engineer

Jason Rasmussen, Public Works Director

Matt Jarman, GIS Coordinator

Kevin Ball, Urban Forester

Jason Miller, Parks Foreman

GOALS & OBJECTIVES

Goal 1: Reduce water use in park strips and medians maintained by South Jordan City.

Objective 1: Install new low water use, drought tolerant plants in all park strips and medians which are maintained by the city.

Objective 2: Install new, more efficient irrigation systems that can be adjusted to current conditions.

Goal 2: Reduce maintenance resources required for park strips and medians maintained by South Jordan City.

Objective 1: Explore feasibility of transferring park strip maintenance to adjacent property owners where city is not required to maintain the park strip.

Objective 2: Minimize plant and irrigation system maintenance tasks to seasonal and/or annual maintenance requirements.

Objective 3: Eliminate turf grass from all park strips and medians which are maintained by the city.

Goal 3: Create attractive landscaped park strips along South Jordan's key travel corridors.

Objective 1: Use only low-water and low-maintenance plants that will thrive in the city's climate.

Objective 2: Use plants that will beautify and improve the experience and perception of the city.

HOW MUCH WATER DOES XERISCAPE SAVE?

Most agree that effective xeriscape design can reduce anywhere from **50-75%** of water needs over conventional landscapes.



Figure 4.03 - Separate tree and plant irrigation zones

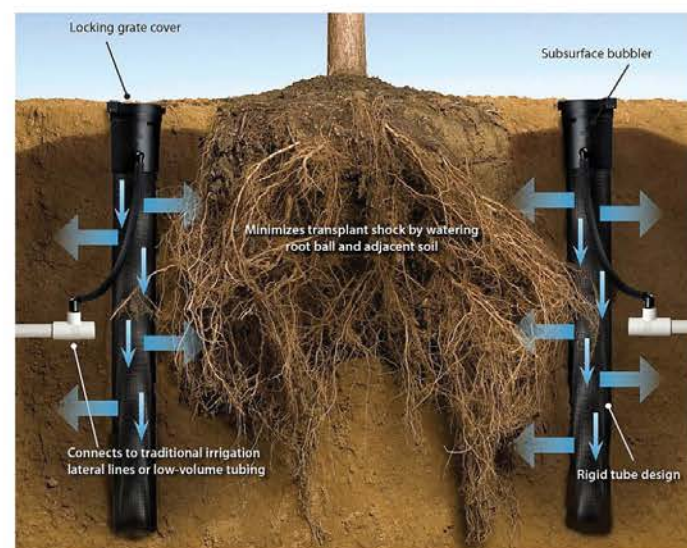


Figure 4.04 - Root watering system diagram

1. Two irrigation zones allow plants and trees to be irrigated independently. This feature is used to customize the amount of water provided for the plants vs the trees. It is useful in establishing new plants and prevents overwatering when the plants and trees have different water demands. It is also useful in drought conditions where trees, the larger investment of time and money, might need to be prioritized over plants.

(a) The **tree irrigation zone** will use a **Root Watering System (RWS)** to provide water directly to the tree's root system and minimizes surface runoff and evaporation loss. The RWS will be supplied by valves and lateral lines separate from the plant irrigation zones. See Figures 4.03 and 4.04

- (i) Each tree shall have a minimum of 2 RWS fixtures evenly spaced around the rootball.
- (ii) Each RWS fixture shall be fitted with a cloth sock around its exterior to prevent fine sediments from penetrating and clogging the canister.
- (iii) Each RWS canister shall be filled with 0.5" gravel to improve top to bottom water dispersion and prevent canister collapse from side pressure.

(b) The **plant irrigation zone** will use a drip emitter system. Individual emitters will be placed at each plant and connected to the plant irrigation zone later lines and valves. See Figure 4.03

2. Smart controllers will be installed on both existing and new irrigation systems. These controllers reduce maintenance time and costs because adjustments to watering schedules can be made remotely. This convenience can help reduce water use and increase plant survival by making real-time adjustments based on changing conditions.

(a) **Rain Bird brand smart controllers** will be installed on all new irrigation systems and retrofitted to existing systems as they are refurbished.

3. Consolidated control systems will minimize the number of controllers and valve boxes. The quantity and location of controllers and valve boxes shall be determined on a project basis with the goal of reducing the number of controllers overall.

Planting Design

Planting design is governed by an algorithm, or decision making structure. Figure 4.05 shows an overview of the process.

The full algorithm and planting design process are described in the next chapter.

STEP 3: SITE PREPARATION

Site preparation includes all site work that needs to be completed before irrigation systems and plants can be installed. This includes the removal or modification of any site features as identified in the site analysis and site design drawings.

DRAFT 12 JANUARY 2023



Figure 4.02 - Park strip refurbishment process

4.2 PROCESS

The park strip refurbishment process has 7 steps:

- 1. Site Analysis
- 2. Site Design
- 3. Site Preparation
- 4. Install Irrigation
- 5. Install Plants
- 6. Establish Plants
- 7. Maintenance

See Figure 4.02

The steps are listed in their chronological order but the duration of each step will vary. Steps 1 and 2 can be completed well in advance of step 3. Some tasks in steps 3, 4, and 5 will overlap and can be performed at the same time. Step 6 should take 1-2 years, and step 7 continues indefinitely.

This process should be used individually for each street corridor/section.

STEP 1: SITE ANALYSIS

The site analysis both records existing conditions and determines which conditions are to be changed and which are to remain. The site analysis shall be documented on site drawings.

Conditions that might be removed include existing turf, pavement, mulch, dead trees, weeds, irrigation systems, etc.

The following principles shall guide the site analysis:

- 1. Always consider the specific goals for the given street/corridor.
- 2. Identify which existing irrigation systems are to be preserved and adapted to the new irrigation scheme.
- 3. Evaluate any of the previously permitted 15'-0" long paved areas and identify which to keep or remove on a case-by-case basis.
- 4. Identify which trees are to remain and where trees need to be added or replaced. Preserve existing trees if they are healthy.
- 5. Identify existing utility poles, lamp posts, street signs, utility vaults, electrical boxes, and other features that will remain in the park strip.

STEP 2: SITE DESIGN

The site design step uses the site analysis drawings to generate site plans. This includes the irrigation system and planting design drawings. The site design should meet the specific goals for the given street/corridor.

The following principles shall guide the site design:

Irrigation Systems

Updated irrigation systems will reduce water use and maintenance while improving plant health. The new irrigation system will have two irrigation zones in each park strip, use smart controllers, and use a consolidated valve box/controller configuration.

Irrigation system plan drawings should be developed on a project basis and meet the following criteria:

DRAFT 12 JANUARY 2023



LARGE TREES VISUAL LIST



Corylus colurna
TURKISH FILBERT

(Z4) Full sun.
Pyramidal, deciduous tree. Broad, semi-glossy bright green leaves, with corky, tan to gray bark may flake to reveal orange-brown inner bark. Tolerant of drought once established.
H 50' W 30'



Gymnocladus dioica 'Espresso'
KENTUCKY COFFEE TREE

(Z4) Full sun. Shade tree, Waterwise
Oval to vase shaped tall deciduous tree with rough, scaly gray-brown bark and large bipinnate compound leaves on arching branches. Bluish green leaves with yellow fall color. Seedless selection. Tolerates heat, drought and cold conditions.
H 50' W 35'



Quercus shumardii
SHUMARD OAK

(Z5) Full sun. Shade tree.
Larger leaves and abundant shade producing abilities. Grows more pyramidal in it's younger stages then it will branch out creating a more vase like look. Shiny dark green leaves can reach 8" long. Late fall color turns the tree a vibrant red.
H 40-60' W 30-60'



Tilia tomentosa
SILVER LINDEN

(Z4) Full sun, shade tree, street tree, fall color.
A broadly pyramidal tree. Glossy leaves have dark green tops and are silvery-white underneath. The early summer blooms are fragrant. Tolerant of heat, drought and urban conditions. Green/Yellow fall foliage.
H 60' W 30'



Ulmus x 'Morton' Accolade'

(Z4) Full sun, shade tree, street tree, fall color.
Vase shaped tree with dense, dark green foliage.
H 50' W 30'



SMALL TREES VISUAL LIST



Acer ginnala 'Flame'
FLAME AMUR MAPLE

(Z2) A small rounded tree or large shrub. Green summer foliage turns bright red in the fall. Flowers are very fragrant, appearing in the early spring. Adapts well to a wide range of soils. Grown in a tree or multi-stem form.
Height 20' Spread 20'



Malus 'Spring Snow'
SPRING SNOW CRABAPPLE

(Z4) Full sun.
Profuse white flowers in spring are followed by medium green foliage. Yellow fall color. Fruitless.
H 25' W 22'



Syringa reticulata
JAPANESE TREE LILAC

(Z3) Full sun, waterwise, deer resistant, high elevation.
Small tree with stiff spreading branches developing an oval-rounded to vase shaped crown. Large showy creamy white flowers turn to winter light tan to brown clusters of capsules.
H 20-25' W 15-25'



Zelkova serrata 'Wireless®'
WIRELESS ZELKOVA

(Z5) Full sun, water-wise.
Broadly spreading vase is medium green foliage turns red in fall. Excellent choice for planting under utility lines.
H 24' W 36'

MEDIUM TREES VISUAL LIST



Carpinus betulus 'Fastigiata'
COLUMNAR HORNBEAM

(Z4) Full sun to part shade. Deciduous. Columnar. Low maintenance. Yellow fall color.
This deciduous, upright symmetrical specimen. The foliage is bright green and dense during the summer, and turns yellow in the fall. Great for a tall screen, hedge, or street tree.
H 30-40' W 20-30'



Celtis occidentalis
COMMON HACKBERRY

(Z2) Full sun. Shade tree. Drought tolerant. Low maintenance.
A broad tree with ascending branches, arching with age. Fall color is yellow. Elm-like foliage; upright arching branches. Thick, knobby bark. Tolerates urban air pollution. Good for parking islands.
H 40-50' W 30-40'



Gleditsia triacanthos var. *inermis*
HONEYLOCUST

(Z3) Full sun.
Deciduous, upright tree with a spreading crown and ascending branches. Compound foliage is dark green, turning to yellow in the fall. Great shade tree for filtered shade requirements. Very salt tolerant.
H 45' W 35'



Koelreuteria paniculata
GOLDEN RAIN TREE

(Z5) Full sun. Street tree. Waterwise. Attracts pollinators.
A dense, rounded tree with a spreading habit. Bright yellow flowers in mid-summer are followed by interesting papery seed capsules. Compound foliage is green, then turns to a golden-orange color in the fall.
H 25' W 25'



SMALL PLANTS VISUAL LIST



Delosperma cooperi
HARDY ICE PLANT

(Z5-9)
Medium to dark green leaves form a low, dense carpet of soft, fleshy foliage, covered with neon, pinkish purple daisy-like flowers from summer to fall. Great for rock gardens.
H 3-6" W 12-36"



Leucanthemum x superbum 'Snow Lady'
SNOW LADY SHASTA DAISY

(Z4) Full sun, deer resistant.
A compact, dwarf form of Shasta Daisy. An ideal choice for the front of any border where a long season of bloom is desired.
H 12" W 12"



Leucanthemum superbum 'PP23181'
BANANA CREAM SHASTA DAISY

(Z5) Full Sun. Perennial.
This shasta daisy's flowers are 4-5" when they open in the summer. Flowers are lemon yellow at time of opening, and become light butter yellow, then creamy white as they mature. An extra row of ray petals gives the flowers a fuller appearance than single-ray varieties. These are award winning as cut flowers, as they last 2-3 weeks once cut.
H 15-18" W 18-24"



Sphaeralcea munroana
MUNRO'S GLOBEMALLOW

(Z4) Full Sun. Waterwise, Native, Summer Blooming
This Globemallow brings a blast of bright orange to the mid-summer garden. A xeric perennial native to the Great Basin of the Western US, this rugged plant thrives in the most challenging hot, sunny dry garden conditions. Drought resistant/drought tolerant plant
H 3.5' W 2'



Schizachyrium scoparium 'Blaze'
BLAZE LITTLE BLUESTEM GRASS

(Z4) Full Sun. Deer Resistant. Drought tolerant.
'Blaze' is a selection of Little Bluestem grass grown for its exceptional fall color. A tall upright warm season grass. 'Blaze' mixes in nicely with flowering perennials and its grass blades turn deep red in the fall maturing to a pink winter color.



Mirabilis multiflora
WILD FOUR O'CLOCK

(Z4) Full Sun to part shade. Deer & rabbit resistant.
Wild Four O'clock is a magnificent native wildflower that blooms all summer with magenta-pink flowers that open in the afternoon. A perennial with huge, deep roots, it needs no extra water once established. Spreads widely.
H 1.5' W 4-6'



Potentilla fruticosa
SHRUBBY CINQUEFOIL

(Z2) Full sun, waterwise, deer resistant.
Small fine-textured deciduous flowering shrub. Blooms late spring through fall. White, yellow, pink, orange, and red flowering varieties.
H 1-4' W 2-4'



Mahonia aquifolium 'compacta'
DWARF OREGON GRAPE

(Z4) Part shade, and water-wise.
Compact broadleaved evergreen. Holly-like glossy dark green leaves turn red to bronze in the winter. Clusters of bright yellow flowers bloom in the spring followed by blue to black berries. Tolerates drought best in the shade.
H 2-3' W 3-4'



Mahonia repens
CREEPING OREGON GRAPE

(Z2) Full sun to full shade, deer and rabbit resistant, attracts butterflies, native. Utah native.
Small broadleaf evergreen. Multi-colored holly-like leaves turn reddish-purple in fall. Yellow blooms in late spring. Winter interest.
H 12-36" W 36-60"



Rhus aromatica 'Gro-Low'
GROW LOW SUMAC

(Z3) Full sun to part shade, water-wise, deer and rabbit resistant.
Compact habit with glossy green leaves. Excellent for erosion control. Small yellow flowers followed by red berries. Scarlet-orange fall color.
H 2-3' W 6-8'

Plant Selection Criteria

- 1. Low water*
- 2. Simple/annual maintenance*
- 3. Wide spread/lush look*
- 4. Salt tolerance*



5.0 PLANTING DESIGN PROCESS

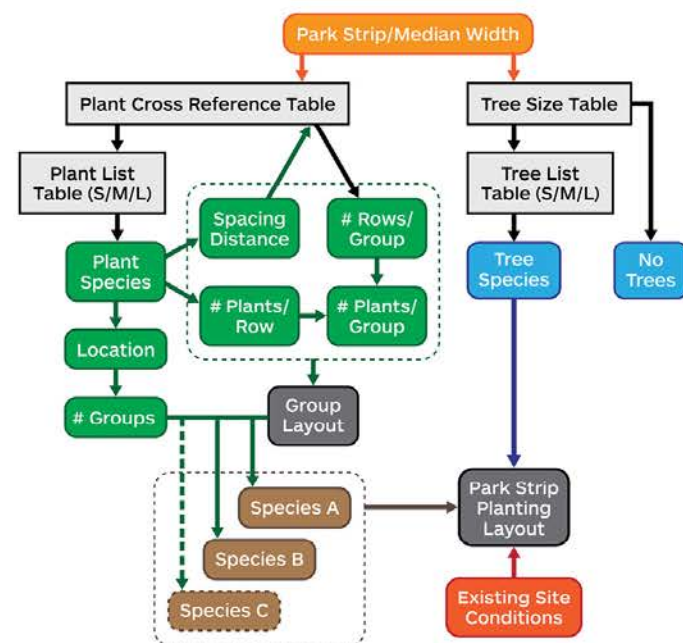


Figure 5.01 - Planting design process flow chart

The planting design process is a tool to enable South Jordan City personnel the flexibility to design their own streetscape planting plans that are customized to the goals for each street/corridor. The species selection and planting layouts generated by the algorithm will develop a planted streetscape that maximizes plant health and resource efficiency.

The planting layouts are designed to achieve 50% coverage of the planted areas at plant maturity. This coverage is concentrated along the center line of the park strips and medians, leaving the side edges less covered. This creates a longer linear layout that accentuates the length of the ornamental planting as it is experienced by people in passing cars.

See Figure 5.01 for a flow chart of the planting design process.

5.1 PLANTING LAYOUT DESIGN

ALGORITHM

The planting layout design process is governed by a simple **algorithm that uses tables and a worksheet**. An example diagram for how to use the algorithm is shown in Appendix C.


Inputs

The algorithm process has **three inputs**: the street, site type, and planted area width. These inputs are written on the top of each worksheet.

1. The **Street** indicates the section of a street to which the planting layout of the given worksheet is applied. The length of this section is used to determine the number of planting modules.
2. **Site type** is either a park strip or median. The presence of overhead power lines is indicated in the site type.
3. **Planted area width** refers to the planted areas in both park strips and medians. It is defined as the actual width of the soil area (measured perpendicular to the street) and does not include the width of any adjacent curbs, gutters, or pavement.
 - (a) The planted area width of 9'-0" for medians is used in reference to South Jordan Engineering Standards Drawing S-1 where the standard 14'-0" median has a planted area width of 9'-0".
 - (b) **Park strip and median widths will vary.** Common widths are included in the tables. When a planted area width is between two listed widths, use the smaller width.

Park Strip Planting Design Algorithm Worksheet

16-Jan-2023 DBMT



Street _____

From _____ **to** _____ **Linear Feet** _____

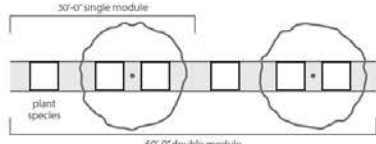
1 Site Type: park strip / median

2 Overhead Power Lines: Y / N

3 Planted Area Width: _____

4 Planting Module Size: single / double

5 Number of Modules: _____



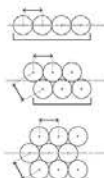
30'-0" single module

60'-0" double module

plant species

Notes:

- 1) Adjust tree spacing to onsite conditions: existing trees, utility structures, driveways, etc.
- 2) Where no tree is required, combine both "under tree" plant groups into one group



1, 2, and 3 row group layouts

Tree

6 Tree List: S / M / L / none

7 Tree Species: _____

Plants

Plant Species A

8 Plant List: S / M / L

9 Plant Species: _____

10 Spacing: _____

11 Rows/Group: _____

12 Plants/Row: _____

13 Location: under tree / between trees

Plant Species B

14 Plant List: S / M / L

15 Plant Species: _____

16 Spacing: _____

17 Rows/Group: _____

18 Plants/Row: _____

19 Location: under tree / between trees

Plant Species C

20 Plant List: S / M / L

21 Plant Species: _____

22 Spacing: _____

23 Rows/Group: _____

24 Plants/Row: _____

25 Location: under tree / between trees

30'-0" single module

60'-0" double module

18

The **output** of the algorithm is a **worksheet** that identifies the species, quantity, and location of each plant and tree for one planting module. See Figure 5.02

The configuration of tree and plant locations within the park strip or median is organized into planting modules. Each module consists of plant groups and tree(s).

Each worksheet describes one **planting module**. A planting module is the plant layout unit that is repeated along both sides of a street. This repetition unifies the character of the street and reinforces the consistent identity of a corridor.

Planting modules are based on tree spacing and two module sizes are possible. See Figure 5.03

1. **Single modules** are 30'-0" long with 1 tree and 3 groups of 2 plant species.
2. **Double modules** are 60'-0" long with 2 trees and 6 groups of 3 plant species.

Single modules are better suited to shorter sections of streetscape and street frontages that are frequently interrupted by driveways or other non-planted uses of the park strip. Double modules are better suited to longer sections of streetscape and less interrupted street frontages.

indicated on the worksheet. This can be roughly calculated based on linear feet of the street but a finer calculation that includes park strip interruptions, like driveways, will need to be made.

Each plant group within a module contains a single plant species. The species, size, and location of each plant group is determined by the planting design algorithm.

The steps of the algorithm are designed to provide the information to fill in the planting design worksheet.

Street name, range, and linear footage

1. Site type
2. Overhead power lines (Y or N)
3. Planted area width
4. Planting module size
5. Number of planting modules

Step 1: Tree List Selection

Tree list selection begins with Table 5.01 - Tree List by Planted Area Width. Using the planted area width,

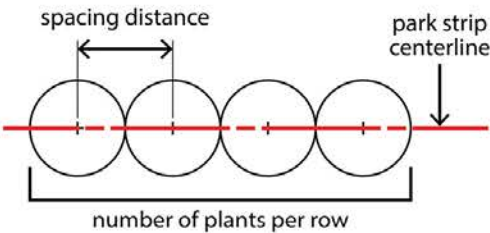


Figure 5.04 - One row plant group layout

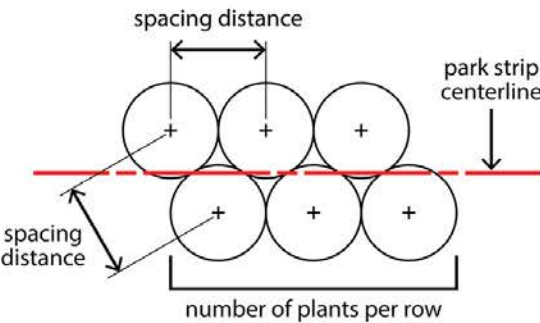


Figure 5.05 - Two row plant group layout

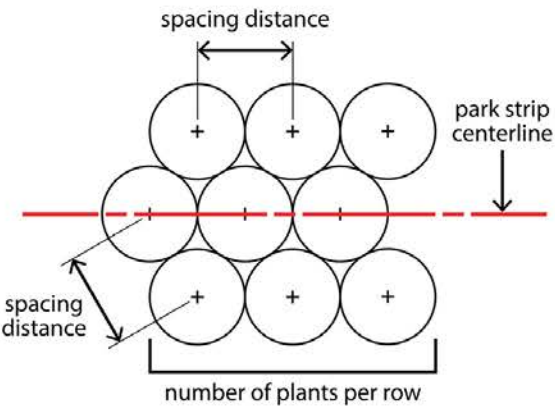


Figure 5.06 - Three row plant group layout

determine which tree list to use. Tree lists are found in Tables 5.03, 5.04, and 5.05

For all planted areas with overhead power lines, and all medians, use the small trees list. Park strips that are less than 4'-0" wide shall not include any trees.

Circle the tree list or no trees option in line 6 on the worksheet.

Step 2: Tree Species Selection

Using the tree list identified in step 1, select one tree species. Choose a species that will help define the character of the given street. Write this tree species on line 7 of the worksheet.

Note: Tree species selection can be made or adjusted alongside plant species selection in order to achieve a coordinated aesthetic.

PLANT SPECIES SELECTION

Single planting modules require 2 plant species. Double planting modules require 3 plant species. Repeat the plant species selection steps for each species in the planting module.

Step 1: Plant List Selection

Plant list selection begins with Table 5.02 - Plant Cross Reference by Planted Area Width. This table contains 3 variables for each plant species and needs to be cross referenced with each selected plant list table to fill in the worksheet. Plant lists are found in Tables 5.06, 5.07, and 5.08

Using the planted area width, determine which plant list Table(s) to use:

- A. Locate the column with the correct planted area width.
- B. In cells where the Number of Rows per Plant Group has a numeric value, the corresponding plant list Table(s) in the far left column may be used in the planting module.

Note: Plant list(s) corresponding to cells with an n/a value shall not be used.

Circle the plant list on line 8 in the worksheet.

Step 2: Plant Species Selection

This step requires multiple cross references between Table 5.02 and the plant list table for each species.

- A. Using the plant list Table(s) identified in step 1, select 1 plant species. Identify the plant spacing for that species and cross reference that spacing value back to the plant spacing value in Table 5.02. Only use plant species that correspond to the spacing values in both the plant species table and Table 5.02. Write the plant species name on line 9 of the worksheet.
- B. Write the plant spacing value on line 10.
- C. From Table 5.02, write the number of rows per group on line 11.
- D. From the selected plant list table, write the number of plants per row on line 12.

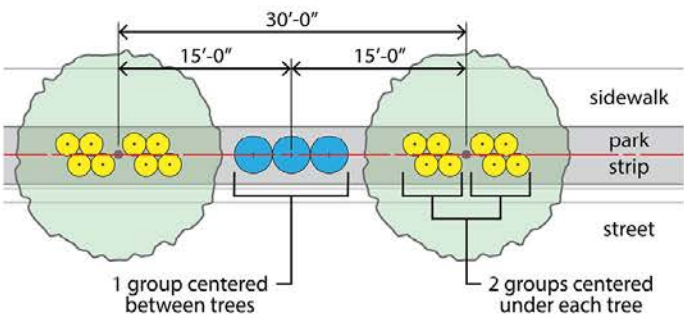


Figure 5.07 - Plant group locations

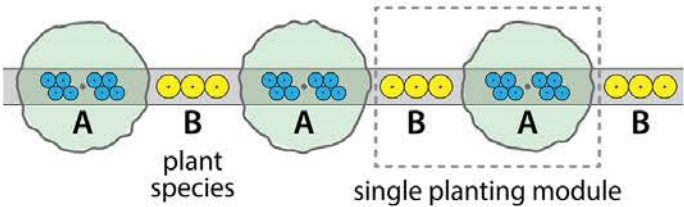


Figure 5.08 - Single planting module has 2 plant species

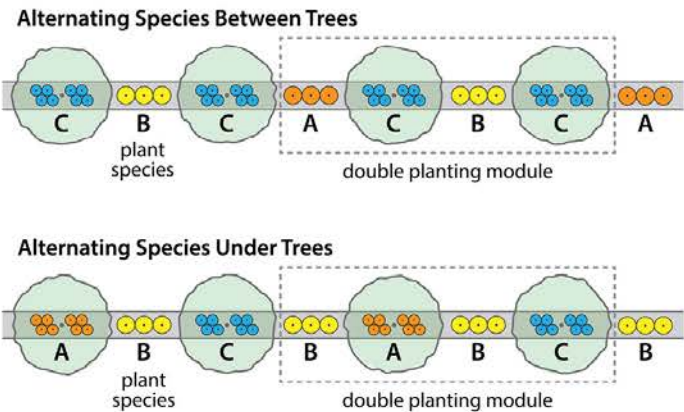


Figure 5.09 - Double planting modules have 3 plant species and 2 alternating species layout options

E. From the selected plant list table, circle the location for the plant species group on line 13. Make sure that the selected location matches each species.

Once each plant species is selected, fill in the boxes in the planting module diagram with the letter of each species.

Double modules will have alternating species. There are two options for alternating species layouts in double modules. See Figure 5.09

5.3 PLANTING DESIGN WORKSHEET

When the planting design worksheet is complete it is combined with the site analysis information to create the planting plan. This will take into account all existing structures in the planting area of each park strip or median. The final number of modules is used to calculate the number of each plant and tree species needed for the given street/corridor length.

The planting design algorithm process can be repeated in order to change plant species, module size, etc. A new worksheet will be prepared each time the process is updated.

5.4 PLANTING DESIGN TABLES, LISTS, AND EXAMPLES

The remainder of this section includes all of the tables for completing the planting design algorithm. Visual plant lists are included and examples of how different park strip and medians can look after the new landscaping is installed.



Figure 5.15 - Refurbished park strip example: 4'-0" planting width



Figure 5.16 - Refurbished park strip example: 5'-0" planting width



Figure 5.17 - Refurbished park strip example: 8'-0" planting width



Figure 5.18 - Refurbished median example: 9'-0" planting width of standard 14'-0" median



6.0 PRIORITIZATION

A prioritization of corridors and key streetscape updates is necessary to give guidance to future investments in city infrastructure. The intent of a phased approach is to work through a pilot project using this streetscape update process and refine the process before larger projects are tackled.

At each phase of the project, city staff should reach out to property owners along the corridor and determine which segments of the parkstrip project should be turned over to private maintenance once the updates are complete.

6.1 CORRIDOR PRIORITIZATION

During development of this master plan, it was determined that highly visible corridors in South Jordan would be a higher priority than other corridors.

The map on the following page outlines first, second, and third priority corridors. Some of these corridors are quite lengthy, and should be split into smaller, phased projects within themselves:

1. First Priority Corridors

- (a) 10600 South
- (b) 11400 South
- (c) 1300 West
- (d) 2700 West (north segment) as pilot project

2. Second Priority Corridors

- (a) 4800 West
- (b) 10200 South
- (c) 2200 West

3. Third Priority Corridors

- (a) Redwood Road (coordinate with Google Fiber updates)
- (b) 10000/Shields Lane
- (c) 2700 West (south segment)
- (d) 3200 West
- (e) 4000 West

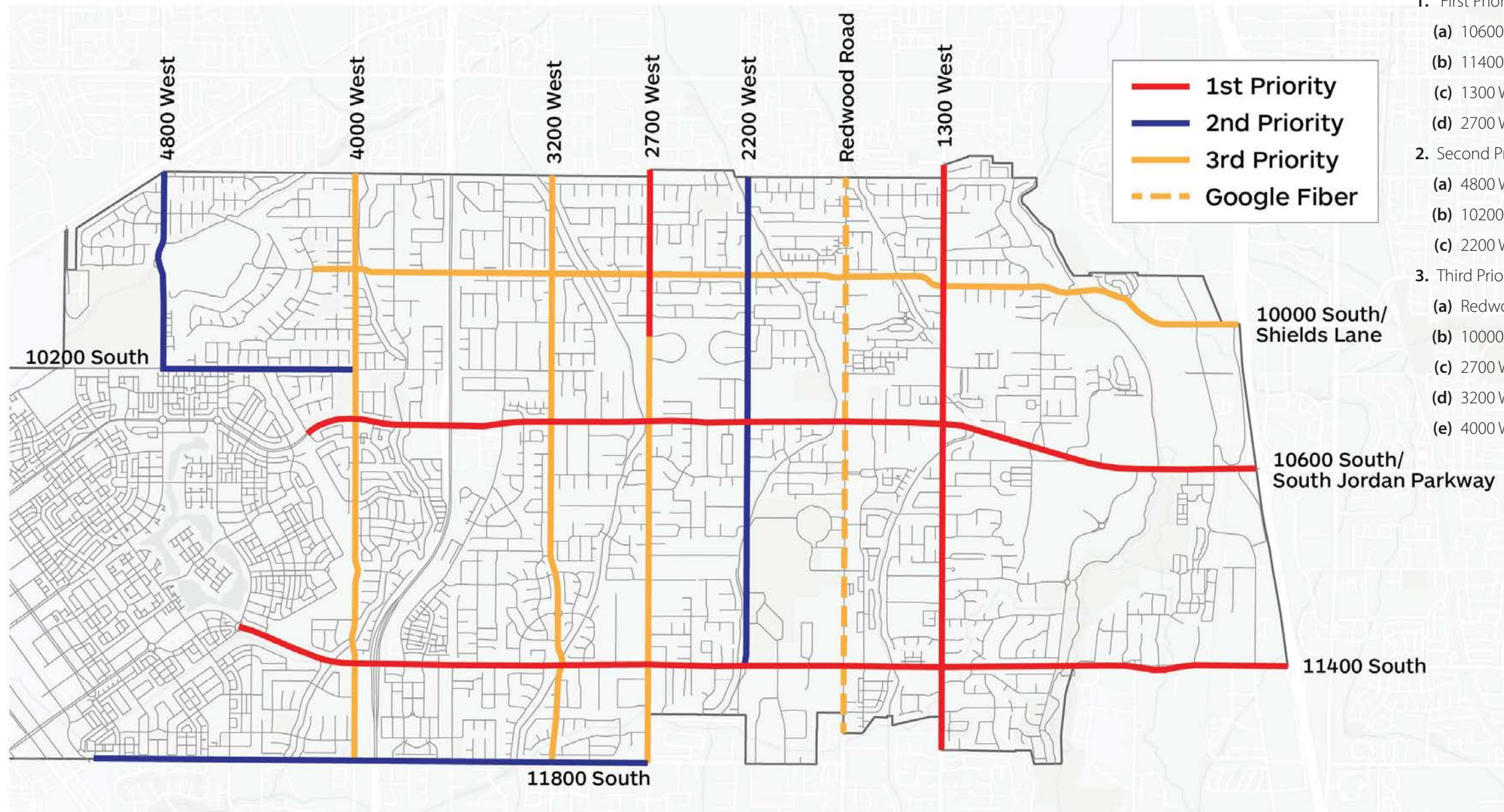


Figure 6.01 - Corridor prioritization map for updates to landscaped park strips currently maintained by South Jordan City

6.1 CORRIDOR PRIORITIZATION

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 - (b) 10200 South
 - (c) 2200 West
3. Third Priority Corridors
 - (a) Redwood Road (coordinate with Google Fiber updates)
 - (b) 10000/Shields Lane
 - (c) 2700 West (south segment)
 - (d) 3200 West
 - (e) 4000 West



3.0 MAINTENANCE RESPONSIBILITY

The city currently maintains park strips and medians that should be maintained by another entity. One way to reduce use of the city's maintenance resources is to transfer maintenance activities to the responsible party. This plan investigates the feasibility of turning over maintenance to private property owners for specific park strips.

3.1 IDENTIFY CURRENT PARK STRIP & MEDIAN MAINTENANCE

The city's GIS database includes park strip and median shape files and a maintenance attribute for each shape. It is assumed that this data is accurate.

GIS data on all park strip and medians was obtained from the city and analyzed to identify a superset of park strips and medians that the city is currently maintaining or should be maintaining. This superset consists of all park strip and median shapes with maintenance attribute values of "SJC" and "unknown." No other maintenance attribute values were included in the superset.

3.2 DETERMINE MAINTENANCE RESPONSIBILITY

Several criteria were applied to the superset in order to differentiate between park strips and medians that are to be maintained by the city and those that are not.

MAINTENANCE CRITERIA

City Code

Two portions of the city code define park strip and median maintenance responsibilities. The city code language is paraphrased here.

1. 12.04.090: Maintenance of Park Strips

Park strip planting and maintenance is the responsibility of the abutting property owner.

2. 16.04.190 E.4: Landscaping and Maintenance

- (a) The city will assume maintenance responsibility for park strips that meet all of the following criteria:
 - (i) have fully installed landscaping
 - (ii) have 100% release of the improvement guarantee for the installed landscaping
 - (iii) have required fencing installed
 - (iv) are along rear or side property lines which are along a collector or arterial street

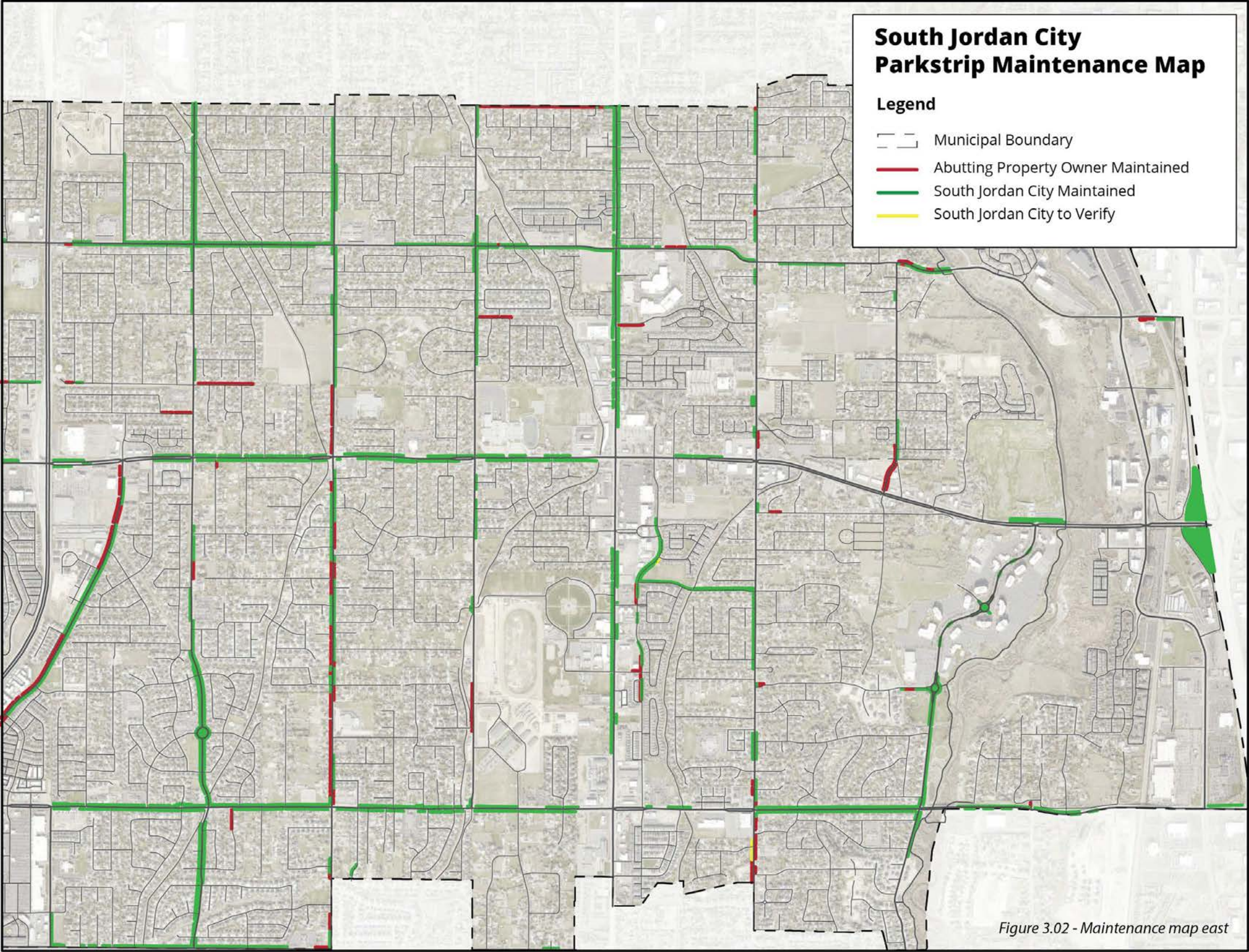


Figure 3.02 - Maintenance map east

DRAFT 12 JANUARY 2023

Discussion with City Council, 17 Jan 2023

- 1. General xeriscape approach/benefits*
- 2. Coordination with City Departments*
- 3. Coordination/prioritization of corridors with UDOT road project schedule*
- 4. Communications with public about xeriscape/water conservation*

Thank you