

III. CITIZEN COMMENT

Summary of Citizen Comments
None.

IV. SUMMARY ACTION

None

V. ACTION

A.1 Issue: **THE CLIFFS AT JORDAN STATION  
SITE PLAN – CONDITIONAL USE PERMIT  
(DECISION TABLED FROM DECEMBER 8, 2015, MEETING**

Address: 10464 South Jordan Gateway

File No: SP-2015.35

Applicant: Michael Raymond

<b>Planning Commission Vote</b> Approved as per Staff Recommendation. (3-2)		
Planning Commissioner	Vote (yes/no)	Comments
Julie Holbrook	No	
Richard Feist	Yes	
Earl Jolley	Yes	
Sean Morrissey	No	
Russ Naylor (alternate)	Did not vote	
Mark Woolley	Motion	

**Public Comments of Note**

Two public opposed, comments centered on what C-F zone allows (part of statement was inaccurate, also inaccurate statement regarding Zions residential study. Other comments included concerns for liquefaction during earthquake and statement that South Jordan is ripe for overdevelopment of apartments.

Three public in favor, all were nearby commercial property owners and comments centered around the need for residential development to support their businesses and their perceived increase in local FrontRunner users since the first phase of the apartments have been occupied.

The Commission had questions regarding the traffic study, storm drain, fencing, Jordan River Commission and the applicant's performance model. All questions were answered by staff. Applicant team responded to many of the questions and concerns of both the Commission and the public.

**SOUTH JORDAN CITY  
PLANNING COMMISSION REPORT**

Meeting Date: 01-12-2016

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Issue: THE CLIFFS AT JORDAN STATION  
SITE PLAN-CONDITIONAL USE PERMIT  
Address: 10464 S. Jordan Gateway  
File No: SP-2015.35  
Applicant: Michael Raymond

Submitted By: Greg Schindler, City Planner  
Jared Francis, Associate Engineer

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Staff Recommendation (Motion Ready): Approve File No. SP-2015.35 with the following:

1. That the project be constructed as indicated in this report and that all South Jordan City requirements are met, staff review comments are addressed and staff redline corrections are made prior to issuance of building permit.

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At the December 8, 2015 Planning Commission meeting, the Commission voted to table this item until January 12, 2016 in order to receive and review the results of a traffic impact study that was under way but had not yet been completed at that time. The subject traffic impact study was completed on December 11, 2015 and subsequently submitted to the City Engineer for analysis. The City Engineer has concluded that "the traffic from this development has very minimal effect to Jordan Gateway and will not be detrimental to the traffic flows on Jordan Gateway." Copies of the traffic impact study and the City Engineer's analysis and conclusions are included with this report.

**CONDITIONAL USE REVIEW:**

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

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

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

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

A conditional use may be commenced and operated only upon (Section 17.18.050 "I" (1)):

1. compliance with all conditions of an applicable conditional use permit;
2. observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
3. Compliance with all applicable local, state, and federal laws.

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 part (I) (1) of this section (17.18.050).

### BACKGROUND

ADDRESS	10464 S. Jordan Gateway
ACREAGE	4.02 acres
CURRENT LU DESIGNATION	TOD-Mixed Use
CURRENT ZONING	Commercial-Freeway (C-F)
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North – TOD-Mixed Use, (C-F)/Vacant South – TOD-Mixed Use, (C-F)/Office Development East - TOD-Mixed Use, (MU-TOD)/Multi Family Residential West - Natural Open Space, (A-1)/Open Space

Michael Raymond (Raymond-Van Nosdol & Assoc. Architects) on behalf of South Jordan Inc., LLC has applied for a conditional use permit and site plan review for the 2<sup>nd</sup> phase of the Jordan Station Apartments. This 2<sup>nd</sup> phase will be known as The Cliffs at Jordan Station and will contain 237 one and two bedroom units. The initial phase of the development with 302 units was approved in June of 2014. The proposal is being reviewed under the Performance Development section of the C-F zone.

The requirements and standards for performance development in the C-F zone area as follows:

#### 17.64.055: PERFORMANCE DEVELOPMENT

- A. The land use standards of this chapter and of any other section of this title or of the development code pertaining to development in the C-F zone may be altered or waived for a "performance development" by the planning commission, only with the positive recommendation of city staff, with a conditional use permit. "Performance development" shall be defined as any development in the C-F zone which is exempted from certain land use and development requirements but which demonstrates superior design and function. Variations in the standard requirements of the C-F zone will be based on additional enhancements provided in the development and the desirability of the proposed development relating to one or more of the following: amenities, economic benefit, additional architectural features, resolution of neighbors' concerns, and the

development's contribution to principles of quality growth suggested by "Envision Utah's Urban Planning For Quality Growth". The following provisions will govern the review of a proposed performance development: **See attached "Performance Model" for upgrades and amenities.**

1. The minimum area of a performance development shall be five (5) acres unless otherwise recommended by city staff and approved by the planning commission. **The phase of the project currently subject to review is 4.02 acres. A Performance Development is reviewed as a conditional use in the C-F zone. As with any other conditional use, the standards for review are listed earlier in this report under "Conditional Use Review". Staff has not identified any detrimental effect that the 4.02 acres size of this proposal has versus the 5.0 acres normally required. This is especially true since this phase is, for all intents and purposes, an extension of phase 1 and not introducing a new product or use to the project.**
2. The conditional use permit/site plan application shall delineate the requested exceptions and variations from city ordinances and the offsetting upgrades and benefits proposed. Possible exceptions may include, but are not limited to, unlisted uses, yard requirement reduction, building height increase, alternative screening technique, and reduced parking requirements. Possible upgrades may include, but are not limited to, improved landscape design, architectural enhancements, and coordination with adjoining development. Staff will make a determination as to the reasonableness of the proposed exceptions and upgrades and make recommendations to the planning commission. Proposed upgrades and enhancements must clearly exceed what would normally be expected for development in the C-F zone. **Exceptions requested are:**
  - A. **Rear yard setback reduction from 30 ft. required adjacent to an agricultural zone to 5 ft.-15 ft.**
  - B. **Multi-Family Residential Use**
3. Uses which significantly diverge from the character and purpose of the C-F zone, such as industrial uses, are prohibited. **None are proposed.**
4. All nonretail uses proposed shall be supportive of retail uses in the development in areas planned for commercial development and as described in section 17.64.010 of this chapter. **The nonretail use proposed, in this case residential, is a vital component for the success of the existing retail uses in the area as well as for the attraction of future retail and office uses.**
5. Integrated residential use with "village" style design, building height, architecture, and connectivity, and office uses may be incorporated as components of mixed use commercial developments. **This phase of the development will match that approved in phase 1 under the Mixed Use-TOD zone which encourages "village" style design.**
6. Sexually oriented businesses are prohibited. **None are proposed.**
- B. The following standards and regulations may not be varied for performance developments: **No variations to the standards and regulations listed below are proposed.**
  1. Building and infrastructure construction standards.

2. Use regulations as set forth in section 17.64.040 of this chapter, except for office use restrictions in subsection A of this section.
3. Required landscaping as set forth in section 17.64.140 of this chapter.
4. Sign regulations as set forth in title 16, chapter 16.36 of this code.
5. Requirements of section 16.24.050 of this code.
6. Requirements of section 16.24.070 of this code.
7. Any standards relating to the public health, safety and welfare.

Project Details

Construction Limit Area:	4 acres
Proposed Building Area:	Approx. 56,890 sq. ft. footprint on ground
One Bedroom Units:	179
Parking Spaces Required:	179 x 1.5 = 269
Two Bedroom Units:	58
Parking Spaces Required	58 x 2 = 116
Parking Spaces Required-Proposed:	385 required – 400 proposed
Landscaped Area:	40,867 sq. ft. (23.5%)

Architectural Review

The exterior design, materials and colors of the building were reviewed by the Architectural Review Committee on November 18, 2015 and recommended for approval by the Planning Commission.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

Based on the application material submitted and information reported in the report above the following findings can be made:

1. The property is zoned Commercial-Freeway (C-F).
2. The use as multi-family residential may be allowed by the Planning Commission through a performance development recommended by City staff and with a Conditional Use Permit.
3. No anticipated detrimental effects resulting from the proposed project could be identified.
4. The applicant has provided a "Performance Model" indicating their proposed enhancements and upgrades. City staff has reviewed and accepted the proposed "Performance Model".
5. Each of the proposed buildings will be 4 stories above ground with two levels of parking below ground.
6. The landscaping design and number of trees proposed for the site meets the C-F zone requirements.

7. The proposed number of parking spaces to be provided meets and exceeds the Municipal Code requirements.
8. The Architectural Review Committee reviewed and recommended approval of the design, materials and colors of the proposed buildings.
9. A traffic impact study was required by City staff.
10. The project promotes and is consistent with the South Jordan Municipal Code by being an integral component of a self-sustaining development that will provide residents convenient pedestrian access to commercial services, employment and mass transit.
11. The Jordan River Commission Interlocal Cooperation Agreement, approved and signed by the City Council on October 20, 2015 provides opportunity for the City and/or applicant/developer to request advisory review of any project within ½ mile of the Jordan River.
12. This project is located within ½ mile of the Jordan River and as such it is eligible to apply for recognition by the Jordan River Commission as a "River-Friendly Development/Project."
13. The Jordan River Commission will review any application for recognition of an eligible project or development that is submitted by a member government agency or private developer.
14. City Staff has utilized the "Riverfront Communities Best Practices Checklist" during the review of this project and has determined that the development is meeting the intent of the best practices list in most areas that apply to its location.

#### Conclusions:

Based on the information submitted and the findings listed, the following conclusions can be made:

1. The proposed development will have a positive economic impact in the City by providing additional residents/customers for retail uses in the area.
2. Potential office and retail employers can use close proximity to housing as an incentive to locate in the area.
3. The proposed development is appropriate for its location within an established Transit Oriented Development (TOD) as identified on the City's Future Land Use Map and in the Blueprint Jordan River Documents.
4. The proposed development will meet the South Jordan City Development Code and Zoning Code requirements.
5. The completed traffic impact study indicates that there will be little to no impact on the adjacent public street, Jordan Gateway.
6. The proposal promotes the following stated purposes and objectives of the Land Use Ordinance:
  - a. To maintain or improve property values.
  - b. To promote economic development and the economic health of the city and its inhabitants.
  - c. To protect the health, safety and welfare of resident, business and property owners.

#### Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Conditional Use Permit and Site Plan subject to the requirements listed, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by staff.

FISCAL IMPACT:

- Based upon analysis completed for the City by Zions Public Finance Inc., the project should have a positive fiscal impact. The amount of property tax per acre gained will outweigh the cost of services provided. Additionally, the residents of the new housing units will provide a larger customer base for nearby retail uses, thus generating additional sales tax revenue.

ALTERNATIVES:

- Approve the Site Plan.
- Deny the Site Plan.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Applicant "Performance Model"
- Aerial Map
- Site Plan
- Site Plan for all Phases
- Landscape Plan
- Exterior Elevation Drawings
- Color Rendering of Buildings
- Traffic Impact Study and City Engineer Analysis

# Architects

Raymond • Van Nosedol & Assoc. Inc  
ARCHITECTS • PLANNERS

## PERFORMANCE MODEL

### THE CLIFFS AT JORDAN STATION

November 09, 2015  
SJ, UTAH, LLC. - Owners  
Prepared by:  
RAYMOND, VAN NOSDOL & ASSOC., INC.

The following is a list of the performance aspects for “**The Cliffs at Jordan Station**” (or Phase II development of the Jordan Station Apartments project) which qualify this Phase as a “Performance Development” as defined in Section 17.64.055 of the Commercial-Freeway (C-F) Zone. The following amenities and features are included in this proposal:

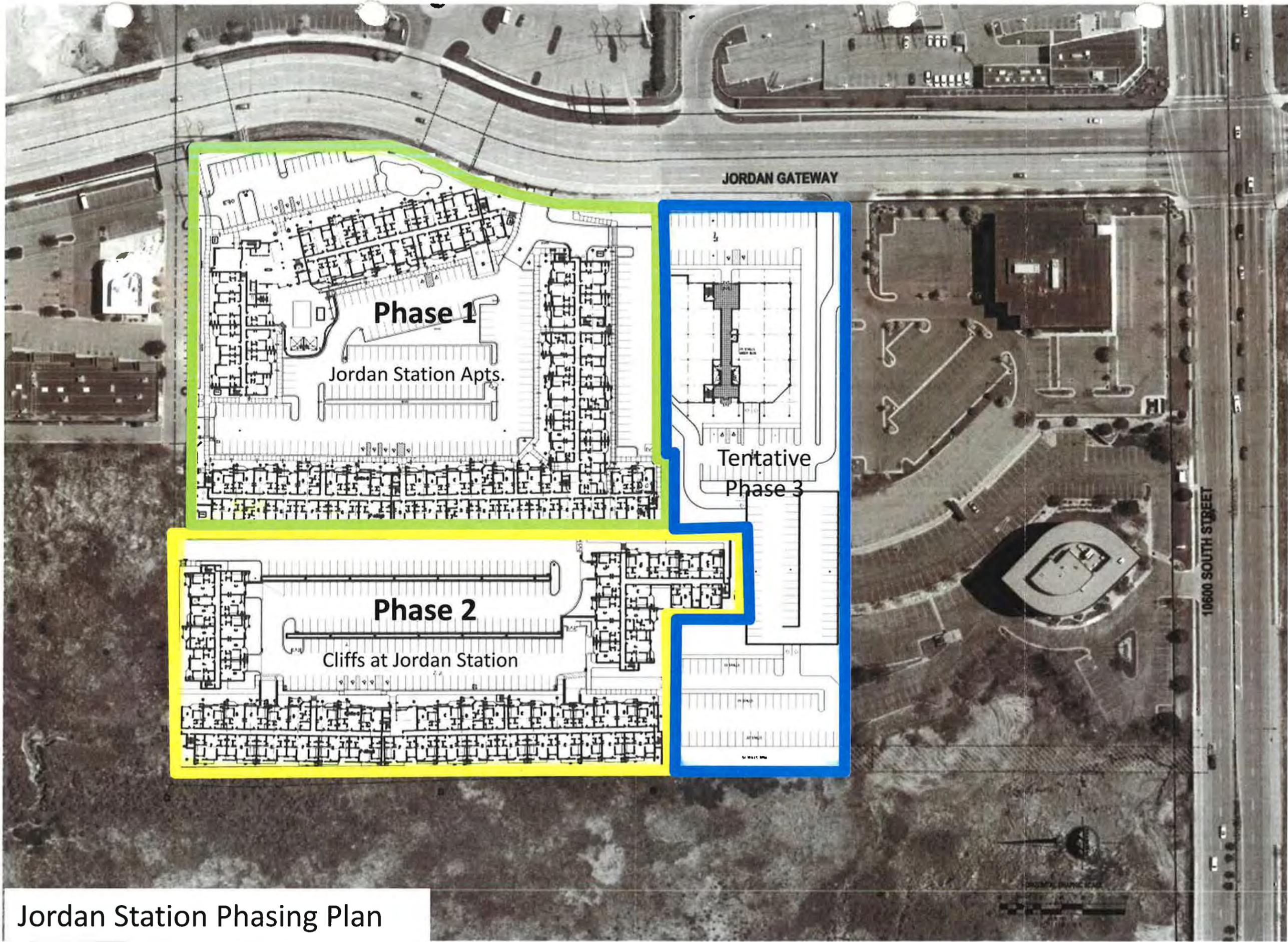
1. **Covered parking** in heated garages: 224 parking stalls in covered garage.
2. **Total number parking** exceeds the city requirements: 385 stalls required; 400 stalls provided, including 224 enclosed stalls, and 176 stalls on grade.
3. **Heated concrete driveway** ramps into garages.
4. **Exterior architectural features**, including dormer roof accents and variations in roof profile and finishes.
5. **Interior architectural features**, including solid core interior doors, stainless steel appliances, ceramic tile floors, stone counter tops, recessed light fixtures, wide interior corridors, and high-speed internet access.
6. “**Granite matrix**” finish on exposed exterior concrete surfaces.
7. **Roof top garden**, including two (2) “infinity” pools + covered deck and lounge.
8. **Elevator access** to all floors, including roof top garden and parking levels.
9. **(2) Conference Rooms** with internet/data access
10. **Exercise Center** with stationary and programmable equipment
11. Covered and **secure bicycle storage**.
12. **Public reception space**, including computer bar.
13. **High ceilings** in residential units: 9 feet on Levels 1-3; 10 feet on Level 4.
14. Generous size **exterior deck/balcony** at each unit.
15. Extensive **site landscaping**, with continuous **roof top “green” planting feature**.
16. Future **trail access** to Jordan River parkway.
17. **Phase III Office development** with 80,000 s.f. professional office facility planned.

Based on the criteria listed above, please accept this submittal as a formal request for approval of this project as a “Performance Development.”

# Location Map



COURTESY: CLIFFS AT JORDAN STATION, A JOINT VENTURE OF HOK AND PERKINS+WILL. ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION OR USE OF THIS DOCUMENT IS PROHIBITED.



Jordan Station Phasing Plan

**811** CALL BEFORE YOU DIG  
 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.  
 Call before you dig.  
 Call 811

**BENCHMARK**  
 CENTER OF SECTION IS TO, RTW 23544  
 ELEVATION = 4211.45  
 TAKEN FROM STATION SQUARE PHASE 1 PLANS BY NORTHERN ENGINEERING

**SITE SUMMARY TABLE**

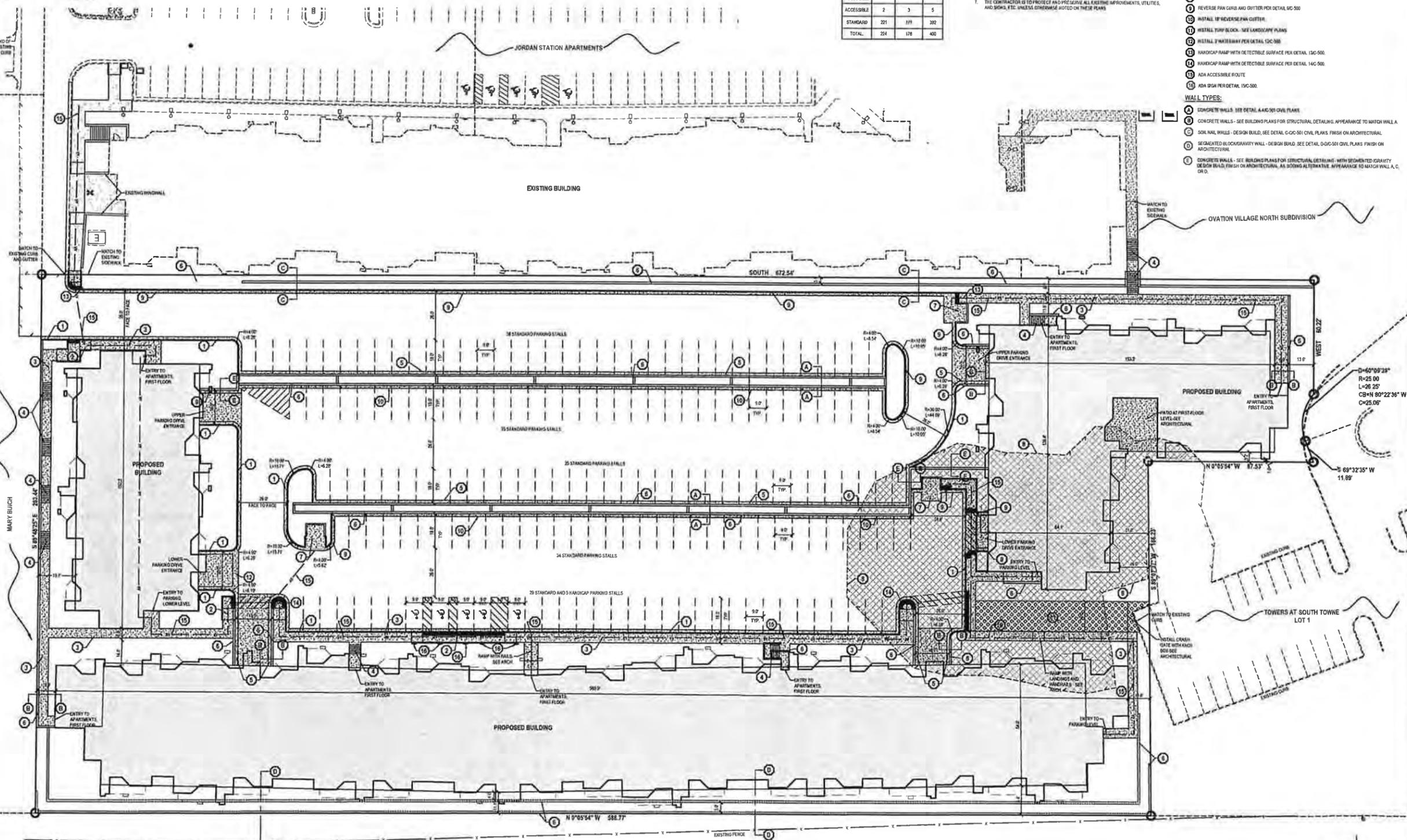
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	78,411	42%
ROOF	56,800	31%
LANDSCAPING	40,867	22%
TOTAL SITE	174,188	100%

**PARKING DATA TABLE**

	INTERIOR	EXTERIOR	TOTAL
VAN ACCESSIBLE	1	2	3
ACCESSIBLE	2	3	5
STANDARD	221	171	392
TOTAL	224	176	400

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH S.U. 17.6 JORDAN CITY STANDARDS AND SPECIFICATIONS AND APWA STANDARDS AND SPECIFICATIONS.
  - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
  - SEE LANDSCAPE ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
  - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
  - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
  - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
  - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNALS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**  
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS WHEN REFERENCED, THE DETAILS AND NOTES AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 2" COLLECTION CURB AND OUTER PER DETAIL SC-500
  - INSTALL HANDICAP RAMP WITH DETECTIBLE SURFACE PER DETAIL SC-500
  - INSTALL 9" CONCRETE SIDEWALK
  - STAIRS IN SIDEWALK - SEE GRADING PLAN FOR ELEVATION INFORMATION - SEE ARCHITECTURAL PLANS FOR HANDRAIL AND STAIR DETAIL
  - INSTALL 18" GUTTER
  - INSTALL RETAINING WALL
  - INSTALL DUMPSTER ENCLOSURE - SEE ARCH
  - REMOVE ASPHALT
  - REVERSE PAV CURB AND OUTER PER DETAIL SC-500
  - INSTALL 18" REVERSE PAV GUTTER
  - INSTALL TYPY BLOCK - SEE LANDSCAPE PLANS
  - INSTALL 2" WATERWAY PER DETAIL SC-500
  - HANDICAP RAMP WITH DETECTIBLE SURFACE PER DETAIL 13C-500
  - HANDICAP RAMP WITH DETECTIBLE SURFACE PER DETAIL 14C-500
  - ADA ACCESSIBLE ROUTE
  - ADA SIGN PER DETAIL 15C-500
- WALL TYPES:**
- CONCRETE WALLS - SEE DETAIL AA-C-90 CIVIL PLANS
  - CONCRETE WALLS - SEE BUILDING PLANS FOR STRUCTURAL DETAILING, APPEARANCE TO MATCH WALL A
  - SOIL NAIL WALLS - DESIGN BUILD, SEE DETAIL C-C-50 CIVIL PLANS, FINISH ON ARCHITECTURAL
  - SEGMENTED BLOCK GRAVITY WALL - DESIGN BUILD, SEE DETAIL D-D-50 CIVIL PLANS, FINISH ON ARCHITECTURAL
  - CONCRETE WALLS - SEE BUILDING PLANS FOR STRUCTURAL DETAILING, WITH SEGMENTED GRAVITY DESIGN BUILD, FINISH ON ARCHITECTURAL, AS SHOWN ALTERNATE, APPEARANCE TO MATCH WALL A, C, OR D.



**REVISIONS**

NO.	DATE	DESCRIPTION	BY



REVIEW SET

PHASE II RESIDENTIAL DEVELOPMENT  
 THE CLIFFS AT JORDAN STATION  
 10464 SOUTH JORDAN GATEWAY

**ENSIGN**  
 THE STANDARD IN ENGINEERING

LAYTON  
 1465 W. 9300 RD. SUITE 204  
 LAYTON, UT 84041  
 Phone: 801.547.1100

SALT LAKE CITY  
 Phone: 801.266.0529

TOOELE  
 Phone: 435.543.3500

CEDAR CITY  
 Phone: 435.955.1453

RICHFIELD  
 Phone: 435.890.2980

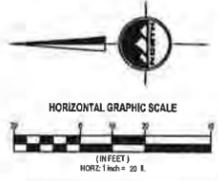
WWW.ENSIGNENG.COM

SCALE  
 OFFICE  
 SHEETED  
 MS  
 DATE  
 10/20/15  
 SCALE

JOB NO.  
 59498  
 SHEET

SITE PLAN  
 C-100

OF SHEETS







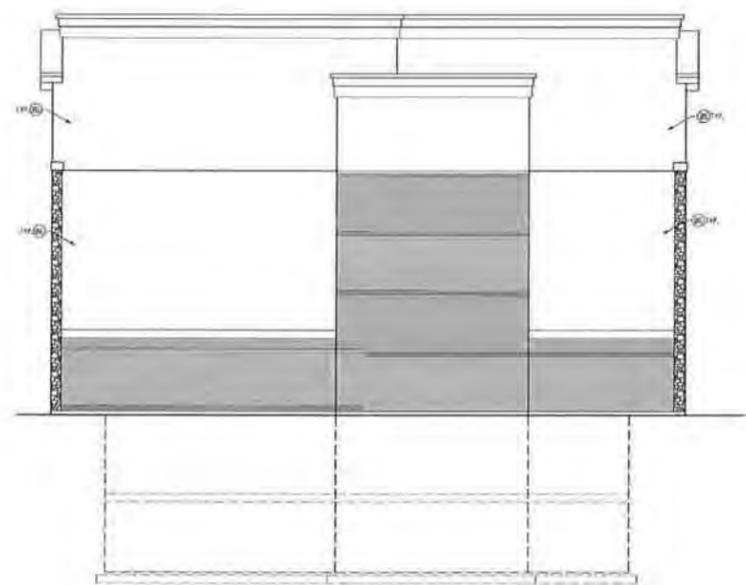
BUILDING 1 SOUTH ELEVATION

- LIST OF MATERIALS
- 1. EPS MEMBRANE OVER FLOOR INSULATION
  - 2. ROOF TRUSS SYSTEM - SEE STRUCTURAL
  - 3. METAL VAIL CAP
  - 4. VINYL SIDING - SEE STRUCTURAL
  - 5. 6\"/>

REVISION NO.	DATE	BY
1	12/20/19	MM
2	01/08/20	MM
3	01/08/20	MM
4	01/08/20	MM
5	01/08/20	MM
6	01/08/20	MM
7	01/08/20	MM
8	01/08/20	MM
9	01/08/20	MM
10	01/08/20	MM



PHASE II RESIDENTIAL DEVELOPMENT  
 THE CLIFFS AT JORDAN STATION  
 10484 SOUTH JORDAN GATEWAY



BUILDING 1 EAST ELEVATION



BUILDING 1 NORTH ELEVATION

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES. ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES SHALL BE AS SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.

**Architects**  
 Raymond, Van Noy & Assoc. Inc.  
 ARCHITECTS • PLANNERS • (800) 792-2100

DESIGN OFFICE
DATE
12/20/19
SCALE
1/4" = 1'-0"
DATE
1/8/20



- LIST OF MATERIALS:
- 1. 1" EPS INSULATION OVER 2" RIGID INSULATION
  - 2. ROOF TRUSS SYSTEM - SEE STRUCTURAL
  - 3. METAL WALL CAP
  - 4. WALL FINISHING - SEE STRUCTURAL
  - 5. FLOOR FINISHING WITH 1/2" POLYURETHANE
  - 6. EPS OVER BUILDING WRAP, SEE EXTERIOR WALL
  - 7. PAINTED BRICK/STONE INTERIOR CEILING & WALL FINISH
  - 8. 1" GYP CORE OVER FLOOR SEATING
  - 9. 1" GYP CORE OVER FLOOR SEATING
  - 10. 1" GYP CORE OVER FLOOR SEATING
  - 11. METAL WALLING, POWDER COAT W/ FINISHING & 1/2" G.C.
  - 12. 2x4 CEILING FINISHING
  - 13. 1/2" GYP CORE OVER FLOOR SEATING IN WALL
  - 14. MANUFACTURED STONE VENEER OVER BUILDING WRAP
  - 15. PRE-FINISHED METAL FINISHING
  - 16. POST-TENSIONED CONCRETE SLAB - SEE STRUCTURAL
  - 17. 1/2" EPS INSULATION
  - 18. INSULATED WALL, VENEER
  - 19. STAINLESS STEEL WITH STAINLESS FINISH
  - 20. ALUM. COMPOSITE WINDOWS & ENTRY DOOR
  - 21. METAL GRILLE W/ POWER FOLDED
  - 22. COMBINATION SPINDLES ON FLOOR FINISH
  - 23. GRANITE METAL COATING OVER EXPOSED CONCRETE WALL FIN.
  - 24. LIGHT FIXTURE

REVISION	DATE
1	10-20-15
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100	11-10-15



PHASE II RESIDENTIAL DEVELOPMENT  
**THE CLIFFS AT JORDAN STATION**  
 10464 SOUTH JORDAN GATEWAY

**Architects**  
 Raymond • Van Nessel & Assoc., Inc.  
 ARCHITECTS • PLANNERS • INTERIORS

DESIGNED BY	OFFICE
DRAWN BY	ENGINEER
CHECKED BY	ARCHITECT
DATE	11/30/15
SCALE	AS SHOWN
PROJECT NO.	15-01
SHEET NO.	A-2.3



BUILDING 2 WEST ELEVATION



BUILDING 2 WEST ELEVATION

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- LIST OF MATERIALS
- 1. 12" CONCRETE OVER 2" GRC INSULATION
  - 2. ROOF PANEL SYSTEM - SEE STRUCTURAL
  - 3. METAL WALL COP
  - 4. WALL FINISHING - SEE STRUCTURAL
  - 5. PAINT WALL FINISHING WITH ACRYL FINISH
  - 6. 1 1/2" GIBB BUILDING WRAP - SEE CLASH REV
  - 7. PAINTED BRICKWORK INTERIOR CEILING & WALL FINISH
  - 8. 1" GIBB BUILDING WRAP - SEE CLASH REV
  - 9. WOOD FLOOR FINISH - SEE STRUCTURAL
  - 10. METAL FLOORING - POWER GRIT VI FLOORING & 3" GIBB BUILDING WRAP
  - 11. 12" LIT LIGHTWEIGHT CONCRETE ON FLOOR FINISHING IN WALL
  - 12. MASONRY FINISH OVER BUILDING WRAP
  - 13. MANUFACTURED SLATE VENEER OVER BUILDING WRAP
  - 14. PRE-FABRICATED METAL FINISHING
  - 15. CAST-IN-PLACE CONCRETE SLAB - SEE STRUCTURAL
  - 16. EIFS FINISH
  - 17. POLYURETHANE WOOD
  - 18. SLOPE WITH WOOD FINISH
  - 19. ALUMINUM FINISHING WINDOW & DOOR
  - 20. METAL DOOR WITH POWER GLASS
  - 21. COMPOSITE DOOR FINISHING
  - 22. GRANITE WALL FINISHING OVER FINISH CONCRETE WALL - SEE CLASH REV
  - 23. LIGHT FINISH

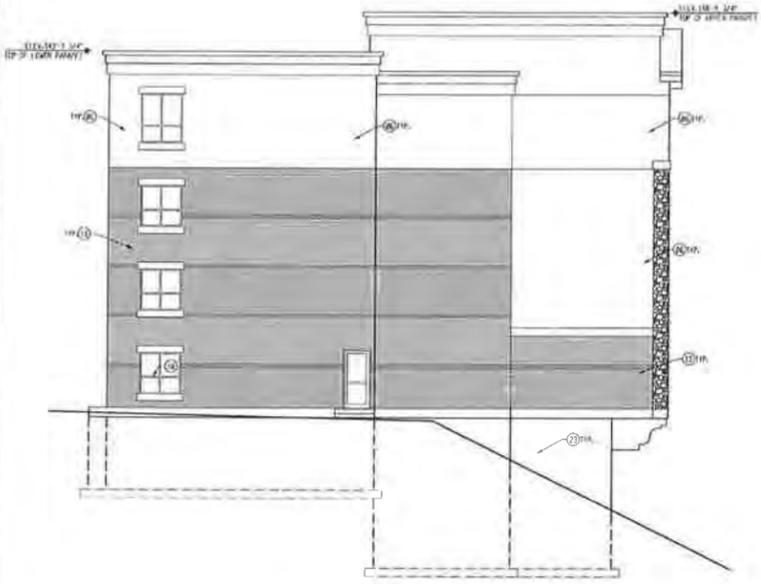
SUBMITTAL TASK	DATE
SITE PLAN	02-20-14
CITY REVIEW #1	03-07-14



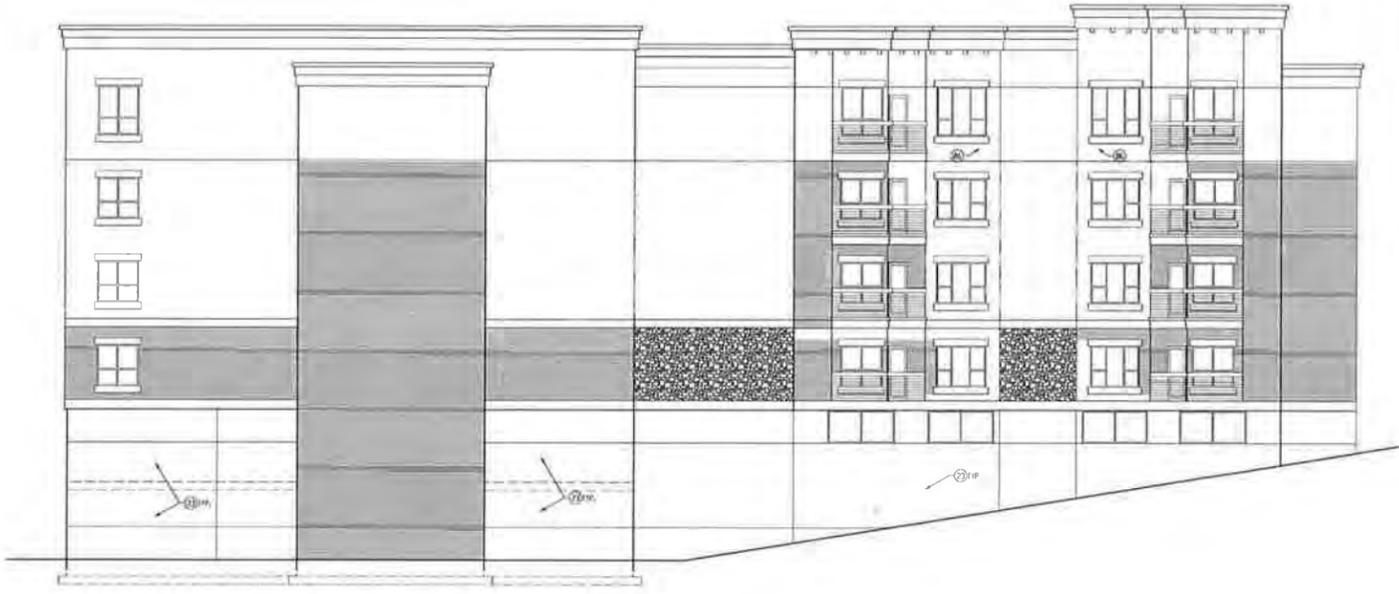
PHASE II RESIDENTIAL DEVELOPMENT  
**THE CLIFFS AT JORDAN STATION**  
 10464 SOUTH JORDAN GATEWAY

**Architects**  
 Raymond • Van Noy & Assoc., Inc.  
 ARCHITECTS • PLANNERS • ENGINEERS

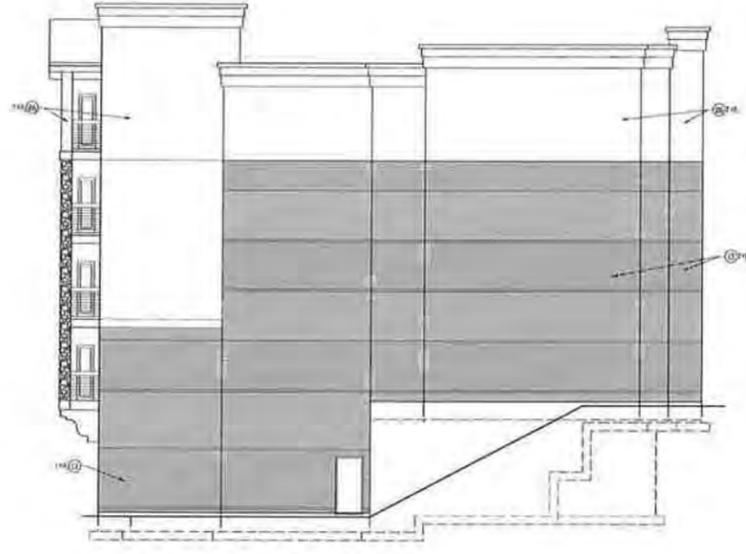
DESIGN OFFICE
DESIGNED BY
DRAWN BY
CHECKED BY
DATE
11/13/14
SCALE
AS SHOWN
1/4" = 1'-0"
DATE
2014



BUILDING 2 NORTH ELEVATION



BUILDING 3 WEST ELEVATION



BUILDING 2 SOUTH ELEVATION



BUILDING 3 NORTH ELEVATION

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REVISION	DATE	BY
1	11/20/15	MM
2		
3		
4		
5		
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9		
10		



PHASE II RESIDENTIAL DEVELOPMENT  
**THE CLIFFS AT JORDAN STATION**  
 10464 SOUTH JORDAN GATEWAY

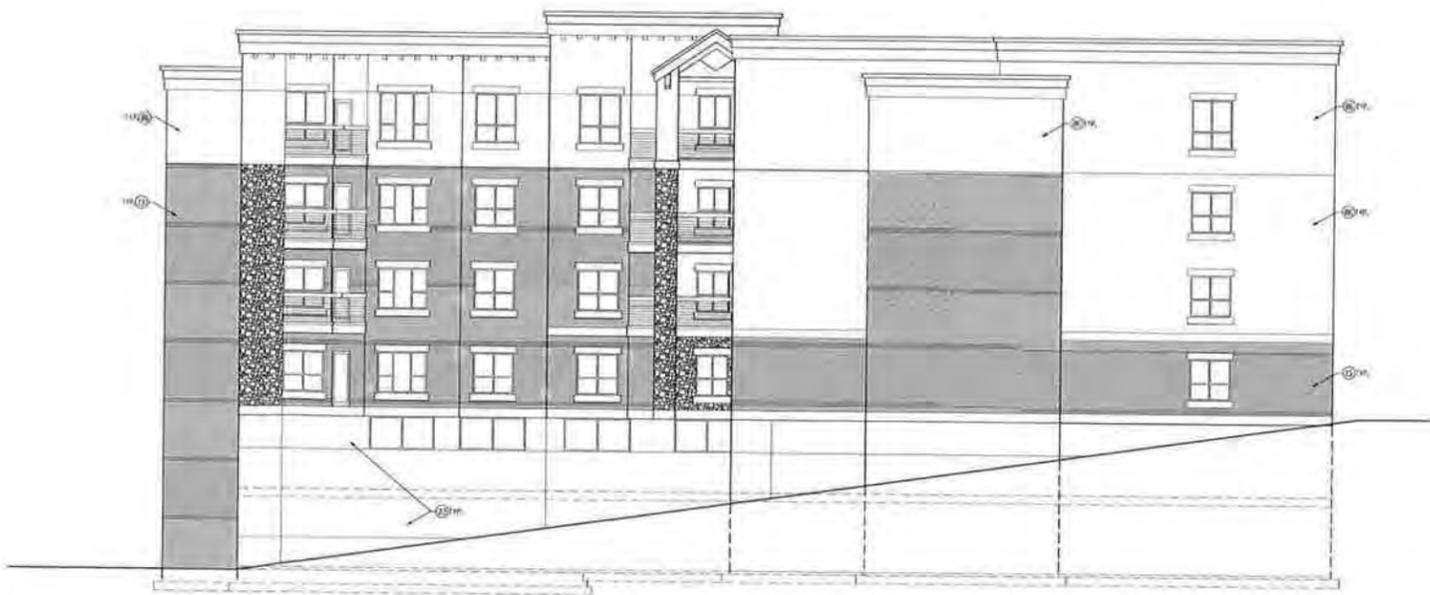
**Architects**  
 Raymond • Van Noy • Inc  
 ARCHITECTS & PLANNERS • 2010/198/100

DRAWN	MM
OFFICE	MM
REVISION	MM
DATE	11/20/15
SCALE	AS SHOWN
DATE	11/20/15
BY	MM
NO.	A-2.5

- (1) 2" MINIMUM
- (1) 1/2" EPS MEMBRANE OVER 2" RIGID INSULATION
  - (2) ROOF INSULATION SYSTEM - SEE STRUCTURAL
  - (3) METAL WALL CAP
  - (4) WALL SHEATHING - SEE STRUCTURAL
  - (5) 2x6 WALL FRAMING WITH R-19 INSULATION
  - (6) 1/2" GYP BOARD BUILDING WRAP SEE STRUCTURAL
  - (7) PAINTED STYRENE FOAM CEILING & WALL FINISH
  - (8) 1" GYP BOARD OVER FLOOR SHEATHING
  - (9) WOOD FLOOR JOIST - SEE STRUCTURAL
  - (10) METAL FLOORING - POWDER COAT 40" R. BALLASTS & W/2"
  - (11) 2x4 CEILING FRAMING
  - (12) 1" GYP BOARD CONCRETE ON FLOOR SHEATHING IS NOT
  - (13) MANUFACTURED STONE VENEER BUILDING WRAP
  - (14) MANUFACTURED STONE VENEER OVER BUILDING WRAP
  - (15) PRE-FINISHED METAL FLOORING
  - (16) POST-TENSIONED CONCRETE SLAB - SEE STRUCTURAL
  - (17) EPS FEATURE
  - (18) INSULATED VINYL SIDING
  - (19) 1/2" GYP BOARD WITH GEMALTE FINISH
  - (20) W/2" GYP BOARD WINDOWS & ENTRY DOOR
  - (21) METAL GRILLE W/ FINISH COATING
  - (22) COMPOSITION SHINGLES ON FELT PAPER
  - (23) CONCRETE TERRACE COATING OVER EXPOSED CONCRETE WALL - 1/2"
  - (24) LIGHT FIXTURE



BUILDING 3 EAST ELEVATION



BUILDING 3 SOUTH ELEVATION

DRAWN: MM, OFFICE: MM, REVISION: MM, DATE: 11/20/15, SCALE: AS SHOWN, DATE: 11/20/15, BY: MM, NO.: A-2.5



Architects  
Raymond Vin Nardol & Assoc. Inc.  
ARCHITECTS • PLANNERS • ENGINEERS

## Damir Drozdek

---

**From:** Raymond, Michael <michael@rvassoc.com>  
**Sent:** Friday, December 11, 2015 3:45 PM  
**To:** Damir Drozdek  
**Subject:** The Cliffs at Jordan Station

Damir,

Per our phone conversation, the drawings for our second submittal to the City for Site Plan review are dated **11-30-2015** in the upper right hand corner under the heading "Revisions". I noticed that the set of plans red-lined by the City Engineering Dept. have the **10-20-2015** date in the upper right hand corner, which are drawings from the first submittal. We picked up the Engineering review comments and they have been forwarded to our Civil Engineer for their changes.

As you know, our Civil Engineer, Mike Staten met with you, the City Engineer, City Fire Marshal, and the Fire Department. From his comments to me, it was not a good meeting. Unfortunately I was not informed of the meeting until a few hours before, and was not able to attend. It is our intent to fully comply with all city regulations, and it would have been nice to know a little about the meeting with sufficient time for us to be prepared with information to help the Fire Dept. understand our commitment to make sure this is a safe development. I have asked for comments from the Fire Dept. for several weeks, and it still would be nice to have their written review for our files.

It is our intent to provide an NFPA 13 fire sprinkler system in order to comply with their concerns. We will respond to all other items as soon as our Civil Engineer can review his hand-written notes and prepare the new layout in response. We would like to sit down again with Reed, Brad, Jared, and yourself to make sure we are in compliance prior to our next submittal.

Thanks,

Michael C. Raymond, AIA  
RAYMOND, VAN NOSDOL & ASSOC., INC.  
32 West Center Street, Suite 203  
Provo, Utah 84601  
Ph. (801) 374-2100

## Damir Drozdek

---

**From:** Shane Greenwood  
**Sent:** Friday, December 18, 2015 1:23 PM  
**To:** Jared Francis; Damir Drozdek  
**Subject:** FW: Updated Cliffs at Jordan Station Traffic Impact Analysis  
**Attachments:** The Cliffs at Jordan Station Traffic Impact Analysis.pdf

Not sure if you received this updated report.

**Shane Greenwood | Assistant City Engineer | City of South Jordan**  
1600 W. Towne Center Drive | South Jordan, UT 84095  
O: 801.254.3742 | F: 801.253.5235 | Direct 801.253.5203 ext 1286

---

**From:** Tim Taylor [<mailto:ttaylor@wcecengineers.com>]  
**Sent:** Thursday, December 17, 2015 2:22 PM  
**To:** Brad Klavano  
**Cc:** Shane Greenwood; Paul Peterson; Raymond, Michael; 'Jeff Inno'  
**Subject:** Updated Cliffs at Jordan Station Traffic Impact Analysis

Brad,

Attached is the updated Cliffs at Jordan Station Traffic Impact Study that incorporates the following changes you and I discussed over the phone:

- 1) Corrected 10600 South and Jordan Gateway road labels in the figures (were shown as 11400 South and South Jordan Gateway).
- 2) Modified sentence in the Conclusions (Exec Summary and Conclusions) to add the word "current"; "The developments projected traffic will represent approximately 9% of the **current** traffic within the corridor."
- 3) Removed 2<sup>nd</sup> South Jordan City specific recommendation due to the City's expectations that a planned future project will relocate the existing 10350 Jordan Gateway signal further to the North.

Thanks,  
Tim

Timothy J. Taylor, P.E., PTOE | **WCEC Engineers, Inc.**  
9980 South 300 West, Ste 200, Sandy, UT 84070  
Email: [ttaylor@wcecengineers.com](mailto:ttaylor@wcecengineers.com)  
Tel: 801.456.3847  
Fax: 801.618.4157  
Cell: 801.884.9166

**SOUTH JORDAN CITY  
PLANNING COMMISSION REPORT**

Meeting Date: 12-08-2015

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Issue: THE CLIFFS AT JORDAN STATION  
SITE PLAN-CONDITIONAL USE PERMIT  
Address: 10464 S. Jordan Gateway  
File No: SP-2015.35  
Applicant: Michael Raymond

Submitted By: Greg Schindler, City Planner  
Jared Francis, Associate Engineer

---

Staff Recommendation (Motion Ready): Approve File No. SP-2015.35 with the following:

1. That the project be constructed as indicated in this report and that all South Jordan City requirements are met, staff review comments are addressed and staff redline corrections are made prior to issuance of building permit.

---

**CONDITIONAL USE REVIEW:**

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

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

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

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

A conditional use may be commenced and operated only upon (Section 17.18.050 "I" (1)):

1. compliance with all conditions of an applicable conditional use permit;
2. observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
3. Compliance with all applicable local, state, and federal laws.

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 part (l) (1) of this section (17.18.050).

BACKGROUND

ADDRESS	10464 S. Jordan Gateway
ACREAGE	4.02 acres
CURRENT LU DESIGNATION	TOD-Mixed Use
CURRENT ZONING	Commercial-Freeway (C-F)
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North - TOD-Mixed Use, (C-F)/Vacant South - TOD-Mixed Use, (C-F)/Office Development East - TOD-Mixed Use, (MU-TOD)/Multi Family Residential West - Natural Open Space, (A-1)/Open Space

Michael Raymond (Raymond-Van Nosedol & Assoc. Architects) on behalf of South Jordan Inc., LLC has applied for a conditional use permit and site plan review for the 2<sup>nd</sup> phase of the Jordan Station Apartments. This 2<sup>nd</sup> phase will be known as The Cliffs at Jordan Station and will contain 237 one and two bedroom units. The initial phase of the development with 302 units was approved in June of 2014. The proposal is being reviewed under the Performance Development section of the C-F zone.

The requirements and standards for performance development in the C-F zone area as follows:

17.64.055: PERFORMANCE DEVELOPMENT

- A. The land use standards of this chapter and of any other section of this title or of the development code pertaining to development in the C-F zone may be altered or waived for a "performance development" by the planning commission, only with the positive recommendation of city staff, with a conditional use permit. "Performance development" shall be defined as any development in the C-F zone which is exempted from certain land use and development requirements but which demonstrates superior design and function. Variations in the standard requirements of the C-F zone will be based on additional enhancements provided in the development and the desirability of the proposed development relating to one or more of the following: amenities, economic benefit, additional architectural features, resolution of neighbors' concerns, and the development's contribution to principles of quality growth suggested by "Envision Utah's Urban Planning For Quality Growth". The following provisions will govern the review of a proposed performance development: **See attached "Performance Model" for upgrades and amenities.**
- 1. The minimum area of a performance development shall be five (5) acres unless otherwise recommended by city staff and approved by the planning commission. **The phase of the project currently subject to review is 4.02 acres. Since this phase is an extension of phase 1 and not**

introducing a new product or use to the project, city staff is recommending that the 5 acre requirement include both phases which total 9.74 acres.

2. The conditional use permit/site plan application shall delineate the requested exceptions and variations from city ordinances and the offsetting upgrades and benefits proposed. Possible exceptions may include, but are not limited to, unlisted uses, yard requirement reduction, building height increase, alternative screening technique, and reduced parking requirements. Possible upgrades may include, but are not limited to, improved landscape design, architectural enhancements, and coordination with adjoining development. Staff will make a determination as to the reasonableness of the proposed exceptions and upgrades and make recommendations to the planning commission. Proposed upgrades and enhancements must clearly exceed what would normally be expected for development in the C-F zone. **Exceptions requested are:**

A. **Rear yard setback reduction from 30 ft. required adjacent to an agricultural zone to 5 ft.-15 ft.**

B. **Multi-Family Residential Use**

3. Uses which significantly diverge from the character and purpose of the C-F zone, such as industrial uses, are prohibited. **None are proposed.**

4. All nonretail uses proposed shall be supportive of retail uses in the development in areas planned for commercial development and as described in section [17.64.010](#) of this chapter. **The nonretail use proposed, in this case residential, is a vital component for the success of the existing retail uses in the area as well as for the attraction of future retail and office uses.**

5. Integrated residential use with "village" style design, building height, architecture, and connectivity, and office uses may be incorporated as components of mixed use commercial developments. **This phase of the development will match that approved in phase 1 under the Mixed Use-TOD zone which encourages "village" style design.**

6. Sexually oriented businesses are prohibited. **None are proposed.**

B. The following standards and regulations may not be varied for performance developments: **No variations to the standards and regulations listed below are proposed.**

1. Building and infrastructure construction standards.

2. Use regulations as set forth in section [17.64.040](#) of this chapter, except for office use restrictions in subsection A of this section.

3. Required landscaping as set forth in section [17.64.140](#) of this chapter.

4. Sign regulations as set forth in [title 16, chapter 16.36](#) of this code.

5. Requirements of section [16.24.050](#) of this code.

6. Requirements of section [16.24.070](#) of this code.

7. Any standards relating to the public health, safety and welfare.

### Project Details

Construction Limit Area:	4 acres
Proposed Building Area:	Approx. 56,890 sq. ft. footprint on ground
One Bedroom Units:	179
Parking Spaces Required:	179 x 1.5 = 269
Two Bedroom Units:	58
Parking Spaces Required	58 x 2 = 116
Parking Spaces Required-Proposed:	385 required - 400 proposed
Landscaped Area:	40,867 sq. ft. (23.5%)

### Architectural Review

The exterior design, materials and colors of the building were reviewed by the Architectural Review Committee on November 18, 2015 and recommended for approval by the Planning Commission.

### STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

#### Findings:

Based on the application material submitted and information reported in the report above the following findings can be made:

1. The property is zoned Commercial-Freeway (C-F).
2. The use as multi-family residential may be allowed by the Planning Commission through a performance development recommended by City staff and with a Conditional Use Permit.
3. No anticipated detrimental effects resulting from the proposed project could be identified.
4. The applicant has provided a "Performance Model" indicating their proposed enhancements and upgrades. City staff has reviewed and accepted the proposed "Performance Model".
5. Each of the proposed buildings will be 4 stories above ground with two levels of parking below ground.
6. The landscaping design and number of trees proposed for the site meets the C-F zone requirements.
7. The proposed number of parking spaces to be provided meets and exceeds the Municipal Code requirements.
8. The Architectural Review Committee reviewed and recommended approval of the design, materials and colors of the proposed buildings.
9. The project promotes and is consistent with the South Jordan Municipal Code by being an integral component of a self-sustaining development that will provide residents convenient pedestrian access to commercial services, employment and mass transit.

#### Conclusions:

Based on the information submitted and the findings listed, the following conclusions can be made:

1. The proposed development will have a positive economic impact in the City by providing additional residents/customers for retail uses in the area.
2. Potential office and retail employers can use close proximity to housing as an incentive to locate in the area.
3. The proposed development will meet the South Jordan City Development Code and Zoning Code requirements.
4. The proposal promotes the following stated purposes and objectives of the Land Use Ordinance:
  - a. To maintain or improve property values.
  - b. To promote economic development and the economic health of the city and its inhabitants.
  - c. To protect the health, safety and welfare of resident, business and property owners.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Conditional Use Permit and Site Plan subject to the requirements listed, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by staff.

FISCAL IMPACT:

- Based upon analysis completed for the City by Zions Public Finance Inc., the project should have a positive fiscal impact. The amount of property tax per acre gained will outweigh the cost of services provided. Additionally, the residents of the new housing units will provide a larger customer base for nearby retail uses, thus generating additional sales tax revenue.

ALTERNATIVES:

- Approve the Site Plan.
- Deny the Site Plan.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Applicant "Performance Model"
- Aerial Map
- Site Plan
- Color Site Plan for all Phases
- Landscape Plan
- Exterior Elevation Drawings
- Color Rendering of Buildings

III. CITIZEN COMMENT

Summary of Citizen Comments
None.

IV. SUMMARY ACTION

A.1 Issue: LOT LINE ADJUSTMENT  
OUR HOUSE SUBDIVISION

Address: 1314 West 11400 South  
File No: LLA-2015.25  
Applicant: Eric Montague

<u>Planning Commission Vote</u> Approved as per Staff Recommendation. (5-0)		
Planning Commissioner	Vote (yes/no)	Comments
Beverly Evans	Absent	
Richard Feist	Yes	
Earl Jolley	2 <sup>nd</sup>	
Sean Morrissey	Yes	
Russ Naylor (alternate)	Yes	
Mark Woolley	Motion	
Public Comments of Note		
None.		

V. ACTION

None

I. PUBLIC HEARINGS AND POTENTIAL \*\*ADMINISTRATIVE ACTION ITEMS

\*\*Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)

B.1. Issue: THE CLIFFS AT JORDAN STATION  
SITE PLAN – CONDITIONAL USE PERMIT

Address: 10464 South Jordan Gateway  
File No: SP-2015.35  
Applicant: Michael Raymond

<b>Planning Commission Vote</b>		
<b>Table until January 12, 2016 (4-1)</b>		
<b>Planning Commissioner</b>	<b>Vote (yes/no)</b>	<b>Comments</b>
Beverly Evans	Absent	
Richard Feist	Yving es	
Earl Jolley	No	
Sean Morrissey	2 <sup>nd</sup>	
Russ Naylor (alternate)	Yes	
Mark Woolley	Motion	
<b>Public Comments of Note</b>		
No public comment. However Commissioner Woolley was not comfortable approving project subject to only City Engineer review of traffic study. Commissioners agreed and want to see results of study and resulting mitigation if any is necessary before they approve.		

**C.1. Issue: SOJO STATION  
CONDITIONAL USE PERMIT AND SITE PLAN**

**Address:** 10350 South Jordan Gateway  
**File No:** SP-2015.37  
**Applicant:** Steve Peterson, Millrock Capital

<b>Planning Commission Vote</b>		
<b>Approved as per Staff Recommendation. (-0)</b>		
<b>Planning Commissioner</b>	<b>Vote (yes/no)</b>	<b>Comments</b>
Beverly Evans		
Richard Feist		
Earl Jolley		
Sean Morrissey		
Russ Naylor (alternate)		
Mark Woolley		
<b>Public Comments of Note</b>		
Item pulled from Agenda. To be rescheduled for January 12, 2016.		

**D.1. Issue: TILLEY PRELIMINARY SUBDIVISION**

**Address:** 10977 South Redwood Road  
**File No:** SUB-2015.66  
**Applicant:** Tim and Deborah Tilley



## Memo

TO: Michael Raymond, AIA  
CC: Jared Francis / File

DATE: November 12, 2015  
SUBJECT: The Cliffs at Jordan Station  
- Site Plan Review #1  
Response

FROM: Damir Drozdek, Planner III

---

### Items to be addressed prior to Planning Commission review:

#### Site Plan C-100

1. "Site Summary Table", I believe, is not showing the right numbers. – *See revised site summary table.*
2. For "Wall Types", please include all walls with site plan submittal. Also, architectural details on the walls are missing from the submittal. – *See revised Sheet #C-100 and #SD 1.4.*
3. I couldn't find detail D-D/C-501. – *See revised Sheet #C-501.*
4. Connect up sidewalks at the south end of the project between phase 1 and phase 2.
5. Provide at least one ADA compliant route out of phase 2 to Jordan Gateway. For instance there is no ADA compliant route from the west or the south building out to Jordan Gateway. – *See ADA route shown on revised Sheet #C-100.*
6. All parking row ends must be finished with a concrete curb and a min. 5' wide planter. No striping at parking row ends is allowed. – *Planters are provided except where parking garage access is required.*
7. You are missing vertical ADA signage at the ADA stalls. – *See revised Sheet #SD-1.1.*
8. Match the 5' parkstrip and 6' sidewalk along the drive to the north as was done with the previous phase. Curb adjacent sidewalk is not acceptable. – *Due to grading restrictions and site constraints, sidewalk needs to be located as shown.*

#### Details C-501

9. The text is illegible. Please correct. – *See Revised Detail #C-501.*

#### Landscape Plan L101

10. Shade trees required at all parking row ends. See comment #6. – *Trees added at the end of the parking rows that had planter islands but not trees. Other parking rows did not have planter islands at the ends.*
11. Show groundcover for all landscaped areas. For instance, lawn is labeled, but then, rock mulch is not labeled anywhere even though it is called out as an item in the notes? – *Rock mulch labeled in the planter beds.*
12. See comment #8. Plant shade trees in the parkstrip area as was done with the previous phase. One tree for every 30' on center. – *Shade trees are shown in the "park strip" at 30' O.C.*

## Memo

### Architectural Site Plan SD-1.1

13. See comments #2, #4, #5, #6, #7 and #8. – *See response above.*
14. Area in the central location of the south building is called out as a patio in the civil plans but it is not shown as such on the landscaping or civil plans? – *See revised Sheet #SD-1.1.*
15. Several notes are missing from the plan. Please show all the notes on the plans and eliminate from the legend the ones that are not being used on the plans. – *See revised Sheet #SD-1.1.*

### Overall Roof Plan A-1.7

16. Is there a bbq area on the roof-top? – *Yes. See revised Sheet #A-1.7 and Enlarged Roof Plan.*

### Elevations A-2.1-A-2.5

17. Will you have the same finish on the exposed concrete for phase 2 as was used on buildings for phase 1? – *Yes. See revised Sheet #A-2.1, #A-2.2, and #A-2.3.*
18. Please label all exterior finishes for all buildings. – *Yes. See revised Sheet #A-2.1, #A-2.2, and #A-2.3.*
19. Show building heights for all buildings and elevations. – *Yes. See revised Sheet #A-2.1, #A-2.2, and #A-2.3.*

### Miscellaneous

20. Provide an ALTA survey as part of the submittal. We need to see if there are any encumbrances or easements on the subject property. – *See attached ALTA survey.*
21. Please explain how the addressing will work for the buildings in the new phase? – *See attached.*

**Please submit two full sized and two 11X17 sized plan sets. Return all redlines and comment sheets. Respond in writing to all questions and comments.**

David L. Alvord, *Mayor*  
Mark Seethaler, *Councilman*  
Chuck Newton, *Councilman*  
Donald J. Shelton, *Councilman*  
Steve Barnes, *Councilman*  
Christopher J. Rogers, *Councilman*



PH: 801.254.3742 EMAIL: info@sjc.utah.gov FAX: 801.254.3393

## NOTICE OF PUBLIC HEARING

November 24, 2015

Dear Property Owner:

Michael Raymond, on behalf of SJ Utah, Inc. LLC, has submitted an application to for site plan review of phase two of the Jordan Station development known as the Cliffs at Jordan Station. The proposal includes the development and construction of 237 residential apartment units in three buildings along with associated parking and amenities. The proposed site is located at 10464 S. Jordan Gateway, immediately west of phase one (Jordan Station Apartments). You are receiving this notice because Salt Lake County records indicate that you own property within 600 feet of or, your agency may be affected by, the proposal.

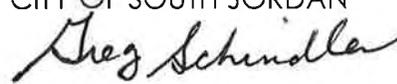
A Public Hearing concerning this application has been scheduled before the South Jordan City Planning Commission on **Tuesday, December 8, 2015 at 6:30 p.m.** at the South Jordan City Hall, located at 1600 West Towne Center Drive, South Jordan, Utah. All interested parties are invited to attend.

A location map and a copy of the proposed site plan are attached to this letter. These and all submitted materials regarding the proposal are available for public review at the South Jordan Planning & Zoning Office located on the 2<sup>nd</sup> floor of City Hall during regular business hours.

Should you desire further information, you may contact:

**Developer/Owner: Jeff Wells, SJ Utah, Inc. Phone 303-888-9785**  
**Project Architect: Michael Raymond, Raymond-Van Nosdol & Assoc. Phone 801-374-2100**

or the Planning & Zoning Staff at the City Offices or by telephone at (801) 254-3742 during regular business hours.

Sincerely,  
CITY OF SOUTH JORDAN  
  
Greg Schindler, AICP  
City Planner

## ARCHITECTURAL REVIEW COMMITTEE MINUTES

Wednesday, November 18, 2015

www.sjc.utah.gov

### 8:00 A. M. Roll Call:

**Committee Members present:** Claron Perry, Earl Jolly, Mark Seethaler, Greg Schindler (Staff), Damir Drozdek (Staff), David Mann, (Staff)

**Guests:**

### I GENERAL BUSINESS ITEMS

A. File # SP-AMEND-2015.38, Oquirrh Mountain Marketplace Shops D, Denny's, located at 11511 South 4000 West, SJ Marketplace, LLC, (applicant), Damir Drozdek, (planner).

Issues: Questions about proposed materials and how they work/blend with the existing buildings.

Course of Mitigation: None required.

Outcome: Recommended approval for project.

B. File # ~~SP-2015.36, Executech Office, located at 11400 South 1300 West, Eric Montague # 801-253-4541, David Man, (contact).~~ **Item postponed until December 2, 2015**

C. File # SP-2015.35, The Cliffs at Jordan Station, located at 10464 South Jordan Gateway, SJ Utah Inc. LLC, (applicant), Damir Drozdek, (planner).

Issues: Questions about exterior materials. Will material and colors match or be similar to phase one of development?

Course of Mitigation: Applicant stated that materials and design will be nearly the same however, the color palette will be slightly different in order to differentiate between the two phases of the development. Also the applicant discussed other amenities included with this phase, such as heated underground parking and rooftop garden and pools.

Outcome: Recommended approval for project.

D. File # SP-2015.37, So Jo Station, located at 10300 South Jordan Gateway, Utah Transit Authority, (applicant), Damir Drozdek, (planner).

Issues: No issues.

Course of Mitigation: None required.

Outcome: Recommended approval for project.

## Memo

TO: Michael Raymond, AIA  
CC: Jared Francis / File

DATE: November 12, 2015  
SUBJECT: The Cliffs at Jordan Station  
– Site Plan Review #1

FROM: Damir Drozdek, Planner III

---

### Items to be addressed prior to Planning Commission review:

#### Site Plan C-100

1. "Site Summary Table", I believe, is not showing the right numbers.
2. For "Wall Types", please include all walls with site plan submittal. Also, architectural details on the walls are missing from the submittal.
3. I couldn't find detail D-D/C-501.
4. Connect up sidewalks at the south end of the project between phase 1 and phase 2.
5. Provide at least one ADA compliant route out of phase 2 to Jordan Gateway. For instance there is no ADA compliant route from the west or the south building out to Jordan Gateway.
6. All parking row ends must be finished with a concrete curb and a min. 5' wide planter. No striping at parking row ends is allowed.
7. You are missing vertical ADA signage at the ADA stalls.
8. Match the 5' parkstrip and 6' sidewalk along the drive to the north as was done with the previous phase. Curb adjacent sidewalk is not acceptable.

#### Details C-501

9. The text is illegible. Please correct.

#### Landscape Plan L101

10. Shade trees required at all parking row ends. See comment #6.
11. Show groundcover for all landscaped areas. For instance, lawn is labeled, but then, rock mulch is not labeled anywhere even though it is called out as an item in the notes?
12. See comment #8. Plant shade trees in the parkstrip area as was done with the previous phase. One tree for every 30' on center.

#### Architectural Site Plan SD-1.1

13. See comments #2, #4, #5, #6, #7 and #8.
14. Area in the central location of the south building is called out as a patio in the civil plans but it is not shown as such on the landscaping or civil plans?
15. Several notes are missing from the plan. Please show all the notes on the plans and eliminate from the legend the ones that are not being used on the plans.

## Memo

### Overall Roof Plan A-1.7

16. Is there a bbq area on the roof-top?

### Elevations A-2.1-A-2.5

17. Will you have the same finish on the exposed concrete for phase 2 as was used on buildings for phase 1?
18. Please label all exterior finishes for all buildings.
19. Show building heights for all buildings and elevations.

### Miscellaneous

20. Provide an ALTA survey as part of the submittal. We need to see if there are any encumbrances or easements on the subject property.
21. Please explain how the addressing will work for the buildings in the new phase?

**Please submit two full sized and two 11X17 sized plan sets. Return all redlines and comment sheets. Respond in writing to all questions and comments.**

# Architects

Raymond • Van Nosedol & Assoc. Inc  
ARCHITECTS • PLANNERS

## PERFORMANCE MODEL

### THE CLIFFS AT JORDAN STATION

November 09, 2015  
SJ, UTAH, LLC. - Owners  
Prepared by:  
RAYMOND, VAN NOSDOL & ASSOC., INC.

The following is a list of the performance aspects for “**The Cliffs at Jordan Station**” (or Phase II development of the Jordan Station Apartments project) which qualify this Phase as a “Performance Development” as defined in Section 17.64.055 of the Commercial-Freeway (C-F) Zone. The following amenities and features are included in this proposal:

1. **Covered parking** in heated garages: 224 parking stalls in covered garage.
2. **Total number parking** exceeds the city requirements: 385 stalls required; 400 stalls provided, including 224 enclosed stalls, and 176 stalls on grade.
3. **Heated concrete driveway** ramps into garages.
4. **Exterior architectural features**, including dormer roof accents and variations in roof profile and finishes.
5. **Interior architectural features**, including solid core interior doors, stainless steel appliances, ceramic tile floors, stone counter tops, recessed light fixtures, wide interior corridors, and high-speed internet access.
6. **“Granite matrix” finish** on exposed exterior concrete surfaces.
7. **Roof top garden**, including two (2) “infinity” pools + covered deck and lounge.
8. **Elevator access** to all floors, including roof top garden and parking levels.
9. **(2) Conference Rooms** with internet/data access
10. **Exercise Center** with stationary and programmable equipment
11. Covered and **secure bicycle storage**.
12. **Public reception space**, including computer bar.
13. **High ceilings** in residential units: 9 feet on Levels 1-3; 10 feet on Level 4.
14. Generous size **exterior deck/balcony** at each unit.
15. Extensive **site landscaping**, with continuous **roof top “green” planting feature**.
16. Future **trail access** to Jordan River parkway.
17. **Phase III Office development** with 80,000 s.f. professional office facility planned.

Based on the criteria listed above, please accept this submittal as a formal request for approval of this project as a “Performance Development.”

## Damir Drozdek

---

**From:** Brad Klavano  
**Sent:** Tuesday, November 10, 2015 4:01 PM  
**To:** Damir Drozdek  
**Cc:** Greg Schindler  
**Subject:** RE: The Cliffs at Jordan Station-Performance Standards

Damir

I am good with these performance standards.

Thanks

**Brad Klavano | Director of Development Services/City Engineer | City of South Jordan**  
1600 W. Towne Center Drive | South Jordan, UT 84095  
Office: 801.254.3742 | Fax: 801.253.5235 | Direct: 801.253.5203 ext 1239

Click on the logos to follow us on Social Media!



---

**From:** Damir Drozdek  
**Sent:** Tuesday, November 10, 2015 11:08 AM  
**To:** Brad Klavano  
**Subject:** FW: The Cliffs at Jordan Station-Performance Standards

Brad,  
Are you ok with the list regarding the performance aspect of the project?  
Thanks,

**Damir Drozdek, AICP | Planner III | City of South Jordan**  
1600 W. Towne Center Drive | South Jordan, UT 84095  
O: 801.253.5203 ext 1290 | F: 801.253.5235

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**From:** Damir Drozdek  
**Sent:** Tuesday, November 10, 2015 7:57 AM  
**To:** Greg Schindler  
**Subject:** FW: The Cliffs at Jordan Station-Performance Standards

You think this is enough for their performance aspect?

**From:** Raymond, Michael [<mailto:michael@rvassoc.com>]  
**Sent:** Monday, November 09, 2015 3:14 PM

## Damir Drozdek

---

**From:** Raymond, Michael <michael@rvassoc.com>  
**Sent:** Tuesday, November 10, 2015 4:17 PM  
**To:** Damir Drozdek  
**Subject:** Re: The Cliffs at Jordan Station-Performance Standards

Yes, a trellis with either ivy or some other evergreen plant that spreads over the trellis.

Michael C. Raymond, AIA  
RAYMOND, VAN NOSDOL & ASSOC., INC.  
32 West Center Street, Suite 203  
Provo, Utah 84601  
Ph. (801) 374-2100

On Tue, Nov 10, 2015 at 4:12 PM, Damir Drozdek <[DDrozdek@sjc.utah.gov](mailto:DDrozdek@sjc.utah.gov)> wrote:

Michael,

What is the green roof-top consist of? I was looking at the drawings but could not tell? Is it a trellis of some kind with ivy? Or something else?

Thanks,

**From:** Raymond, Michael [mailto:[michael@rvassoc.com](mailto:michael@rvassoc.com)]  
**Sent:** Monday, November 09, 2015 3:14 PM  
**To:** Damir Drozdek  
**Subject:** Re: The Cliffs at Jordan Station-Performance Standards

Damir,

Attached is a copy of our list of performance aspects, as requested. Can you give us an idea yet when this might be scheduled to appear at the Planning Commission?

Thanks,

106Th South Business Park  
10421 Jordan Gateway #600  
South Jordan UT, 84095

Towers At South Towne Llc  
406 W Southjordan Pkwy  
South Jordan UT, 84095-3904

Buich Mary Lu; Et Al  
139 Gelbert Dr  
Tiberon CA, 94920

United States Of America  
125 S State St # 8100  
Salt Lake City UT, 84138-1147

D E F Properties Llc  
505 W 10200 S  
South Jordan UT, 84095-3935

Utah Transit Authority  
Po Box 30810  
Salt Lake City UT, 84130-0810

G O K Properties Lc  
1530 S 500 W  
Salt Lake City UT, 84115

Gateway Retail Partners Llc  
10376 Jordan Gateway #100  
South Jordan UT, 84095

Jg Parkway Tower Llc  
5414 Oberline Dr Ste 140  
San Diego CA, 92121

Jl Utah Llc  
4821 Atlantic Blvd  
Jacksonville FL, 32207-2129

Jordan Gateway Hospitality Lc  
10499 S Jordan Gateway  
South Jordan UT, 84095

Pacificorp  
825 Ne Multnomah St #1900  
Portland OR, 97232

Sj Utah Llc  
2020 Pebblecreek Rd  
Springdale UT, 84663



CITY OF SOUTH JORDAN ■ PLANNING & ZONING  
 1600 W. TOWNE CENTER DRIVE ■ SOUTH JORDAN UT 84095  
 TEL. (801) 254-3742 ■ FAX. (801) 253-5235

PLANNING & ZONING APPLICATION

CHECK ONE:

Appeal		Minor Site Plan Amendment		Site Plan	
Concept		Land Use Amendment		Other	
CUP		Rezoning			

# SP-2015.35

Project Name: THE CLIFFS AT JORDAN STATION

Property Owner Name: SI UTAH, INC. LLC.

Address: 853 S. CRESCENT ROW, MAPLETON, UT. 84664

Phone (business, home or cell): 303-888-9785 Email or Fax: Innonute@aol.com

Agent Name: MICHAEL RAYMOND Business: RAYMOND, VAN NOSDOL & ASSOC, INC.

Address: 32 W. CENTER ST., STE 203, PROVO, UT. 84601

Phone (business, home or cell): 801 374-2100 Email or Fax: michael@rvassoc.com

Engineer/Surveyor/Architect

Name: MICHAEL RAYMOND Cert. Number UT. 123350

Firm Name: RAYMOND, VAN NOSDOL & ASSOC, INC. Address: 32 W. CENTER ST., STE 203, PROVO, UT.

Phone (business, home or cell): 801 374-2100 Email or Fax: michael@rvassoc.com

Subject Property Information:

Address/Location: 10464 S. JORDAN GATEWAY Zone District: C-F ZONE

Property I.D. # (Sidwell) \_\_\_\_\_ Property Size (acres): 4.0

Proposed Use of Property: R-2 RESIDENTIAL  
SEEKING APPROVAL FOR PERFORMANCE DEVELOPMENT

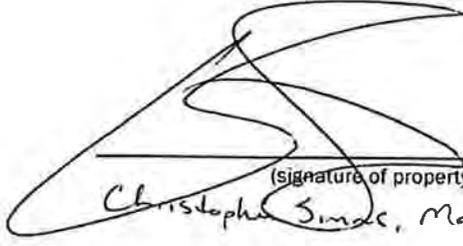
If Rezoning or Land Use Change:

Proposed change from: \_\_\_\_\_ to: \_\_\_\_\_

Fee: \$1,172.74  
 Date Paid: 10-21-15  
 Received By: [Signature]

OWNERS AFFIDAVIT

I(we), S.T. Utah, LLC, am(are) the rightful owner(s) of property involved in this application. I acknowledge by my signature below that MICHAEL RAYMOND is authorized to represent me(us) and my(our) interests as my(our) agent in the processes involved with this application. Further, I(we) agree to let the above named agent negotiate on my(our) behalf and I(we) acknowledge my(our) understanding that I(we) will be bound by all conditions specified in any approval of this Planning & Zoning application that is before the City of South Jordan. The foregoing statements and answers herein contained and the statements and answers contained in the attached plans and exhibits, to the best of my(our) knowledge and belief are true and correct.

  
\_\_\_\_\_  
(signature of property owner)  
Christopher Simms, Manager

\_\_\_\_\_  
(signature of property owner)

Dated this 21<sup>st</sup> day of October, 2015  
State of Florida )  
Duval ) ss  
County of Salt Lake )

On the 21<sup>st</sup> day of October, 2015, personally appeared before me Christopher Simms the signer(s) of the above instrument, who duly subscribed and swore before me that they executed the same.

  
NOTARY PUBLIC  
Residing in Salt Lake County, Utah Duval County, Florida  
Commission expires: February 13, 2017

  
Nancy J. Wilcott  
State of Florida  
MY COMMISSION # EE 874627  
Expires: February 13, 2017

Transaction Approved

CITY OF SOUTH JORDAN (PER SOUTH JORDAN, UT 801-254-3742

Reference Number: 2787
Cardholder: RAYMOND/MICHAEL
Account Number: XXXXXXXXXXXX
Card Type:
Approval Code:
Clerk ID: JZ-F
Date/Time: 10/21/15 13:52:05

Sale: \$1,172.74

Total: \$1,172.74

Cardmember acknowledges receipt of goods and/or services in the amount of the total shown hereon and agrees to perform the obligations set forth by the cardmember's agreement with the issuer.

Michael Raymond SIGNATURE

CITY OF SOUTH JORDAN REVENUE STATEMENT

RECEIVED FROM: Michael Raymond

DATE: 10-21-15

Table with 3 columns: ACCOUNT #, DESCRIPTION, AMOUNT. Rows include Site Plan Review (\$1,160.00), (Planning & Zoning) (\$12.74), and Postage.

TOTAL \$1,172.74

COMMENTS:

CHECK #

RECEIVED BY: [Signature]

Form with checkboxes for CHECK, CASH, DB. CARD, and CR. CARD (checked).