CITY OF SOUTH JORDAN PLANNING COMMISSION MEETING AGENDA

CITY COUNCIL CHAMBERS TUESDAY, APRIL 09, 2024 at 6:30 PM



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, April 9, 2024, 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 April 9, 2024 at 6:30 p.m.

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

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

- A. WELCOME AND ROLL CALL Commission Chair Michele Hollist
- B. MOTION TO APPROVE AGENDA
- C. APPROVAL OF THE MINUTES
 - C.1. March 26, 2024 Planning Commission Meeting Minutes
- D. STAFF BUSINESS
- E. COMMENTS FROM PLANNING COMMISSION MEMBERS
- F. SUMMARY ACTION
- G. ACTION

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. THE MIX AT SOUTH JORDAN SUBDIVISION SITE PLAN

Address: 11147 S. Redwood Rd. File No: PLSPR202300200

Applicant: Justin Jones, Civil Science

H.2. DOLLAR TREE SITE PLAN APPLICATION

Address: 10494 S River Heights Dr

File No: PLSPR202300203 Applicant: Lance Ridges

H.3. CONDITIONAL USE PERMIT FOR NEW HOT YOGA STUDIO

Address: 10975 S. Sterling View Dr #100

File No: PLCUP202400047 Applicant: Severyn Jack Hughes

I. LEGISLATIVE PUBLIC HEARINGS

I.1. TAMMY LOERSTCHER/CHARLES BOUCK REZONE FROM A-5 TO R-2.5

Address: 905 W 10400 S File No: PLZBA202400042

Applicant: Charles Couch/Tammy Loerstcher

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 4th day of April, 2024. Cindy Valdez South Jordan City Deputy Recorder

CITY OF SOUTH JORDAN ELECTRONIC PLANNING COMMISSION MEETING COUNCIL CHAMBERS March 26, 2024

Present: Commissioner Steven Catmull, Commissioner Ray Wimmer, Commissioner Sam

Bishop, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, GIS Coordinator Matt Jarman, IT Director Jon Day, Planner Andrew McDonald, Meeting Transcriptionist Diana Baun

Others: Kathie

Absent: Chair Michele Hollist, Commissioner Laurel Bevans

<u>6:33 P.M.</u> REGULAR MEETING

A. WELCOME AND ROLL CALL – Commissioner Nathan Gedge

Commissioner Gedge welcomed everyone to the Electronic Planning Commission Meeting.

B. MOTION TO APPROVE AGENDA

Commissioner Gedge motioned to amend tonight's agenda as published. Commissioner Wimmer seconded the motion; vote was 4-0, unanimous in favor. Chair Hollist and Commissioner Bevans were absent from the vote.

C. APPROVAL OF THE MINUTES

C.1. March 12, 2024 - Planning Commission Meeting Minutes

Commissioner Wimmer motioned to approve the March 12, 2024 Planning Commission Meeting Minutes as published. Commissioner Bishop seconded the motion; vote was 3-0, unanimous in favor with Commissioner Gedge abstaining from the vote. Chair Hollist and Commissioner Bevans were absent from the vote.

D. STAFF BUSINESS - None

E. COMMENTS FROM PLANNING COMMISSION MEMBERS - None

Commissioner Sam Bishop gave a brief review of the March 19, 2024 City Council Meetings.

F. SUMMARY ACTION – *None*

G. ACTION – None

H. ADMINISTRATIVE PUBLIC HEARINGS - None

H.1. CONDITIONAL USE PERMIT FOR THE ARCHITECTURAL STANDARDS OF ACCESSORY BUILDINGS IN THE R-1.8 ZONE

Address: 2269 W Bonanza Cir File No.: PLCUP202400026 Applicant: David King

Planner Andrew McDonald reviewed background information from the Staff Report.

Commissioner Steve Catmull sent an email to staff with a few questions that were answered prior to the meeting (Attachment A).

Commissioner Nathan Gedge opened the public hearing for comments; there were no comments and the hearing was closed.

Commissioner Catmull motioned to approve File No. PLCUP202400026, Conditional Use Permit for the Architectural Standards of Accessory Buildings in the R-1.8 Zone. Commissioner Gedge seconded the motion.

Roll Call Vote

Yes – Commissioner Catmull

Yes – Commissioner Gedge

Yes – Commissioner Bishop

Yes – Commissioner Wimmer

Absent – Commissioner Bevans

Absent – Chair Hollist

Motion passes 4-0, unanimous in favor; Chair Hollist and Commissioner Bevans were absent from the vote.

I. LEGISLATIVE PUBLIC HEARINGS - None

J. OTHER BUSINESS

J.1. Discussion regarding proposed amendment to Accessory Dwelling Floating Zone

South Jordan City Planning Commission Meeting March 26, 2024

City Planner Greg Schindler reviewed the Draft Amendment to the Accessory Dwelling Floating Zone as contained in the published supplemental meeting attachments.

Staff and Commissioners discussed the draft contents and staff was able to answer all questions regarding the document. Staff agreed to provide Chair Hollist and Commissioner Bevans with copies of the draft document as published in tonight's meeting packet for them to review.

ADJOURNMENT

Commissioner Catmull motioned to adjourn the March 26, 2024 Planning Commission Meeting. Commissioner Bishop seconded the motion; vote was 4-0, unanimous in favor. Chair Hollist and Commissioner Bevans were absent from the vote.

The March 26, 2024 Planning Commission Meeting adjourned at 7:07 p.m.

Meeting Date: 04/09/2024

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Issue: THE MIX AT SOUTH JORDAN SUBDIVISION

SITE PLAN

Address: 11147 S. Redwood Rd. **File No: PLSPR202300200**

Applicant: Justin Jones, Civil Science

Submitted by: Damir Drozdek, Planner III

Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Mix at South Jordan Site Plan, File No. PLSPR202300200 allowing for construction of two commercial buildings and 21 townhome units.

ACREAGE: Approximately 2.6 acres

CURRENT ZONE: R-M (PD) (Residential – Multiple, Planned

Development)

CURRENT USE:
Unimproved land
FUTURE LAND USE PLAN:
MU (Mixed Use)

NEIGHBORING ZONES/USES: North – MU-V / Single-family homes and

townhomes

South – P-O / Stillwater Academy boarding

school

West – A-5 and R-1.8 / Redwood Rd.

East – R-2.5 and R-5 / Unimproved land and

Beckstead Ln.

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 this chapter and the requirements of the individual zone in which a development is proposed. All provisions of this title, title 17 of this Code, and other City requirements shall be met in preparing site plan applications and in designing and constructing the development. Building permits may not be obtained nor shall any site work be performed prior to site plan approval.

(City Code § 16.24.020.A)

BACKGROUND:

The applicant is requesting the Planning Commission approve a site plan application for the Mix at South Jordan project. This is a mixed-use project consisting of two commercial flex space buildings, which will front Redwood Road, while 21 townhome units will occupy the remainder of the site.

The project will have two access points, one off Redwood Road and the other off Beckstead Ln. The roads within the project will range from 22 feet to 34 feet wide and will be privately owned and maintained. Street lights will be installed in the roads to meet the City's spacing standards, and will also be privately owned and maintained.

A new six-foot-wide sidewalk and five-foot-wide parkstrip will be installed along Beckstead Ln. Currently there are no public improvements beyond the curb and gutter at this location. A new 12-foot-wide parkstrip and eight-foot-wide sidewalk will replace the existing sidewalk and parkstrip on Redwood Road to meet City's current standards.

Other public improvements include installation of a couple of fire hydrants and valves for fire sprinklers (PIV). There will be one water meter for irrigation across the site. Each townhome unit will have its own culinary water meter. There are two existing water meters on Redwood Road that will be used to meter water usage in the two commercial buildings.

Storm water will be collected and detained in two underground storage chambers before the water is released into the public drainage system in Beckstead Ln. The storm water system will be privately owned.

Other private improvements include fencing and landscaping. A new six-foot-tall decorative fence will be installed along the south boundary and around the vacant lot to the southeast of the project. In addition, new fencing will be installed between the two commercial buildings and residential units. There is an existing decorative masonry wall along the north boundary that will remain. Landscaping will consist of various trees, shrubs and grasses planted around the site. The only place in the project to have turf will be the active recreational space area. Everything else will have rock mulch for ground cover.

As for the amenities, there will be a tot lot with play structure, a couple of picnic tables and an active recreation open space.

The two commercial buildings will have two internal units each. Each unit will have approximately 1,600 sq. ft. of space. Both buildings will be 31 feet high at their roof peak. The exterior building finishes will include thin veneer masonry cladding, E.I.F.S. stone and brick veneer system, and aluminum storefront system. The townhome product will be 35 feet tall at its roof peak as required by the development agreement and City Code. The exterior building finishes for the townhome product will include fiber cement siding, stucco and brick veneer.

All townhome units will have three bedrooms and two car garages. Each townhome unit will have enough space to provide two additional parking spaces in front of each garage. A parking

lot between the two commercial buildings will be shared with residential uses when those businesses are not operational (outside of their respective work hours).

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The project is located in the R-M (PD) Zone. It meets the Planning and Zoning, as well as the Subdivision and Development Code requirements of the Municipal Code. It also meets the development agreement terms and provisions.
- The City Council approved a land use amendment and a zone change at the City Council meeting on August 15, 2023, and then executed the development agreement the same day. The agreement was recorded at the Salt Lake County Recorder's office on August 22, 2023.
- Architectural Review Committee (ARC) reviewed the project and unanimously recommended it for approval on February 14, 2024.

Conclusion:

• The proposed site plan meets the City Code requirements and development agreement terms and conditions and as such should be approved.

Recommendation:

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

ALTERNATIVES:

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

SUPPORT MATERIALS:

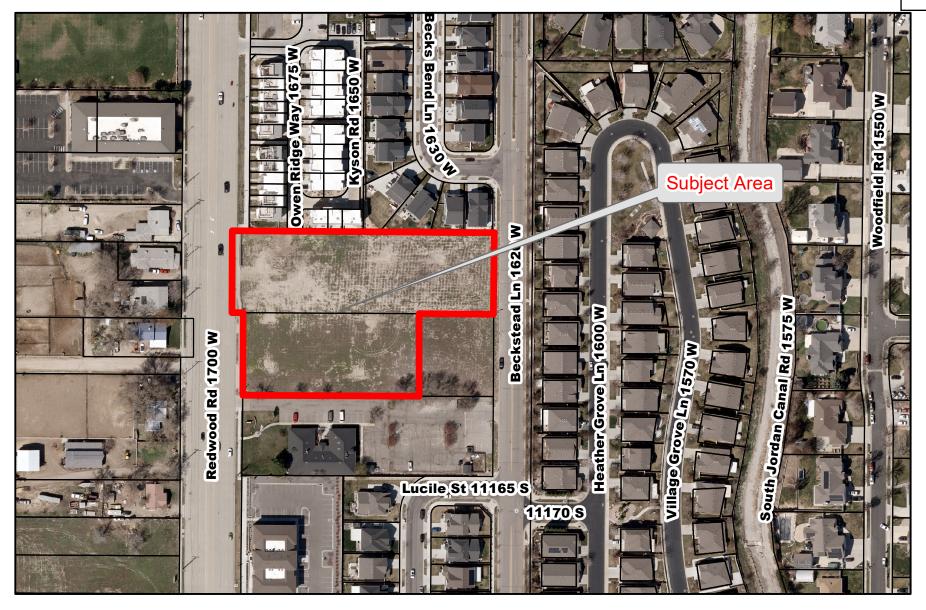
- Aerial Map
- Zoning Map
- Site Plan
- Landscape Plan
- Utility Plan

Grading Plan

- Drainage Plan
- Building Elevations
- ARC Meeting Minutes
- Development Agreement

Damir Drozdek, AICP

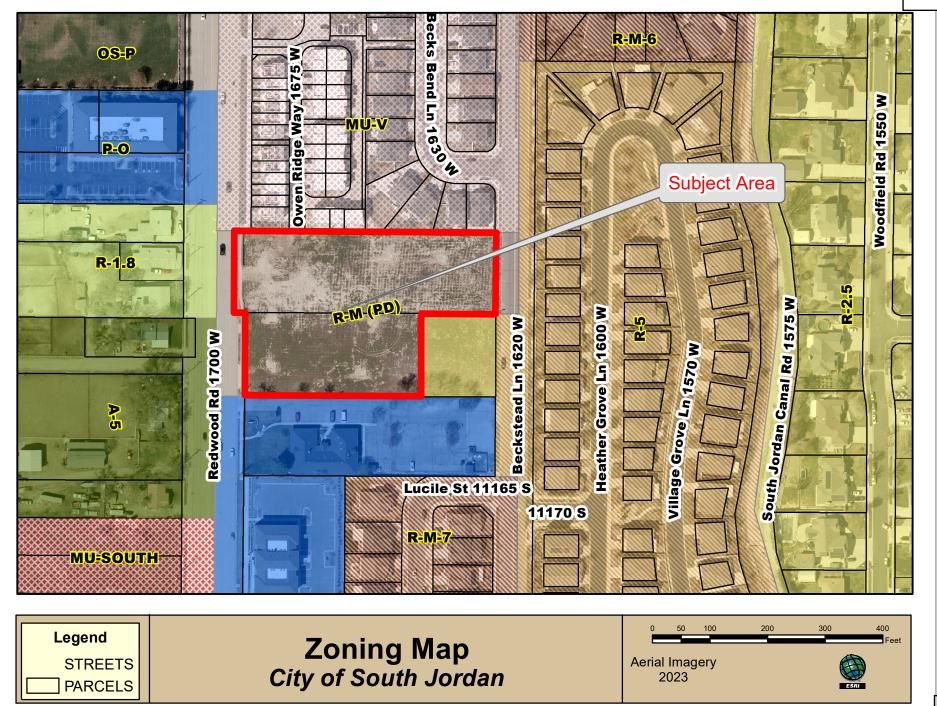
Planner III, Planning Department

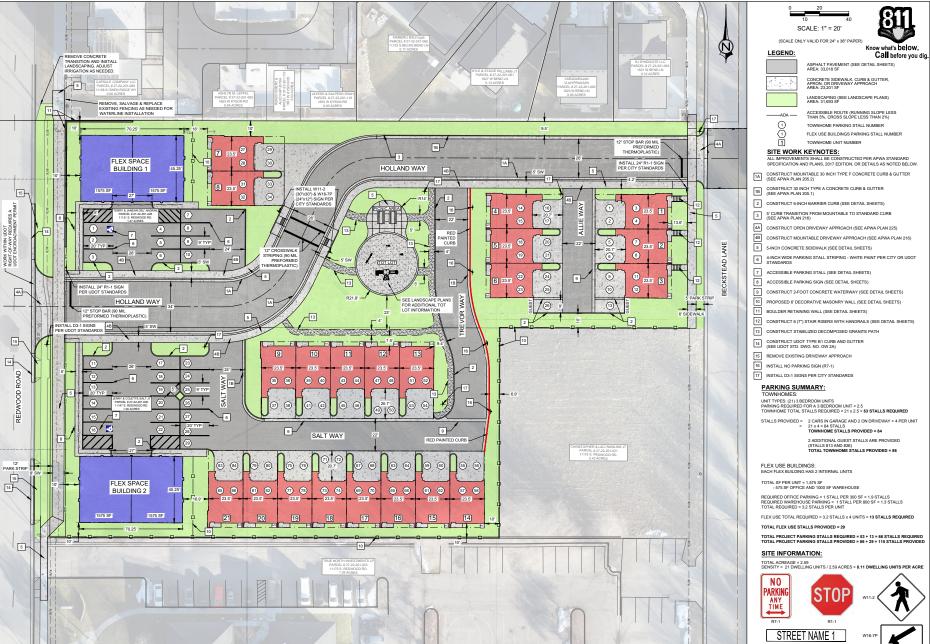


Legend
STREETS
PARCELS

Aerial Map
City of South Jordan







GTWISCIENCE 3160 W. Cuthnuse Dive, Ste. A Left, UT 3642 801'584720



AT SOUTH JORDAN SUBDIVISION SOUTH JORDAN, UT SITE PLAN

THE







REFERENCE NOTES SCHEDULE					
SYMBOL	DESCRIPTION	QTY			
	Rock Mulch - SouthTown (or equal) crushed rock from Utah Landscaping Rock. Rock mulch shall be size 3/4" (1/2: to 1" screen size), 4" deep minimum. Install a true 5 oz. weed barrier fabric under rock mulch only. Install pre-emergent herbicide before installation of weed barrier fabric.	19,905 sf			
	Rock Mulch - SouthTown (or equal) cushed rock from Utah Landscaping Rock. Rock mulch shall be size 9(1-1/2" to 3" screen size), 4" deep minimum. Install a true 5 oz. weed barrier fabric under rock mulch only. Install pre-emergent herbicide before installation of weed barrier fabric.	3,403 sf			

NOTE: SEE SHEET L101 FOR PLANTING NOTES.
SOUTH TOWN ROCK MULCH GENERALLY AVAILABLE FROM UTAH LANDSCAPING ROCK. PL
(439) 623-2332.

LANDSCAPE STATISTICS	
DESCRIPTION	QTY
PLANTING AND TURF AREAS: TOTAL LANDSCAPE AREA: SHRUB PLANTING AREA: SHRUB PLANTING PERCENTAGE OF LANDSCAPE AREA: TURF PLANTING AREA: TURF PLANTING PERCENTAGE OF LANDSCAPE AREA:	28,607 SF 23,308 SF 81,48% 5,299 SF 18,52%
OTHER PLANTING STATS TOTAL NUMBER OF PLANT SPECIES TOTAL OLANTITY OF PLANTS INCLUDING TREES MATURE PLANT CROWN AREA (NOT INCLUDING TREES) SHRUB AREA GROUND COVERAGE BY MATURE PLANT CROWN	25 536 12,316 S.F 52.8%
TOTAL NUMBER OF TREES DECIDUOUS TREES DECIDUOUS PERCENTAGE OF TOTAL EVERGREEN TREES EVERGREEN TREES	60 42 70.0% 18 30.0%

SYMBOL	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY	REMARKS
REES						
10 m		Hedge Maple				
و من کم	ACE CAM	Acer campestre	2º Cal.		10	35' Tall x 20' Wide
XX		Shalimar Deodar Cedar				
\forall	CED SHL	Cedrus deodara 'Shalimar'	7` Ht.	B&B	18	30' Tall x 10-13' Wide.
(+)	CELOCC	Common Hackberry	2º Cal	RAR	3	45' T X 35' W
الحريج الم		Celtis occidentalis				
(+)	MAL SPR	Spring Snow Crab Apple Malus x 'Spring Snow'	2" Cal.	B&B	4	25' T X 25' W
+	PLA MOR	Ovation™ London Plane Tree Platanus x acerifolia 'Morton Euclid'	2º Cal.		2	40-50' Tall x 20-50' Wide at Maturity
\odot	ZEL GRE	Green Vase Japanese Zelkova Zelkova serrata 'Green Vase'	2º Cal.		17	50' Tall x 35' Wide
\odot	ZEL MUS	Musashino Japanese Zelkova Zelkova serrata 'Musashino'	2" Cal.		6	40' Tall x 20' Wide at Maturity.
HRUBS		•				
(a)	AME RGN	Regent Serviceberry Amelanchier alnifolia 'Regent'	5 gal.		35	6' TALL X 6' WIDE
0	ARC PAN	Bearberry Manzanita Arctostaphylos x coloradoensis 'Panchito'	5 gal.		34	2' TALL X 5' WIDE. SIMILAR TO GREEN MANZANITA AND AVAILABLE IN THE NURSERY TRADE.
\odot	BUX WGM	Winter Gem Japanese Boxwood Buxus microphylla japonica 'Winter Gem'	5 gal.		14	3-4' Tall x 3-4' Wide
₩	EUO COM	Compact Burning Bush Euonymus alatus 'Compactus'	2 gal.		73	6-10' Tall x 6' Wide.
(3)	EUO CON	Manhattan Eunonymus Euonymus patens 'Manhattan'	5 gal.		13	4-6' Tall x 3-5' Wide
<u> </u>	HIB PCC	Double Pink Althea/Rose of Sharon Hibiscus syriacus 'Boule de Feu' Tree Form	5 gal.		7	8-10' Tall x 6-8' Wide. Must be the tree form. Low water use when established.
(0)	MAH REP	Creeping Mahonia Mahonia repens	1 gal.		30	12" TALL X 5" WIDE
Ō	PER LIT	Little Spire Russian Sage Perovskia atriplicifolia 'Blue Jean Baby' PPAF	1 gal.		36	2-3" TALL X 3" WIDE AT MATURITY,
(0)	POT MAN	Bella Bellissima Cinquefoil Potentilla fruticosa `Bloomin` Easy Hachliss`	5 gal.		16	3' TALL X 3' WIDE
$\overline{\odot}$	РОТ РОТ	Goldfinger Potentilla Potentilla fruticosa 'Goldfinger'	5 gal.		49	3' TALL X 4' WIDE
0	PRU PAW	Pawnee Buttes Sand Cherry Prunus besseyi 'Pawnee Buttes'	5 gal.		27	1-2' TALL X 4-6' WIDE
Ō	RHU GRO	Gro-Low Fragrant Sumac Rhus aromatica 'Gro-Low'	5 gal.		49	2' TALL X 7' WIDE
(+)	SYR VUL	Common Lilac Syringa vulgaris	5 gal.		42	8-15' Tall x 6-12' Wide
RASSES		1				•
(•)	CAL KAR	Karl Foerster Feather Reed Grass Calamagrostis x acutiflora 'Karl Foerster'	1 gal.		58	3-5' Tall x 2-3' Wide
ŏ	SCH BLU	Blue Heaven® Little Bluestem Schizachyrium scoparium 'MinnblueA'	1 gal.		20	2-4' Tall x 3-4' Wide at Maturity.
	ERENNIALS	рольшенуют эсораний минисом		1	1	l .
NNUALS/P	LAV HID	Hidcote Blue Lavender	1 gal.		14	18" TALL X 36" WIDE AT MATURITY
$\overline{}$		Lavandula angustifolia 'Hidcote Blue'	1		I	
ROUND CO	7	American Oasis TTT Fescue	_		_	1
	FES BOL	Festuca 'American Oasis'	sod	1	5,299 sf	Or Equal

Item H.1.







THE MIX AT SOUTH JORDAN SUBDIVISION - TOWNHOMES

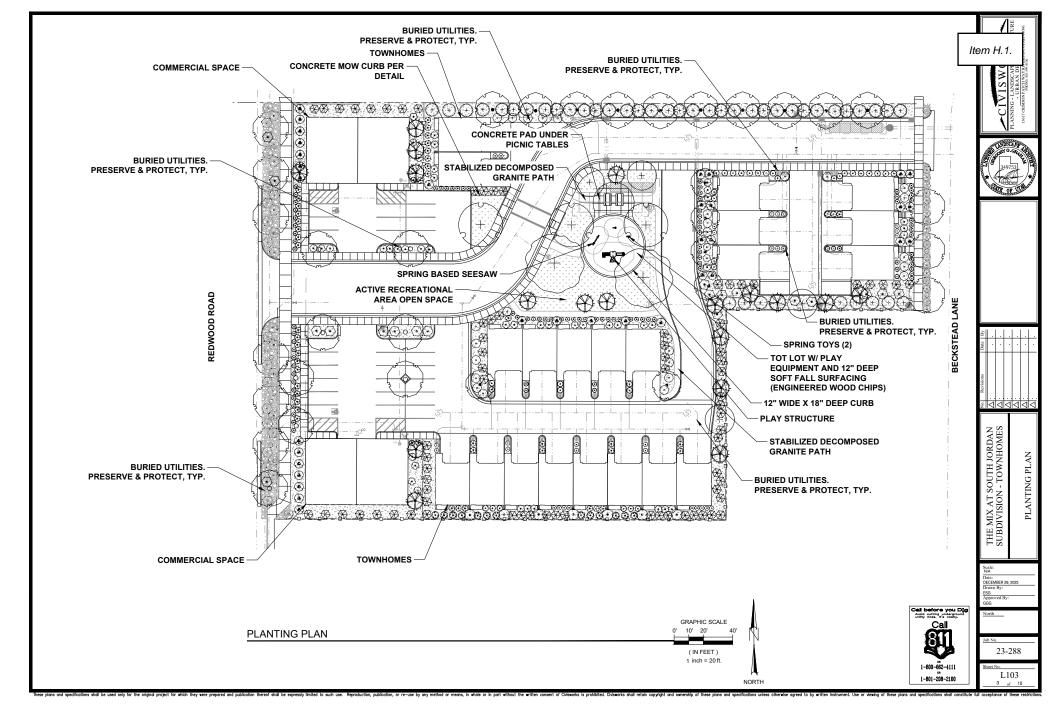
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Approved By:
GGG

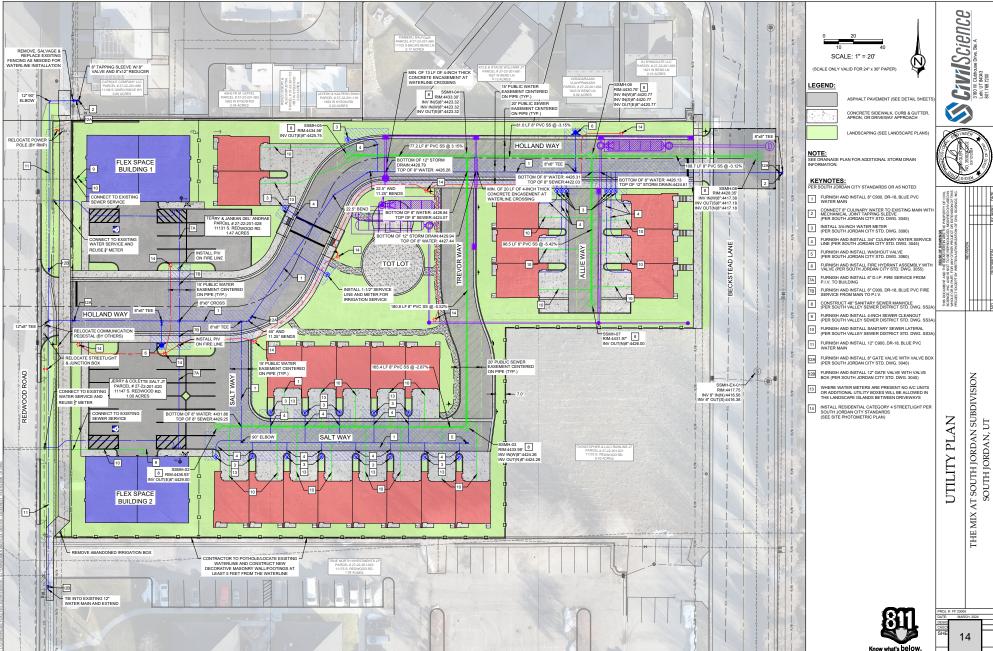
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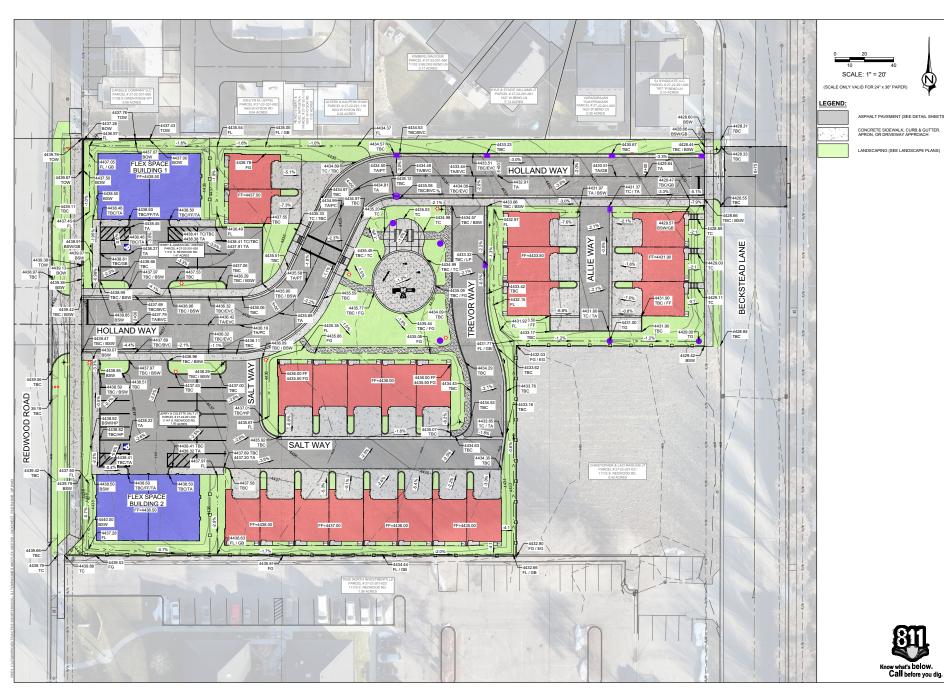






13 of

Call before you dig.



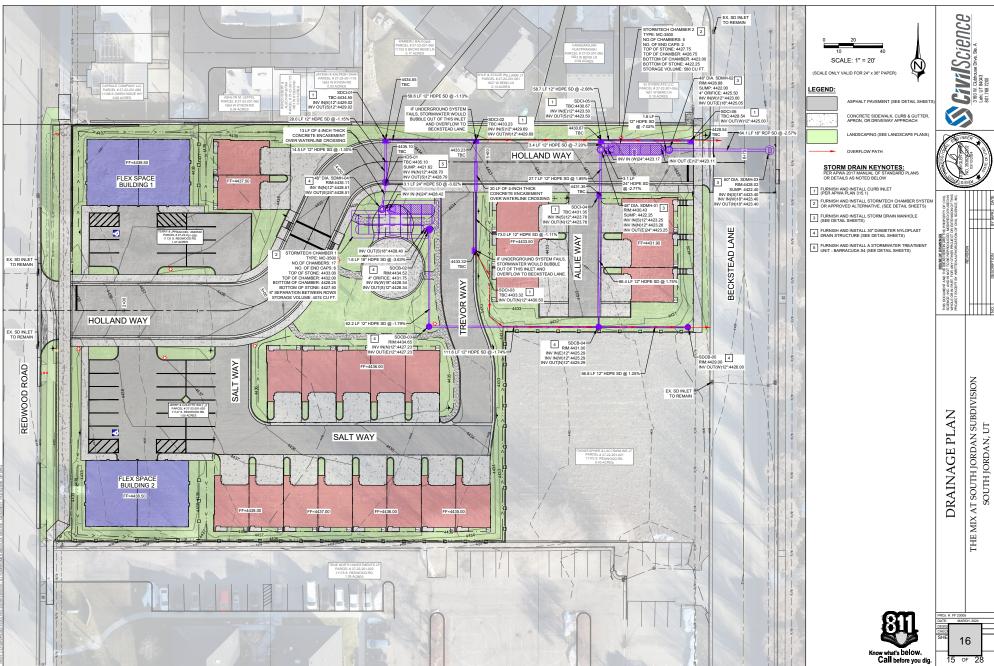


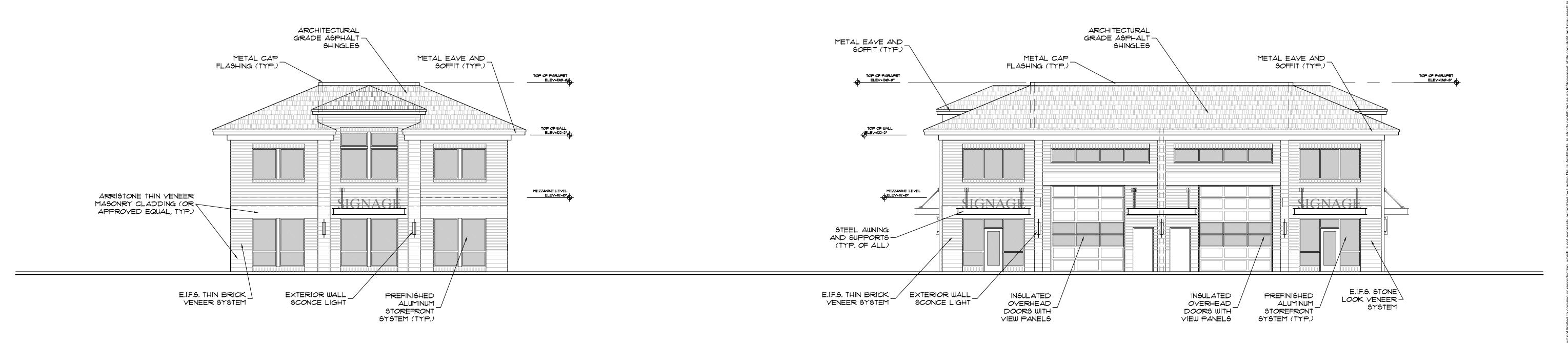
GIVISCIENCE 3160 W. Cuthnose Dive, Ste. A Left, UT 8043 801-98 720

GRADING PLAN

THE MIX AT SOUTH JORDAN SUBDIVISION SOUTH JORDAN, UT

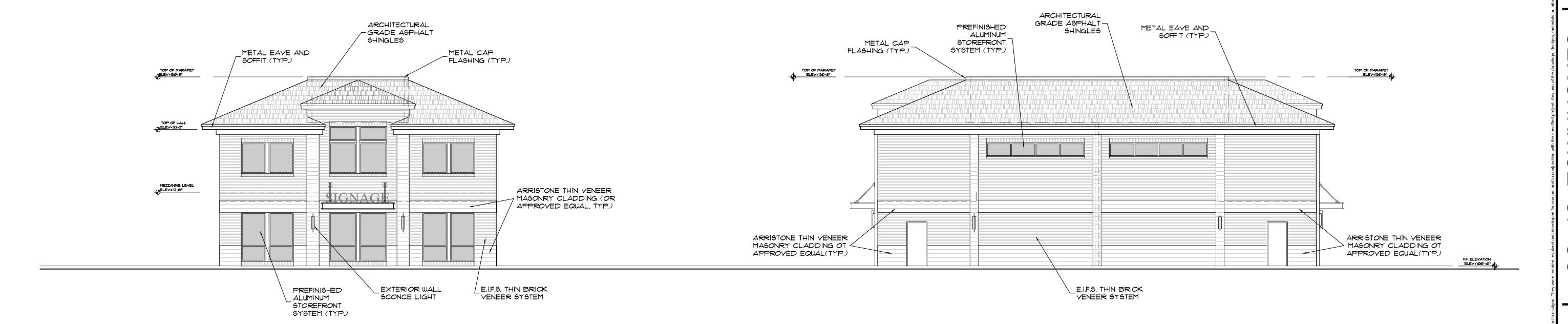






FLEX-SPACE BUILDING - WEST ELEVATION A201 | SCALE: 1/8" = 1' - 0"

FLEX-SPACE BUILDING - SOUTH ELEVATION 2 FLEX-SFAQ A201 SCALE: 1/8" = 1' - 0"



3 FLEX-SPACE BUILDING - EAST ELEVATION

SCALE: 1/8" = 1' - 0"

FLEX-SPACE BUILDING - NORTH ELEVATION

SCALE: 1/8" = 1' - 0"

PRINTED DATE

Item H.1.

11.16.2023

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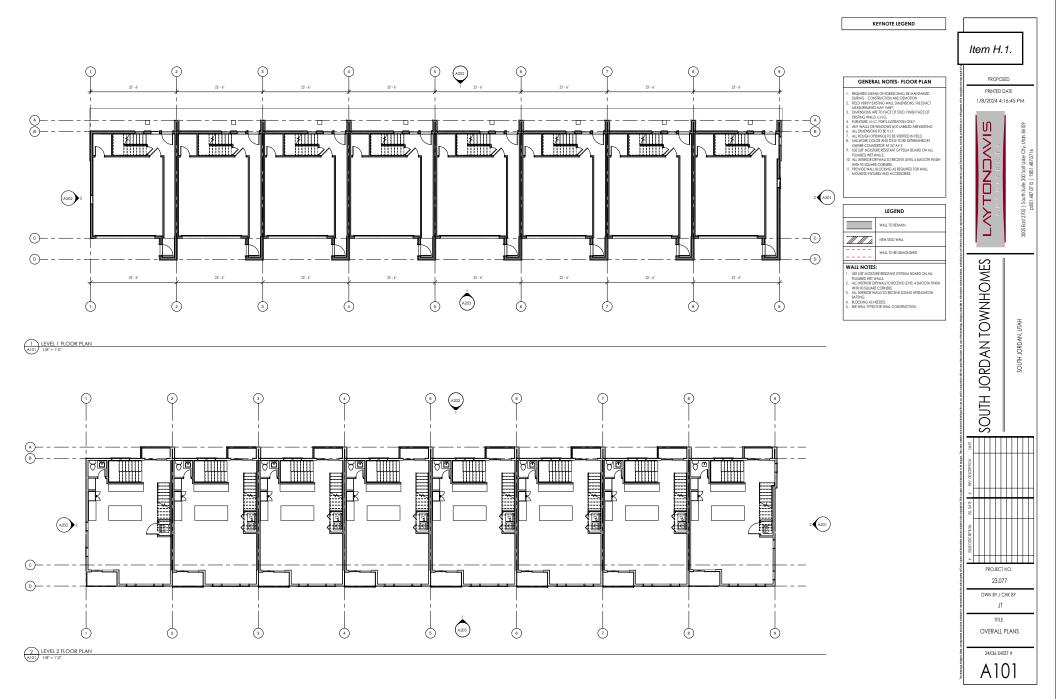
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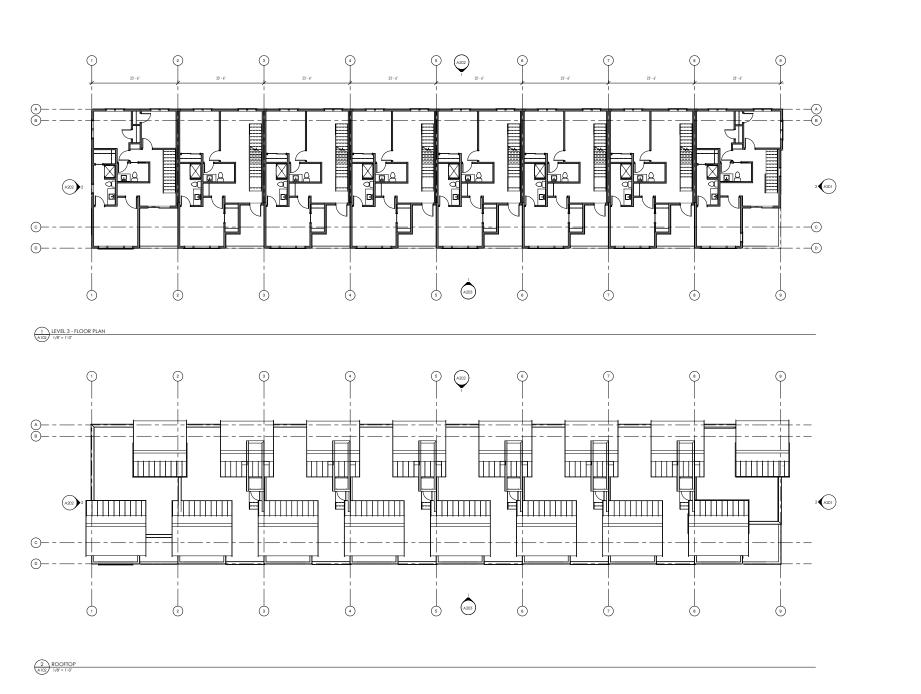
PROJECT NO 23.036

DWN BY/ CHK BY CWL

TITLE CONCEPTUAL FLEX-SPACE ELEVATIONS

24X36 SHEET# A201

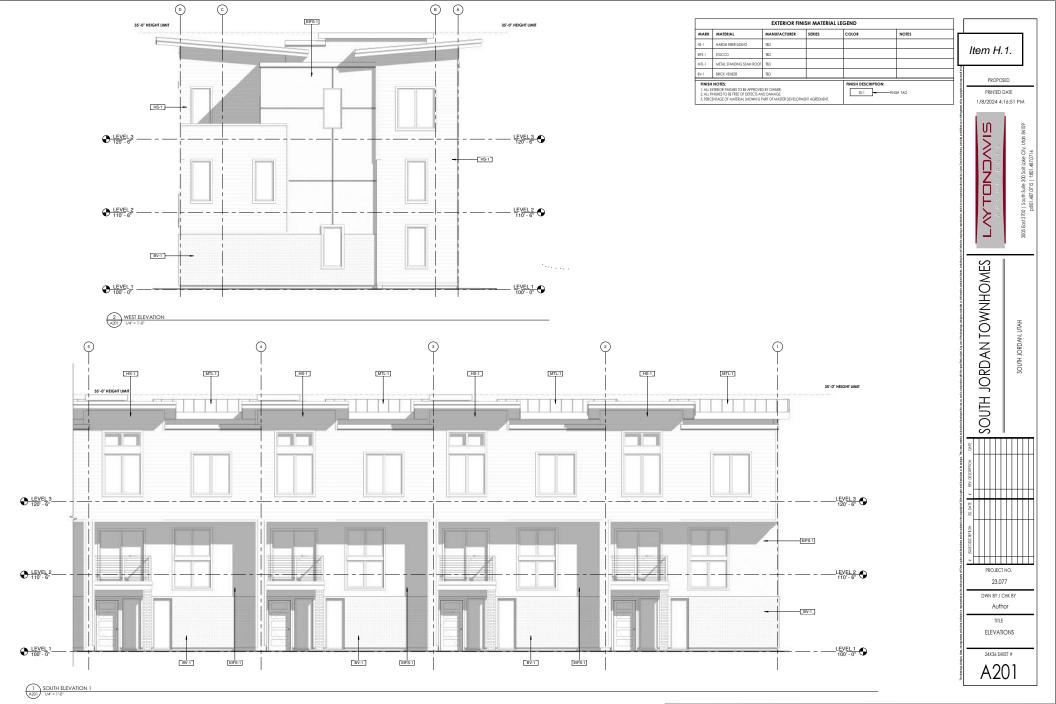


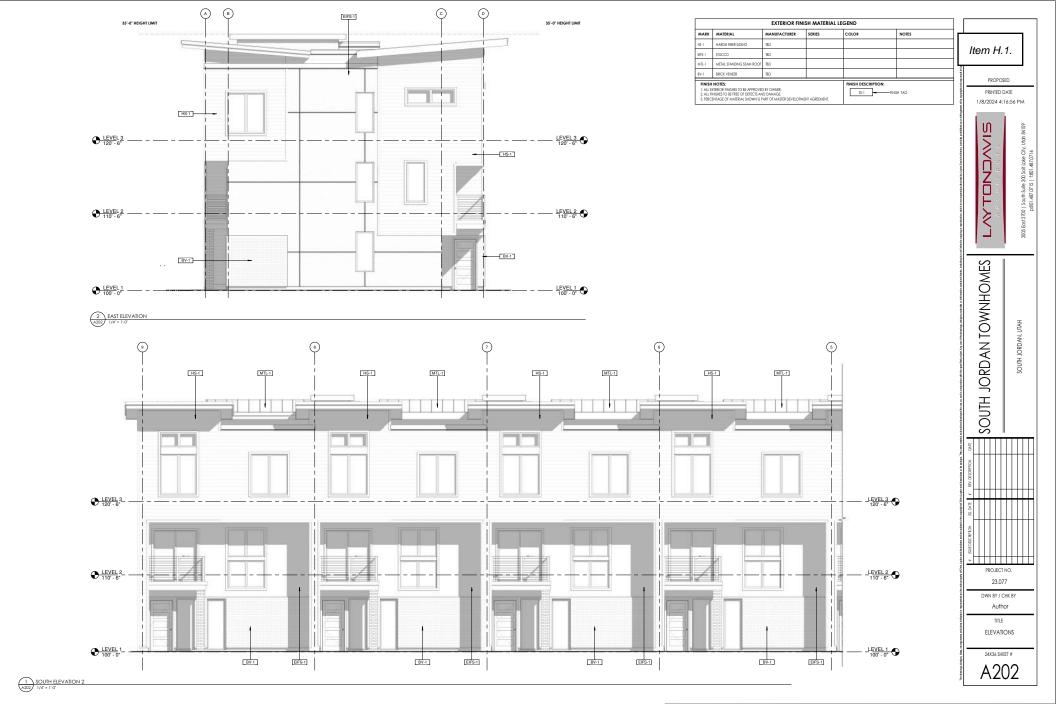


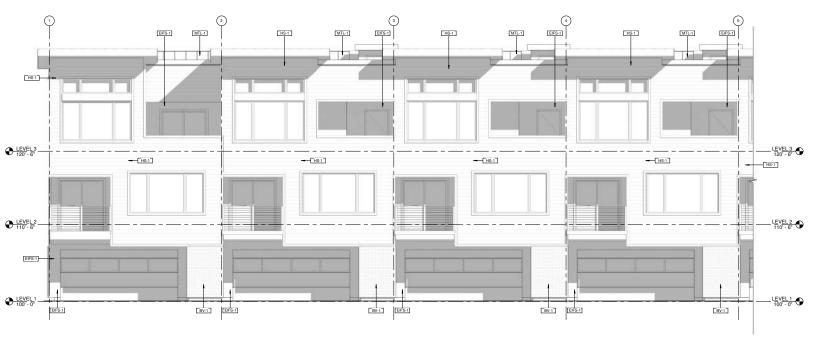


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Item H.1.







MANUFACTURER SERIES COLOR NOTES MARK MATERIAL HARDIE FIBER SIDING Item H.1. EIFS-1 MTL-1 METAL STANDING SEAM ROOF TBD BRICK VENEER FINISH NOTES:

1. ALL EUTREOR RINSHES TO BE APPROVED BY OWNER.

2. ALL RINSHES TO BE FREE OF DEFECTS AND DAMAGE.

3. PERCENTAGE OF MATERIAL SHOWN IS PART OF MASTER DEVELOPMENT AGREEMENT. FINISH DESCRIPTION: 1-22 FINISH TAG PRINTED DATE 1/8/2024 4:16:59 PM SOUTH JORDAN TOWNHOMES SOUTH JORDAN, UTAH 34 PROJECT NO. 23.077 DWN BY / CHK BY Author TITLE

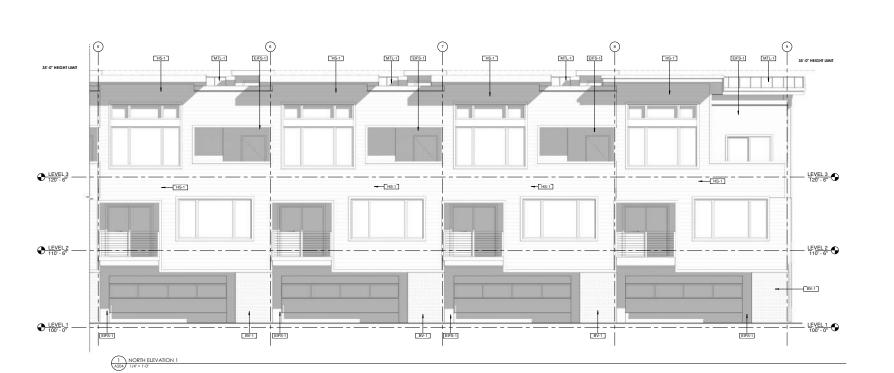
EXTERIOR FINISH MATERIAL LEGEND

ELEVATIONS

24X36 SHEET #

A203

NORTH ELEVATION 2



EXTERIOR FINISH MATERIAL LEGEND								
MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES			
H5-1	HARDIE FIBER SIDING	180						
EIFS-1	STUCCO	180						
MTL-1	METAL STANDING SEAM ROOF	TBD						
BV-1	BRICK VENEER	TBD						
1. ALL E 2. ALL FI	NOTES: XTERIOR FINISHES TO BE APPROVE INISHES TO BE FREE OF DEFECTS AN ENTAGE OF MATERIAL SHOWN IS F	ID DAMAGE.	AENT AGREEMENT.	FINISH DESCRIPTIO	ON: ——FINSH TAG			

SIVACNOTYA SOUTH JORDAN TOWNHOMES SOUTH JORDAN, UTAH 34 PROJECT NO. 23.077 DWN BY / CHK BY AR/CL TITLE ELEVATIONS 24X36 SHEET # A204

Item H.1.

PRINTED DATE 1/8/2024 4:17:02 PM

CITY OF SOUTH JORDAN ARCHITECTURAL REVIEW COMMITTEE MEETING MINUTES SOUTH JORDAN CITY HALL – MAPLE CONFERENCE ROOM WEDNESDAY, FEBRUARY 14, 2024



Minutes Prepared by: Rebecca Messer

Attendance City Staff: Damir Drozdek, Kathie Johnson, Ray Wimmer, Russ Naylor, and Rebecca

Messer

Attendance Applicant(s): Alex Winder, Jesse Biggs

ARCHITECTURAL REVIEW COMMITTEE MEETING

THE MEETING STARTED AT 8:30 A.M. AND THE MEETING WENT AS FOLLOWS:

A. GENERAL BUSINESS ITEMS

A.1 THE COMBINE ON REDWOOD

Location: 11196 S. Redwood Rd. Project No: PLSPR202300204

Applicant: Nate Reiner, CIR Engineering

Planner: Damir Drozdek

Project description -

This project will encompass the core and shell of two new retail, office, and warehouse buildings. The buildings are projected to be approximately 41,000 and 26,500 square feet.

What are the required steps to move the project forward with the project?

Concerns with architectural proposal on this project: Exterior walls – product and color that is being proposed, and the relief option on the back of the building is canopies on the windows.

City code requirements – color concrete, relief features every 40 feet, for all exterior walls.

The city code requires the exterior walls to be integrally colored.

Explanation of the city code by City Council member, Kathie Johnson: The thought process behind the code is maintenance, and painted buildings require more maintenance. Something that's integral the city would be guaranteed that 10 years from now it would still be the same building

Applicant will come back to the next ARC meeting on February 28, 2024 with updated architectural elevations to address the committee's concerns.

ADJOURNMENT

Attendance City Staff: Damir Drozdek, Kathie Johnson, Ray Wimmer, Russ Naylor, and Rebecca Messer

Attendance Applicant(s): Justin Jones, Chris Layton

A.2 THE MIX AT SOUTH JORDAN

Location: 11147 S. Redwood Rd. Project No: PLSPR202300200

Applicant: Justin Jones, Civil Science

Planner: Damir Drozdek

Project description -

The Mix at South Jordan Subdivision is a plat that includes buildings with flex uses.

Concerns with architectural proposal on this project: Changes made from what was originally submitted in the development agreement.

Architect, Chris Layton answered that the only changes were specifying the exact materials and colors. (1:22)

Committee approved the proposed architectural design for this project.

ADJOURNMENT

14143711 B: 11439 P: 9046 Total Pages: 44 48/22/2023 09:43 AM By: Salvardo Fees: \$0.00 ashelle Hobbs, Recorder, Salt Lake County, Utah eturn To: SOUTH JORDAN 600 M TOWNE CENTER DR SOUTH JORDAN, UT 84095

RESOLUTION R2023 - 25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE CITY AND THE DEVELOPER TO ENTER INTO A DEVELOPMENT AGREEMENT PERTAINING TO THE DEVELOPMENT OF THE PROPERTY LOCATED AT 11147 S. REDWOOD ROAD.

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

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

WHEREAS, the Developer now desires to enter into an agreement for the purpose of developing and changing the zoning designation on property generally located at 11147 S. Redwood Road (the "Property"); and

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

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

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

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

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

[SIGNATURE PAGE FOLLOWS]

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 15 DAY OF AUGUST , 2023 BY THE FOLLOWING VOTE:

YES NO ABSTAIN ABSENT

Patrick Harris
Bradley Marlor
Donald Shelton
Tamara Zander
Jason McGuire

Attest:

Attest:

Attest:

Attest:

Attest:

Attest:

Corrogory M Simonsen (Aug 11, 2023 08:28 MOT)

Office of the City Attorney

EXHIBIT 1

(Development Agreement)

WHEN RECORDED, RETURN TO:

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

Affecting Parcel Numbers: 27-22-201-020-0000

27-22-201-028-0000

DEVELOPMENT AGREEMENT

This Development Agreement (this "Agreement") is between the City of South Jordan, a Utah municipal corporation ("City") and J.L. Salt Construction, Inc. dba Dream Home Builders ("Developer"). City and Developer are jointly referred to as the "Parties" and each may be referred to individually as "Party."

RECITALS

- A. Developer owns certain real property identified as Salt Lake County Assessor Parcel Numbers 27-22-201-020-0000 and 27-22-201-028-0000, located at 11147 S. Redwood Road which is more specifically described in attached **Exhibit A** (the "Property").
- B. Developer intends to develop the Property consistent with the Concept Plan attached hereto as **Exhibit B** (the "Concept Plan"). The development of the Property as proposed on the Concept Plan is generally referred to as the "Project."
- C. The City, acting pursuant to its authority under the Land Use Development and Management Act (as codified in Utah Code Ann. § 10-9a-102(2) et seq., hereafter the "Act") and the South Jordan City Municipal Code (the "City Code"), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has determined that this Agreement is necessary and appropriate for the use and development of the Property within the City.
- D. The Property is currently subject to the Planning and Land Use Ordinance of the City and is within the City's A-5 (Agricultural, minimum 5 acre lot) Zone and R-2.5 (Single-family residential, 2.5 lots per acre) Zone, as depicted in the attached zoning map attached hereto as **Exhibit C**.

- E. The Developer desires to develop the Property in conformity with this Agreement and desires a zone change on the Property from A-5 and R-2.5 to R-M-PD (Residential-Multiple-Planned Development Zone, hereafter sometimes referred to as the "PD" Zone"), applicable provisions attached hereto as **Exhibit D**.
- F. The Parties acknowledge that the purpose of the PD Zone is "to allow for flexibility in the application of zoning regulations and development provisions of this title to advance a public interest through prescriptive requirements of a development plan and development agreement approved by the City Council." (See City Code § 17.130.050.010.)
- G. The Parties acknowledge that development in the PD Zone requires a development agreement specific to each area zoned as a PD Zone.
- H. The Parties acknowledge that the development and improvement of the Property pursuant to this Agreement will provide certainty useful to the Developer and to City, individually and collectively, in ongoing and future dealings and relations among the Parties pertaining to the development of the Project.
- I. The City has determined that the proposed development contains features which advance the policies, goals, and objectives of the City's General Plan; preserve and maintain the open and sustainable atmosphere desired by the citizens of the City; contribute to capital improvements which substantially benefit the City; and will result in economic benefits to the City and its citizens.
- J. This Agreement shall only be valid upon approval of such by the City Council and pursuant to Resolution R2023-25 a copy of which is attached as **Exhibit E**.
- K. The Parties acknowledge that the terms of this Agreement shall be enforceable and the rights of the Developer relative to the Property shall vest only if the City Council, in its sole legislative discretion, approves a zoning change from the A-5 and R-2.5 Rezone to the R-M Zone as the base zone and the PD Zone as a zoning overlay for the Property, and approves R2023-25 (see, Exhibit E).

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

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

AGREEMENT

- 1. Recitals; Definitions. The recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the Act or City Code.
- 2. **Enforceability**. The Parties acknowledge that the terms of this Agreement shall be enforceable, and the rights of Developer relative to the Property shall vest, only if the City Council in its sole legislative discretion rezones the Property from the A-5 and R-2.5 Zones to the R-M-PD Zone and approves R2023-25 (*see*, **Exhibit E**).
- 3. <u>Effective Date</u>. This Agreement is effective on the date the last party executes this Agreement as indicated by the date stated under that party's signature line (the "Effective Date").
- 4. <u>Conflicting Terms</u>. The Property shall be developed in accordance with the requirements and benefits provided for in relation to the R-M-PD Zone under the City Code as of the Effective Date. If there is a discrepancy between the requirements of the City Code, including the R-M-PD Zone, and this Agreement, this Agreement shall control.

Developer Obligations.

5.1. <u>Uses</u>. Developer shall develop and use the Property to develop up to 21 townhomes and two commercial buildings as depicted in the Concept Plan. Allowed uses in the two commercial buildings will be subject to the regulations of the Commercial Community Zone including the addition of "Business Support," "Office/Warehouse Flexible Space," and "Wholesale and Warehouse" as permitted uses, with all uses being conducted wholly

inside the building and no outside storage. A copy of the Commercial Community Zone regulations are attached hereto as **Exhibit D** and are incorporated herein by this reference. All uses, whether permitted or conditional in the Commercial Community Zone may only be established if Developer can demonstrate that the available parking is sufficient based on the required parking ratios of City Code Section 16.26.

- 5.2. Amenities. The Developer shall design and construct amenities on the Property as set forth in the Concept Plan. The tot lot will be completed prior to the City issuing all C/Os (certificate of occupancy) for the two adjacent buildings. If the tot lot is not complete due to weather or other inclement circumstance, the City will then obtain an improvement bond for the lot.
- 5.3. Architecture and Building Materials on Commercial Buildings. The Developer shall construct the commercial buildings depicted in the archtirectural renderings and elevataions attached hereto as Exhibit F. In addition to any other applicable design standards in the City's Code, Developer shall construct the commercial buildings no taller than 35 feet with the exterior consisting as per the renderings in Exhibit F, showing the combination uses below and above a 12' grade line of the buildings. Below the 12' shall be the combination of thin brick veneer and some stone along with smooth stone veneer resembling precast concrete panels all attached to the EIFS wall system. Above the 12' grade line of the buildings shall be the combination of the EIFS wall system faux brick, stone including smooth stone lintles resembling precast concrete. Each of the two commercial buildings will have approximately 4,000 square feet of space with the aggregate not to exceed 9,000 square feet. Developer agrees to present final architectural elevations and building materials for the commercial buildings to the City's Architectural Review Committee for review and approval.
- 5.4. <u>Architecture and Building Materials on Townhomes</u>. The Developer shall construct the townhomes depicted in the architectural renderings and

elevations attached hereto as **Exhibit F**. In addition to any other applicable design standards in the City's Code, Developer shall construct the townhomes no taller than 35 feet with the exterior consisting of fiber cement siding, stucco and brick veneer. The Townhomes will not have basements. Developer agrees to present final architectural elevations and building materials for the Townhomes to the City's Architectural Review Committee for review and approval.

- 5.5. <u>Fences</u>. Fences and all other public and private improvements will be constructed in conformity to City Code requirements and the concept plan.
- 5.6. <u>Landscaping</u>. Developer shall comply with the City's water efficiency standards and other applicable City landscaping requirements.
- 5.7. Parking. Developer shall provide a two-car garage and two-car driveway for each townhome unit as set forth in the Concept Plan and shall otherwise comply with all City requirements. Developer shall record a shared parking agreement between the residential dwellings and commercial buildings for the purpose of allowing the residents to use the commercial parking stalls after hours, on weekends, and on holidays observed by the occupants of the commercial buildings.
- 5.8. Setbacks. Building setbacks shall be as depicted in the Concept Plan.
- 5.9. <u>Project Roads</u>. All roads within the project will be privately constructed, privately owned and privately maintained in full compliance with City standards. Developer will dedicate all necessary public rights of way according to the City Code and City engineering standards.
- 6. <u>City Obligations</u>. City shall review development applications with respect to the Property in a timely manner, consistent with City's routine development review practices and in accordance with all applicable laws and regulations including Utah State Code § 10-6-160 et seq.
 - 7. Plat Language. The final plat for the Project shall contain the following language in

a note:

This plat is subject to that certain Development Agreement dated
, by and between the City of South Jordan and J.L.Sa.
Construction, Inc., dba: Dream Home Builders, including all provisions
covenants, conditions, restrictions, easements, charges, assessments
liens or rights, if any, created therein and recorded on as Entr
No, in Book, at Page of the Official Records of Sal
Lake County.

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

9. Vested Rights and Reserved Legislative Powers.

- 9.1. <u>Vested Rights</u>. Consistent with the terms and conditions of this Agreement, City agrees Developer has the vested right to develop and construct the Project during the term of this Agreement in accordance with: (i) the R-M-PD Zone; (ii) the City Code in effect as of the Effective Date; and (iii) the terms of this Agreement.
- 9.2. Reserved Legislative Powers. Developer acknowledges that City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to City all of its police power that cannot be so limited. Notwithstanding the retained power of City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of Developer under this Agreement and with respect to use under the zoning designations as referenced in this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Property shall be of general

application to all development activity in City and Salt Lake County; and, unless in good faith City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Property under the compelling, countervailing public interest exception to the vested rights doctrine.

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

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

If to City:

City of South Jordan

Attn: City Recorder

1600 West Towne Center Drive South Jordan, Utah 84095

If to Developer:

J.L. Salt Construction, Inc.

dba Dream Home Builders

P.O. Box 970

West Jordan, Utah 84084

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

13. <u>No Waiver</u>. Any Party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in

writing by the Party intended to be benefited by the provisions, and a waiver by a Party of a breach hereunder by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

- 14. <u>Headings</u>. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any provision this Agreement.
- authority. The Parties to this Agreement represent that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Developer represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. Developer and City warrant to each other that the individuals executing this Agreement on behalf of their respective Party are authorized and empowered to bind the Party on whose behalf each individual is signing. Developer represents to City that by entering into this Agreement Developer has bound all persons and entities having a legal or equitable interest to the terms of this Agreement as of the Effective Date.
- 16. **Entire Agreement**. This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by City for the Property contain the entire agreement of the Parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the Parties which are not contained in such agreements, regulatory approvals and related conditions.
- 17. <u>Amendment</u>. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the Parties or by their successors-in-interest or assigns. Any such amendment of this Agreement shall be recorded in the official records of the Salt Lake County Recorder's Office.
- 18. <u>Severability</u>. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Developer's ability to complete the development of the Property as set forth in the Concept Plan

is not defeated by such severance.

- 19. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of this Agreement. The Parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Salt Lake County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.
- 20. <u>Remedies</u>. If either Party breaches any provision of this Agreement, the non-defaulting Party shall be entitled to all remedies available both at law and in equity.
- 21. <u>Attorney's Fees and Costs</u>. If either Party brings legal action either because of a breach of this Agreement or to enforce a provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney's fees and court costs.
- 22. <u>Binding Effect</u>. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.
- 23. **No Third Party Rights**. The obligations of Developer and City set forth in this Agreement shall not create any rights in or obligations to any other persons or parties except to the extent otherwise provided herein.
- 24. <u>Assignment</u>. Developer may freely assign this Agreement, in which case the assignor or successor-in-interest shall be fully liable under this Agreement. Developer shall remain obligated for the performance of this Agreement until it receives a written release from the City. The City shall grant a written release upon a showing that the Assignee is financially and otherwise capable of performing the obligations of the Agreement.
- 25. <u>No Agency Created</u>. Nothing contained in this Agreement shall create any partnership, joint venture, or agency relationship between the Parties.
- 26. <u>Dispute Resolution</u>. In the event of a dispute regarding the meaning, administration or implementation of this Development Agreement the parties shall meet and confer and attempt

to resolve the dispute. If this is unsuccessful the parties shall engage in formal mediation within thirty days of the unsuccessful meeting. The parties shall mutually agree upon a single mediator and Developer shall pay the fees of the mediator. If the dispute remains unresolved after mediation the Parties may seek relief in the Third District Court for Salt Lake County, State of Utah.

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

Exhibit A	Legal Description of Property
Exhibit B	Concept Plan
Exhibit C	Zoning Map
Exhibit D	PD, Residential and CC Zoning Provisions
Exhibit E	Resolution R2023-25
Exhibit F	Approved Architecture, Elevations, Materials, and Design

[SIGNATURE PAGE FOLLOWS]

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

CITY OF SOUTH JORDAN

Signature:

Print Name:

ritle: Mayor

Date: 08 15 2023

APPROVED AS TO FORM

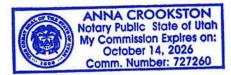
Gregory M Simonsen (Aug 11, 2023 08:28 MDT)

Office of the City Attorney



STATE OF UTAH		
	:s	
COUNTY OF SALTIAKE	`	

On this <u>15</u> day of <u>Pugost</u>, 2023, personally appeared before me DAWN R. RAMSEY, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that she is the Mayor of the City of South Jordan and that said document was signed by her in behalf of the City of South Jordan by authority of its City Council, and DAWN R. RAMSEY further acknowledged to me that said Corporation executed the same.



NOTARY PUBLIC

DEVELOPER

J.L. SALT CONSTRUCTION, INC. DBA DREAM HOME BUILDERS

Signature:

Print Name: JERRY L. SALT

Title: PRESIDENT

Date: 8 · 11 · 2023

STATE OF UTAH

:ss

COUNTY OF SALT LAKE)

On this Way of August, 2023, personally appeared before me Levry Salt, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the Manager of J.L. Salt Construction, Inc. dba Dream Home Builders and that said document was signed by him in behalf of J.L. Salt Construction, Inc. dba Dream Home Builders by authority of its governing body, and Juvy Salt further acknowledged to me that he executed the same.



EXHIBIT A

(Legal Description for the Property)

27-22-201-020

BEG N 1621 FT & E 52.62 FT FR CEN SEC 22, T 3S, R 1W, SLM; E 305.98 FT M OR L; N 0°07'35" E 143.43 FT; W 305.98 FT M OR L; S 143.43 FT TO BEG. 1.0 AC M OR L. 9283-3137 9303-0070 9318-1978 9337-0277

27-22-201-028

BEG S 740 FT FR N 1/4 COR OF SEC 22, T3S, R1W, SLM; E 488.19 FT; S 0°07'35" W 140 FT; W 485.74 FT; N 140 FT TO BEG. LESS ST. 1.47 AC.

EXHIBIT B (Concept Plan)



EXHIBIT C (Zoning Map)

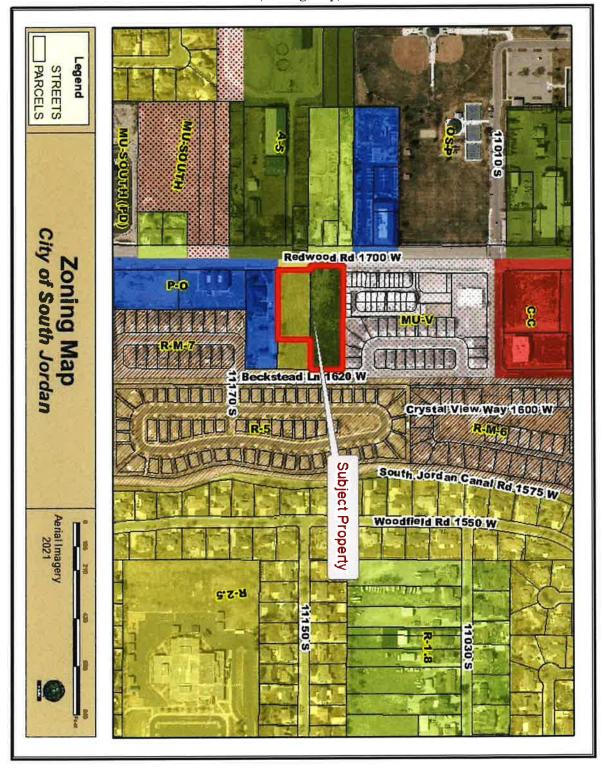


EXHIBIT D

(PD Zone Provisions)

17.130.050: PLANNED DEVELOPMENT FLOATING ZONE

17.130.050.010: PURPOSE

17.130.050.020: ESTABLISHMENT\ 7.130.050.030: AMENDMENTS

17.130.050.010: PURPOSE

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

(Ord. 2016-05, 5-3-2016)

17.130.050.020: ESTABLISHMENT

1. Procedure:

- Concept: A concept plan, that includes a preliminary site layout, basic sketches of proposed buildings, and a general understanding of proposed uses, shall be submitted for City Council review. Applicants are encouraged to work with staff prior to application to achieve an understanding of the surrounding area, the purpose of the base zone, and the goals and policies of the City's general plan. The Council shall provide advisory comments and recommendation regarding the concept plan to assist in the preparation of the development plan according to subsection B of this section. No action will be taken by the Council, and comments and recommendations will not obligate, compel, or constrain future action by the Council.
- 2. Rezone: A PD District shall only be established upon approval by the City Council as a rezone according to the provisions of chapter 17.22, "Zoning Amendments", of this title and as may be required elsewhere in this title, except that the requirement for a conceptual plan in subsection 17.22.030D of this title shall be replaced with a development plan according to subsection B of this section. Except in those instances where the Applicant is the City of South Jordan the development plan shall be approved by development agreement in conjunction with the rezoning approval. If the Applicant is the City of South Jordan the development plan may be approved as part of the rezone without a development agreement.
- 3. Concurrent Site Plan Or Preliminary Subdivision (Optional): At the applicant's option and with the approval of the Planning Director, the applicant may submit a site plan application and/or preliminary subdivision application to be processed concurrently with a PD rezone. In the case of concurrent applications, Planning Commission approval of a concurrent site plan and/or preliminary subdivision shall be contingent on the City Council's approval of the PD rezone. (Ord. 2016-05, 5-3-2016; amd. Ord. 2019-01, 3-5-2019)

2. Development Plan Requirements:

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

- 3. A development plan shall also include:
 - 1. Site plan/conceptual subdivision plan;
 - 2. Circulation and access plan;
 - 3. Building elevations, materials, and colors;
 - 4. Landscape and open space plan;
 - 5. Signage plan;
 - 6. Lighting plan; and
 - Allowed uses.

3. Prohibited:

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

4. Effect Of Approval:

- 1. All of the provisions of this Code, including those of the base zone, shall be in full force and effect, unless such provisions are expressly waived or modified by the approved development plan and/or development agreement.
- 2. An approved PD District shall be shown on the zoning map by a "-PD" designation after the designation of the base zone district.
- 3. No permits for development within an approved PD District shall be issued by the City unless the development complies with the approved development plan. (Ord. 2016-05, 5-3-2016)
- 4. The Planning Director may authorize minor deviations from an approved development plan to resolve conflicting provisions or when necessary for technical or engineering considerations. Such minor deviations shall not affect the vested rights of the PD District and shall not impose increased impacts on surrounding properties. (Ord. 2016-05, 5-3-2016; amd. Ord. 2019-01, 3-5-2019)

5. Vested Rights:

- 1. A property right that has been vested through approval of a PD District shall remain vested for a period of three (3) years or upon substantial commencement of the project. A property right may be vested, or an extension of a vested property right may be granted, for a period greater than three (3) years only if approved by the City Council through an approved PD District. (Ord. 2016-05, 5-3-2016)
- 2. Substantial commencement shall be the installation of infrastructure, a building having started construction, or as determined by the Planning Director based on significant progress otherwise demonstrated by the applicant. A project that has not substantially commenced may, at the discretion of the property owner, develop according to the base zone. A project that has substantially commenced shall not deviate, in whole or in part, from the approved PD District, unless amended per section 17.130.050.030 of this section 17.130.050.

HISTORY

Amended by Ord. 2016-05 on 5/3/2016

Amended by Ord. 2019-01 on 3/5/2019

Amended by Ord. 2023-07 on 5/2/2023

17.130.050.030: AMENDMENTS

Any application to amend an approved PD District shall be processed as a zone text amendment, except that an application to extend the district boundaries shall be processed as a rezone. Except in those instances where the Applicant is the City of South Jordan any amendment to an approved PD District requires that the corresponding development agreement also be amended.

HISTORY

Amended by Ord. 2016-05 on 5/3/2016

Amended by Ord. 2023-07 on 5/2/2023

CHAPTER 17.40 RESIDENTIAL ZONES

17.40.010: PURPOSE

17.40.020: DEVELOPMENT AND DESIGN STANDARDS

17.40.030: OTHER REQUIREMENTS

17.40.010: PURPOSE

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

(Ord. 2016-05, 5-3-2016)

17.40,020: DEVELOPMENT AND DESIGN STANDARDS

- Development Review: Uses proposed in residential zones may only be established in conformance with
 development review procedures of the city. Applicants shall follow the procedures and requirements of this
 code regarding development review in the preparation and review of development proposals in residential
 zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval.
 Plans or plats may not be altered without prior approval of the city, except as otherwise allowed under state
 law.
- 2. Lot Area: The area of any lot in residential zones shall not be less than the minimum lot area requirement identified in the minimum lot area table below. Every portion of a parcel being subdivided shall be included as a lot or lots in the proposed subdivision plat, right of way or as common, limited common or private ownership.

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

R-M	5,000

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

Zone	Maximum Gross Density
R-1.8	1.8
R-2.5	2.5
R-3	3
R-4	4
R-5	5
R-M- \ 5	5
R-M- 6	6

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

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

R-M-5	65'	65'	40'
R-M-6	60'	60'	40'

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

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

Zone	Front Yard (Interior And Corner Lots)	Garage Opening ¹ (Front Or Street Side)	Front Yard (Cul-De- Sac Lots)	Side Yard (Standard)		Rear Yard (Interior Lot)	Rear Yard (Corner Lot)
R- 1.8	30'	30'	25'	10'	30'	25'	10'
R- 2.5	25'	30'	20'	10'	25'	25'	10'
R-3	25'	30'	20'	10'	25'	25'	10'
R-4	20'	25'	20'	8'	20'	20'	10'
R-5	20'	25'	20'	8'	20'	20'	10'

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

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

2. Note:

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

- 3. Accessory Buildings: Minimum yard area requirements for accessory buildings are as follows:
 - 1. Location: Accessory buildings may not be located between the front building line of a main building and the right-of-way that determines the front yard area.
 - 2. Side Yard: An accessory building may be located in a side yard, including a street side, if located no closer than the minimum side yard requirement for the main building pursuant to this subsection F, except that accessory buildings less than ten feet (10') in height and not containing habitable space may be located no closer than five feet (5') from the side property line.
 - 3. Rear Yard: An accessory building may be located in a rear yard no closer than three feet (3') from the side or rear property line or boundary and increased by one foot (1') for each foot of building height in excess of sixteen feet (16'), except that the setback shall be increased to no closer than five feet (5') from the side or rear property line or boundary when adjacent to a right-of-way, which shall be increased by one foot (1') for each foot of building height in excess of sixteen feet (16').
- 4. Buildings Used To Shelter Animals: Buildings used for the housing or shelter of animals shall be located a minimum distance of forty feet (40') from any existing dwelling or neighborhood street right-of-way or, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right-of-way line.
- 5. Projections: The following may be erected on or projected into any required yard space in Residential Zones:
 - 1. Fences and walls in conformance with this Code.
 - 2. Agricultural crops and landscape elements, including trees, shrubs and other plants.
 - 3. Utility or irrigation equipment or facilities.
 - 4. Decks not more than two feet (2') high.

- 5. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks, awnings or similar architectural features attached to the building and not enclosed by walls, extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
- 6. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building no greater than eight feet (8') wide and extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
- 7. Parking And Access: Parking areas and vehicle access in Residential Zones shall meet the requirements of title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title, and title 10 of this Code (Traffic Code). A driveway may only directly access a collector or arterial street with approval of the Utah Department of Transportation ("UDOT") for UDOT streets or with approval of the City Engineer for City streets.
- 8. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply in Residential Zones.
 - 1. Utility Screening: In nonresidential developments, all mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles in nonresidential developments shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.
 - 2. Incompatible Land Use Screening: Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.
 - 3. Rear And Side Yard Fencing: A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.
 - 4. Front Yard Fencing: A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in Clear Vision Areas, according to Section 16.04.200 (J). A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.
 - 5. Clear Vision Area: Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
 - 6. Collector Street Fencing: Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right-of-way in a Residential Zone shall be constructed according to section 16.04.200 of this Code.
- 9. Architecture: The following exterior materials and architectural standards are required in Residential Zones:
 - 1. General Architectural Standards:
 - 1. All building materials shall be high quality, durable and low maintenance.
 - 2. The exteriors of buildings in Residential Zones shall be properly maintained by the owners or owners' association.

- 3. Signs shall meet requirements of title 16, chapter 16.36, "Sign Ordinance", of this Code and shall be constructed of materials that are consistent with the buildings they identify.
- 4. Main buildings shall be no greater than thirty five feet (35') high.
- 2. Architectural Standards For Main Buildings:
 - 1. Residential main buildings shall include a minimum two car garage (minimum twenty-two feet (22') by twenty-two feet (22'), or an approved equivalent area).
 - 2. The minimum total floor area, finished and unfinished, of any residential main building shall be one thousand (1,000) square feet not including a garage.
 - 3. The front of the house shall be accessible by a pedestrian from the adjacent right-of-way.
- 3. Architectural Standards For Accessory Buildings:
 - 1. Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.
 - 2. The footprint of accessory buildings in the R-2.5, R-3, R-4, R-5 and R-M Zones shall not exceed sixty percent (60%) of the footprint of the main building, including the footprint of an attached garage, except that the Planning Commission may approve a conditional use permit for an accessory building with a footprint that is greater than sixty percent (60%) but in no case shall exceed the footprint of the main building. In the R-1.8 Zone, the footprint of an accessory building, such as a barn or a stable, shall not exceed the footprint of the main building, except with a conditional use permit approved by the Planning Commission.
 - 3. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:
 - 1. Openings (e.g., windows and doors) that are visible from the property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.
 - 2. The average wall height shall not exceed sixteen feet (16') above grade.
 - 4. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum one to twelve (1:12) roof pitch in the R-1.8 Zone, and a minimum three to twelve (3:12) roof pitch over a majority of the structure in all other Residential Zones.
 - 5. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled Planning Commission meeting.

- 10. Landscaping: The following landscaping requirements and standards shall apply in Residential Zones. Landscaping in Residential Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
 - 1. The front and street side yards of single-family lots shall be fully improved and properly maintained with not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in acceptable live plant material unless otherwise approved with a conditional use permit.
 - 2. All collector street and other public and private park strips in Residential Zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the City unless otherwise allowed with development approval.
 - 3. Where an adjacent park strip in a residential right-of-way is a minimum of five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip, except that park strip trees shall not be planted within thirty feet (30') of a stop sign. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.
 - 4. In developments that have a principal use other than single-family, detached, the following landscaping requirements shall apply:
 - All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.
 - 2. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sports or play areas, is required. At least thirty percent (30%) of all required trees shall be a minimum seven foot (7') evergreen. Deciduous trees shall be a minimum two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.
 - 3. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.
 - Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.
 - 5. All landscaped areas shall be curbed.
 - 5. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any area so included and perpetually preserved as open space may be counted toward required open space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without approval of any entity or agency having jurisdiction over said waterways.
 - 6. All required landscaping in yard areas and open spaces shall be installed prior to occupancy unless deferred pursuant to section 16.04.300, "Deferred Improvements", of this Code.
 - 7. Property owners shall properly irrigate and maintain all landscaped areas, including those in adjacent public rights-of-way that are not maintained by the City.

- 8. Required trees may not be topped and required landscape material may not be removed in Residential Zones without City approval.
- 9. Dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

11. Lighting:

- 1. A lighting plan shall be submitted with all new nonresidential developments in Residential Zones.
- 2. Lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.
- 3. Lighting fixtures in all developments that have a principal use that is not agricultural or residential shall be architectural grade and consistent with the architectural theme of the development.
- 4. Lighting fixtures on public property shall be approved by the City Engineer.
- 12. Streets: Streets in Residential Zones shall meet the requirements of section 16.04.180, "Streets", of this Code, except that private streets and gated communities are prohibited in Residential Zones unless otherwise provided for in this chapter.

(Ord. 2016-05, 5-3-2016; amd. Ord. 2017-22, 7-18-2017; Ord. 2019-01, 3-5-2019; Ord. 2019-06, 3-19-2019; Ord. 2021-06, 2-16-2021; Ord. 2021-09, 5-4-2021; Ord. 2021-20, 10-5-2021)

HISTORY

Amended by Ord. 2022-16 on 12/6/2022

17.40.030: OTHER REQUIREMENTS

- 1. Grading: All developments shall be graded as required by the City Engineer to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel. (Ord. 2016-05, 5-3-2016; amd. Ord. 2019-01, 3-5-2019)
- 2. Maintenance: All private areas of lots or parcels shall be properly maintained by the owners.
- 3. Phasing Plan: A project phasing plan shall be submitted for review at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the City.
- 4. Common Areas: All common area improvements in developments, including, but not limited to, buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, streetlights and signs not specifically dedicated to the City or accepted for ownership or maintenance by the City shall be perpetually owned and maintained by the property owners of the development or their agents through a special taxing district or owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the City.
- 5. Prior Created Lots: Lots or parcels of land that legally existed or were created by a preliminary or final plat approval prior to the establishment of a Residential Zone shall not be denied a building permit solely for reason of nonconformance with the requirements of this chapter.
- 6. Approval: Before building permits are issued, all projects shall have been approved according to the provisions and requirements of this Code and the applicable plat recorded with the Salt Lake County Recorder's Office.
- 7. Open Space: Any open space provided within a subdivision to be jointly owned, maintained and preserved by a homeowners' association and/or special assessment area acceptable to the City shall be labeled and

recorded as common area or as a perpetual open space easement. Private yard areas may not be counted as required open space. The City may determine the location of open space in a subdivision by considering topography, drainage or other land features. The City may require a cash bond or a letter of credit to guarantee installation of improvements.

- 8. Developer Requirements: Developers of projects that will include common area, private streets, shared private improvements, or shall otherwise include restrictive covenants shall submit a proposed declaration of conditions, covenants and restrictions ("CC&Rs") to the City for staff review. The CC&Rs shall be recorded concurrently with the final plat and, except where the City has agreed to and executed documents to guarantee the establishment of a special assessment area, shall include the following:
 - 1. An opinion of legal counsel licensed to practice law in the State that the project meets requirements of State law.
 - Provisions for a homeowners' association, maintenance of all buildings, streets, sidewalks, other
 improvements and common areas, adherence to City conditions and standards applicable to the
 development at the time of approval, snow removal, and other items recommended by City staff and
 approved by the Planning Commission.
 - 3. Language consistent with section 17.04.300 of this title.

(Ord. 2016-05, 5-3-2016)

CHAPTER 17.60 COMMERCIAL ZONES

17.60.010: PURPOSE

17.60.020: DEVELOPMENT AND DESIGN STANDARDS

17.60.030: OTHER REQUIREMENTS

17.60.010: PURPOSE

This chapter is established to provide standards and regulations, consistent with the city's general plan and the purposes and provisions of this title, for commercial areas in the city. This chapter shall apply to the following commercial zones established in chapter 17.20, "Zone Establishment", of this title: C-N, C-C, and C-F zones. Uses may only be conducted in commercial zones in accordance with the regulations of this code. Allowed use (permitted and conditional), accessory use, temporary use, and other associated use regulations are found in chapter 17.18, "Uses", of this title.

- 1. C-N Zone: The purpose of the C-N zone is to provide areas where small scale commercial retail and service uses may be located to accommodate the daily needs of local residents and passing motorists. Uses should be harmoniously integrated with surrounding neighborhoods and impose minimal detriment resulting from traffic, lighting, noise, or other negative effects.
- 2. C-C Zone: The purpose of the C-C zone is to provide areas for large scale community or regional retail and service uses. These areas will generally be located near major transportation hubs but should be designed to buffer neighboring residential areas. Coordinated circulation, architecture and landscaping and a balance of uses should be incorporated in developments.

3. C-F Zone: The purpose of the C-F zone is to provide areas along the interstate freeway for major commercial uses that are both compatible with and dependent on freeway visibility and access. Developments should be generally upscale with attention given to coordination of traffic circulation and building placement. Developments should provide a pleasing and functional environment that represents the quality of life in the city and also enhances employment opportunities and the retail tax base of the city.

(Ord. 2015-09, 12-1-2015)

17.60.020: DEVELOPMENT AND DESIGN STANDARDS

- Development Review: Uses proposed in commercial zones may only be established in conformance with the
 city's development review procedures. Applicants shall follow the procedures and requirements of this code
 regarding development review in the preparation and review of development proposals in commercial zones.
 All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or
 plats may not be altered without prior approval of the city, except as allowed under state law.
- 2. Area Requirements: Commercial zones shall comply with the requirements in the area requirements table below. A C-N zone shall not be established when located within one-third (1/3) mile of another commercial zone (C-N, C-C, or C-F).

Zone		Maximum Zone Area (Acres) ¹	Minimum Project Area (Acres) ²	Minimum Lot Area (Acres)
C-N	1	10 ³	1	n/a
C-C	5	n/a	1	n/a
C-F	5	n/a	1	n/a

Notes

- 3. Density: There is no restriction on the number of lots or parcels or the number of buildings on a lot or parcel, except as may be limited by other standards, regulations, or requirements of this title (planning and land use ordinance), in commercial zones.
- 4. Lot Width And Frontage: No minimum lot width is required for lots in Commercial Zones. Lots not fronting on a street must be accessible to the public via a recorded easement or right-of-way.
- 5. Yard Area: The following yard area requirements apply to lots or parcels in Commercial Zones:
 - The following minimum yard area requirements apply to main and accessory buildings: (Ord. 2015-09, 12-1-2015)
 - 1. The required yard area for front, side, and rear yards shall extend a distance of twenty feet (20') away from and along a property line adjacent to the edge of a public right-of-way (back of sidewalk for a typical street cross section). An alternative edge line to be used for

¹"Zone area" is defined as all contiguous lots or parcels that have the same zoning designation. A zone area intersected by a public right of way is considered as 1 zone area.

²"Project area" is defined as a development for which preliminary plat or site plan approval has been proposed or granted.

³A C-N zone area not traversed by a public right of way shall not exceed 5 acres.

- measuring the minimum yard area may be established where an atypical street cross section exists and when recommended by the Planning Director and approved by the Planning Commission. (Ord. 2015-09, 12-1-2015; amd. Ord. 2019-01, 3-5-2019)
- The required yard area for front, side, and rear yards shall extend a distance of thirty feet (30') away from and along a property line adjacent to a Residential or Agricultural Zone.
- 2. The minimum yard area requirement may be reduced, when the reduction does not violate clear vision requirements of this Code, in the following circumstances:
 - 1. The required yard area of subsection E1a of this section may be reduced from twenty feet (20') to ten feet (10') for buildings designed with a public entrance to the building that is oriented toward and directly connected to the adjacent right-of-way by a pedestrian walkway and the side of the building that is oriented to the right-of-way includes architectural elements that distinguish it as the primary pedestrian access to the building.
 - Should an adjacent Residential or Agricultural zoned property have a future land use
 designation that is not residential or agricultural, the required yard area of subsection E1b
 of this section may be reduced if approved by the Planning Commission with site plan
 review.
- 3. The following may be projected into any required yard area in Commercial Zones:
 - 1. Fences and walls in conformance to City codes and ordinances.
 - 2. Landscape elements, including trees, shrubs and other plants.
 - 3. Minor utility or irrigation equipment or facilities.
 - 4. Decks not more than two feet (2') in height.
 - 5. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks or similar architectural features attached to a building that does not extend more than two feet (2') into a side yard area or four feet (4') into a front or rear yard area.
 - 6. Chimneys, fireplace keys, box or bay windows, or cantilevered walls attached to the building not exceeding eight feet (8') wide and extending not more than two feet (2') into a side yard or four feet (4') into a front or rear yard.
- 6. Parking And Access: Parking areas and access in Commercial Zones shall comply with title 16, chapter 16.26, "Parking And Access", of this Code; chapter 17.18, "Uses", of this title; title 10, "Vehicles And Traffic", of this Code; and the following:
 - 1. Surface parking areas, except for approved street parking, shall not be located between a building and a public right-of-way on lots or parcels adjacent to a public right-of-way. This requirement shall only apply to one side of a lot or parcel that is adjacent to a public right-of-way on multiple sides.
 - 2. Surface parking areas, except for approved street parking, located within thirty feet (30') of a public right-of-way shall be screened by grading, landscaping, walls/fences, or a combination of these, to a height of three feet (3') above the surface of the parking area. (Ord. 2015-09, 12-1-2015)
 - 3. The Planning Director may approve an exception to the requirements of this subsection F if he or she determines that any of the requirements are not reasonably possible based on the unique characteristics of the site. (Ord. 2015-09, 12-1-2015; amd. Ord. 2019-01, 3-5-2019)

- 7. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply to all Commercial Zones: (Ord. 2015-09, 12-1-2015)
 - 1. All mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings. (Ord. 2017-22, 7-18-2017)
 - 2. The boundary of a Commercial Zone that is not in or adjacent to a public right-of-way and that is adjacent to a Residential or Agricultural Zone shall be fenced with a six foot (6') high, decorative precast concrete panel or masonry fence as determined with development approval. A six foot (6') solid vinyl boundary fencing may be used in unusual circumstances such as when the Commercial Zone is adjacent to property which is master planned for nonresidential uses. A higher fence may be required or allowed in unusual circumstances. A building permit may be required for fences and walls according to applicable Building Codes. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined with development approval.
 - 3. No wall, fence or screening material shall be erected between a street and a front or street side building line in Commercial Zones, except as required by subsection G1 of this section.
 - 4. Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
- 8. Architecture: The following exterior materials and architectural standards are required in Commercial Zones:
 - 1. Applicants for development approval shall submit for site plan review architectural drawings and elevations, exterior materials, and colors of all proposed buildings. In projects containing multiple buildings, the applicant shall submit a design book that includes an architectural theme, features, exterior materials and colors governing the entire project.
 - 2. All building materials shall be high quality, durable and low maintenance.
 - 3. In the C-N Zone, exterior walls of buildings shall be constructed with a minimum of fifty percent (50%) brick or stone. The balance of exterior wall area shall consist of brick, stone, glass, decorative integrally colored block and/or no more than fifteen percent (15%) stucco or tile. Other materials may also be used for decorative accents and trim in the C-N Zone with development approval. Roofs in the C-N Zone shall be hipped or gabled with a minimum six to twelve (6:12) pitch.
 - 4. Exterior walls of buildings that are longer than sixty feet (60') in length shall have relief features at least four inches (4") deep at planned intervals.
 - 5. All sides of buildings shall receive design consideration.
 - 6. Signs shall meet requirements of title 16, chapter 16.36 of this Code and shall be constructed of materials that are consistent with the buildings that they identify.
 - 7. Buildings and structures in Commercial Zones shall not exceed the height shown in the maximum building height table below unless otherwise allowed in this title.

Zone	Main Building	Other Structures

C-N	35 feet	25 feet
C-C	35 feet	35 feet
C-F	No maximum	No maximum

- 8. The exteriors of buildings in Commercial Zones shall be properly maintained by the owners. (Ord. 2015-09, 12-1-2015)
- 9. Grading And Drainage: All developments shall be graded to comply with subsection 16.10.040E9 of this Code and as required by the Planning Department to provide adequate drainage. Buildings shall be equipped with facilities that discharge of all roof drainage onto the subject lot or parcel. (Ord. 2015-09, 12-1-2015; amd. Ord. 2019-01, 3-5-2019)
- 10. Landscaping: The following landscaping requirements and standards shall apply in Commercial Zones. Landscaping in Commercial Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
 - 1. The area of front, side, and rear yards along an adjacent property line and extending away from the property line a distance prescribed in the requirements of this subsection shall be landscaped with grass, trees, and other live plant material.
 - 1. The required yard landscape area for a yard adjacent to a residential or agricultural zone shall be not less than ten feet (10'), except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.
 - 2. The required yard landscape area for a yard adjacent to a public right of way shall be twenty feet (20'), except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.
 - 2. All areas of lots or parcels in commercial zones not approved for parking, buildings, or other hard surfacing shall be landscaped and properly maintained with grass, deciduous and evergreen trees, and other plant material in conjunction with a landscape plan for the development that has been designed and prepared by a landscape architect and approved by the planning commission.
 - 3. A minimum of one tree per five hundred (500) square feet, or part thereof, of required landscaped yard areas is required in commercial zones in addition to other trees required in this section. A minimum of thirty percent (30%) of required yard area trees shall be minimum seven foot (7') tall evergreens. Deciduous trees shall be minimum two inch (2") caliper. Deciduous and evergreen trees required in this section need not be equally spaced but shall be dispersed throughout the required yard areas on the site.
 - 4. All collector street and other public and private park strips in commercial zones shall be improved and maintained by the adjoining owners according to specifications adopted by the city unless otherwise allowed with development approval. Park strip trees shall not be planted within thirty feet (30') of a stop sign.
 - 5. Trees shall not be topped and required landscape areas shall not be redesigned or removed without city approval. Property owners shall replace any dead plant material in accordance with the requirements of this chapter and the conditions of site plan or plat approval.
 - 6. The following landscaping requirements shall apply to parking areas:

- 1. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.
- 2. Shade trees shall be planted between double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum intervals of three (3) stalls and no farther than six feet (6') from the parking area. Shade trees are not required in parking rows which are adjacent to buildings.
- All landscaped areas adjacent to parking areas shall be curbed.
- 7. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights of way in the landscaping of the project and the urban trails system. Any areas so included and perpetually preserved may be counted toward required yard space for the development. If approved by the city engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without written approval of any entity or agency having jurisdiction over said waterways.
- 8. All required landscaping shall be installed (or escrowed due to season) prior to occupancy.
- 9. All landscaped areas, including adjoining public right of way areas, shall be properly irrigated and maintained by the owners.
- 11. Lighting: The following lighting requirements shall apply in commercial zones;
 - Applicants for development approval shall submit a lighting plan, which shall include a photometric analysis.
 - Site lighting shall adequately light all parking areas, walkways, and common areas. Site lighting shall be designed and/or shielded to prevent glare on adjacent properties.
 - 3. Lighting fixtures on private property shall be architectural grade and consistent with the architectural theme of the development.
 - 4. Lighting fixtures on public property shall be architectural grade and consistent with a streetlight design approved by the city engineer.

(Ord. 2015-09, 12-1-2015; amd. Ord. 2021-09, 5-4-2021)

HISTORY

Amended by Ord. 2022-16 on 12/6/2022

17.60.030: OTHER REQUIREMENTS

- Private Covenants: The developer of a condominium project in a commercial zone shall submit a proposed declaration of covenants to the city attorney for review, including an opinion of legal counsel licensed to practice law in the state that the condominium meets requirements of state law, and record the covenants with the condominium plat for the project.
- 2. Maintenance: All private areas in developments shall be properly maintained by the property owners.
- 3. Easements: Buildings may not be located within a public easement.

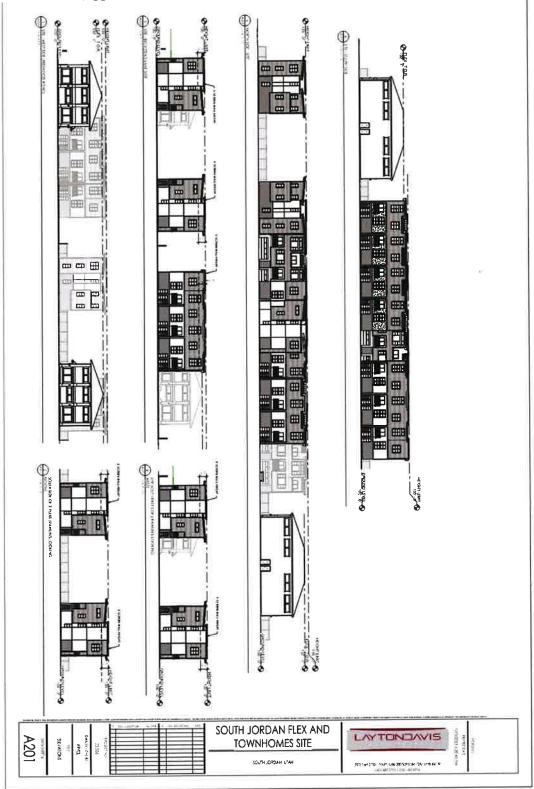
- 4. Phasing Plan: Applicants seeking development approval of a phased project shall submit for review at the time of preliminary plat or site plan approval a project phasing plan. Development shall be in accordance with the project phasing plan unless the city approves a revised project phasing plan.
- 5. Nonconforming Lots Or Parcels: Nonconforming lots or parcels of land that legally existed or were created by a preliminary or final plat approval prior to the establishment of a commercial zone shall be brought into conformance with the requirements of this chapter prior to development.

(Ord. 2015-09, 12-1-2015; amd. Ord. 2016-05, 5-3-2016)

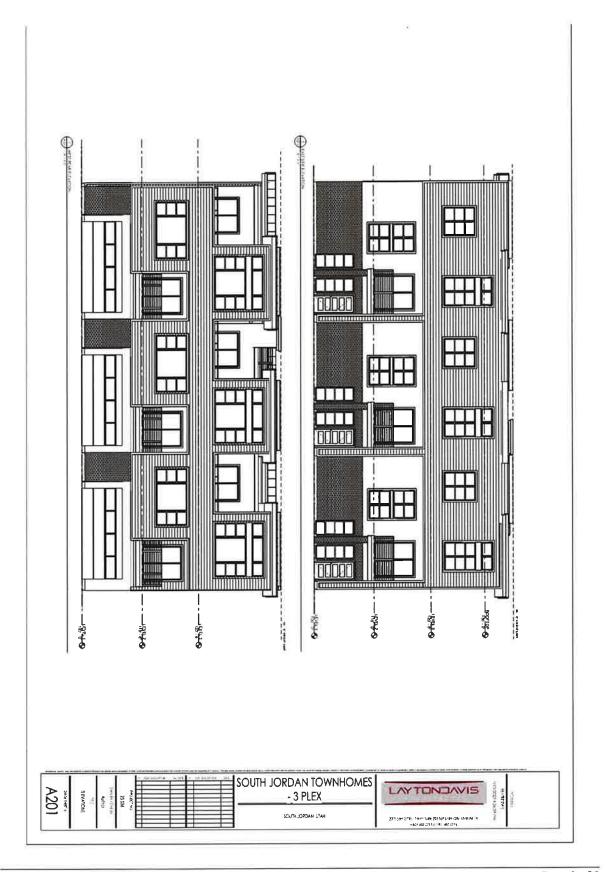
EXHIBIT E (Resolution R2023-25)

[TO BE INSERTED]

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







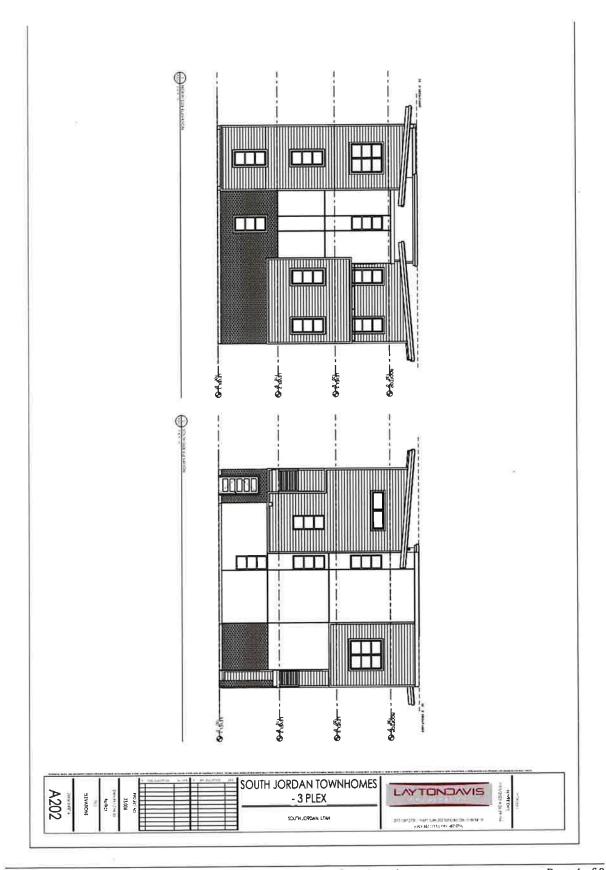
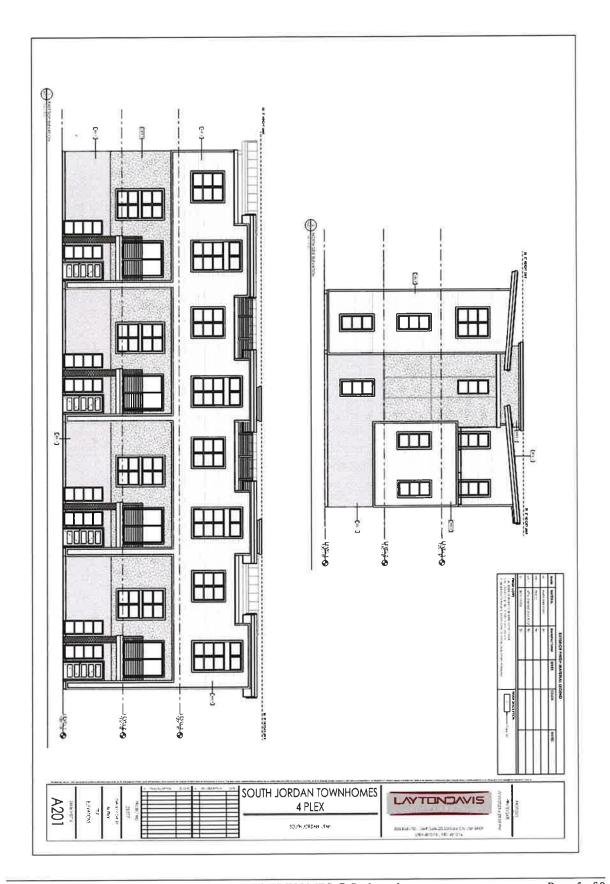
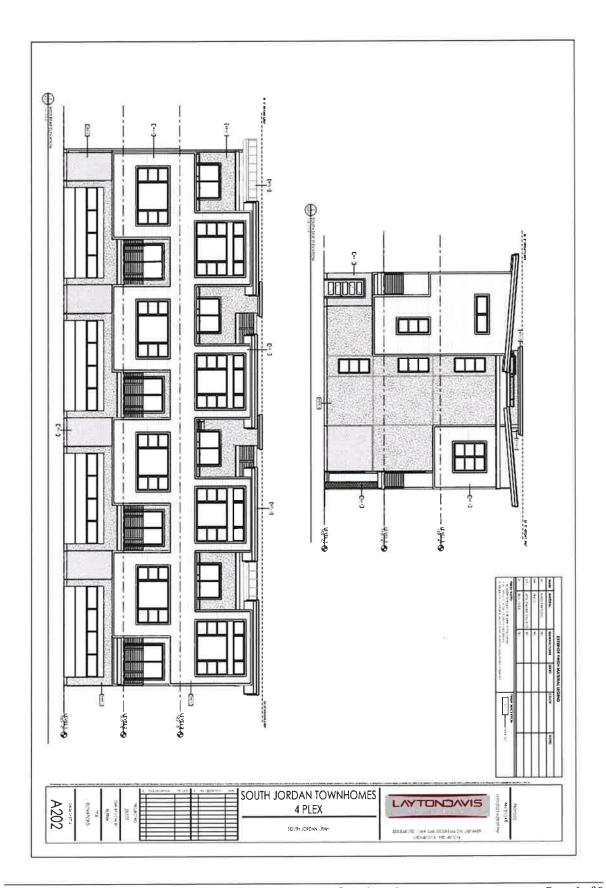
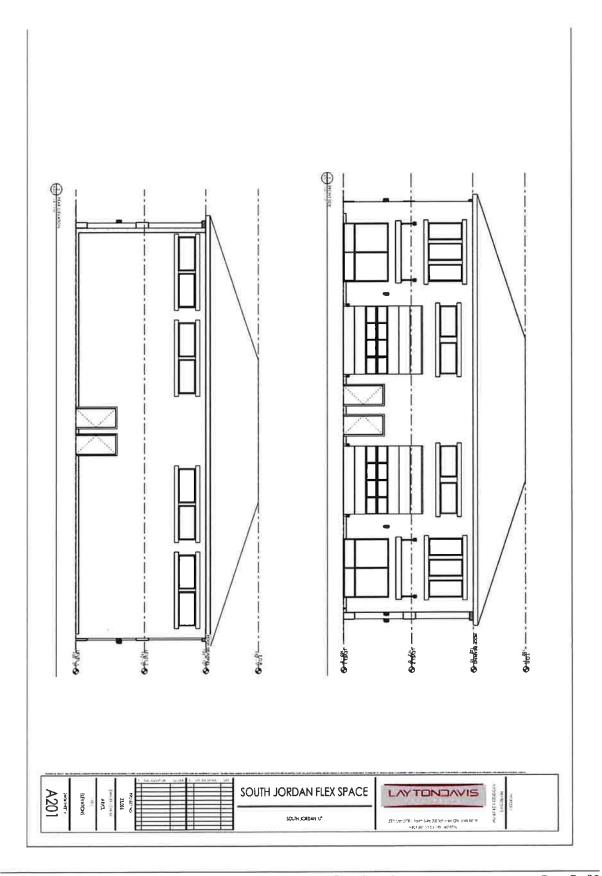
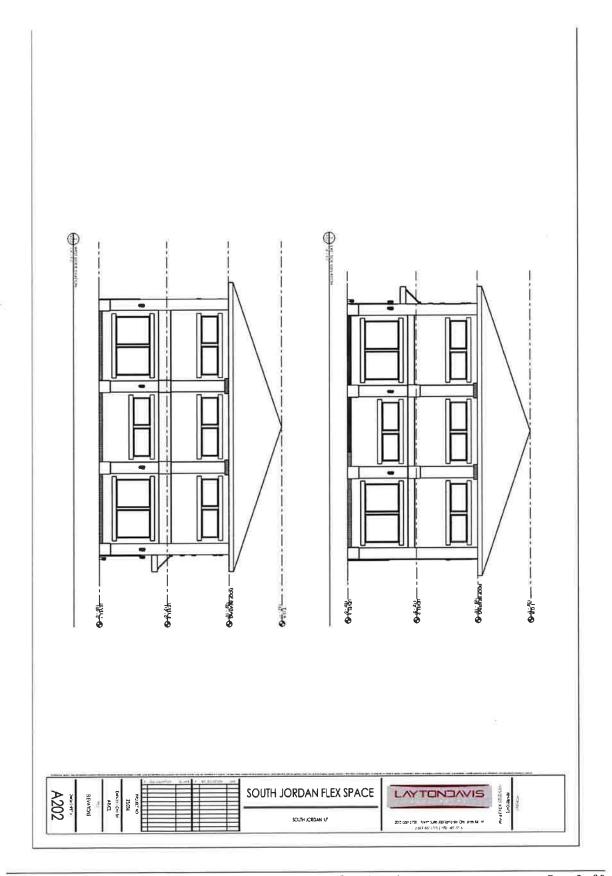


EXHIBIT F to Development Agreement – SJC TOWNHOMES @ Redwood









Page 8 of 8

Meeting Date: 04/09/2024

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Issue: Dollar Tree

SITE PLAN APPLICATION

Address: 10494 S River Heights Drive, South Jordan, UT 84095

File No: PLSPR202300203
Applicant: Lance Ridges

Submitted by: Miguel Aguilera, Planner I

Shane, Supervising Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Site Plan application, file number **PLSPR202300203**, to allow for construction the new standalone Dollar Tree in the C-C zone at 10494 S River Heights Dr.

ACREAGE: 1.38 acres

CURRENT ZONE: C-C (Community Commercial) Zone

CURRENT USE: Vacant Land

FUTURE LAND USE PLAN: EC (Economic Center)

NEIGHBORING ZONES/USES: North – C-C (Sportsman's Warehouse)

South – C-C (EOS Fitness) West – C-C (Costco) East – River Heights Dr

STANDARD OF REVIEW:

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

BACKGROUND:

The proposed development at Harvest Village commercial center will be a new standalone Dollar Tree. The lot is currently vacant and is zoned community commercial (C-C). The proposed retail use is a permitted use in the zone.

The project will be a 20 foot tall, 10,000 square foot building. The Dollar Tree will be built south adjacent to the existing Sportsman's Warehouse. The project's parking lot will be located west of the building in an area where much of the parking for the Harvest Village commercial center currently is. The parking requirement for retail use is 1 per 200 square feet of floor area, which makes the city's parking requirement for this project 50 stalls. The site plan proposes 55 stalls, 6 of which are existing, and 3 ADA stalls. Vehicle access from South Jordan Parkway and River Heights Drive is provided via existing driveways that provide access to existing businesses at Harvest Village.

Building's rear and side facades will be composed of brick wall painted in a 'balanced beige' paint and will have two relief columns since the walls exceed 60 feet in length. The front façade walls will be made of 'smoked white' stucco material with a grey bricks lining the lower façade. All colors proposed are the standard Dollar Tree brand colors. The glass wall store front area will be 30 wide and 10 feet tall. There will be three more windows to the left and right of the entrance area.

Landscaping will be along all park strips of the property and consist of trees, shrubs, rock mulch, and lawn cover. There are 10 existing trees and 10 new trees that will be planted. Shrub and plant cover will be make up the required 50% landscape plant cover at maturity. Decorative rock will be the ground cover on all non-lawn covered areas. The landscaping plans meet city landscaping and water wise requirements for commercial zones.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- There is no development agreement as part of this site application.
- There will be only one building on this property with the intended use being retail.
- The Architectural Review Committee reviewed the proposed building on March 27, 2024. The project received a positive recommendation from the committee.
- The roof height will be 20 feet while the peak height will be 28 feet.

Conclusion:

• The proposed project will meet the requirements of the Site Plan Review (Title 16) and the Planning and Zoning (Title 17) Codes and thus should be approved.

Recommendation:

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

ALTERNATIVES:

• Approve an amended Application.

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

SUPPORT MATERIALS:

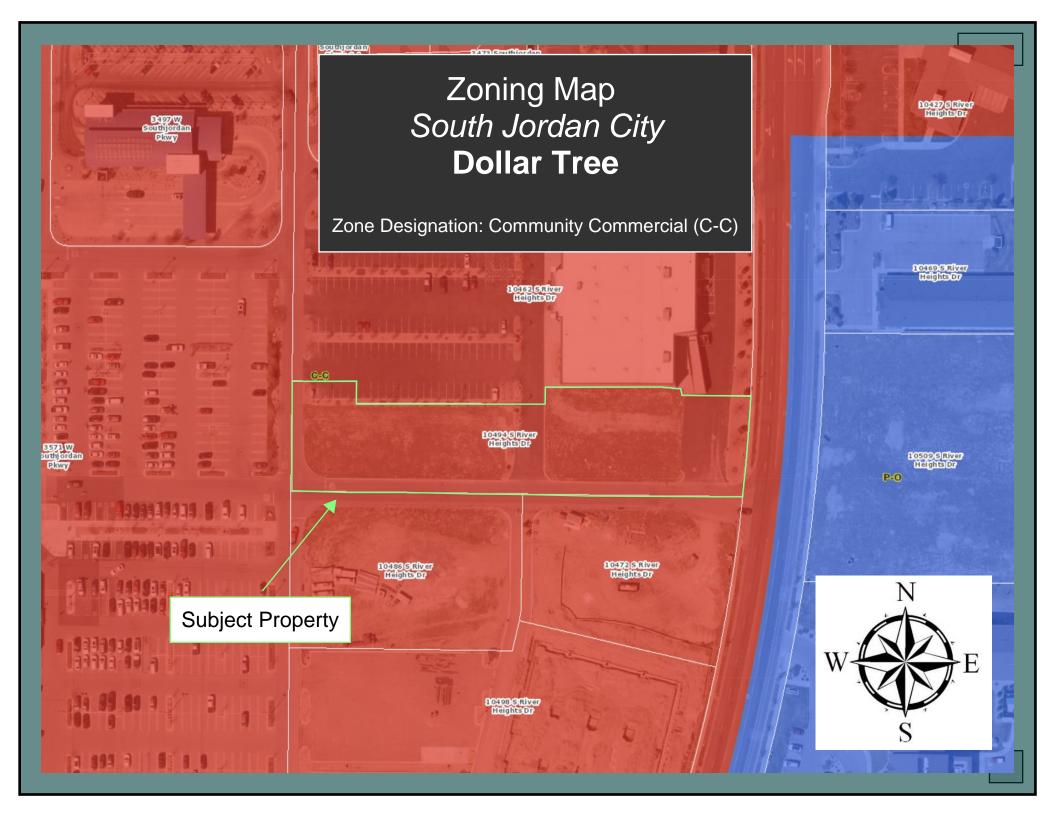
- Location Map
- Zoning Map
- Site Plan
- Landscape Plan
- Photometric Plan
- Building Elevations

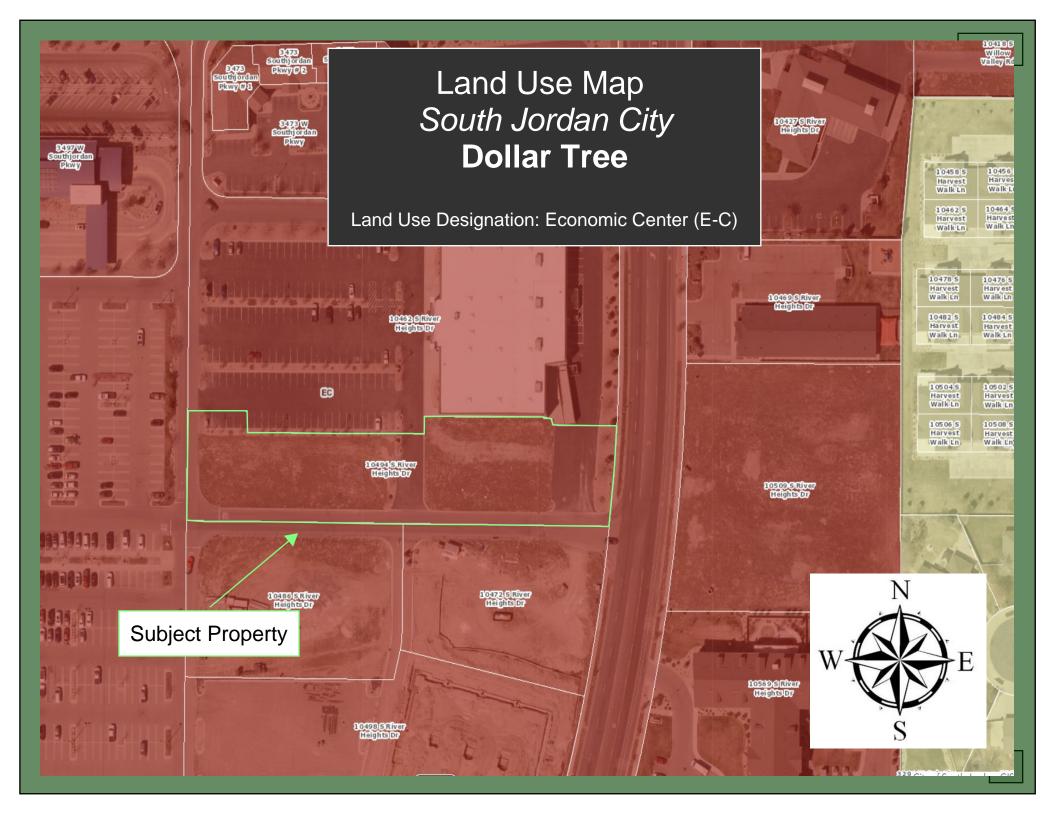
Miguel Aguilera

Miguel Aguilera

Planner I, Planning Department

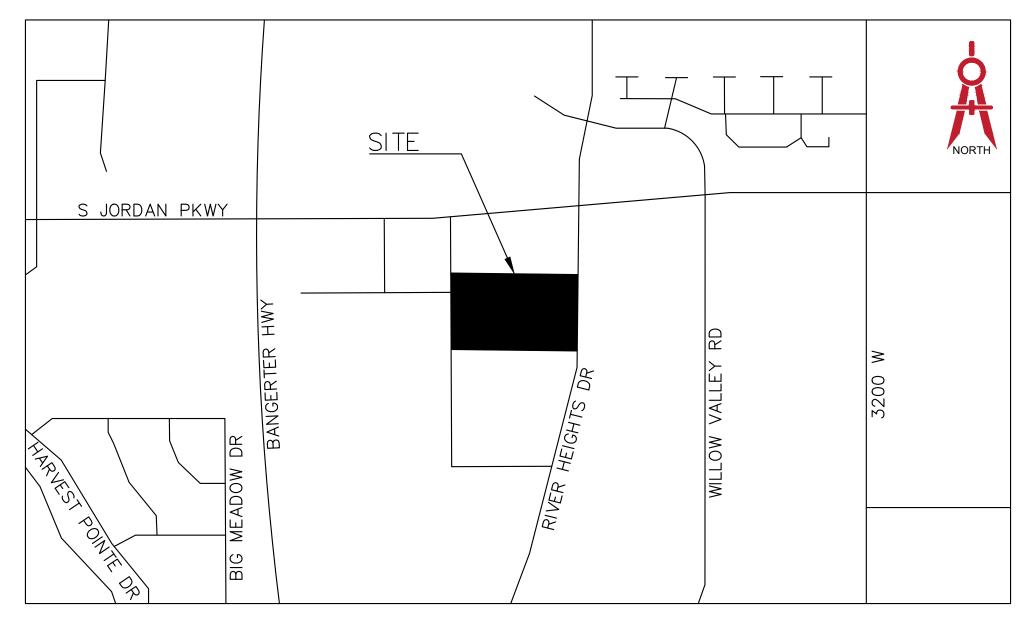






DOLLAR TREE SOUTH JORDAN, UT

VICINITY MAP



NOT TO SCALE

INDEX

- G-0 Cover Sheet
- C-1 Site Plan
- C-2 Grading Plan
- C-3 Utility Plan
- C-4 Details
- C-5 Utility Details
- C-6 Stormwater Pollution Prevention Plan
- C-7 SWPPP Details

PROJECT ENGINEER: LARVIN POLLOCK ELEVATE ENGINEERING 2208 WEST 700 SOUTH SPRINGVILLE, UT 84663 (801) 718-5993 LARVIN@ELEVATENG.COM

OWNER/DEVELOPER: PAUL STRINGHAM PETERSON DEVELOPMENT
225 SOUTH 200 EAST #200
SALT LAKE CITY, UT 84111
801-532-2233

PBSTRINGHAM@GMAIL.COM

SITE DATA

59,697 SF (1.37 ACRES) 10,000 SF± 16.8% 40,736 SF± 68.2% LOT AREA: BUILDING AREA: PAVEMENT AREA: LANDSCAPE AREA: SF± 15.0% 8,961

ZONING: COMMERCIAL (C-C)PERMITTED USE PARCEL ID#: 27172510140000

PLEASE SEE SOUTH JORDAN GENERAL NOTES FOR CITY SPECIFIC DIRECTION.

N90°/00°/00°

LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE		EXISTING CURB AND GUTTER	======
EASEMENT LINE		PROPOSED CURB AND GUTTER	
CENTER LINE		INVERT ELEVATION	I.E.
PROPOSED TRAIL		TOP BACK CURB	TBC
PROPOSED WATER LINE	ww	TOP ASPHALT	TA
PROPOSED PRESSURIZED IRRIGATION	—— PI——— PI——	TOP OF GRATE	TOG
PROPOSED GROUND WATER DRAIN	GW	FINISHED GRADE	FG
PROPOSED SEWER LINE	ssssss	TOP OF CONCRETE	TC
PROPOSED STORM DRAIN LINE	—— SD ——— SD ——	HIGH WATER ELEVATION	HWE
EXISTING SEWER LINE	SSSS	CATCH BASIN	
EXISTING WATER LINE	w w w	SURFACE FLOW DIRECTION	
EXISTING STORM DRAIN LINE	SDSDSD-	PROPOSED STREET LIGHT	\Diamond
EXISTING CONTOUR	(1000)	STORM DRAIN MANHOLE	D
FINISHED CONTOUR	4960	SANITARY SEWER MANHOLE	S
THISTIED CONTOON	47.00	PROPOSED WATER VALVE	₩

City Engineer City of South Jordan Approved 03/25/2024

SITE MAP

ENGINEERING

LEGEND

LOT LINES (PROPERTY)

PROPOSED CURB AND GUTTER

STRIPING

BUILDING SETBACK LANDSCAPE SETBACK

EXISTING BUILDING

LANDSCAPE AREA

SITE DATA

LOT AREA: BUILDING AREA: PAVEMENT AREA: LANDSCAPE AREA:

SF (1.37 ACRES) SF± 16.8% SF± 68.2% 8,961 SF± 15.0%

ZONING: COMMERCIAL (C-C) PARCEL ID#: 27172510140000

BUILDING DATA

CONSTRUCTION TYPE: V-B SPRINKLERS: NO SETBACKS: FRONT=0 FEET REAR=0 FEET SIDE=0 FEET

PARKING TABULATION

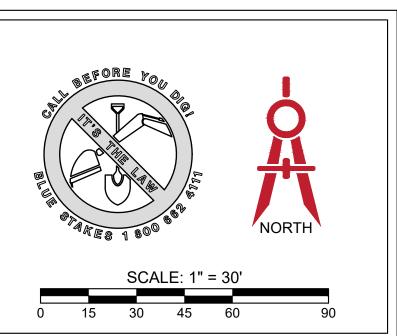
REQUIRED: MINIMUM TOTAL PARKING STALLS: 50

PROVIDED: 55 STALLS
3 ADA STALLS

NOTES:

- 1) PROPOSED 10' SIDEWALK PER SOUTH JORDAN CITY STANDARDS.
- 2 ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA AND SOUTH JORDAN CITY STANDARDS.
- $\boxed{3}$ PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
- PROPOSED DUMPSTER LOCATION. SEE SHEET C-4 FOR DETAILS.

City Engineer City of South Jordan Approved 03/25/2024 City Engineer



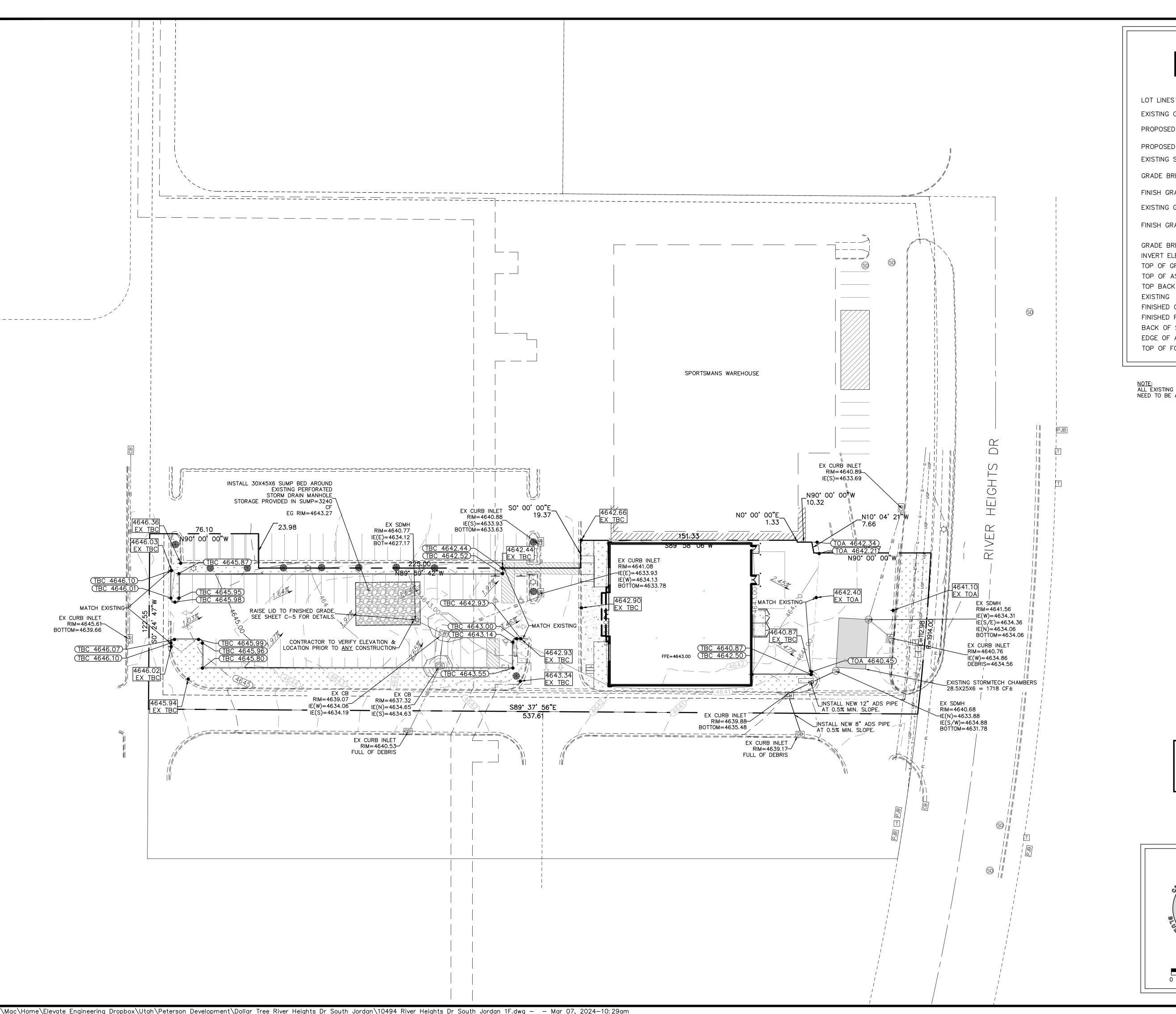
TREE AR 10864737

HEIGHT

ENGIN

Mar 07, 2024

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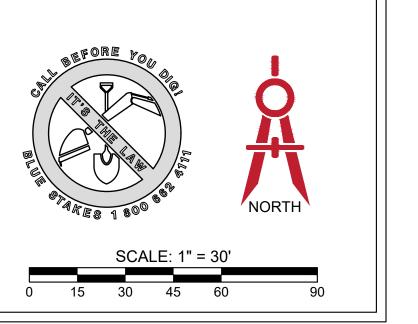


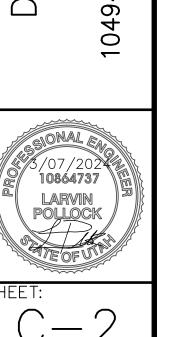
LEGEND

LOT LINES (PROPERTY) EXISTING CURB AND GUTTER PROPOSED CURB AND GUTTER PROPOSED STORM DRAIN LINE —SD——SD——SD— EXISTING STORM DRAIN LINE --SD----SD----SD-GRADE BREAK FINISH GRADE CONTOUR LINES EXISTING GRADE CONTOUR LINES FINISH GRADE SLOPE GRADE BREAK INVERT ELEVATION TOP OF GRATE TOP OF ASPHALT TOP BACK OF CURB FINISHED GRADE FFE FINISHED FLOOR ELEVATION BACK OF SIDEWALK BOW EOA EDGE OF ASPHALT TOF TOP OF FOUNDATION

NOTE:
ALL EXISTING STORMDRAIN CATCH BASINS AND MANHOLE RIMS NEED TO BE ADJUSTED TO MATCH THE NEW FINISH GRADE ELEVATIONS.

> **City Engineer** City of South Jordan Approved 03/25/2024 City Engineer





^L.Mar 07, 2024

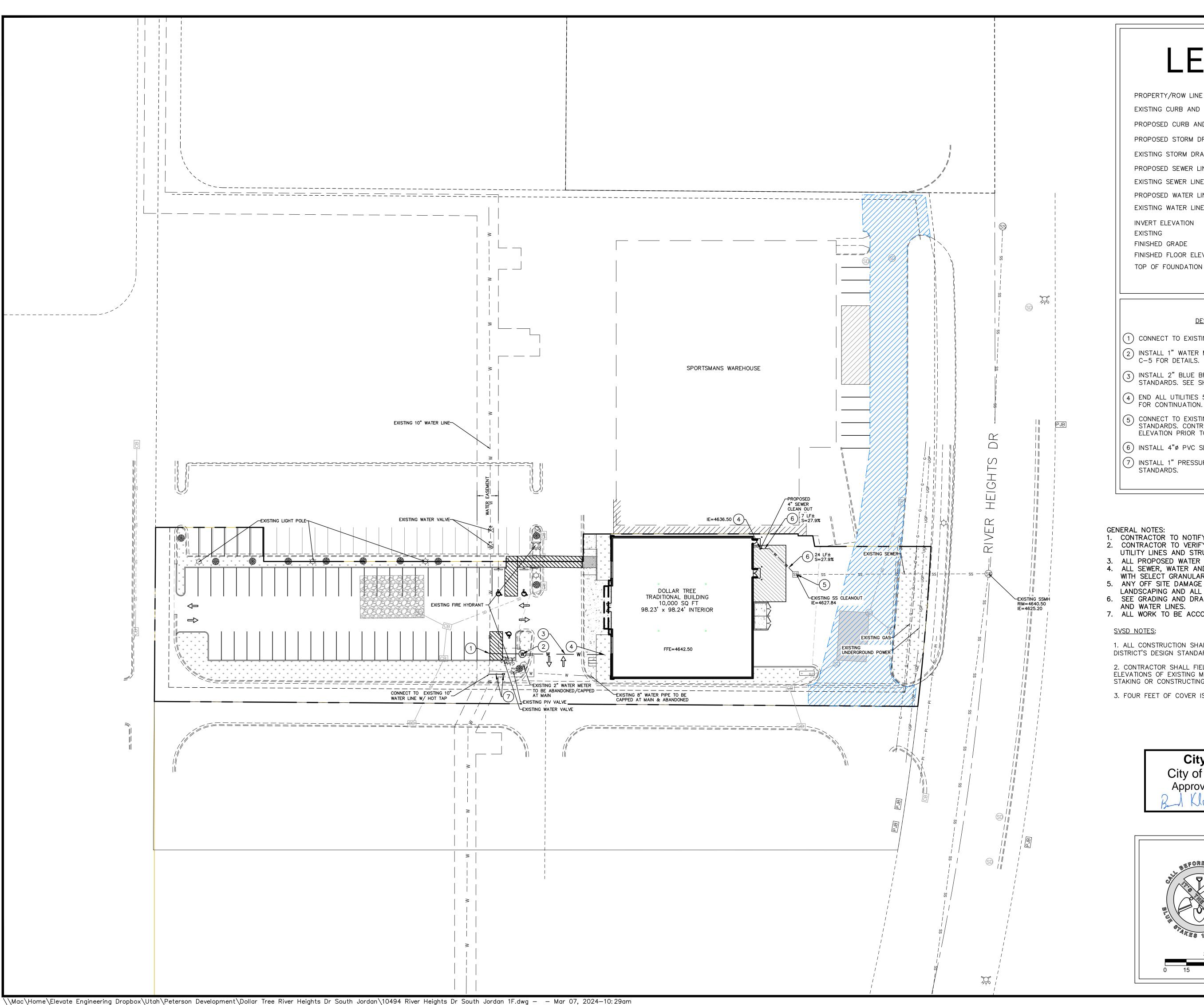
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LEGEND

PROPERTY/ROW LINE EXISTING CURB AND GUTTER PROPOSED CURB AND GUTTER PROPOSED STORM DRAIN LINE EXISTING STORM DRAIN LINE PROPOSED SEWER LINE EXISTING SEWER LINE

-SS----SS----SS-PROPOSED WATER LINE — w — — w — EXISTING WATER LINE $-- \mathsf{W} ---- \mathsf{W} ---- \mathsf{W} --$ INVERT ELEVATION **EXISTING** FINISHED GRADE

FINISHED FLOOR ELEVATION TOF

—__SD-___SD-___SD-__

--SD----SD----SD-

-ss — ss — ss — ss -

DESIGN NOTES:

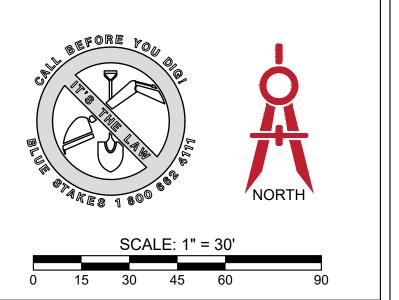
- (1) CONNECT TO EXISTING WATER MAINPER CITY STANDARDS.
- (2) INSTALL 1" WATER METER PER CITY STANDARDS. SEE SHEET $^{\prime}$ C-5 FOR DETAILS.
- 3 INSTALL 2" BLUE BRUTE CTS POLY WATER LINE PER CITY STANDARDS. SEE SHEET C-5 FOR DETAILS.
- (4) END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
- 5 CONNECT TO EXISTING SEWER CLEAN OUT PER SVSD STANDARDS. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.
- (6) INSTALL 4"Ø PVC SDR-35 SEWER PIPE AT 2% MIN. SLOPE.
- (7) INSTALL 1" PRESSURIZED IRRIGATION LINE & METER PER CITY STANDARDS.

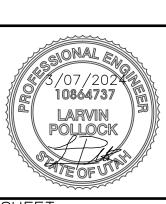
- 1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION 2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING
- UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION 3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER 4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED
- WITH SELECT GRANULAR FILL AS PER <u>CITY</u> STANDARDS. 5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
- 6. SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF SEWER
- AND WATER LINES. 7. ALL WORK TO BE ACCORDING TO <u>CITY</u> STANDARDS.
- 1. ALL CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- 2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.
- 3. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

City Engineer

City of South Jordan Approved 03/25/2024

City Engineer





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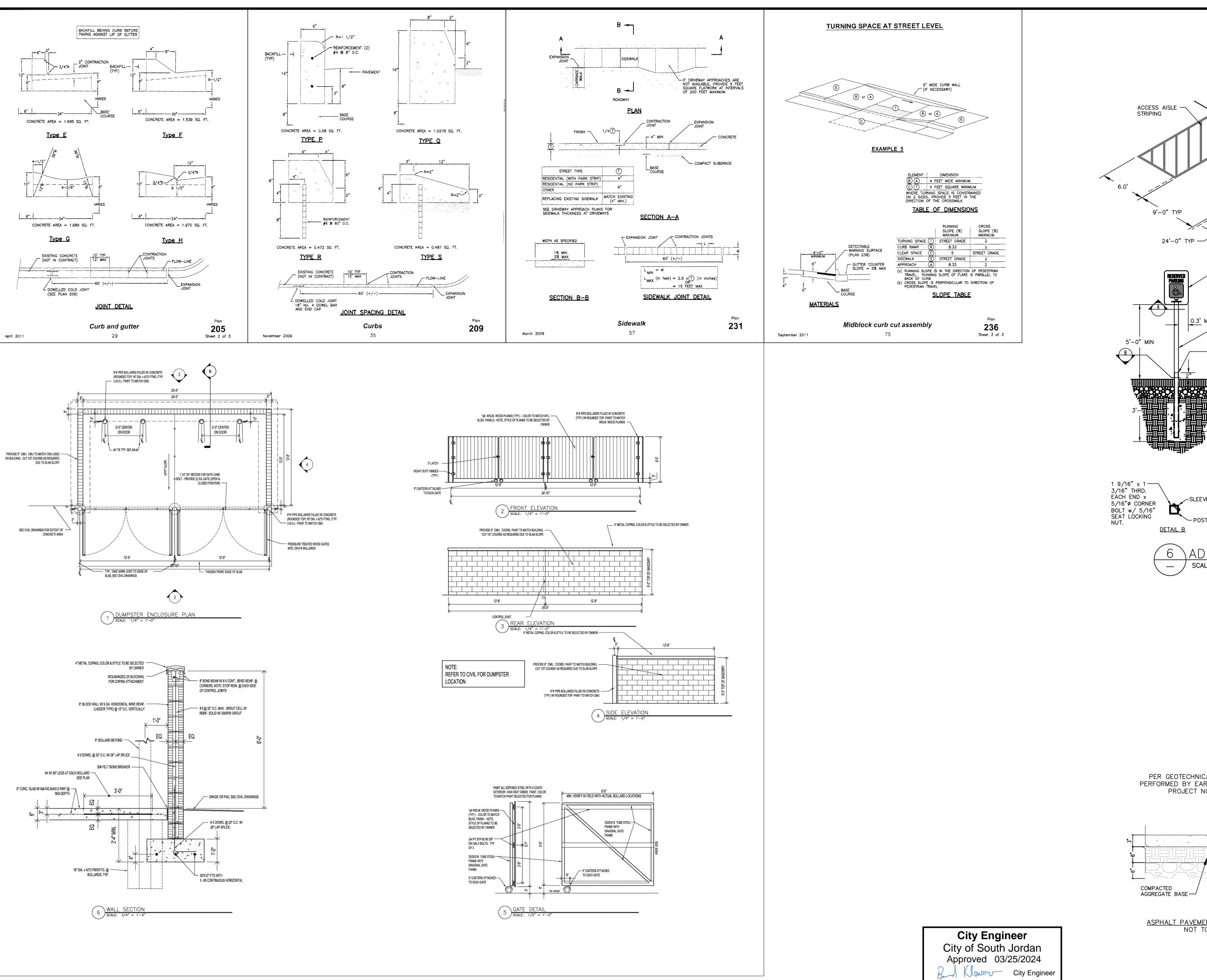
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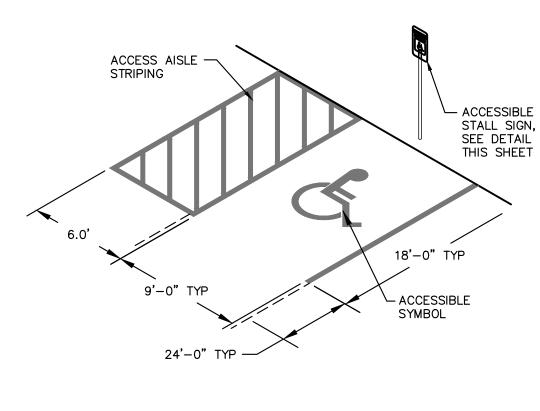
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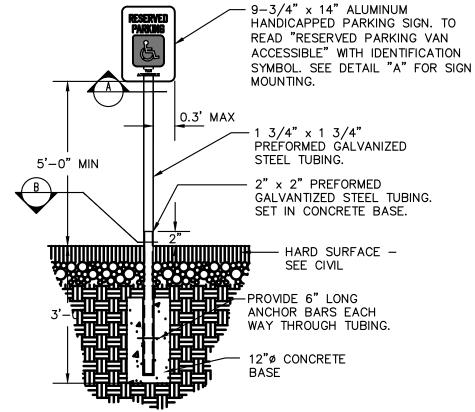
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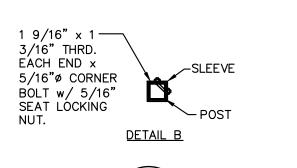
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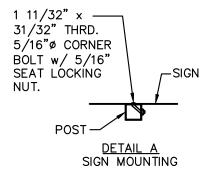
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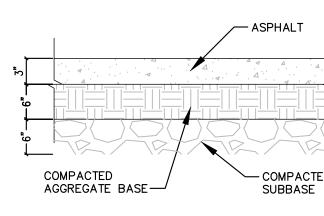


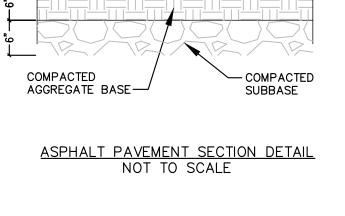


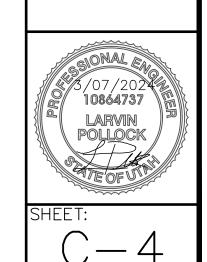




PER GEOTECHNICAL INVESTIGATION PERFORMED BY EARTHTEC ENGINEERING PROJECT NO. 230775G







L. Mar 07, 2024

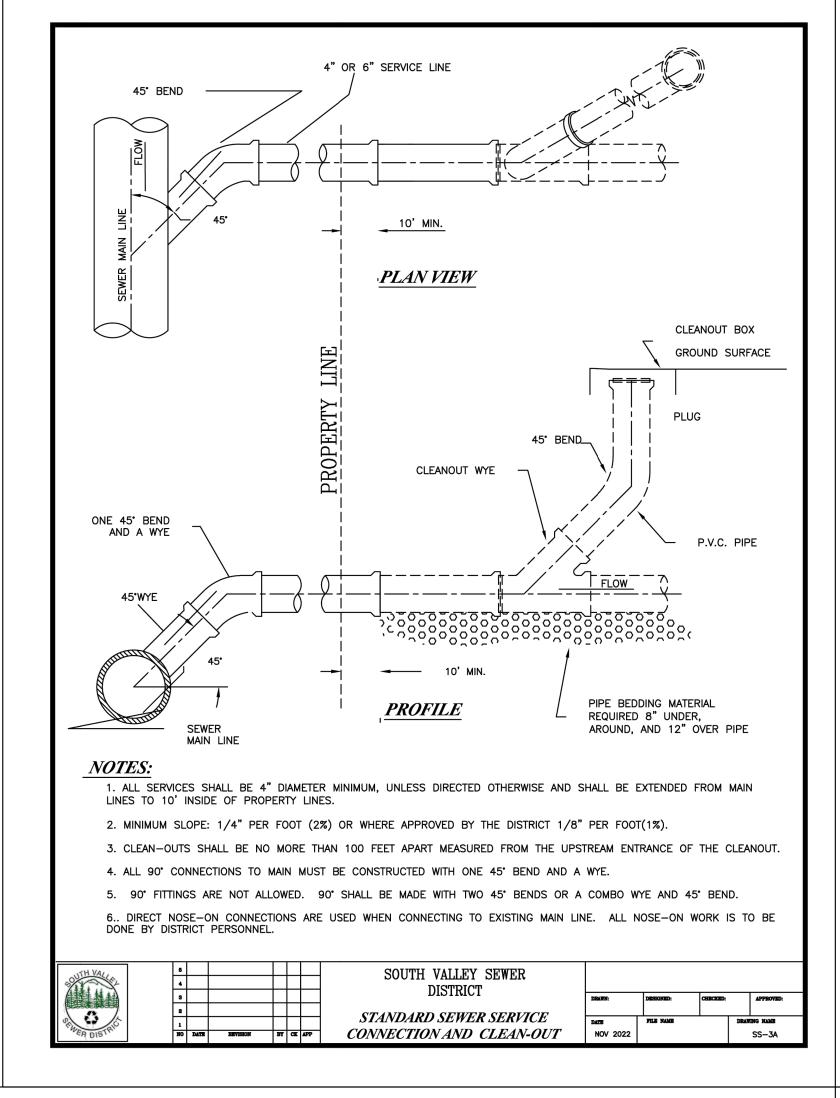
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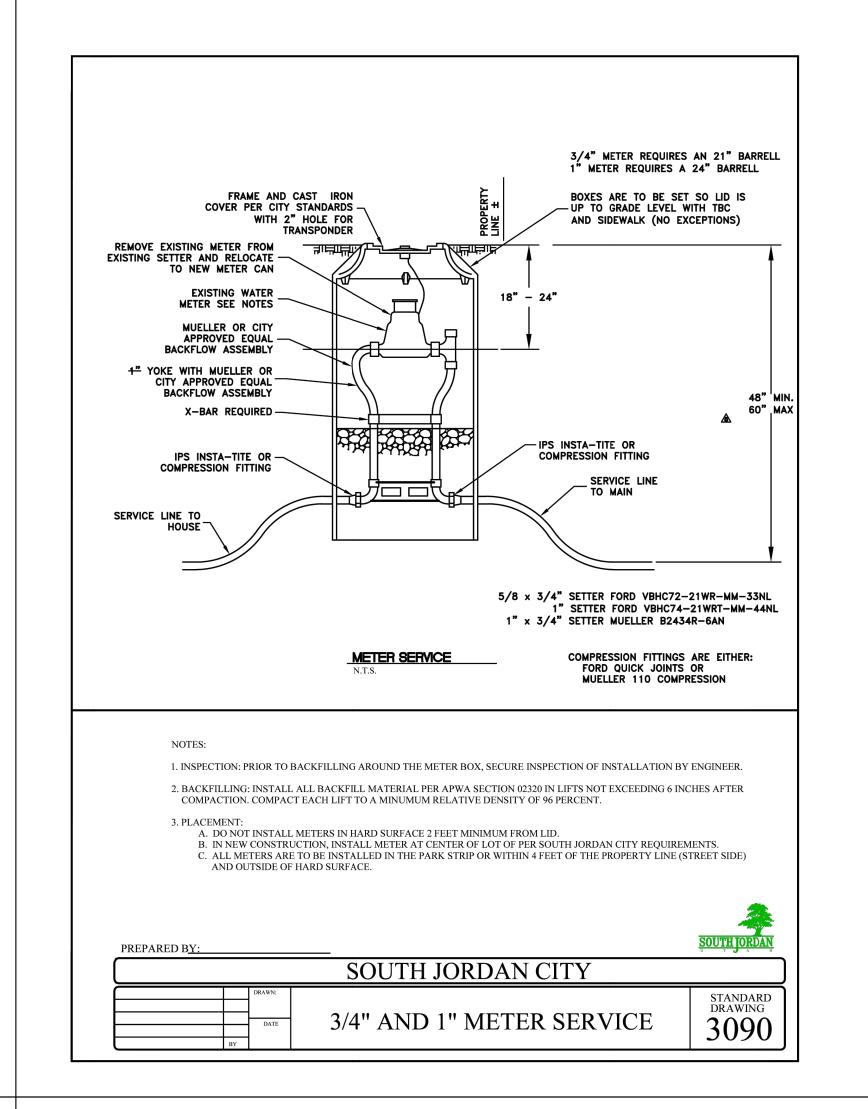
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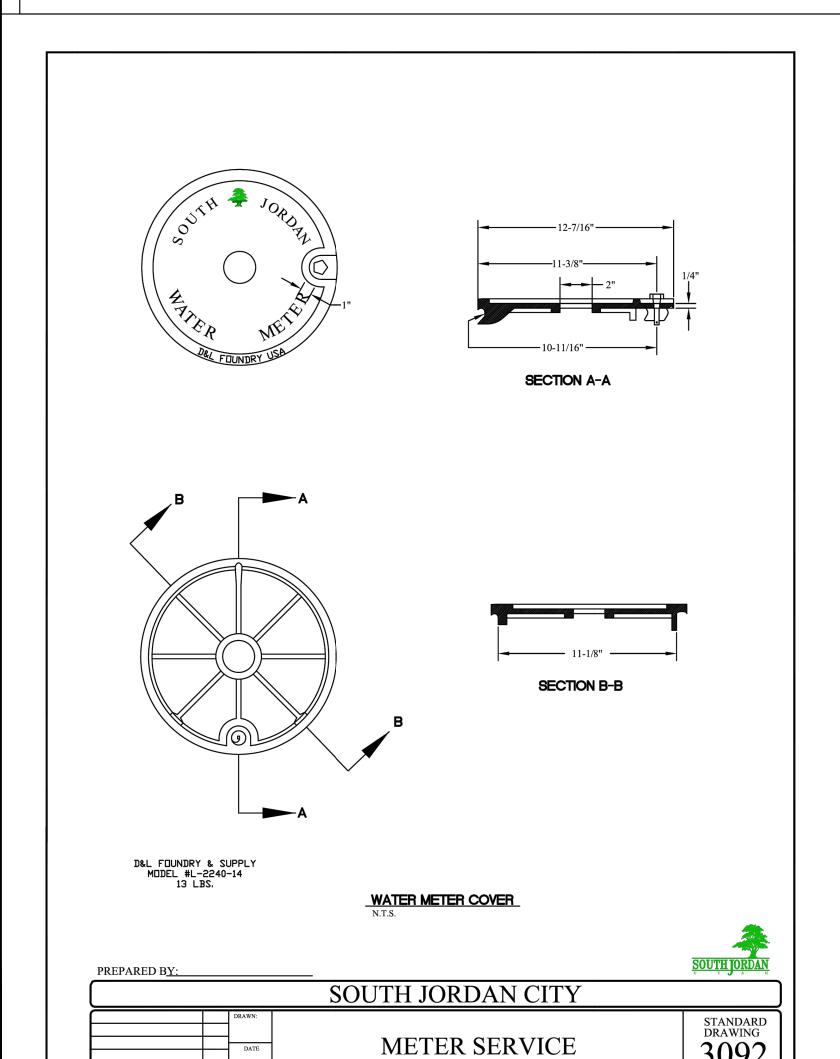
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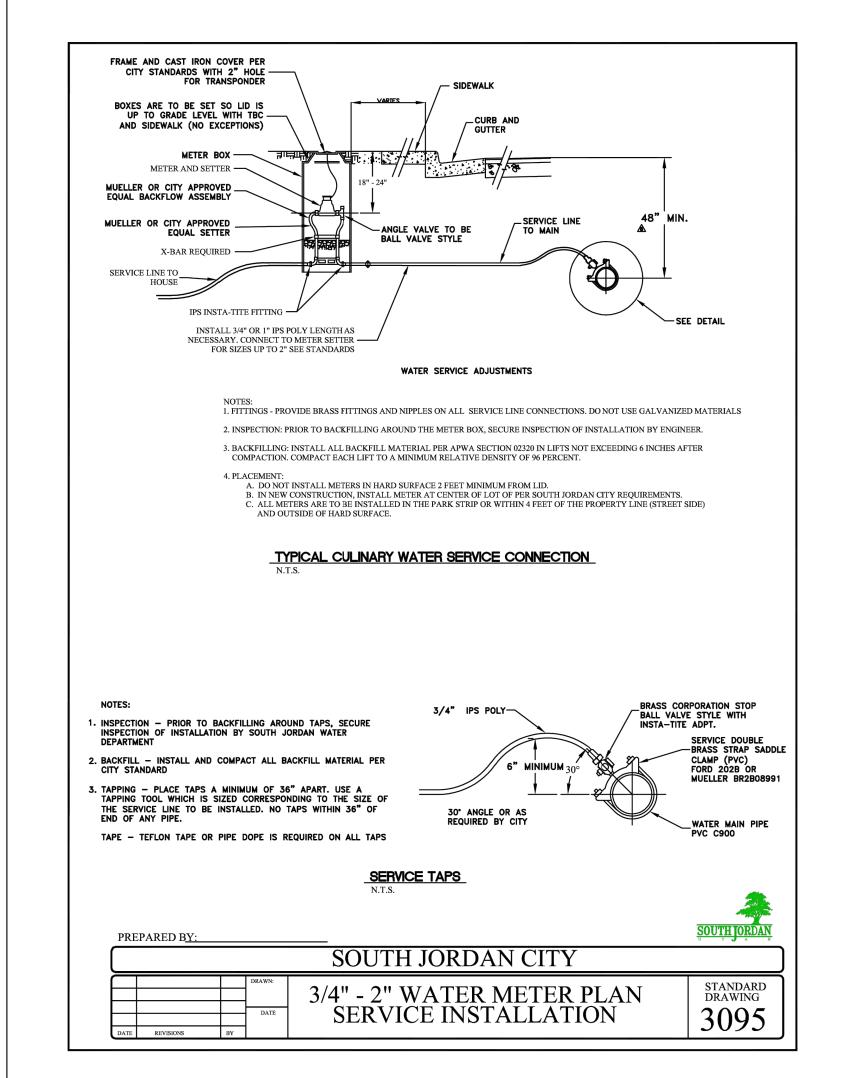
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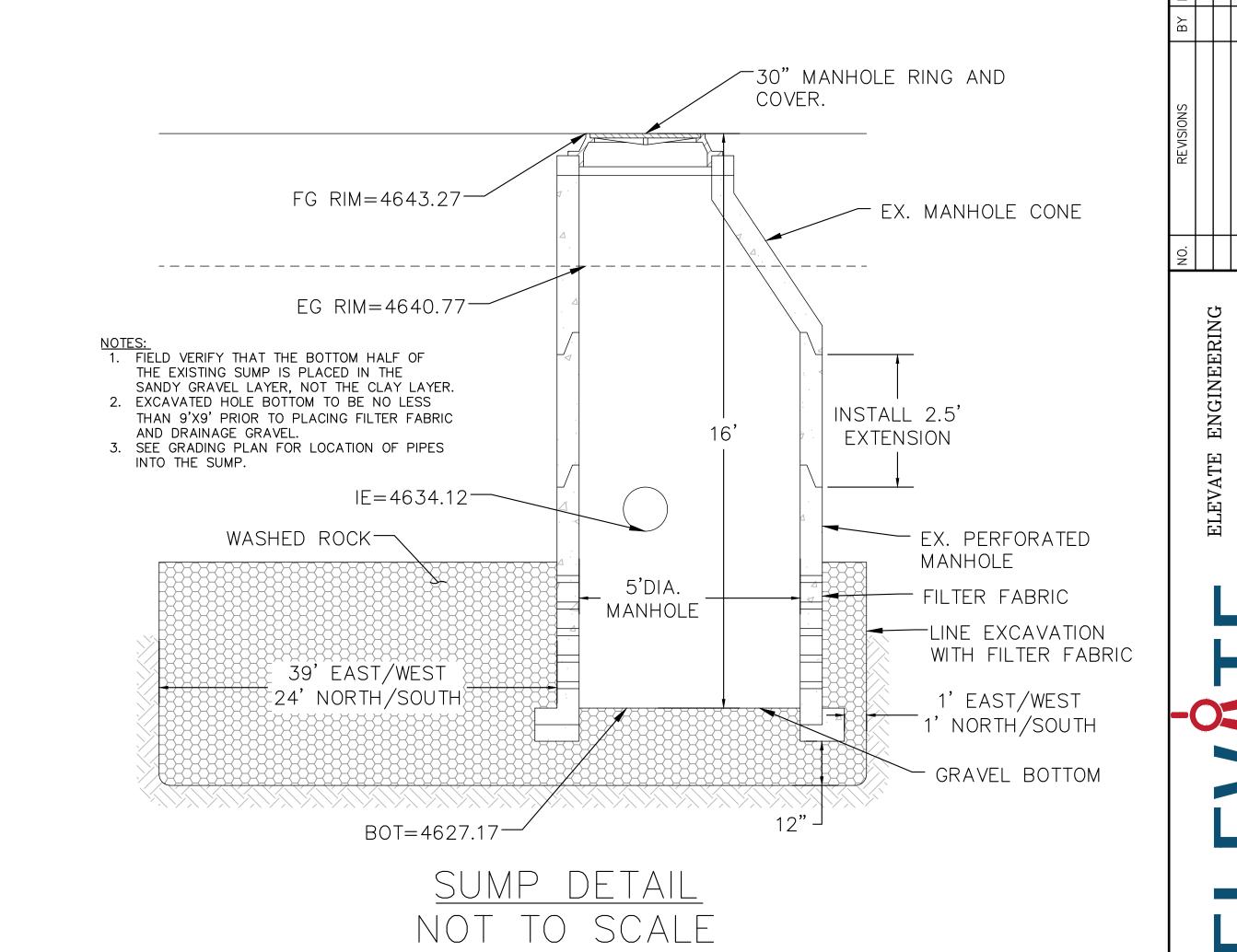
ENGINEERING

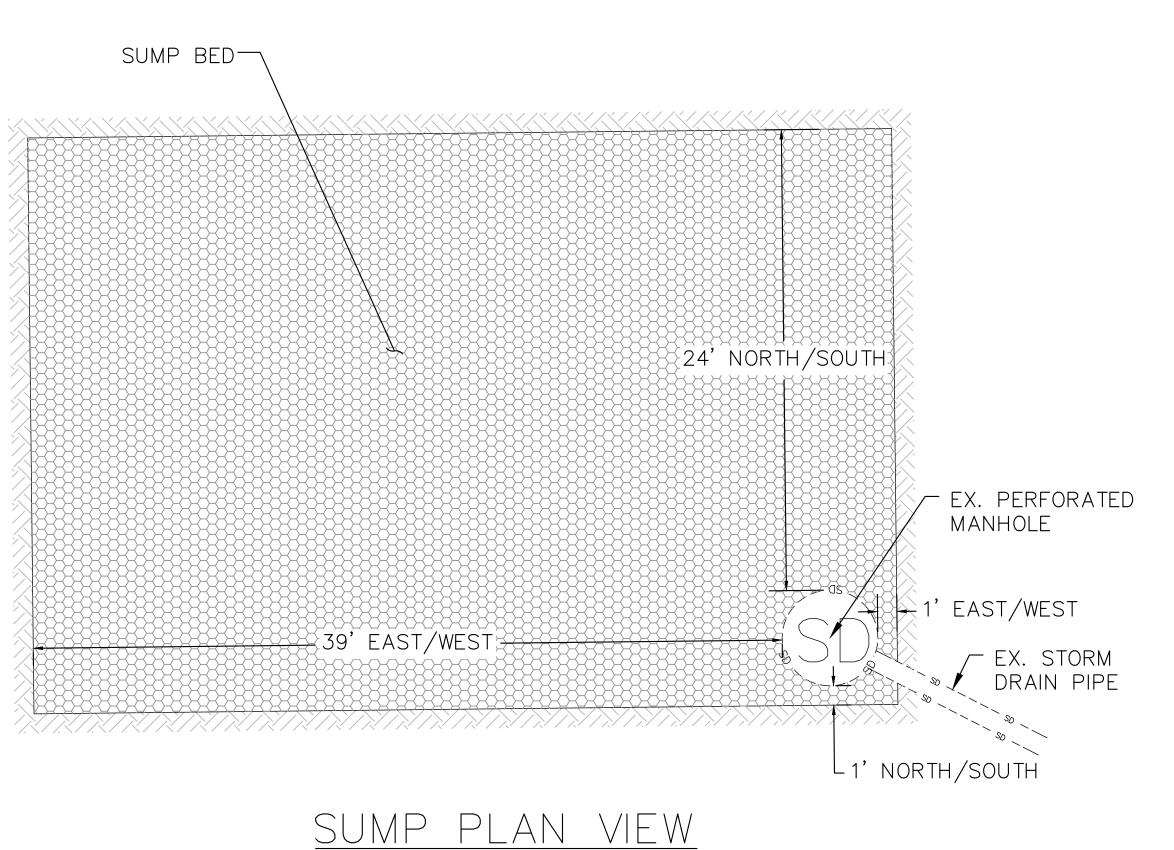




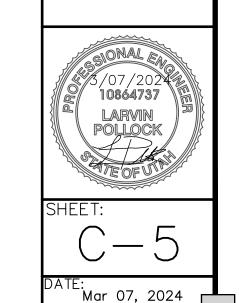








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City Engineer

City of South Jordan

Approved 03/25/2024

City Engineer

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LEGEND

PROPERTY/ROW LINE EXISTING CURB AND GUTTER PROPOSED CURB AND GUTTER

PROPOSED STORM DRAIN LINE EXISTING STORM DRAIN LINE EXISTING SEWER LINE

EXISTING WATER LINE

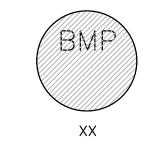
EXISTING CONTOUR LINE

FINISHED CONTOUR LINE

SILT FENCE

EXISTING FENCE

BEST MANAGEMENT PRACTICE SEE BEST MANAGEMENT PRACTICE INDEX AND SHEET C-7 FOR DETAILS



--SD----SD----SD-

-SS----SS-

 $-- \, \mathsf{W} \, ---- \, \mathsf{W} \, ---- \, \mathsf{W} \, --$

——SILT FENCE—

NOTES

DURING CONSTRUCTION

- 1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (ONCE A WEEK) AND AFTER EVERY STORM EVENT
- 2. LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
- 3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
- 4. STAGED SEEDING TO RE-VEGITATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
- 5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
- 6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.
- 7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
- 8. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

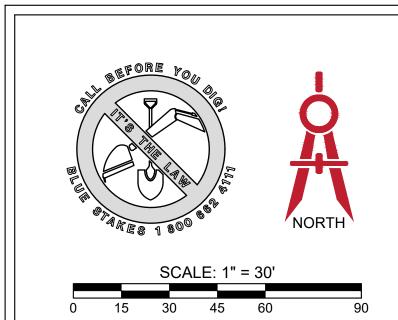
BEST MANAGEMENT PRACTICE INDEX

INLET PROTECTION EQUIPMENT AND VEHICLE WASH DOWN AREA 2 WDA 3 SRE STABILIZED ROADWAY ENTRANCE

4 PT PORTABLE TOILET DUMPSTER LOCATION 6 SF SILT FENCE 7 CWM CONCRETE WASTE MANAGEMENT

ADDITIONAL BMP'S TO BE ONSITE: • SPILL CLEANUP

SEE SHEET C-7 FOR BMP DETAILS





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VER

TREE

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C-6

^L.Mar 07, 2024

WIRE STAPLES 1" LONG OR TIE WIRES OR HOG RINGS 2. SECURE FABRIC TO MESH WITH TWINE, STAPLES OR SIMILAR

(NOTE 3E)

TOE DETAIL

COARSE AGGREGATE WASH DOWN AREA

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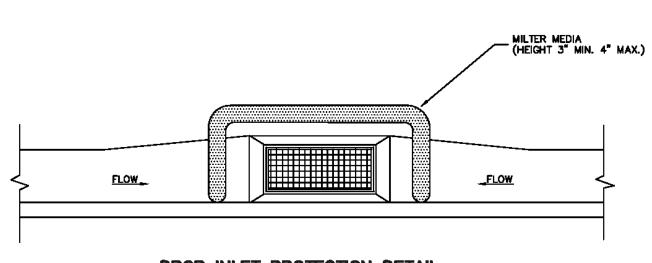
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TREE SWP

Plan No

MILTER MEDIA (HEIGHT 3" MIN. 4" MAX.)

ON-GRADE INLET PROTECTION DETAIL



DROP INLET PROTECTION DETAIL

Plan No. Inlet protection - gravel sock

Stabilized roadway entrance

2" TO 4" SIZE COARSE AGGREGATE

SEDIMENT FABRIC UNDER GRAVEL

Plan No.

Silt fence February 2006

February 2006

Equipment and vehicle wash down area

Inlet protection – gravel sock

- 1. DESCRIPTION: Placement of gravel sock on grade upstream of, or in front of storm drain inlets to filter or pond water runoff
- 2. APPLICATION: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
- 3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00. A. On-grade inlet protection:
 - 1. On-grade inlet protection should be used when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
 - 2. Prepare filter media (gravel sock, straw waddle, or other approved media) in
 - accordance with manufacturer's recommendations. 3. Install filter media just upstream of the inlet box.
 - 4. Filter media shall butt tightly against the face of the curb and angle at approximately a 45 degree angle away from the curb to trap runoff between
 - the media and the curb. 5. Excessive flows will flow either over or around the filter media and into the inlet box.
 - 6. Expect ponding behind the filter media.
 - B. Drop inlet protection:
 - 1. Drop inlet protection should be used at low points in the curb and when diverting flows further downstream will not cause undesirable results.
 - 2. Prepare filter media (gravel sock, straw waddle, or other approved media) in
 - 3. Install filter media around the entire perimeter of the inlet grate.
 - 4. Filter media shall butt tightly against the face of the curb on both sides of the

 - 6. Expect ponding around the inlet box.

4. MAINTENANCE:

- B. Remove sediment accumulated when it reaches 2 inches in depth.
- accordance with manufacturer's recommendations.
- 5. Excessive flows will either flow around the media or over the top and into the

- A. Inspect inlet protection after every large storm event and at a minimum of once
- C. Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

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Stabilized roadway entrance

- 1. DESCRIPTION: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
- 2. APPLICATION: At any site where vehicles and equipment enter the public right of
- 3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00. A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
 - B. Compact subgrade.
 - C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).

4. MAINTENANCE:

- A. Requires periodic top dressing with additional stones.
- B. Prevent tracking or flow of mud into the public right-of-way.
- C. Periodic top dressing with 2 inches stone may be required, as conditions demand, and repair any structures used to trap sediments.
- D. Inspect daily for loss of gravel or sediment buildup. E. Inspect adjacent areas for sediment deposit and install additional controls as

18

F. Expand stabilized area as required to accommodate activities.

- 1. DESCRIPTION: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
- 2. APPLICATION: To intercept sediment from disturbed areas of limited extent. A. Perimeter Control: Place barrier at down gradient limits of disturbance.
 - B. Sediment Barrier: Place barrier at toe of slope or soil stockpile. C. Protection of Existing Waterways: Place barrier at top of stream bank.
- D. Inlet Protection. 3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00. A. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or
- stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg. F. to 120 deg, F.
- B. Burlap shall be 10 ounces per square yard of fabric. C. Posts for silt fences shall be either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have
- projections for fastening wire to them. D. The fabric is cut on site to desired width, unrolled, and draped over the barrier. The fabric toe is secured with rocks or dirt. The fabric is secured to the mesh with

polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and

- twin, staples or similar devices. E. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a
- clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap. When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity.

4. MAINTENANCE:

- A. Inspected immediately after each rainfall and at least daily during prolonged
- B. Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
- C. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
- D. Re-anchor fence as necessary to prevent shortcutting. E. Inspect for runoff bypassing ends of barriers or undercutting barriers.

Silt fence

- 1. DESCRIPTION: A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.
- 2. APPLICATION: At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.

Equipment and vehicle wash down area

- 3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
- A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
- B. Compact subgrade.
- C. Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
- D. Install silt fence down gradient (see Plan No. 122)

4. MAINTENANCE:

- A. Requires periodic top dressing with additional stones.
- B. Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
- C. The wash area shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way.
- D. Periodic top dressing with 2 inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
- E. Inspect daily for loss of gravel or sediment buildup.
- F. Inspect adjacent area for sediment deposit and install additional controls as
- G. Expand stabilized area as required to accommodate activities.

H. Maintain silt fence as outlined in Plan No. 122.

. Mar 07, 2024

City Engineer Approved 03/25/2024 City Engineer

City of South Jordan

\\Mac\Home\Elevate Engineering Dropbox\Utah\Peterson Development\Dollar Tree River Heights Dr South Jordan\10494 River Heights Dr South Jordan 1F.dwg - - Mar 07, 2024-10:30am

Existing Tree Legend 🖯 Deciduous Tree – 14 Qty. Evergreen Tree - 2 Qty.

 $\overline{4}$ Existing Lawn to Remain Install New Shrub Area with Decorative Stone Over Weed Barrier - See Material Sch. for More Detail

8 New Dollar Tree Monument Sign by Separate 9 New Water Meter; Meter Shall be Utilized for

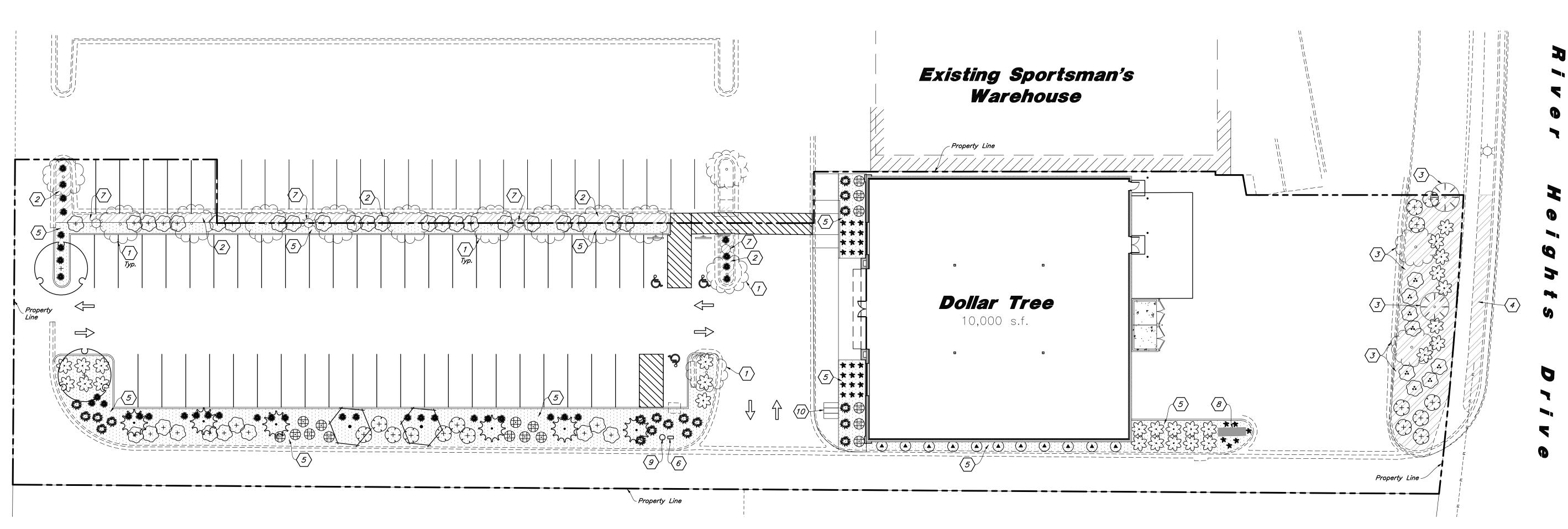
Irrigation; See Irrigation Plan for Irrigation $\langle 10 \rangle$ Bike Rack — See Civil Plans for More Detail 5. Sixteen (16) Existing Trees Shall Remain and be Protected.

New Shrub Area = 6.575 s.f. River Heights Drive Street Trees = 4 Existing Trees Total Site Trees Required = 26 Trees (26 Provided) Deciduous Trees = 18 Trees (14 Existing & 4 New) - 69%

* See Material Schedule Below for Breakdown of Plant Coverage

Evergreen Trees = 8 Trees (2 Existing & 6 New) - 31%

50% Plant Coverage at Maturity = 4,481 s.f. (4,497 s.f. Provided) - 50% *



General Landscape Notes:

- 1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
- 2. Contractor shall call Blue Stake before excavation for plant material.
- 3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- 4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- 5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- 6. See civil and architectural drawings for all structures, hardscape, grading, and drainage
- 7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- 8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
- 9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- 10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.

- 11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- 12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to quarantee life of plants
- 13. The contractor shall install all landscape material per plan, notes and details.
- 14. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- 15. No grading or soil placement shall be undertaken when soils are wet or frozen.
- 16. Existing topsoil to be stripped and stockpiled for landscape use. Contractor shall verify existing topsoil amounts and quality with the general contractor. Provide new imported topsoil as needed from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. Topsoil to be installed in all landscaping areas. The landscape contractor shall perform a soil test on existing and/or imported topsoil and amend per soil test recommendations. Soil test to be done by certified soil testing agency.
- 17. Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
- 18. Provide a 12" depth of stockpiled or imported topsoil in parking islands and an 8 inch depth in all other shrub areas.
- 19. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade. 20. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
- 21. All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule. Container grown trees shall have the container cut and removed. Trees in ball and burlap shall have the strings, burlap or plastic cut and pulled away from the trunk exposing 1/3 of the root ball. For trees in wire baskets, cut and remove the wire

- 22. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
- 23. All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
- 24. Install landscape concrete curbing between lawn and planting areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
- 25. Provide a 4 inch depth of stockpiled or imported topsoil in all lawn areas.
- 26. Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
- 27. All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
- 28. All trees located in lawn areas shall have a 24 inch diameter tree ring with a layer of
- 29. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

PLANT SCHEDULE

	SYMBOL QTY BOTANICAL / COMMON NAME		BOTANICAL / COMMON NAME	SIZE
	DECIDUOL			
	+	2	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	2" Caliper
	$\langle \cdot \rangle$	2	Malus x 'Spring Snow' / Spring Snow Crabapple	2" Caliper
	EVERGREE	EN TRI	EES	
	3.00	6	Pinus leucodermis 'Compact Gem' / Compact Upright Bosnian Pine	7° Min. Ht.
<u>Plant</u> <u>Coverage</u>	SHRUBS			
176	lack	11	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard	5 gal
392		8	Chamaebatiaria millefolium / Fernbush	5 gal
972		27	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	5 gal
540	(+)	15	Mirabilis multiflora / Desert Four O'Clock	5 gal
272		17	Pinus mugo 'Slowmound' / Mugo Pine	5 gal
1530	+	34	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal
171	SAME.	19	Rosa Meidiland series 'Red' / Red Meidiland Rose	5 gal
	ORNAMEN	TAL G	RASSES	
324		<i>36</i>	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	5 gal
	PERENNIA	LS		
120		<i>30</i>	Hemerocallis x 'Stella Supreme' / Stella Supreme Daylily	2 gal
<u>Total: 4</u>	4,497 s.f.			



28 Feb, 2024

Designed by: JM

Drafted by: JM Client Name:

Peterson

23-172LS

to avoid plantings and obstructions such as signs and light standards.

valve boxes with long side perpendicular to walk, curb, lawn, building

wire, red for hot wire and blue for the spare wire. Provide (2) two

spare wires that run the length of the mainline and to the controller.

All wiring shall be UF-UL rated. All connections shall be made with

valve boxes. Provide 36" extra wire length at each remote control

possible. Provide slack in control wires at all changes in direction.

16. Control valve size, type, quantity, and location to be approved by

landscape architect. install in heavy duty plastic vandal proof box.

water tight connectors (DBR/Y or equivalent) and contained in control

valve in valve box. Install control wiring with main service line where

or landscape features. Valve boxes to conform with finish grades.

15. Control valve wire shall be #14 single conductor: white for common

Maintain 100(%) percent irrigation coverage of areas indicated.

14. Controller valves to be grouped together wherever possible. Install

9. Irrigation installer shall repair or replace irrigation components and

final project acceptance.

accessories that fail in materials and workmanship within specified

10. Irrigation system check must be done before the system is backfilled.

Irrigation mainline and each control valve section must be flushed

pressure for system operation. Adjust system to avoid spray on

building, hardscape, and adjacent property. Any problems or plan

fittings. one (1) inch minimum size. Solvent weld all joints as per

manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve

documented problems and full head to head coverage with adequate

and pressure checked. Assure the complete system has no

discrepancies must be reported to the landscape architect.

11. Irrigation laterals must be schedule 40 P.V.C. with schedule 40

warranty period. The warranty shall be 12 months and shall begin with

valves, drains, or any irrigation system components. Water settle all

other hard surface shall be sleeved prior to paving. It is the irrigation

19. All irrigation pipe running through walls, under sidewalk, asphalt, or

contractors responsibility to coordinate sleeving with concrete and

for lateral sleeves shall be sixteen (16) inches minimum. Sleeves

20. Plans are diagrammatic and approximate due to scale. where possible,

All valve wiring shall be contained in separate sleeving.

or changes in direction shall occur under hardscape.

pavement contractors. Sleeves will be schedule 40 P.V.C. The depth

for mainline sleeves shall be twenty—two (22) inches minimum. Depth

shall be a minimum of two sizes larger than the pipe to be sleeved.

all piping is to be installed within the landscape areas. No tees, ells,

trenches and excavations.

electrical contractor. Contractor shall verify location of controller

24. Provide and install all manufacturer's recommended surge and lighting

25. All lines shall slope to manual drains (see details). If field conditions

necessitate additional drains, these drains shall be installed for

complete drainage of the entire system. Provide a gravel sump

26. An irrigation zone map shall be provided in a protective jacket and

approved irrigation and include all zone valve locations.

under each drain. All drains shall be a minimum of 6" below grade.

be kept with the main irrigation controller. The map shall show all

prior to installation with owner.

protection equipment on all controllers.

have been corrected.

and shown on the drawings.

grading, and drainage information.

3. The contractor shall provide all materials, labor and equipment

4. See civil and architectural drawings for all structures, hardscape,

5. Contractor safety and cleanup must meet OSHA standards at all

final cleanup. Construction must occur in a timely manner.

6. The Owner/Landscape Architect has the right to reject any and all

irrigation material not conforming to the plans and specifications.

required for the proper completion of all irrigation work as specified

times. All contractors must have adequate liability, personnel injury

and all hardscape areas must be washed free of dirt and mud on

and property damage insurance. Clean-up must be performed daily,

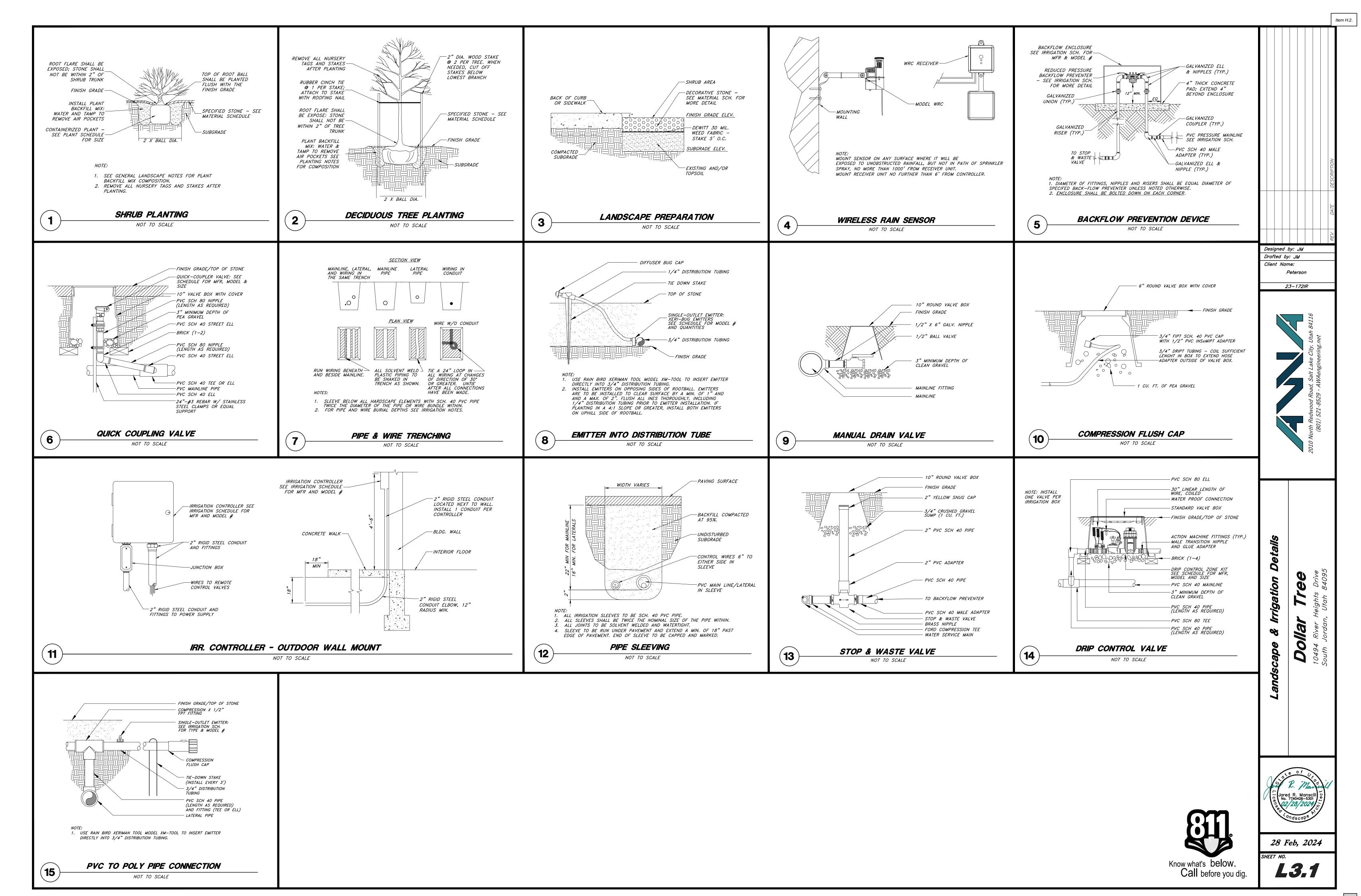
28 Feb, 2024

Know what's below

Call before you dig.

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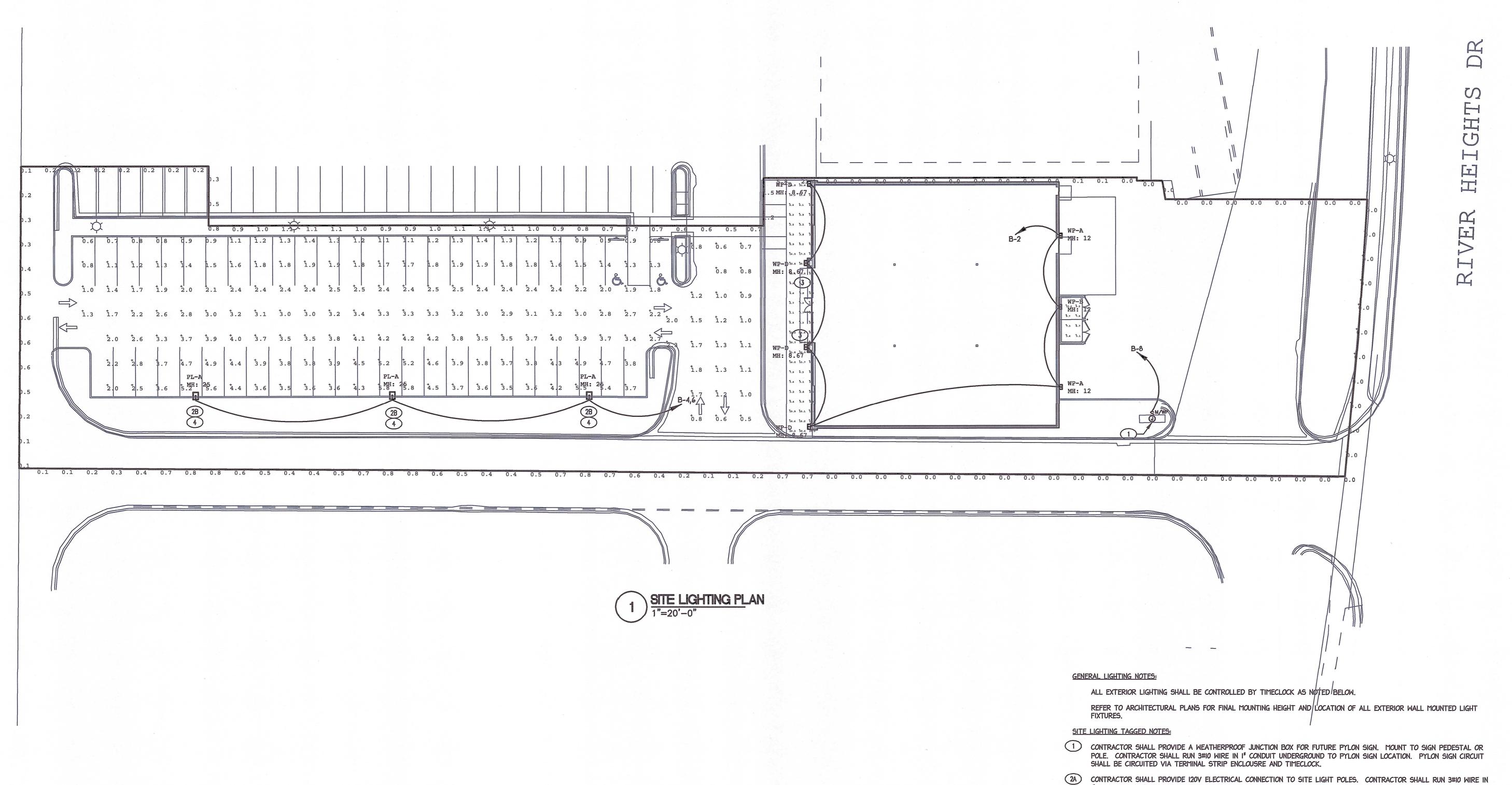
Item H.2.



Luminaire Schedule								
Symbol	Č	Qty	Label	Arrangement	LLF	Description	Lum. Lumens	[MANUFAC]
E	4		WP-D	SINGLE	0.890	LITH # WDGE2 LED P5 40K 80CRI VW	6153	Lithonia Lighting
	3	3	PL-A	SINGLE	0.890	LITH # DSX2 LED P3 40K T4M MVOLT G1-RTA-25'-6E-DM19-F-B-C-COLOR	27656	Lithonia Lighting
E	2	2	WP-A	SINGLE	0.890	LITH # WDGE1 LED P1 40K 80CRI VW	1229	Lithonia Lighting
8	1		WP-B	SINGLE	0.890	LITH # WDGE3 LED P1 70CRI RFT 40K	7592	Lithonia Lighting

- REFER TO ARCHITECTURAL PLANS FOR CONTACT INFORMATION FOR FD REQUIRED LIGHTING SUPPLIER FOR PRICING AND ORDERING OF LIGHTS.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DUMPSTER	Illuminance	FC	7.61	10.6	5.1	1.49	2.08
FRONT SIDEWALK	Illuminance	FC	9.68	31.1	0.3	32.27	103.67
PARKING LOT	Illuminance	FC	2.75	5.8	0.6	4.58	9.67
PROPERTY LINE	Illuminance	FC	0.53	21.1	0.0	N.A.	N.A.
ROAD	Illuminance	FC	1.16	2.3	0.5	2.32	4.60



Item H.2.



HELI

6405 W. WILKINSON BLVD, STE. 100 BELMONT, NC 28012

HELTDESIGN.COM

INFO@HELTDESIGN.COM

PROJECT NAME: DOLLAR TREE

'SHELL' BUILDING
FOR
PETERSON
DEVELOPMENT CO, LLC

PROJECT NO: 23145

PROJECT ADDRESS:

10494 RIVER HEIGHTS DRIVE, SOUTH JORDAN, UT

SEAL:



CORPORATE ENTITY:

C.L. HELT, ARCHITECT, INC. A NORTH
CAROLINA PROFESSIONAL CORPORATION
DBA HELT DESIGN.

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DRAWING RELEASE:

NO. DATE DESCRIPTION

DRAWN BY: CHECKED BY:

DATE:

10/25/23

I" CONDUIT UNDERGROUND TO SITE POLE LIGHT LOCATIONS. SITE LIGHTING CIRCUIT SHALL BE CIRCUITED VIA TERMNAL

CONDUIT UNDERGROUND TO SITE POLE LIGHT LOCATIONS. SITE LIGHTING CIRCUIT SHALL BE CIRCUITED VIA TERMNAL STRIP

CONTRACTOR SHALL PROVIDE 120V ELECTRICAL CONNECTION TO SITE LIGHT POLES. CONTRACTOR SHALL RUN 3#8 WIRE IN I

3 CONTRACTOR SHALL WIRE EMERGENCY BATTERY OF LIGHT FIXTURE TO UNSWITCHED HOT LEG.

4 LIGHT POLES SHALL BE MOUNTED ON 24" DIA., 24" HIGH CONRETE BASE.

STRIP ENCLOSURE AND TIMECLOCK.

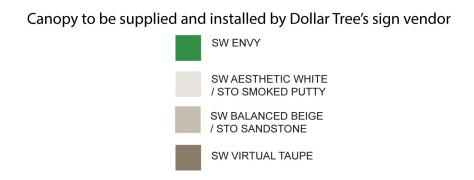
SHEET TITLE:

ELECTRICAL SITE LIGHTING PLAN

SHEET NUMBER:

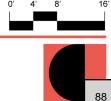


REAR ELEVATION LEFT ELEVATION



SOUTH JORDAN, UT

Dollar Tree - S. Jordan



SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

Meeting Date: 04/09/2024

Issue: CONDITIONAL USE PERMIT FOR NEW HOT YOGA STUDIO

File No.: PLCUP202400047

Property Address: 10975 S Sterling View Dr #100 South Jordan, UT 84095

Applicant: Severyn Jack Hughes **Submitted By:** Miguel Aguilera, Planner I

Staff Recommendation (Motion Ready):

Approve the Conditional Use Permit (File No. **PLCUP202400047**), 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 (CUP) for a new hot yoga studio at 10975 S Sterling View Dr #100 South Jordan, UT 84095. The subject property is zoned Commercial Freeway (C-F), has an area of 8.36 acres, and does not currently belong to any recorded subdivision. It can be easily accessed from Jordan Gateway.

The proposal is to redesign Suite #100 of the existing building into the proposed yoga studio. The proposed space will be 4,600 square foot area with hours of operation being Monday through Friday 5:30 am and 10:00 pm, and Saturday and Sunday 8:00 am and 2:00 pm. The applicant does not anticipate large modifications of the space, only cosmetic upgrades in the lobby and office areas. One office will be converted into the men and women's locker rooms and an ADA bathroom. The parking requirement for this use is 1 per 200 sqft of floor area and for this proposal, the requirement is 23 stalls. There are hundreds of existing parking stalls on the property.

FINDINGS, CONCLUSION, & RECOMMENDATION

FINDINGS:

- The entrance the studio will be from the main building's entrance at the north end of the building.
- In addition to yoga rooms and locker rooms, the studio will have a lobby, a laundry room, two massage rooms, and an office for staff.
- The men's locker room will have 2 sinks, 2 toilets, 1 urinal, and 3 showers.
- The women's locker room will have 3 sinks, 3 toilets, and 4 showers.
- Without a CUP, the applicant would not be able to obtain a business license from the city since the use requires the conditional use permit.

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 A-5 Zone. Staff does not anticipate any significant detrimental effects. Staff is unware of any findings of fact based on substantial evidence to support denial of this application.

Recommendation:

Staff recommends that the Planning Commission take comments at the public hearing, and **Approve** the Conditional Use Permit Application (File No. **PLCUP202400047**) with no conditions, based on the findings listed in this report.

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

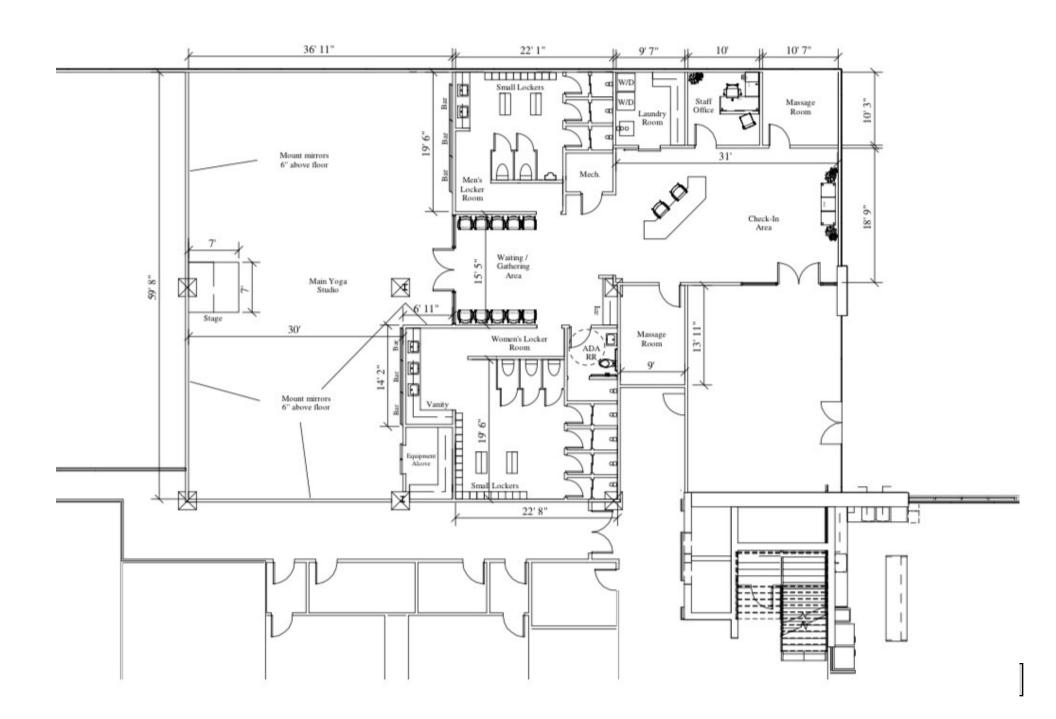
SUPPORT MATERIALS:

- Location Map
- Current Zoning Map
- Building Floor Plan & Layout

______Miguel Aguilera____ MIGUEL AGUILERA, PLANNER I PLANNING DEPARTMENT







Meeting Date: 04/09/2024

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Issue: TAMMY LOERSTCHER/ CHARLES BOUCK

REZONE

Rezone from Agricultural (A-5) to Single-Family Residential (R-2.5)

Address: 905 W 10400 S, South Jordan, Utah 84095

File No: PLZBA202400042

Applicant: Charles Bouck/Tammy Loerstcher

Submitted by: Miguel Aguilera, Planner I

Shane Greenwood, Supervising Senior Engineer

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

• Ordinance No. 2024-06-Z approving the zone change from Agriculture (A-5) to Single-Family Residential (R-2.5)

ACREAGE: Approximately 2.28 acres CURRENT ZONE: Agriculture (A-5) Zone

CURRENT USE: Agricultural

FUTURE LAND USE PLAN: Residential Development Opportunity (RDO)

NEIGHBORING ZONES/USES: North – R-2.5/Single-family homes

South – C-C/ Commercial area West – R-2.5/Single-family homes

East - A-5/Lots with single-family homes

STANDARD OF APPROVAL

2. REZONE:

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

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

(City Code § 17.22.020)

BACKGROUND:

The applicant is requesting a zone change for two properties with parcel numbers 27-14-251-009 & 27-14-251-034. The current addresses are 905 W 10400 S & 873 W 10400 S per county records; however they are slated to change. The current zone is Agriculture (A-5) and this would be rezoned to Single-Family Residential (R-2.5).

The rezoning of the two properties will match the R-2.5 residential zone to the north and east. There are no current plans for the larger (27-14-251-009) property while the smaller (27-14-251-034) property will be deeded to the owner's daughter, Tammy Loerstcher. She intends to use the lot to build a home with a larger footprint than the A-5 zone would allow.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- There is no development agreement associated with this rezone.
- The application meets the rezone standards of approval of the City Code.
- The rezone will increase the building coverage maximum from 20% under the A-5 zone to 40% under the R-2.5 zone.
- The properties to be rezoned are 2.28 acres in area for future residential development
- The sample site plan shows a single family home development for the property owner's daughter, Tammy Loerstcher. That development is planned for the smaller of the two properties.
- The sample site plan provided is not final. The site plan requires its own application process and will need to follow the design and developments standards of the (R-2.5) zone.

Conclusion:

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

Recommendation:

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

ALTERNATIVES:

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

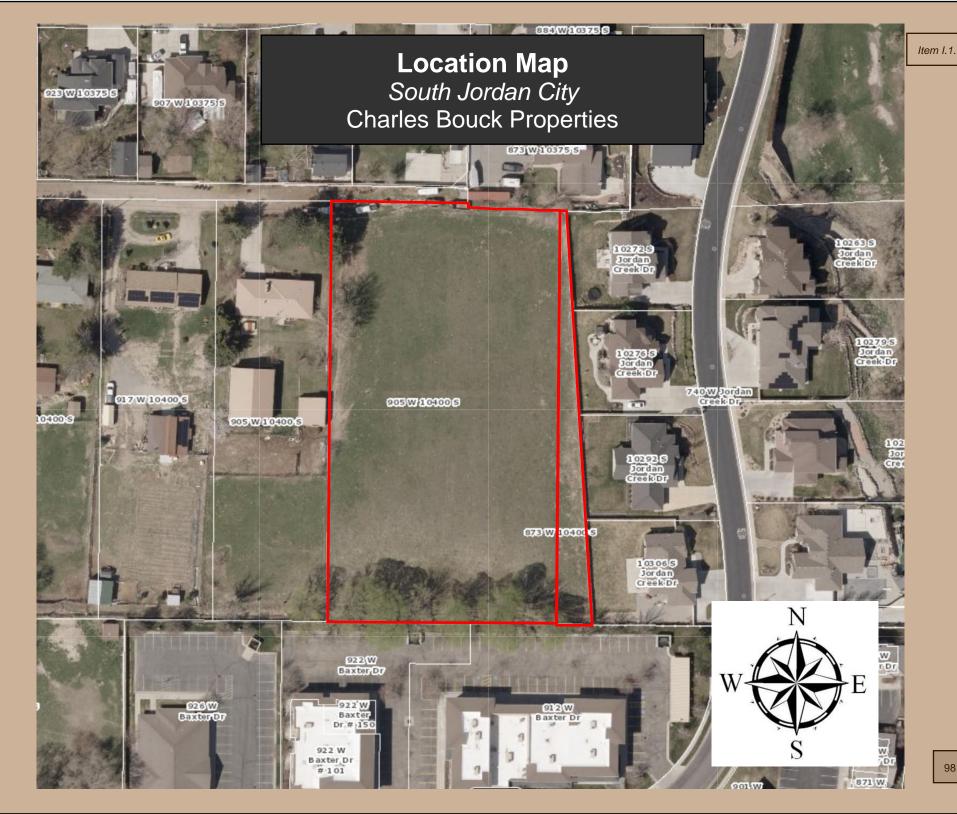
SUPPORT MATERIALS:

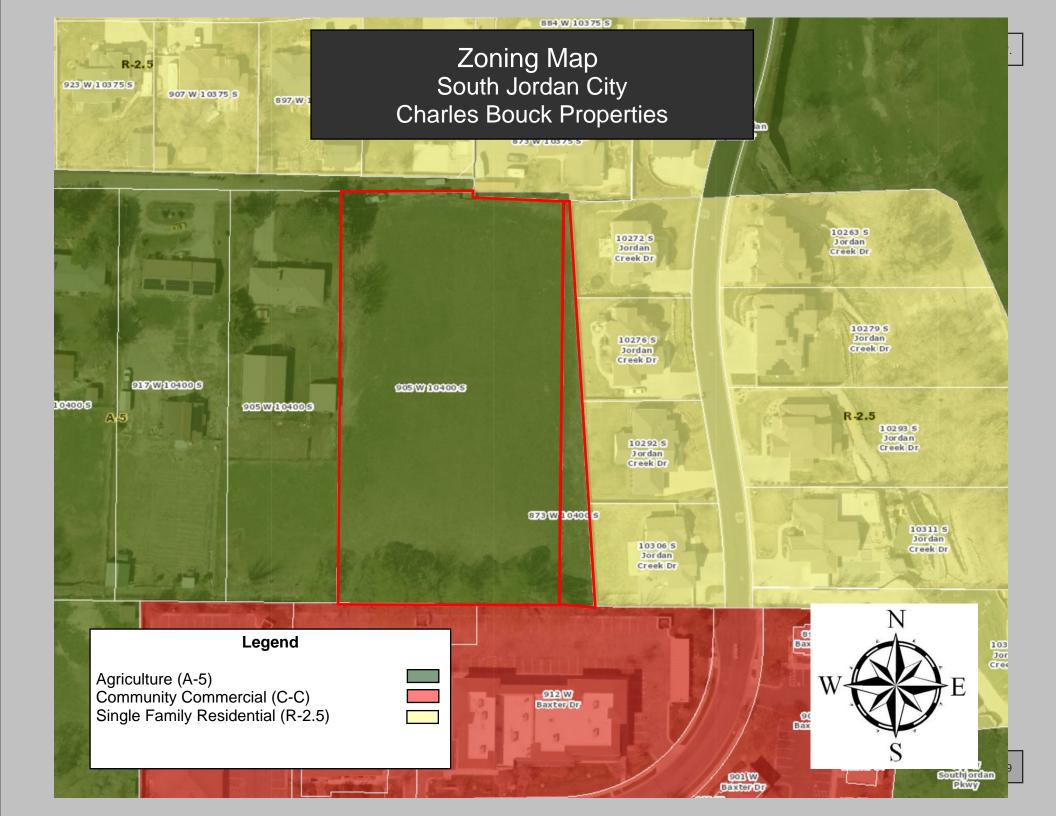
- Aerial Map
- Land Use Map
- Zoning Map
- Concept (Site) Plan

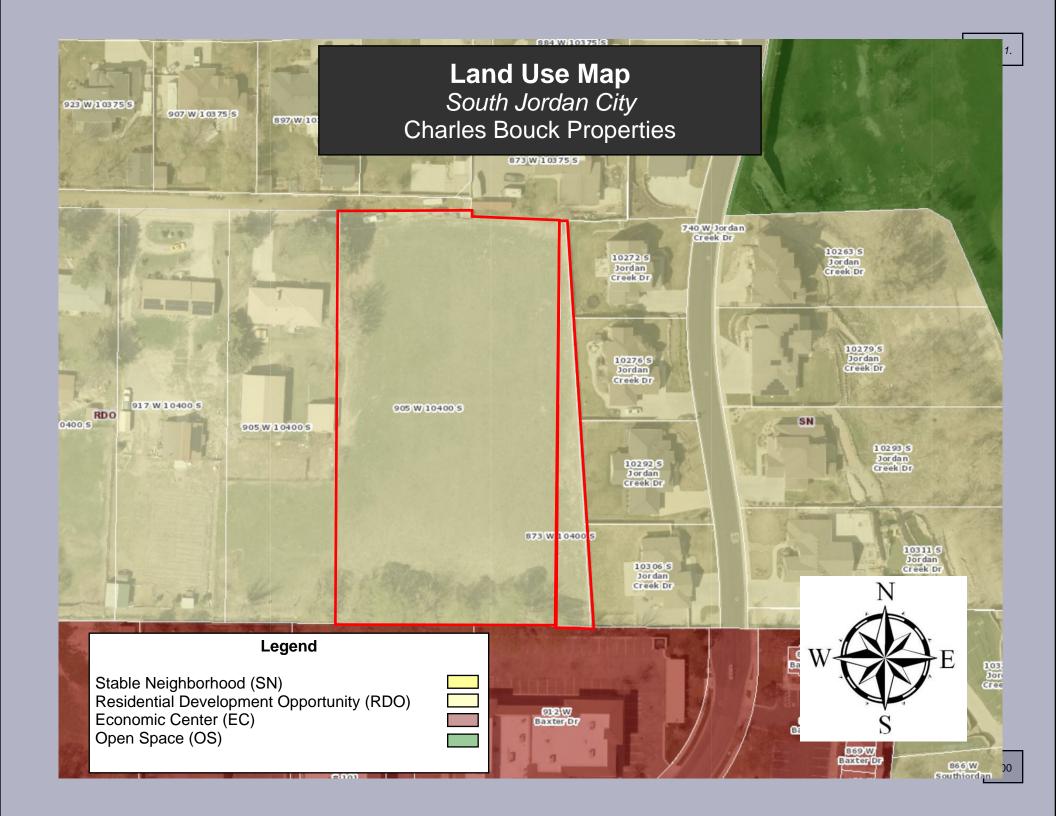
- Infrastructure Analysis
 - Ordinance 2024-06-Z
 Exhibit 'A' Parcel Map

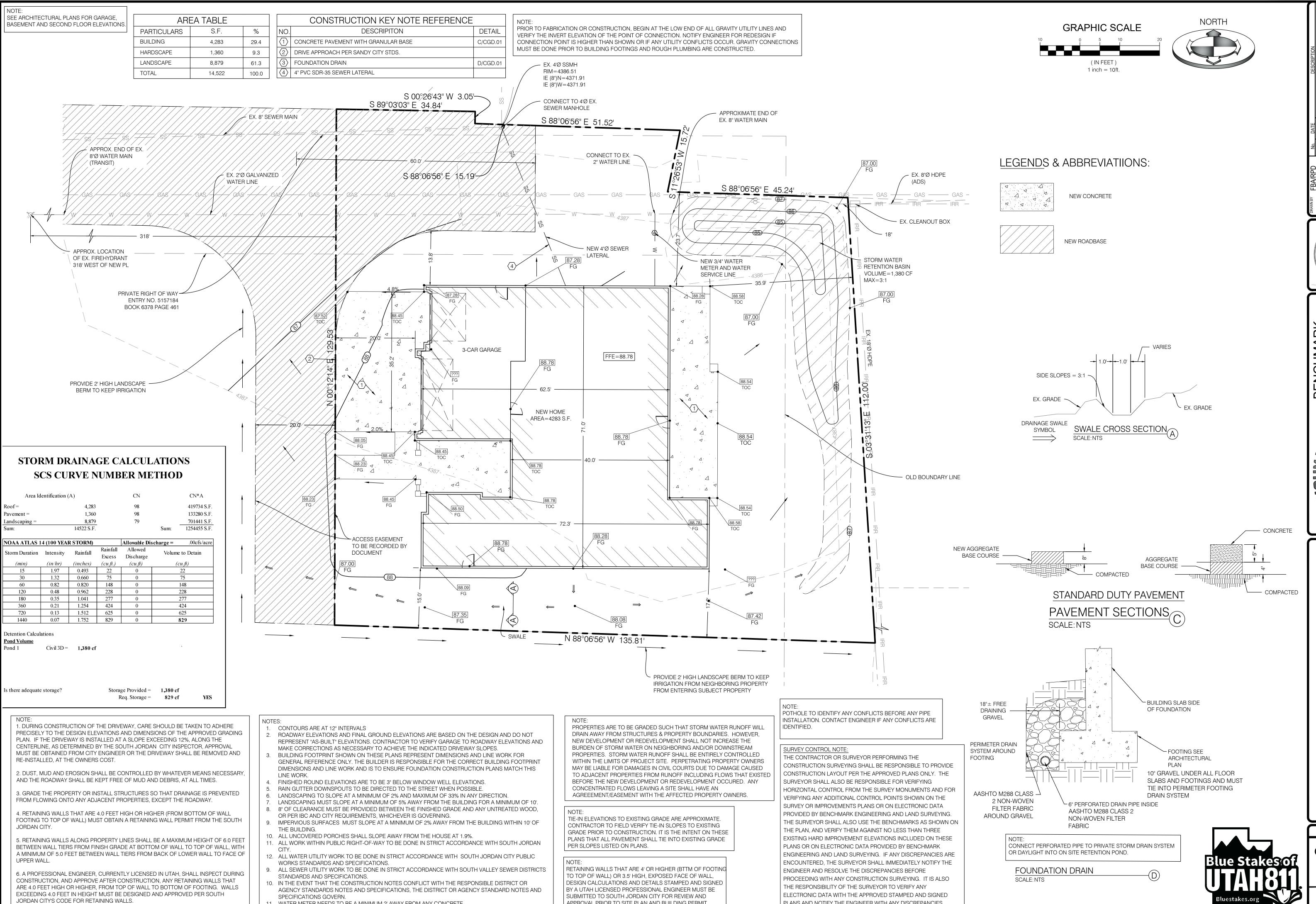
Miguel Aguilera

Miguel Aguilera Planner I, Planning Department









APPROVAL PRIOR TO SITE PLAN AND BUILDING PERMIT

APPROVAL

WATER METER NEEDS TO BE A MINIMUM 2' AWAY FROM ANY CONCRETE

PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

DALE K.

BENNETT



SI 80 0 AMMY

2311213 **GRADING & DRAINAGE**

PLAN CGD.01 OF 1

LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Bouck/Loerstcher Rezone A-5 – R2.5
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Planner Assigned	Miguel Aguilera			
Engineer Assigned	Shane Greenwood			

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

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

The subject property is located at 905 West 10400 South with one proposed residential lot at this time. The proposed lot will be accessed from 10400 South street, which should have sufficient capacity for the additional traffic on this roadway. The remainder of the rezoned property may develop into additional residential lots in the future. A traffic study will not be required at this time for this single residential lot.

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

The proposed single residential lot can be serviced by a water main in 10400 South street. If the remainder of the rezoned property is subdivided and developed in the future, a second culinary water feed main (water loop) will be required. A culinary water model is not required for the currently proposed single residential lot. A water model will be required with the future subdivision and development of the remainder property.

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

Not required at this time for the proposed single residential lot.

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

At the time of Subdivision approval, the developer must submit an approval letter from South Valley Sewer District stating sufficient capacity for any additional sewer

connections to the sewer main in the area. It is anticipated that adequate sewer service is available.

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

It is anticipated that the storm drainage from the additional proposed residential lot will be retained on site. An engineered grading design is required at the time of building permit application. All standard storm drainage requirements will be required with the future subdivision and development of the remainder property.

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

At the time of future subdivision and development of the remainder rezoned property, the Developer will be required to replace and upgrade the existing water main in 10400 South from 1000 West to proposed development from 6" to 8" or greater in pipe size.

Report Approved:

Development Engineer

Director of Engineering/City Engineer

 $\frac{3/27/24}{\text{Date}}$

ORDINANCE NO. 2024 – 06–Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY GENERALLY LOCATED AT 905 WEST AND 10400 SOUTH AND 873 WEST AND 10400 SOUTH FROM A-5 (AGRICULTURAL) ZONE TO R-2.5 (SINGLE FAMILY RESIDENTIAL) ZONE; JEFF DONG (APPLICANT).

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

WHEREAS, the Applicant, Jeff Dong, proposed that the City Council amend the Zoning Map by rezoning the properties described in the attached **Exhibit A**; and

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

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

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

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

SECTION 1. **Rezone.** The properties described in Application PLZBA202400042 filed by Jeff Dong, located at 905 W. and 10400 S. and 873 W. and 10400 S. in the City of South Jordan, Utah is hereby reclassified from the A-5 (Agricultural) Zone to the R-2.5 (Single Family Residential) Zone, on property described in the attached **Exhibit A**.

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

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

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

[SIGNATURE PAGE FOLLOWS]

	ADOPTED BY THE CIT H, ON THIS I OTE:		_	_	
		YES	NO	ABSTAIN	ABSENT
	Patrick Harris Kathie Johnson			·	
	Donald Shelton Tamara Zander Jason McGuire				<u> </u>
Mayor: Dawn R.	Ramsey	Attest		Recorder	
Approved as to for	m:				
Office of the City A	Attorney				

EXHIBIT A

(Property Description)

PARCEL 1: 27-14-251-009

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF SPRINGHILL NO. 2 SUBDIVISION, SAID POINT BEING SOUTH 00°12'14" WEST 1350.85 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°03'03" EAST 896.40 FEET AND NORTH 00°12'14" EAST 7.80 FEET FROM THE NORTH OUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°03'03" EAST 110.04 FEET ALONG SAID SOUTHERLY BOUNDARY OF SPRINGHILL NO. 2 SUBDIVISION; THENCE SOUTH 00°12'14" WEST 129.53 FEET; THENCE SOUTH 88°06'56" EAST 135.81 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF VILLAGE AT RIVERWALK PUD; THENCE SOUTH 03°31'13" EAST 294.10 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF PARKWAY OFFICE CONDOS SECOND AMENDED; THENCE NORTH 89°40'13" WEST 264.89 FEET ALONG THE NORTHERLY BOUNDARY LINE OF PARKWAY OFFICE CONDOS; THENCE NORTH 00°12'14" EAST 427.85 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.064 ACRES, MORE OR LESS

PARCEL 2: 27-14-251-034

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON AN EXISITNG CHAIN LINK FENCE. SAID POINT BEING SOUTH 00°12'14" WEST 1350.85 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°03'03" EAST 896.40 FEET AND NORTH 00°12'14" EAST 7.80 FEET AND SOUTH 89°03'03" EAST 110.04 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°03'03" EAST 34.84 FEET; THENCE SOUTH 00°26'43" WEST 3.05 FEET; SOUTH 88°06'56" EAST 51.52 FEET ALONG SAID CHAIN LINK FENCE THENCE SOUTH 11°26'53" WEST 15.72 FEET ALONG AN EXISITNG CHAIN LINK FENCE; THENCE SOUTH 88°06'56" EAST 45.24 FEET ALONG AN EXISTING CHAIN LINK FENCE; THENCE SOUTH 03°31'13" EAST 112.00 FEET ALONG THE WESTERLY BOUNDARY LINE OF VILLAGE AT RIVERWALK PUD: THENCE NORTH 88°06'56" WEST 135.81 FEET; THENCE NORTH 00°12'14" EAST 129.53 FEET TO THE POINT OF BEGINNING. CONTAINS 0.371 ACRES, MORE OR LESS

EXHIBIT A - MAP

