

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS

December 9, 2014

Present: Chairman Russ Naylor, Commissioner Jason Haymore, Commissioner T. Earl Jolley, Commissioner Richard Feist, Commissioner Beverly Evans, City Planner Greg Schindler, Planner Brad Sanderson, Planer Jake Warner, Assistant City Engineer Shane Greenwood, Assistant City Attorney Ryan Loose, Staff Attorney Steven Schaefermeyer, Deputy Recorder Cindy Valdez.

Absent: Commissioner Sean D. Morrissey

Others: See Attendance Log (Attachment A)

6:30 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Naylor welcomed everyone to the meeting. He noted that Commissioner Sean Morrissey is excused from tonight's meeting and all other Commissioners are present.

B. Motion to Approve the December 9, 2014 Planning Agenda

Commissioner Jolley made a motion to approve the December 9, 2014 Planning Commission Agenda. Commissioner Haymore seconded the motion. Vote was unanimous 5-0 in favor; Commissioner Morrissey was absent from the vote.

C. Approval of the Minutes from the Meeting held on November 25, 2014

Commissioner Evans made a motion to approve minutes from the November 25, 2014 Planning Commission meeting as printed. Commissioner Feist seconded the motion. Vote was 5-0 in favor; Commissioner Morrissey was absent from the vote.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

City Planner Schindler reminded the Planning Commissioner's that there will not be a meeting on December 23, 2014. The next meeting will be after the first of the year and will be held on Tuesday, January 13, 2015.

Chairman Naylor said we need to nominate another Planning Commissioner to serve as Chairman and Co-Chairman for 2015. We typically do that at the first Planning Commission Meeting of the year.

B. Comments from Planning Commission Members

None

III. CITIZEN COMMENT

Chairman Naylor opened the Citizen Comment.

IV. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

**A.1. Issue: PEARL COVE P.U.D.
PRELIMINARY SUBDIVISION / CONDITIONAL USE**
Address: 9953 South 2200 West
File No: SUB-2014.49
Applicant: Rob Poirier

City Planner Brad Sanderson reviewed back ground information on this item.

Rob Poirier, 1834 Longbranch Drive, Draper Utah – said I think the only other thing I would like to mention is that we signed a development agreement to agree not to build the roadway higher than 3’ above the existing grade. This was based on some input from the neighbors and we happily agreed because we are going to be more like 6’ above grade so there was no problem meeting what they requested.

Chairman Naylor opened the Public Hearing to comments.

Tim Firth, 10017 Copper King Lane, South Jordan – said I am trying to understand where the access road is from the development. I see the one off of 2200 W., but my concern is the one off of 1000 S. and how that lines up with the subdivision that is directly south?

Planner Sanderson said it is offset roughly 2 lots.

Mr. Firth said I would recommend that the road be a continuous road into the subdivision that I live in. I think it would look better because it wouldn’t blend into somebody’s backyard. I don’t know if that is feasible or if you can even move lots down, but it just seems it would look nicer esthetically.

Planner Sanderson said when this was rezoned and a development agreement was approved, this was discussed and debated and the City Council dictated this alignment. This was actually per a concept that was permitted and approved as part of the development agreement. It is out of the applicants control as to where the access would be. It was specifically put in the location for several reasons that were discussed earlier.

Mr. Firth said I have been involved in every meeting and discussion they have had and it was never set in stone. I am just bewildered as to why that wouldn’t have been a feasible recommendation just for the fact that your moving the road 10’ further west and it continues to the road that is already there.

Mark Wooley, 2244 Jordan Haven Court, South Jordan - said I find it interesting that prior to the development agreement this was discussed before the Public Hearing. In the previous meeting many people brought up the same issue, that the stub street to the south should align either with the original designated alignment which is just further to the east, or align up with the other one in Phase 3. I am a little surprised that it has already been dictated by the City Council. In-fact I find that both appalling and inappropriate. I would like to have this clarified before any action is taken by the Planning Commission or the City Council. We have a history in our City where planning takes place. I was involved in many of those discussions. I am just surprised that this is the concept coming forward. When it went through the zoning, although it wasn't for the concept, this was discussed at that time. When the park was installed to my recollection there were going to be several crosswalks; one to the north, and one to the south with a lighted intersection. There is a crosswalk on the north end of the Bingham parking for the park, but there has never been one on the north end installed. There are a lot of people that walk and go to the park so with the stub street they show coming out on 2200 W. aligning perfectly with Bridal Oak, I would like to recommend that the Council as well as yourselves consider having that be a lighted intersection with a standard type crosswalk so that people can cross safely.

Martine Anderson, 10037 S. Miner Drive, South Jordan - said I too am bewildered by the process. I spent the whole day looking at past minutes from the City Council and Planning Commission Meetings. I came here tonight with the understanding that we were still in the process of looking at this and making sure we get it right. I am a little concerned that it is being pushed forward without some of these comments. I am concerned about a couple of things. I believe that Pearl Cove would stand to have the advantage of having its own entrance and exit. That was discussed at your last meeting, both for the integrity of that subdivision, and also for the one to the north, as well as to the south. I think that would be lucrative for that subdivision. It is called a cove, and when you have an access in, and an access out, it would create a cove, and that would create the integrity for both subdivisions. The major reason I would like to see them have their own exit and entrance is because of the traffic that is on Miner Drive. I understand that when they were looking at the traffic circulation they probably never thought that they would have that much, but when you take into account Bingham High School and the morning traffic, it is actually backed up passed Prospector Place subdivision and goes in front of the field. The kids peel off of 2200 W. and they literally make Miner Drive a race track as they speed down Minor Drive and come behind Bingham High School. There is a gate there and they are able to drop off people or pick them up, so it happens in the afternoon as well. They can circumvent the whole line of cars by speeding and going around and coming the other way, so I am thinking that you are just adding to the race track by following the existing stub in, and or this opposed one. I think that you should consider having a private access for this subdivision, because this is an accident waiting to happen.

Peter Muller, 10018 Miner Drive, South Jordan - said I have noticed that there is a thread of commonality. I fail to see how it is addressed, as we the public don't seem to receive what we expect to receive when there is a Public Hearing. Mr. Firth brought up the aesthetics and I am going to bring up the practical, secure and safe. If you are talking about putting in the road where it is right now, where it is showing on the map, that road could easily be improved for it to move smoothly. Should Police and especially Fire emergency need an alternate access besides 2200 W. and going straight down Miner Lane, that would take precedence to me. I fail to see the wisdom and the necessity that it needs to be there. I also noticed that on 2200 W. the single entry is basically opposite the west road, so that becomes an intersection. I am wondering why that is done there. I feel that there is some kind of avoidance to consider the wisdom of going from Copper right into the project and making that a cross intersection for safety. There are a host of children living in the Prospector project and south of Miner

Drive. There must be 100 plus homes, and those homes empty out children at all different times that generally walk on the north side of Miner Drive. That implies a greater risk to their safety for the children. I am not just talking about teenagers. I am talking about very young children that go to school in that area.

Glen Morris, 9875 Spruce Creek Court, South Jordan - said I would like to know when this became a PUD. We have had Planning Commission and City Council Meetings before and it was never discussed as a PUD. Maybe that is not a concern. I am not a developer I am just a concerned South Jordan citizen. I don't even know the implications of a PUD; can someone explain that to me?

Chairman Naylor said the zoning was changed to a specific zone, but within that zone the applicant has opportunity to make application to for a planned unit development, which changes some of the zoning requirements that apply to a residential development if it is a PUD.

Mr. Morris said on May 2, 2014 you are all familiar with the little girl that was killed accidentally by crossing 4000 W. and hit by a school bus. I went into that neighborhood in the middle of the day and took pictures, and that is what the subdivision looks like (pictures on projection screen). There is not even enough room on the driveways to park, and people cannot even walk down that street. I just wanted to make sure that is not what we are headed for with this situation.

Allisha Anderson, 10037 S Miner Drive, South Jordan - said I also agree with the concerns that have been stated before me. It felt like there was a general expectation that the public would be able to talk about the exit road. Having gone through the minutes I can see how we all expected that, so I would be interested to know what that process was, and also know the reasons. In going over the South Jordan General Plan it talks about the importance of open space and agriculture in the City. I missed the rezoning meeting, but I would like to insert my concerns with the development and within South Jordan in general. If you have looked at the map it talks about this property, and you can see this is one of the few islands of agriculture with open space in the area. I would also like to recommend that you add open space to this subdivision, not only for the benefit of this subdivision, but the surrounding neighborhoods. I am also curious about the retention pond and if that was put there for draining reasons regarding the canal.

Chairman Naylor closed the Public Hearing.

Chairman Naylor said I would like to ask Planner Brad Sanderson to give us a little more background regarding some of the things that have been brought up in the Public Comments.

City Planner Brad Sanderson said the pond that is shown on the northeast corner of the property is a detention pond, which means it is going to fill up and will discharge into the canal. There is a regulated flow device that will regulate the water flow so it does not all dump into the canal at once. Regarding the open space there are no open space requirements in the R-2.5 Zone, so we cannot require the developer to have open space. As much as we would like to see some open space, and we do agree with you whole heartedly, but we cannot put that requirement on them. Regarding the comments on the stub road and how it does not line up with Miner Drive. There is no strong reason that it doesn't line up. It was discussed at the June 17, 2014 City Council Meeting in the Public Hearing, and there were 4 different motions made which the final one reads: "Councilman Barnes said I move that we approve the zone change for this property pending signature of the development agreement which would include putting this stub street as it is shown in the illustration and also having the 6' fence along the canal as

well as no unnecessary grade elevations added. Councilman Rogers seconded the motion again.” We have asked the City Engineer to survey the adjacent property lines and they have given us the cross sections. I do not have the exhibit here with me tonight, but that grade will match the adjacent property owners. As far as the PUD requirements go, they cannot exceed the underlying density in the zone which is 2.5 units per acre and they are slightly under that density. What it does allow for is a developer to adjust the lot frontage, width, and even the size, which cannot go below 10,000 sq. ft. What it does require from the developer is a larger home, the roof pitch gets steeper, brick and stone are required on exterior of the home, and there are some other things mostly architectural design related. There are tradeoffs, but it is primarily designed to maintain the value.

City Planner Greg Schindler said as a PUD this subdivision will have public streets, 55’ wide right-of-ways, curb, gutter and sidewalks on both sides of the streets.

Planner Brad Sanderson said the setbacks are one thing that can be varied in the PUD, in this case they are being set at 25’ on the front yard, and that is 25’ from the back of the sidewalk. As a reference the average parking stall depth is 18’ to 20’ deep, so they will be longer than a car and will easily be able to park a car in the driveway without overhanging the sidewalk.

Chairman Naylor said typically as a traffic principal we like to see line streets. I am just curious what it was that City Council did not choose to do it that way.

Mr. Poirier said at the last City Council meeting the concerns about the race course came up and the people that spoke regarding that issue lived on Miner Drive. The people that spoke said: “if the road did line up it would just add 150’ to the race track”. I think the City Councilmen were trying to address the concerns of the citizens, and they thought by not having the road line-up it would be in the best interest of the citizens by shortening the road and slowing down traffic.

Commissioner Feist said if the alignment were to change on either one of those streets, would it affect your lot lines?

Mr. Poirier said I would have to look for certain, but the PUD does offer some flexibility, so it is something we can look at.

Commissioner Haymore said if it is already in the development agreement, can we change that?

Planner Brad Sanderson said the last condition of approval in your staff reports reads: “The approved Development Agreement shall be recorded prior to any construction or plat recordation, and all requirements listed therein must be met.” In the agreement I have here before me the requirement for the stub street is exactly the way it was shown, so there is not anything that can be done. There is the process of trying to have the development agreement amended, but we do not have that authority to do that at this meeting. It would need to be addressed with the City Council.

Chairman Naylor said it sounds like the City Council thought they were addressing the concerns of the neighbors to add that to their motion.

Planner Sanderson said yes; that is correct. The discussion today seems to be the exact opposite of what it was at the City Council Meeting.

Chairman Naylor reopened the Public Hearing.

Mark Wooley, 2244 Jordan Haven Court, South Jordan – said there was a comment that was made stating that there is a different group here tonight, but that is not a correct statement. This will be the first time in my history as a citizen that the City Council has signed a development agreement before a Public Hearing has been held. If this has happened then I say “shame on them;” this street was not decided in the last meeting. They said it would be brought up in tonight’s meeting for discussion because that was a zoning meeting, and now we are being told tonight that the decision has already been made, that is wrong.

Chairman Naylor closed the Public Hearing.

Chairman Naylor said Planner Sanderson just read to you the motion that was made at the last City Council Meeting and that is part of the public record. I wasn’t at that meeting, but I am certain that as it was recorded the way the City Council proposed it, and they voted on it. You have the option of taking this up with the City Council, but we as the Planning Commission do not have the authority to change something that have already approved.

Commissioner Haymore said there are mechanisms in place to have the City Council look at this again.

Chairman Naylor said if you do not agree with our decision tonight, it certainly can be appealed with the City Council.

Assistant Attorney Ryan Loose said you have 14 days to appeal the decision that is made tonight by the Planning Commission. The 14 days start from the day the minutes are approved which would be the next Planning Commission Meeting on January 14, 2014.

Chairman Naylor said I really don’t understand everything, but it just appears to me like it should line up, that is just my personal opinion for what it is worth.

Commissioner Haymore said we have spent so much time in past meetings talking about the reason it makes sense to line up streets, and not lining this up just seems to go against the direction we have been going. If I had the ability to change this, my vote would be to line up the street and make it appear as though the neighborhood fits together.

Commissioner Jolley said I am in agreement with that, I believe that it should line up with one of those streets, it is debatable which one, but it should line up.

Assistant Attorney Ryan Loose said when you get a plan before you and it meets the code, and regardless if it meets the development agreement, that is your standard. You are an administrative review board and you can suggest, and recommend, but ultimately if the applicant or owner has a plan that meets the requirements, then it is your job to approve that. Because this development agreement is not yet signed the zone is not yet put in place. It is my understanding that it has been approved pending one little correction. It has been signed by the applicant, but it has not been signed by the Mayor, so in tonight’s meeting as a technical bar for it to be approved it will need to be signed by the Mayor.

Commissioner Haymore said are we are approving this as a conditional use permit is because it is a PUD?

Assistant Attorney Ryan Loose said yes, that is correct.

Commissioner Fest said would a detrimental effect be that road is not aligned and we don't have proper access or steady flow for emergency vehicles?

Assistant Attorney Ryan Loose said that could certainly be a detrimental effect, but what I would recommend is that you table it and request the Fire Department, Police Department, and the Engineering department to give you an opinion on whether or not that works.

Chairman Naylor said hasn't this already been reviewed and comments made by the Fire Department and Engineering Department?

Planner Brad Sanderson said both staff and the Fire Marshal have looked at this, but have not given any comments. I think initially staff wanted the road to line up with Miner Drive, and I want to be clear that as staff we agree with the comments that have been made. I would also like to point out another clarification that this was not a "different crowd," my comment was merely that "this was a different reaction." The comments that were raised here tonight were different than those that were raised at the City Council Meeting. In my recollection, and even reading through the meeting minutes, the concern at the time was that it would extend the traffic (speedway or strait-away) into another 150' into the subdivision. The City Engineer came back and said to offset it, and then he came back and said it would work either way, and there already are some improvements so that it will line up with Miner Drive. This really is not in the applicants favor to do it this way. This really is a result of the comments raised at the City Council Meeting and their reaction was to do it per this design. It was at a Public Meeting, and it was a Public Hearing, and the development agreement was discussed. Anyone can pull the meeting minutes from that June meeting off of our City Website. If there is a problem and someone cannot pull them off the internet they can come to me and I will give them a hardcopy of the minutes.

A.2. Potential Action Item – (See IV.A.1)

Commissioner Haymore motioned to approve File No.SUB-2014.49 Subdivision and Design Guideline Book with the (12) requirements by staff and subject to the signature of the Mayor on the Development Agreement. Commissioner Evans seconded the motion. Roll Call Vote was 3-2 Commissioner Jolley and Commissioner Feist Voted No; Commissioner Morrissey was absent from vote.

Chairman Naylor said I would like to see this street line up.

Commissioner Haymore said I think this road should line up and I hope that this gets appealed so City Council can look at this again and hopefully make a different decision.

Commissioner Evans said I am also for seeing this road lined up.

Commissioner Feist said I would like this decision to be re-addressed by the City Council. I think there is a lot of confusion and I think it needs to be re-addressed. I voted no because without more evidenced I think there needs to be determination made on the best place for the road.

Commissioner Jolley said I am very adamant that I think the road should line up for the flow of traffic, emergency personnel and just for the general public.

Commissioner Evans said there is an appeal process in place to work with staff and re-look at this. I think we are sending a strong message to the City Council that we would like this to be revisited. If the City Council finds it appropriate to change their decision, it is out of our hands it will need to be done through the appeal process.

**B.1. Issue: OFFICE AT PARKWAY CORNERS PHASE II
SITE PLAN**
Address: 10444 South 1300 West
File No: SP-2014.38
Applicant: Mark Stoker

Chairman Naylor recused himself from this item because of conflict of interest.

Co-Chairman Haymore will proceed with this application.

Planner Brad Sanderson reviewed background information on this item

Russ Naylor, 1155 E. Wilmington Ave., South Jordan - said I recused myself because I am the architect on this project. We are intending to move our office from Salt Lake City. We will be one of the tenants and hopefully one of the owners in the building. We are excited about this opportunity. It gets this office close to my home, and all the other people in my office live within a mile of this site, so it will eliminate anywhere from a 35 to 45 minute commute. We did take this to the ARC Committee about 30 days ago and received a favorable recommendation. We are excited about how this looks and hope you will agree with us and approve our permit so we can get started building in early 2015.

Co-Chairman Haymore opened the Public Hearing to comments. There were none. He closed the Public Hearing.

Co-Chairman Haymore said in looking at the overview there seems to be a lot of parking space for 2 office buildings; are there requirements that address this?

Planner Brad Sanderson said there is a requirement is for (1) stall per 300' of office building. There is shared parking and access agreement in between the properties in the subdivision. That being said the only requirement that we have to break it up is the landscaping in the parking lot.

Commissioner Jolley said it looks like a good use of this property, because it is such an odd shape piece and they are utilizing the parking in the back away from the street. I think it was a well thought out plan.

B.2. Potential Action Item – (See IV.B.1)

Commissioner Evans motioned to approve File No.SP-2014.38 for a proposed Site Plan subject to the (2) requirements by staff. Commissioner Jolley seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Chairman Naylor and Commissioner Morrissey absent from vote.

- C.1. Issue: AMENDING LOT 10 OF THE CHATTEL ESTATES II AMENDED PLAT SUBDIVISION AMENDMENT**
Address: 10182 South Chattel Circle
File No: SUB-2014.60
Applicant: Russell Flint, (Agent) / Linda Reid, (Owner)

Planner Brad Sanderson reviewed background information on this item.

Linda Reid, 10182 S. Chattel Circle, South Jordan - said I really don't have anything more to add to Planner Sanderson's review of the project.

Chairman Naylor opened the Public Hearing to comments. There were none. He closed the Public Hearing.

Chairman Naylor said it looks like it meets all of the zoning requirements.

Commissioner Jolley said I see no reason why we should deny this. If they want to divide that lot it is on a busy frontage, and I think they have made provisions so that it will not become an eye sore.

Commissioner Haymore said I don't see anything wrong with this application per say, but South Jordan has a few subdivisions that have nice big lots which is an absolute rarity in the Salt Lake Valley. If you are looking for a place that has 1 and 2 acre lots they are really difficult to find, but South Jordan has some really unique circumstances with a couple of these neighborhoods. In full disclosure, I live in one of these neighborhoods with big lots and I love it. I would like to see those continue. This lot is on the corner and it has frontage on a different road. In looking at these other lots it does not look like they will be able to be divided in the future, and I don't want to be in a position in the future that we start removing the unique features of these neighborhoods in South Jordan.

C.2. Potential Action Item – (See IV.C.1)

Commissioner Feist motioned to approve File No.SUB-2014.60 for the proposed Subdivision Amendment subject to the (5) requirements by staff. Commissioner Evans seconded the motion. Roll Call Vote was 4-1 in favor. Commissioner Haymore voted No; Commissioner Morrissey was absent from the vote.

V. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

*Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)

- D.1. Issue: THE VILLAS AT RIVER RIDGE
LAND USE AMENDMENT AND REZONE**
Address: 1055 West 10400 South
File No: LUA-2014.15 & REZ-2014.20
Applicant: Ken Olson

Planner Greg Schindler reviewed back ground information on this item.

Ken Olsen, 10299 Spring Crest Lane, South Jordan, Utah 84095 – said I live in the neighborhood and I have seen this property vacant for a long time. This is a transition area and it is a tough parcel for office, or commercial, and there is not a lot of visibility, so that is why we are here asking for the R-M-5. These homes will have a uniform design to match all of the houses, but the homes will be a little narrower with a 2 car garage design. We do need to work with the neighbors on 10400 S because they own the private lane and they have the right to it, but I do think there will be some benefits by sharing the road.

Chairman Naylor opened the Public Hearing to comments.

Michael Austin, 1058 West 10400 South, South Jordan - said I own the property on 10400 South that Mr. Olsen was just talking about. Jeff Winer who is here tonight also owns the property from 10th west to my property line, and I own the property from my property line to my west property line. I have had conversations with Mr. Olsen and have told him that I have no desire to turn that into a public street. It would mean traffic driving by my bedroom window, so I would like it to remain that way. At this time I have closed the road off. It used to extend west all the way to 1300 W, but a bunch of dentists offices expanded and closed that off for a parking lot. The homes that were up there had access to my property and were torn down and removed so there was no need to get access. I put a gate up and closed the road off to a dead end on the west property line and would like it to remain that way. The other concern that I have is the safety issue. I have brought this up before. The entrance and exits from these properties would be either on 10th west, which is a narrow 2 lane road going through a residential area and has a 25mph speed limit, and it is also the route for the school bus. That road is already becoming a secondary path for people who want to avoid the traffic on the South Jordan Parkway. We are picking up more traffic there with the homes, and that is going to create more of a safety concern for the school kids. The other access to this development would be on Hindu Temple Lane which exits out on to the South Jordan Parkway. You are required to turn right because there is no way out to go east from Hindu Temple Lane, and that causes a safety hazard there. If you want to enter Hindu Temple you can only enter from the west. You cannot enter traveling east, unless you want to enter on the previous driveway and cut through the offices that are already there which I believe is technically illegal. I appreciate Mr. Haymore and his comments about having larger lot sizes in South Jordan. That is why my wife and I moved here. We have a 2 acre lot and we have enjoyed having the farm lands around us. When we moved here there was a mink farm, pig farm, horse farm and a large produce farm; now almost all of them are gone due to development.

Tom Lund, South Jordan - said I am one of the owners of the Peak Center. This area was originally designed as a master plan that included the two building's that are there now, plus two more office buildings that were going to be put in the back. It was going to be built in (4) phases. The first phase is the building that is perpendicular from the South Jordan Parkway. The second, and third phases, are the two buildings on the north side of the proposed site plan. The fourth phase is the office building's that sit parallel from the South Jordan Parkway. In the midst of the recession the developer built phase one, he didn't build phase two and three, he thought he could build phase four cheaper, and sell it quicker, but in the midst of all that it fell apart for him. The parking was planned for the entire site and to fit a certain ratio. We got left with parking that nowhere can handle what our needs are. We have four restaurants, offices, and retail. We are horribly under parked. We did get a grant to help us with some of the parking that was paved, but we don't even own that land. We would like to keep it office. I know there are some office developers that are looking at that property. Mr. Schindler mentioned that he didn't think there was any interest, but there is, so I am in favor of keeping it office and not rezoning it residential.

Jeff Winer, 10336 S. 10th West South Jordan – said I am the other resident that owns the road with Mr. Austin. I am not against the housing being developed there. I do think that Mr. Olsen is working really hard to get something to fit the area. The traffic concerns that have been stated are a very valid concern. I do think there are ways to work with staff and find a solution to that issue. The worst part of all of this is traffic that is going down 10th west. I don't know if something could be done like using the speed signs that they have on Shields Lane, or even speed bumps to slow the traffic down. There will need to be some heavy negotiations regarding the road on 10600 S that Mr. Austin and I own, so that will also need to be addressed.

Balaji Sudabattula, 6268 W. 8325 S., West Jordan - said I am the trustee for the Sri Ganesha Hindu Temple in South Jordan and we would like to express some of our concerns. We were told initially when this plan came aboard that we would be approached by the developer; at this time we still have not heard anything from them regarding what their plans are. Our concern is the approach to the Temple. We are always looking at ways that we can improve the approach with there being such a sharp corner. There is a concern that if the density increases it going to affect us. That road really is a challenge for travel. Another concern that we have is that we have a sufficiently large lot, so are we going to get people trying to use the lot to park. But the biggest concern is the approach into the temple.

Joyce Bouck, 947 W 10400 S, South Jordan - said on 10400 S. and 10th west there are 5 roads that all go into one place. If you're only going to have one inlet in, and one outlet out, with 70 or so additional cars in that area, I think there needs a light or something put in there.

Terry Bouck, 947 W 10400 S, South Jordan – said my concern is regarding the pictures that were shown on the in and out, I would appreciate if the lights were not shining directly into my bedroom window, and I would also like to see larger lots.

Carol Brown, 10221 S. 1040 W., South Jordan – said a year and a half ago when this development was proposed a group of us gathered together and canvassed our neighborhood going door to door from South Jordan Parkway to Shields Lane, and from 1300 W to the River bottoms. We had 311 people sign a petition to remain the same zoning (commercial office). That was a pretty surprising number of people that supported keeping the zoning (commercial office). I had a developer call me today stating that he is ready to purchase the property and would like to build a commercial office building sometime next year. I would hope that if he does end up building an office building that he would work with the Peak Center on the parking situation, because it will devastate them if the parking is not coordinated with the other parking. The easements have clearly not been established with the Hindu Temple which is a very sacred temple with the neighbors. A year and half ago the Peak Center got a variance from the City to have office spaces in their commercial building. It just seems to me that there is such a need for commercial. We just respectfully ask that you keep the zoning commercial office.

Jack Riding, 10469 S. 1000 W., South Jordan – said I live in that area and I have been hearing bits and pieces about what could go on in that area, and of the different options I have heard I like this one the best. I know that when the offices go in there it is going to create a lot more traffic, so this is the least impact for traffic. I also like the idea that this is not going to be a great big building it is going to be 3 or 4 stories high. Where I live I don't want to be surrounded by a bunch of big buildings. Another thing that bothers me is when property is not being maintained. When the wind blows we get tumbleweeds, so I would like to see this area maintained and the sooner the better. With all the

property around here it is a gold mine and they are going to make money on it at some time. If they are going to own it then they need to maintain it, and if not, the City needs to have something in place to be able to fine them.

Bob Wager, - said I am the listing broker for the southern portion of this land and I am also an owner of the Peak Center. Since the recession there has been a fair amount of activity on this property with commercial buyers. There are some people in the wings waiting. I can give those names to Planner Schindler if you would like me to, you may have already heard from them. Tom Lund said it correctly; “without additional parking in the Peaks Center it will do nothing but struggle”. We didn’t have enough parking to begin with and the bank was not willing to sell us more until the rest of it was resolved, so without additional parking that is going to be a death nail for the businesses.

Patrick Harris, South Jordan, Utah 84095 – said I do agree that the recession is over and the demand for that land is increasing, and I don’t think we should go in and approve 5 per acre, with the demand that that land carries. If this land was ever going to convert to residential I think we could easily demand 3 homes per acre. I think 5 is just way do dense. I am the president of the Oak Hills subdivision and that is a PUD R-3, and the children in that area are always looking for an area to play in, and I am always getting complaints from the neighbors that the kids are always playing in my yard, bushes, and knocking on our doors. These are actually really good kids they are honestly just looking for somewhere to play. I would just like to say; please do not approve this density, it is just too high.

Dan Denny, 11153 S 3420 W., South Jordan - said I have lived in and out of South Jordan since about 1988. I lived here when 10600 was a divided road that was virtually empty. I then moved to Sandy Utah which was a little bit more crowded area. I moved back here 23 years later, and South Jordan has changed. I understand you want big lots, but it is on a different path. You talk about kids playing in the bushes, well I live in an area that has 1/2 acre to 1/3 acre lots and they are playing in my bushes too. The bigger issue we have as a City is that we are selling our greenspace off. We are looking at giving up Mulligan’s to put in a Hale Theater, all the greenspace and the area for kids to play is going away. I have known Ken Olsen and Jack Ridding for a long time now, and I look at this piece of property and it looks like a hodge-podge property. In speaking with the developer he is willing to come in and work with everyone on the issues that need to be addressed. Let’s not shoot this down. I have heard people say there are offers on it; where were they a year ago. When you look at the petition that was going around, that was specific to the VMU rezoning. All the people that want commercial real estate, good luck, because there are not a lot of people that have the money to put up for commercial real estate. I look at this piece of property and I see 4’ of dirt, trash, and waste that people have dumped there over the years, and it going to have to be removed by somebody. We have someone that wants to come in here and fix this right now and is willing to work around the issues. I don’t know why you just won’t let him do this. This is a busy City, and it is not a rural area anymore.

Richard Bytandy, 1062 W. 10125 S., South Jordan - said I would like to be said that I also was in attendance at that meeting that took place over a year ago. I think the reason people want to live in South Jordan is because they like the rural areas that South Jordan has to offer, so I disagree with Mr. Denny. I think the density is too dense. I think we should not give away our commercial area. What attracts people to South Jordan is that we still can offer larger lots and it has a rural feel. I don’t think we want to lose our identity, and that is what people love about South Jordan. I just don’t think that just because a proposal is brought up that it has to be approved immediately.

Chairman Naylor closed the Public Hearing.

Commissioner Feist said on the future land map it says: “office” so if we were to change the intended uses every couple of years when the GDP goes down a few points, it does not make sense. Utah hardly saw anything in the recession compared to the rest of the country. If there had been no activity on this property for 20 years like some other areas of the country has seen, it would be a different story, and if we are going to change the zoning every few years why do we even have a future land use map.

Commissioner Jolley said I can appreciate the developer looking forward to coming in and purchasing the property and turning it in to something, because something needs to be done with it. If I look at this logically I see these 2 different parcels, and north parcel appears to be a good use for residential, and the south portion appears to be a better use for and office. The property is available and this person has come forth with a proposal, and others have not, so I am divided and still a little conflicted on this.

Commissioner Haymore said I think Commissioner Jolley covered my sentiments exactly. I remember after we had heard this at the meeting that lasted until 2:00 a.m. and it was such a debated topic so the next day I drove over to the area to see what I thought would be the best use, because it is such a strange shaped property. If I was going to what I thought would be a perfect scenario for this piece of property, I would say it is exactly what Commissioner Jolley said, there are 2 different uses for 2 different areas. I don't think that we have to feel pressured to do something we don't want to do with a piece of property just because we have an application in front of us. I see no harm, and there is actually a lot of wisdom in waiting for the right application on the right piece of property.

Commissioner Evans said this is an odd piece of property and very difficult to look at and see how it is going to be developed. If you look at the buildings that they have right now the turnover is almost phenomenal. The parking over there right now is totally inadequate. We go over there quite often for one reason or another and just don't see how you could possibly put all office space in that location. I just think it would be impossible to do that because of the shape of the property and the demographics. Regarding the large lots with large homes, I think they would be nice if people could afford them, but in today's economy it is just not feasible. The economy has changed, the environment has changed, and we need to provide an environment that people will be able to afford a home and take care of their families. Large lots are just not feasible anymore for these young families.

Chairman Naylor said I agree with a lot of the comments that have been made by the Commissioners. I don't have a problem with this being a residential development, but it seems to me by the testimonies that we've heard there needs to be a lot of issues resolved with parking, access, and etc. The property owner that owns the private road has no interest in sharing the road with this development. The other access basically goes through the parking lot and through the Peaks Shopping Center to 10400 S. I think it is unfortunate that the bank sold this property and did not take into consideration what the needs were for parking. I think the transition from the shopping center to the residential could have a little higher density adjacent to this neighborhood. I don't know that I think this plan is any better than the plan we saw one year and half ago that was turned down by our City Council. I think you have made a really good effort to make a plan fit into this odd shape piece of property, but I am not comfortable with either of the site plans at this point. I don't think that I can forward a favorable recommendation on what we have seen and heard tonight.

Commissioner Evans said this is a unique piece of property and access is going to be a major issue.

Mr. Olsen said I think as far as the traffic and the impact to the homeowners is less with the single family residential. I don't understand why the residents around this would not be accepting of this because I think it would be much better for them.

Commissioner Feist said has the business complex made any contact with you regarding additional parking?

Mr. Olsen said I don't currently own the property, it is owned by the bank.

D.2. Potential Action Item – (See V.D.1)

Commissioner Feist motioned to forward a negative recommendation to City Council to not adopt Resolution R2015-02 approving an amendment to the Future Land Use Map, and Ordinance 2015-02-Z approving an amendment to the Zoning Map. Commissioner Haymore seconded both motions. Roll Call Vote was 5-0 unanimous; Commissioner Morrissey was absent from the vote.

**E.1. Issue: BRENDA MENA PROPERTY
REZONE
Address: 11239 South Lucas Lane
File No: REZ-2014.19
Applicant: Gordon Jacobsen**

Planner Greg Schindler reviewed background information on this item.

Gordon Jacobsen, 2470 Cheshire Drive, Sandy, Utah - said I am the current owner of the property and at the time of the application I was under contract, but I have since purchased the property. The only thing I would like to clarify is that there is a sidewalk and a fence that runs along that sidewalk for about 250' basically starting from the existing house and going down past the barn. My proposal is to remove the fence and to make the existing property about .6 acres, and the new lot .4 acres. I would then subdivide it which would be consistent with the existing homes around it with the exception of a few properties to the north.

Chairman Naylor opened the Public Hearing to comment. There were none. He closed the Public Hearing

Commissioner Haymore said I like the idea of big large open lots, but this one is a bit of different story. All of the lots around it are smaller and we are changing this lot to match them. In the previous application that property was the same size as the surrounding properties and we were making it smaller, and that causes me a little heartburn. I think this a situation where we are matching the neighborhood and I am much more comfortable with it.

Commissioner Evans said this is very consistent with the neighborhood and is very straight forward.

E.2. Potential Action Item – (See V.E.1)

Commissioner Evans motioned to forward a favorable recommendation of approval to the City Council to approve Rezoning from R-1.8 (Single-Family Residential, 1.8 lots per acre) to R-2.5 (Single-Family Residential, 2.5 lots per acre) File No. REZ-2014.19. Commissioner Feist seconded

the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Morrissey was absent from the vote.

F.1. Issue: GENERAL PLAN AMENDMENT – REVISING THE LAND USE ELEMENT AND REPLACING THE FUTURE LAND USE MAP
File No: LUA-2014.16
Applicant: City of South Jordan

Planner Jake Warner reviewed the proposal by the City to revise the Land Use Element and the future land-use map of the 2010 General Plan (General Plan Amendment presentation) (Attachment B).

Commissioner Evans said I would like to publicly commend the staff for going back and looking at this because there was a lot of confusion. When developers come in it is hard for them to know sometimes what we really have. You have done an incredible amount of work and I would just like to publicly “thank you” to the staff and the people that have been involved. This presentation has made it much clearer for all of us, and I really do appreciate it and want to again say “thank you”.

Chairman Naylor said 3 of us Commissioners were able to see this presentation in a combined meeting with City Council. It does look like you have done a great job going through and re-aligning certain things and putting a zone in place that is consistent with what is happening around it, and I think it works well.

Commissioner Feist said I would like to know what you were you talking about regarding Redwood Road when you said that City Council might not like the Town Center Mixed Use and to replace it with the Corridor.

Planner Warner said when the Village Mixed Use Zone was repealed that was early in the term for some of the new Council Members and the VMU had received the most notoriety because of the number of projects that had been brought forward, so they were aware of more with the VMU. Based on the comments made in our last work session they may have similar concerns with the Town Center Zone when they could more fully understand it. As I mentioned before they are both sub-districts of the same zone, so the requirements or standards are the same. What we are trying to do is resolve some of those concerns. Right now the intersection of Redwood Road and Town Center are a hodgepodge of Commercial, VMU, Town Center, and VMR, so we wanted to clean some of that up and provide some consistency there. Our thought was to propose that the entire intersection off of all 4 corners go Town Center. It was an existing land-use designation and an existing zone, but based on some comments in that last meeting as we thought about it that might not address some the concerns that the City Council had when they repealed the VMU Zone. With the new Corridor- land use the associated zone would be the Redwood Road Mixed Use Zone. As I have also mentioned that zone is made up of sub-districts. One of the sub-districts is the City Center sub-district that addresses that area, and we are making some tweaks that will also address some of their concerns.

Commissioner Jolley said so you are recommending that we recommend changing that intersection to Corridor on South Jordan Parkway and Redwood Road?

Planner Warner said originally we thought we would make that whole area Town Center. It wasn't repealed, it's an existing land-use in an existing zone, but the more that staff has considered that the more we feel like maybe we could better address what we are trying to resolve here by making that

whole area corridor, and then address it with some of the revisions on the Redwood Road Zone that we are already making. I think that is the direction that staff is leaning at this time.

Chairman Naylor said are you hoping that we are inclined to give a favorable recommendation tonight?

Planner Warner said yes, this is scheduled for City Council next week. The idea was to try and address it before the end of the year. It is the first step in the process; however, depending on the Planning Commission's recommendation that can be rescheduled if needed.

City Planner Greg Schindler said I think the concern we have is that the current Town Center Zone requires a residential component to the development and it also requires a higher density development. It is similar to the VMU, but it is more intense. If someone wants to rezone to the Town Center, you would be looking at a much higher density. Some of the changes we are proposing to make to the existing Redwood Zone would be to allow residential, but would not require it.

Chairman Naylor opened the Public Hearing to comments.

Paul Kafer, 10807 S Redwood Road, South Jordan - said how far does the TCMU extend on the east side of Redwood Road, I would like to know if that is going to affect my property or not. My concern is that we bought that property in 1968 when Redwood Road was a high ground asphalt road with dirt shoulders. The village concept seems to be a little bit alien to what we were used to. The concern we have now is that we need to sell that property, and we are concerned about what the potential uses are going to be. The buyer will be very concerned about what they can or cannot do with the property.

Planner Warner said currently on the proposal in your packet the Town Center land designation would basically extend to the Gardens. There is an America First Credit union that is north of the gardens, so that street is what we are showing as the dividing line for the Town Center Mixed Use.

Mike Goldberg, 11581 Redwood Road, South Jordan – said I own the property located at 11581 S. Redwood Road and 11851 S. Redwood Road. I wasn't able to go to the open house, but I have been told that this change is not going to change what I can build on my property, but I came here because I just wanted to make sure that is true and it was documented and on the record. I bought this property as commercial. Originally I bought the property to put a commercial building on it, but it basically got too expensive in the development process. We are looking at in the future to either have us develop it ourselves, or selling it to someone for them to develop it.

Chairman Naylor said we haven't changed anything that was commercial. This map doesn't get into the specifics of what is permitted at this time.

Planner Warner said his property is currently zoned as one of the sub-districts of the Redwood Road Mixed Use Zone, so his property is currently non-conforming with the land use map because it designates VMU on there, but it would be consistent with the current proposed changes. That being said, we are looking at revisions to the Redwood Road Zone, and that may be where he has a greater interest is in those revisions, because he already has a property zoned in that zone. The focus is not on necessarily to have great changes to the uses allowed, but how those uses relate to not only the impact of the neighbors, but the relationship with the road. The City Council has expressed that they would like more commercial uses along the frontage, but lower impacts on the backend.

City Planner Schindler said I would like to make it clear to Mr. Goldberg that any actions that come through the changes to this land use map and land-use changes, will not change your zoning or what you are allowed to do on your property.

Chairman Naylor closed the Public Hearing.

Chairman Naylor reopened the Public Hearing.

Richard Nielsen, 561 W. 10000 S., South Jordan – said I would like to just say that we are pleased to see our property zoning changed from the Village Mixed Use Residential. That is something that we were not very pleased with at all. We feel like this change to the corridor is more consistent with activities that are already surrounding our property. I would like to congratulate the staff on the work that they have done in making these recommendations. The only thing I would like to do is to issue a challenge to the staff, we don't feel that South Jordan has a comprehensive plan designed to try and facilitate the interface between the commercial development, residential development and open- space. There needs to be some kind of criteria that provides for the transition, and part of that transition is that there should be some green-space for people to enjoy, and somehow there needs to be space between commercial development, and green-space. They missed the boat over on our property. We recommended that they put a parking lot next to the open-space in the river valley, because in the evening families could have come to the park and parked their cars in a parking lot, and if there had been park benches adjacent they could enjoy some time with their families. That is an example of the challenge on how to interface with green-space.

Chairman Naylor closed the Public Hearing.

Commissioner Haymore said the future land-use map is always a work in progress. We are not locked into any proposals. I think staff has taken a huge step in the right direction. They have done a magnificent job and need to be commended.

Commissioner Jolley said I think there has been a tremendous amount of work done and it is getting clearer, and clearer, to me as we go through these proposals. I think we should go forward with a favorable recommendation, but I think we need to also include the proposed changes on Redwood Rd and South Jordan Parkway.

F.2. Potential Action Item – (See V.F.1)

Commissioner Haymore motioned to forward a favorable recommendation to City Council regarding Ordinance 2015-01-Z approving the amendment to the zoning map with the change of the Redwood Road Town Center Districts being Corridor Districts as explained in the presentation, and we would also motion to keep the Egbert property consistent with the approvals of our last meeting.

Commissioner Haymore motioned to amend the previous motion made regarding Ordinance 2015-01-Z changing to File No. LUA-2014.16. Commissioner Evans seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Morrissey was absent from the vote.

VI. OTHER BUSINESS – NOT PUBLIC HEARINGS

None

ADJOURNMENT

Commissioner Evans motioned to adjourn. All Commissioners were in favor.

The December 9, 2014 Planning Commission meeting adjourned at 9:45 p.m.

Meeting Minutes were prepared by Deputy Recorder Cindy Valdez.

This is a true and correct copy of the December 9, 2014 Planning Commission meeting minutes, which were approved on January 13, 2015.

Anna M. West

South Jordan City Recorder

Attachment A



SOUTH JORDAN
U T A H

DECEMBER 9, 2014

PLANNING COMMISSION MEETING SIGN IN SHEET

PRINT NAME

ADDRESS

PAUL KAFFER

Margaret H. Nielson

561 W. 10400 S

Martine Anderson

10037 S. Miner Dr

Alisha Anderson

" ↑ "

Wayne Lloyd

1486 W 10400 S

Jayce Bauck

947 W. 10400 SO

Terry Bauck

10431 So. 1000 W

Kit Memphis

10580 So 3010 W

Glen Morris

9875 Spruce Creek Ct.

MIKE GOLDBERG

11581 Redwood Road

Richard Nielson

561 W. 10400 S.

MARK STOKER

3969 CEDAR WOOD LANE

Joylene Austin

1058 W. 10400 SO

JAY EASTLEY
DWAYNE WOODHOG

2133 W. Spruce Cr. Ln.
10477 CULMINATION

1600 WEST TOWNE CENTER DRIVE
Scott Nielsen

SOUTH JORDAN, UTAH 84095

WWW.SJC.UTAH.GOV

10363 Legacy Drive



DECEMBER 9, 2014

PLANNING COMMISSION MEETING SIGN IN SHEET

<u>PRINT NAME</u>	<u>ADDRESS</u>
Michael Austin	1055 West 10400 South
Merrill Demick	2058 Silver Street Dr
Carol Brown	10221 S. 1040 W.
Gordon Jacobsen	2470 cheshire Dr Sandy
Tim Foth	10017 Copper King Lane
PETER MILLER	10018 MINER DR.
Mark Woolley	2244 Jordan Haven Ct.
Linda Reid	10182 S Chattel Circle
Patricia Johnson	1473 Stone Ridge Lane
Eileen Morris	9875 Spruce Creek Ct.
Patrick Harris	10311 Venezia View Way
BILAL SUDABATTULA	6268 W 8235 S, WEST JORDAN, UT 84001
Sharon Hald	9878 S. Spruce Creek
Venikatesh Subramanyan	978 Stonefield Circle Sandy UT

JACK RIDING 10469 S. 10000 W.

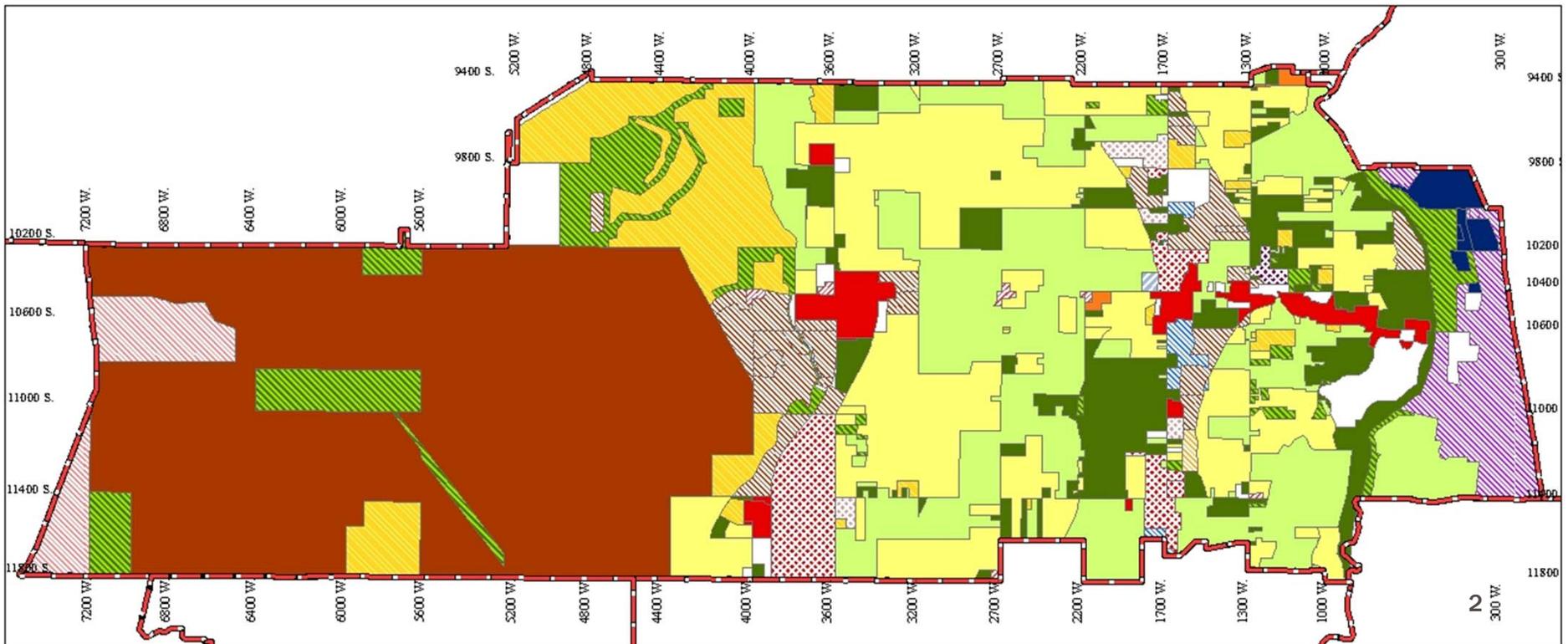
GENERAL PLAN AMENDMENT

City Council
Hearing

December 16,
2014

ZONING

- Zoning – what can currently be done with a property



REPEALED ZONES

- **Moratorium (8/20/13)**
 - Village Mixed Use Zone (MU-V)
 - Village Mixed Residential Zone (VMR)

- **Repeal (3/4/14)**
 - Village Mixed Use Zone (MU-V)
 - Village Mixed Residential Zone (VMR)
 - Residential Multiple-Family 8 (R-M-8)

LAND USE AMENDMENTS

- Land use designations with no zone
 - Village Mixed Use
 - Village Mixed Residential
 - Village Commercial
- Associated “housekeeping” (Miscellaneous)
 - Removal of some MD and MHD
 - Redwood Road
 - Addition of the Corridor (COR) land use

CORRIDOR LAND USE

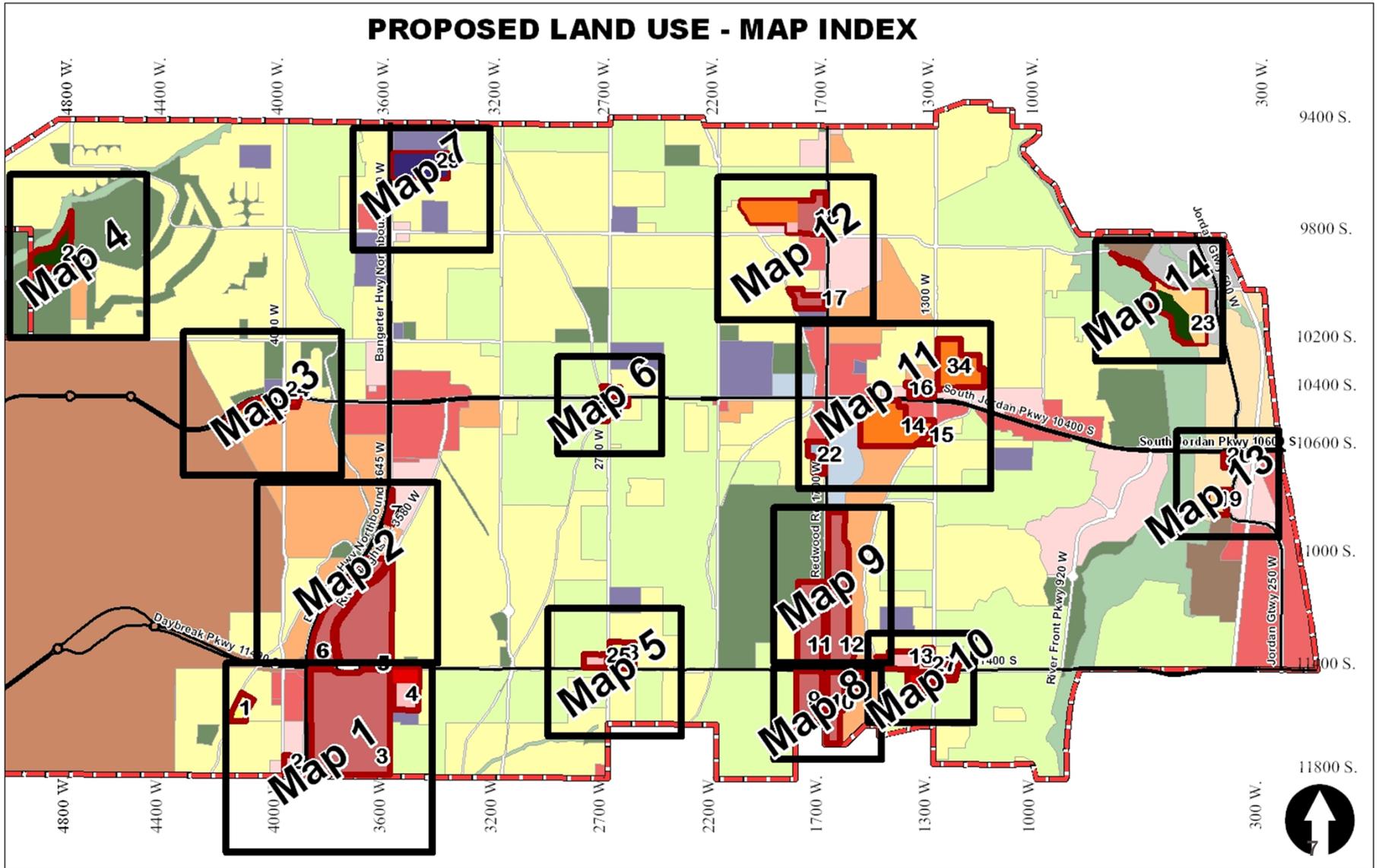
“Allows a range of compatible uses, including residential, office, and commercial. It is to be located adjacent to Bangerter Highway and Redwood Road, and extending a walkable distance (not more than ¼ mile).”

proposed Land Use Element

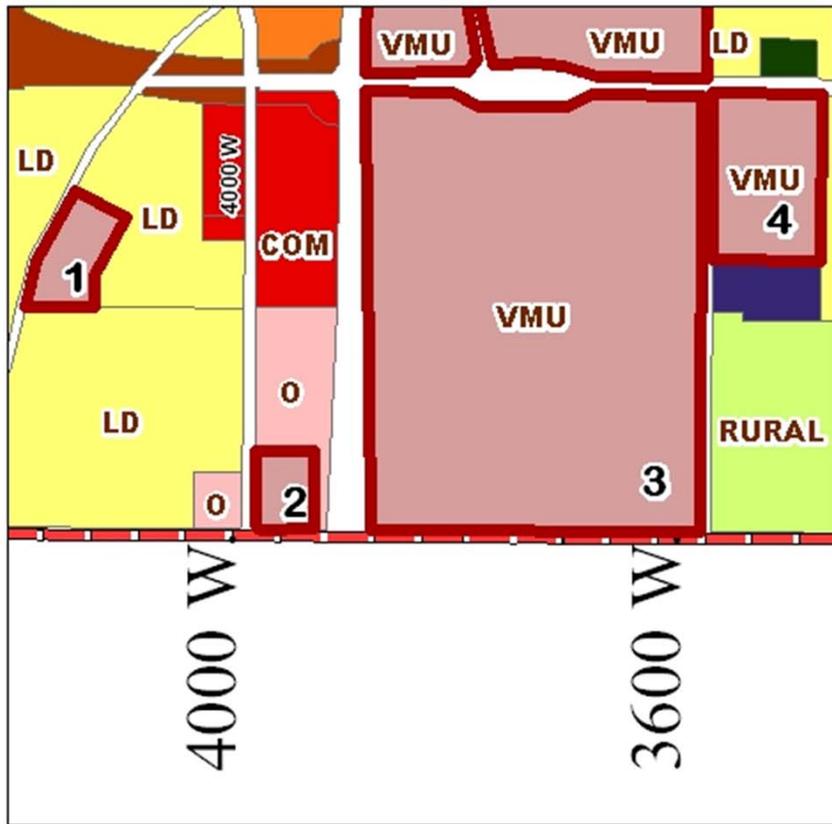
Compatible Zones:

- Bangerter Highway Mixed Use Zone (BHMU)
- Redwood Road Mixed Use Zone (MU)

LAND USE AMENDMENTS AREA MAP INDEX



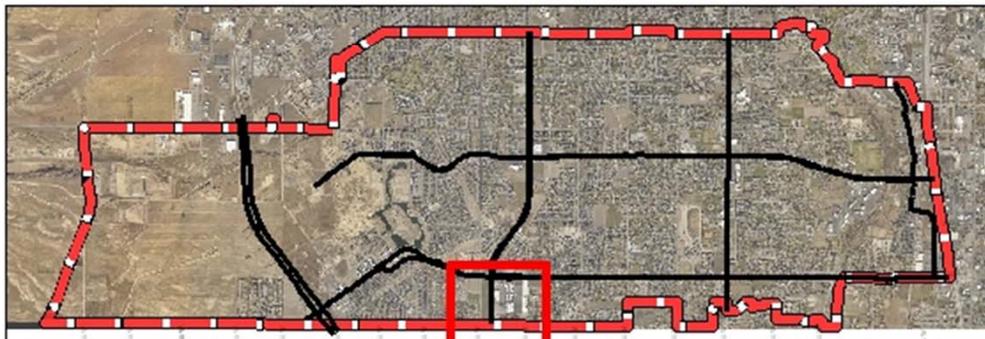
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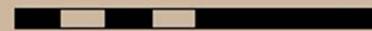
VICINITY MAP



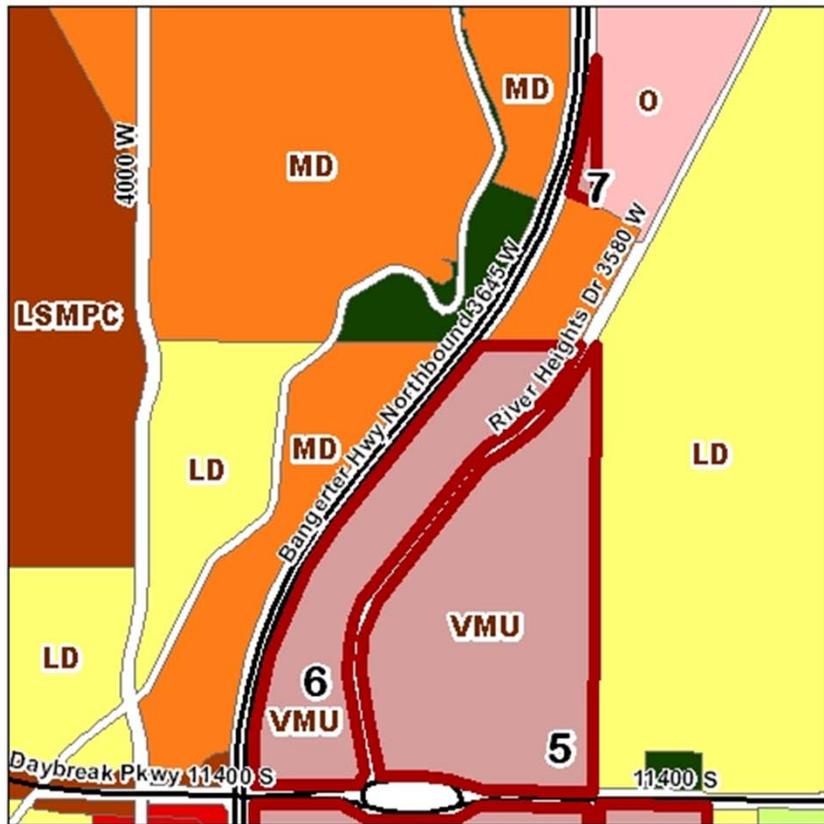
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AREA:
114th & Bangerter-
South

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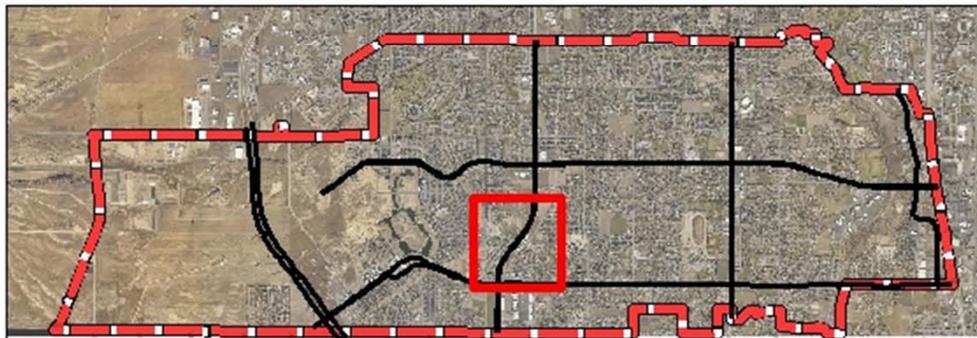
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PROPOSED LAND USE



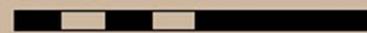
VICINITY MAP



Map #: 2

AREA:
114th & Bangerter-
North

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CURRENT LAND USE



PROPOSED LAND USE



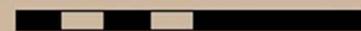
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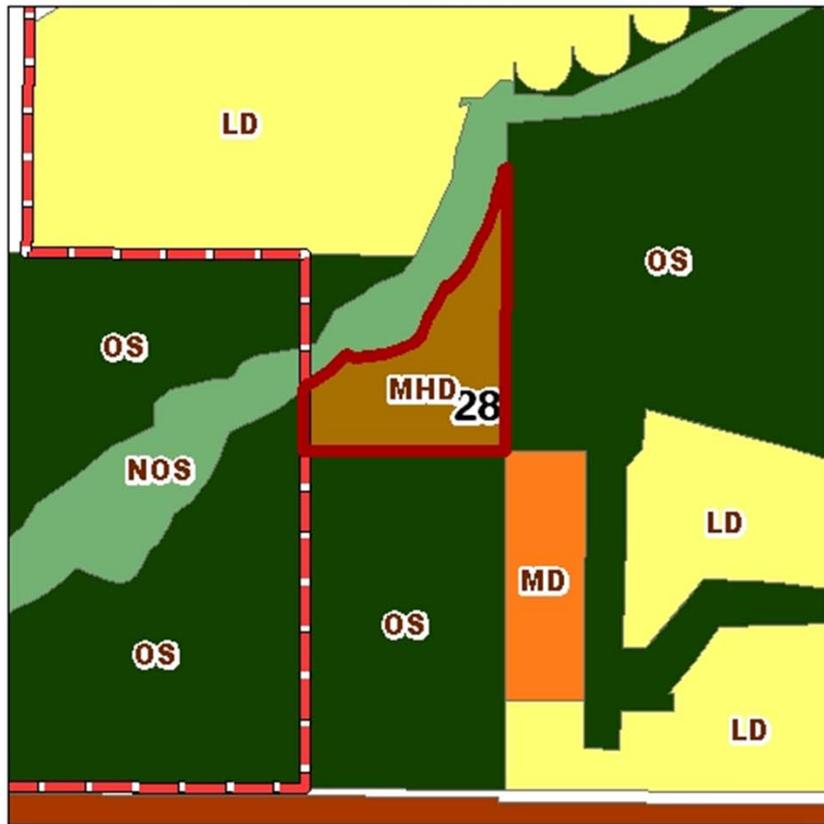
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AREA:
4000 South Jordan
Parkway

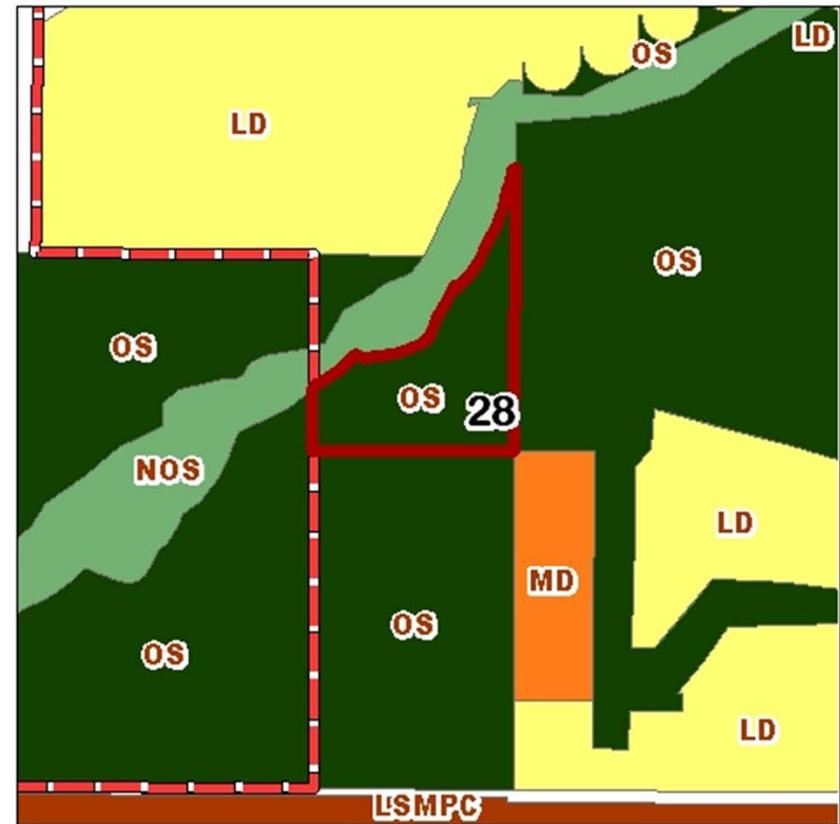
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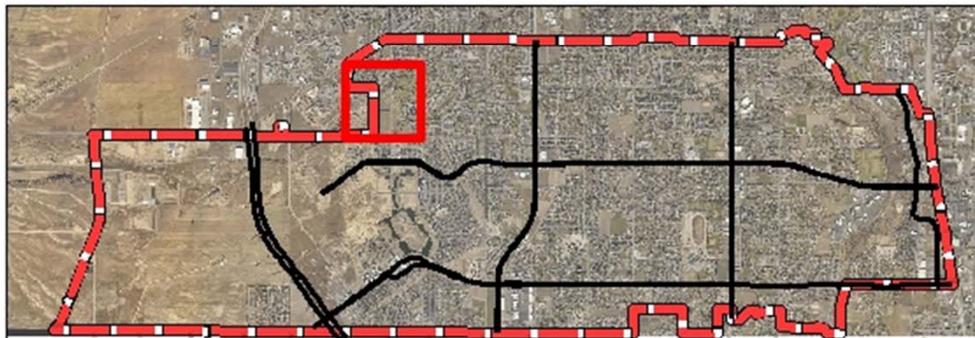
CURRENT LAND USE



PROPOSED LAND USE



VICINITY MAP



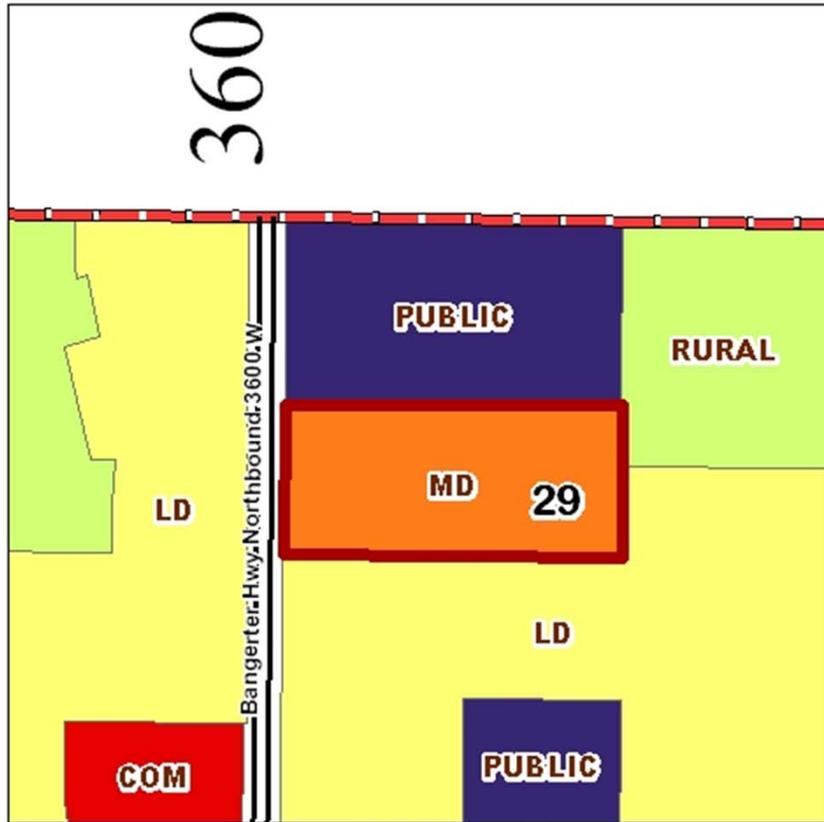
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AREA:
4000 W. & Bingham Creek
(10000 S.)

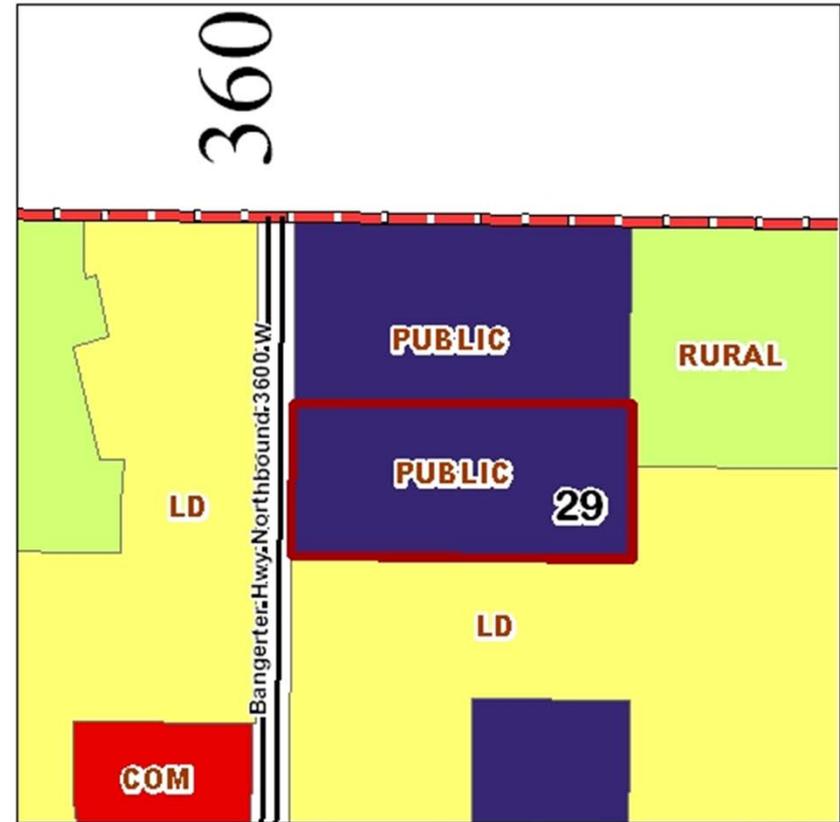
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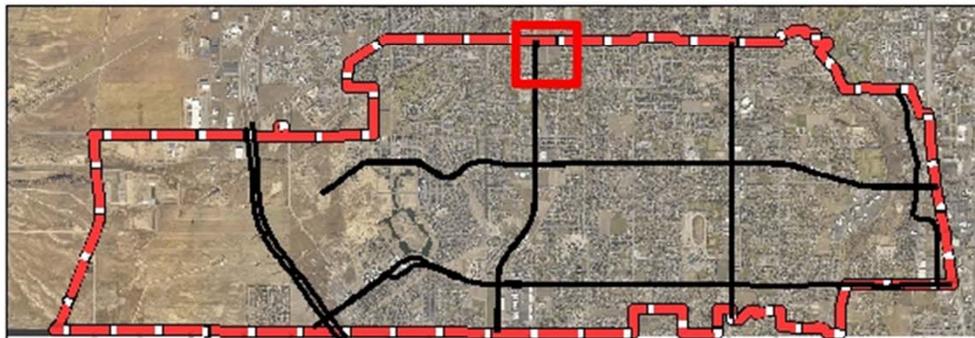
CURRENT LAND USE



PROPOSED LAND USE



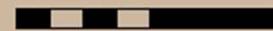
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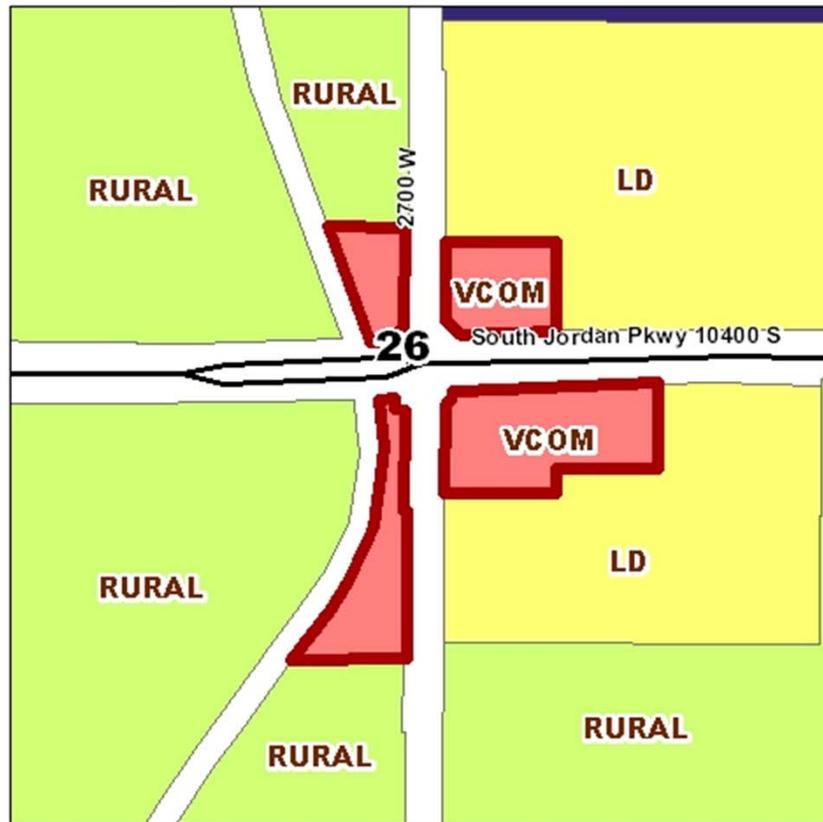
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AREA:
Salt Lake Community
College

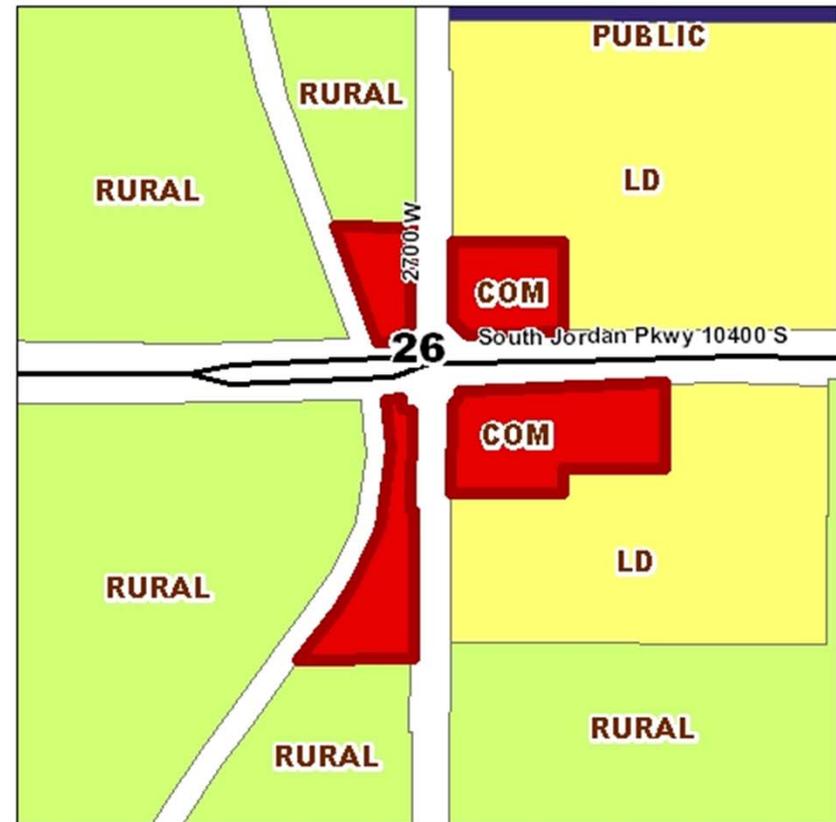
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CURRENT LAND USE



PROPOSED LAND USE



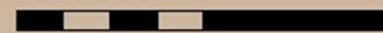
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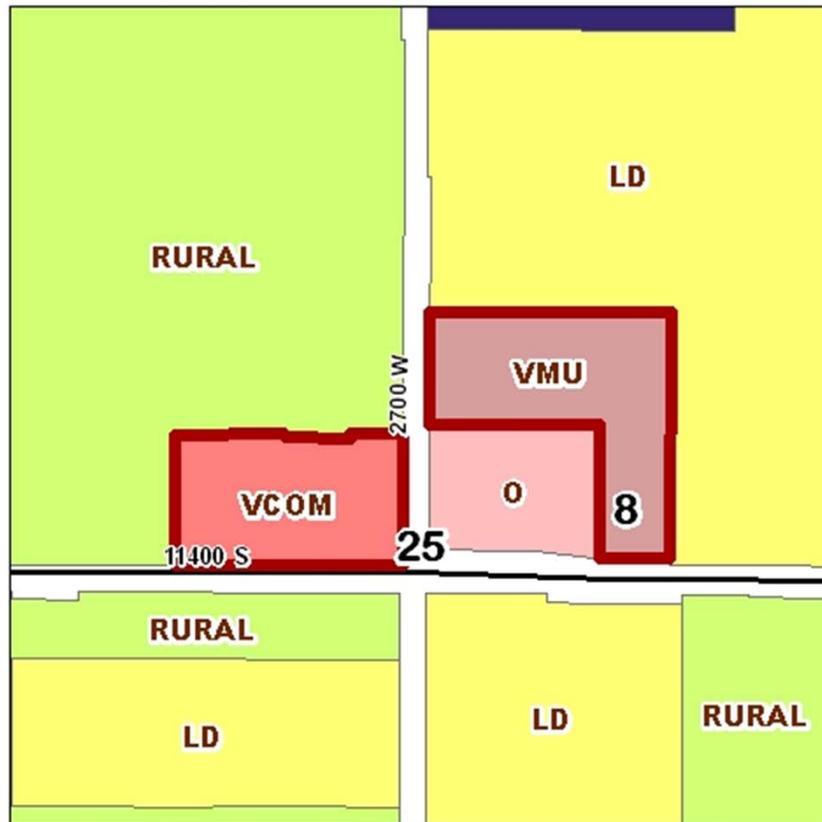
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AREA:
2700 W. South Jordan
Parkway

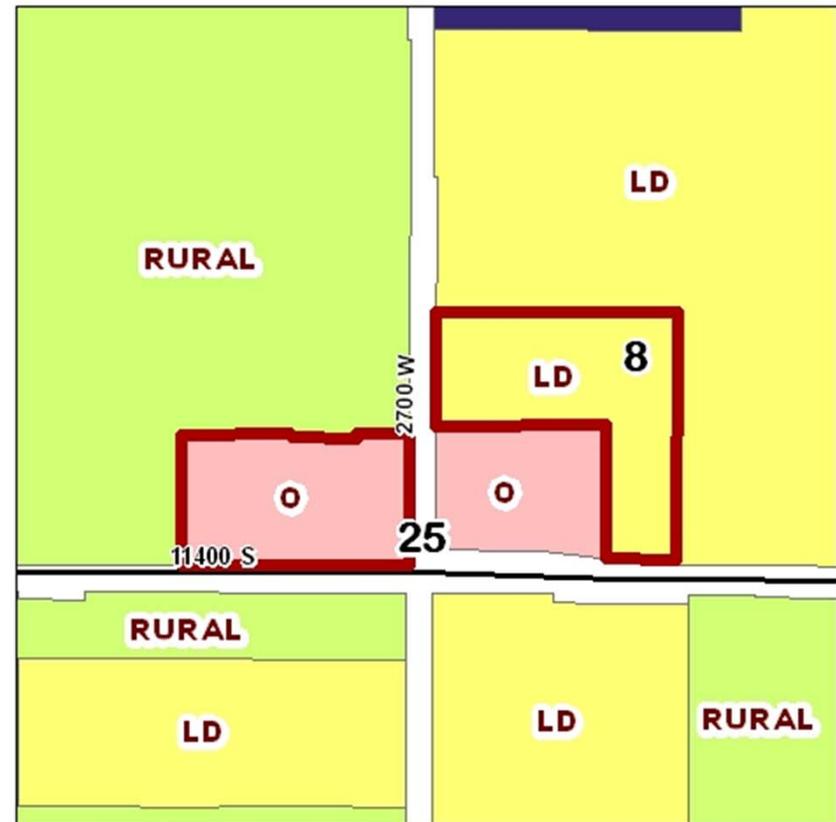
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CURRENT LAND USE



PROPOSED LAND USE



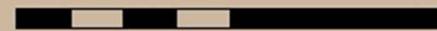
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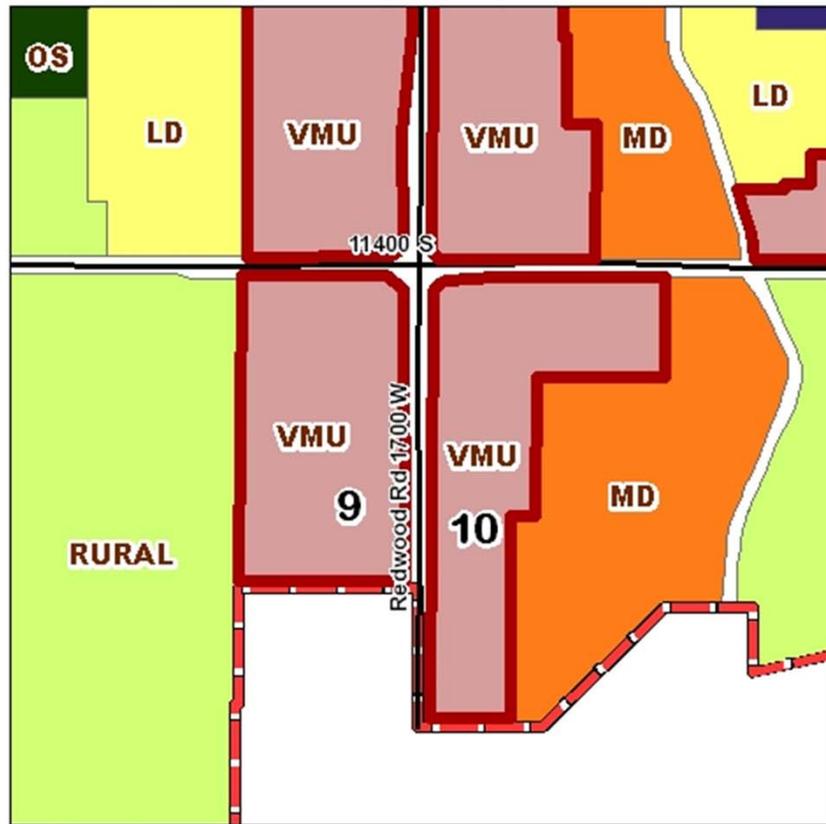
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AREA:
2700 W. 11400 S.

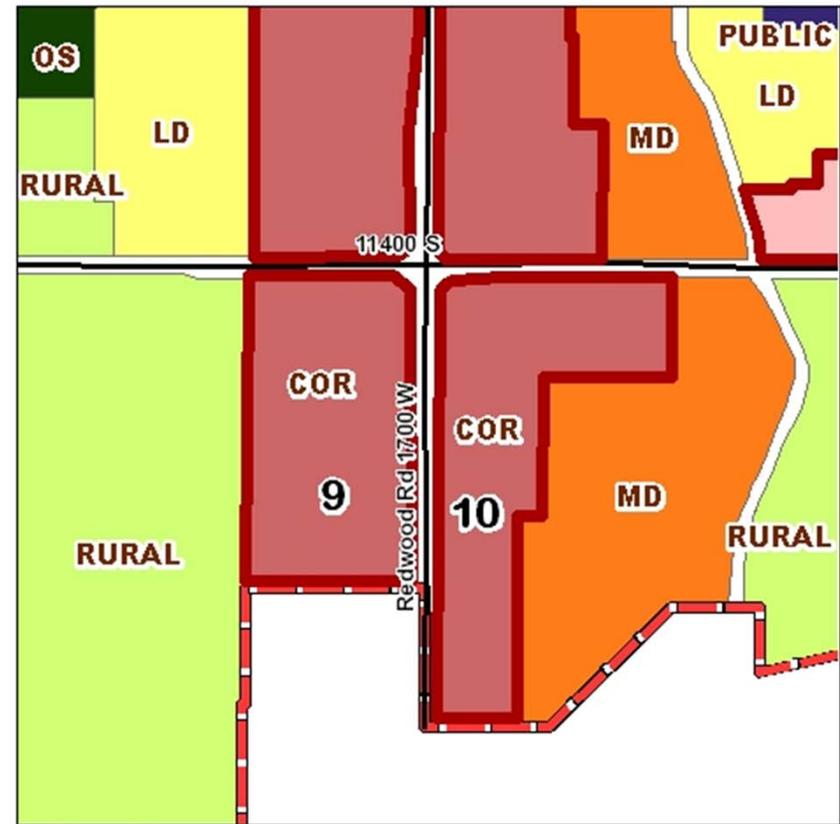
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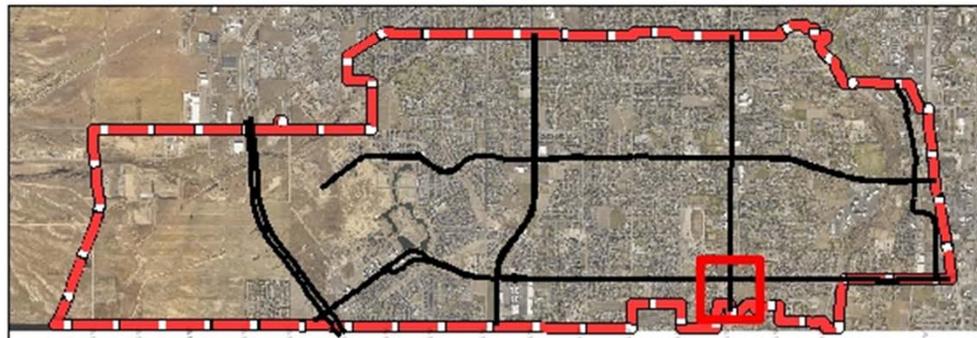
CURRENT LAND USE



PROPOSED LAND USE



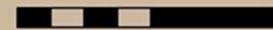
VICINITY MAP



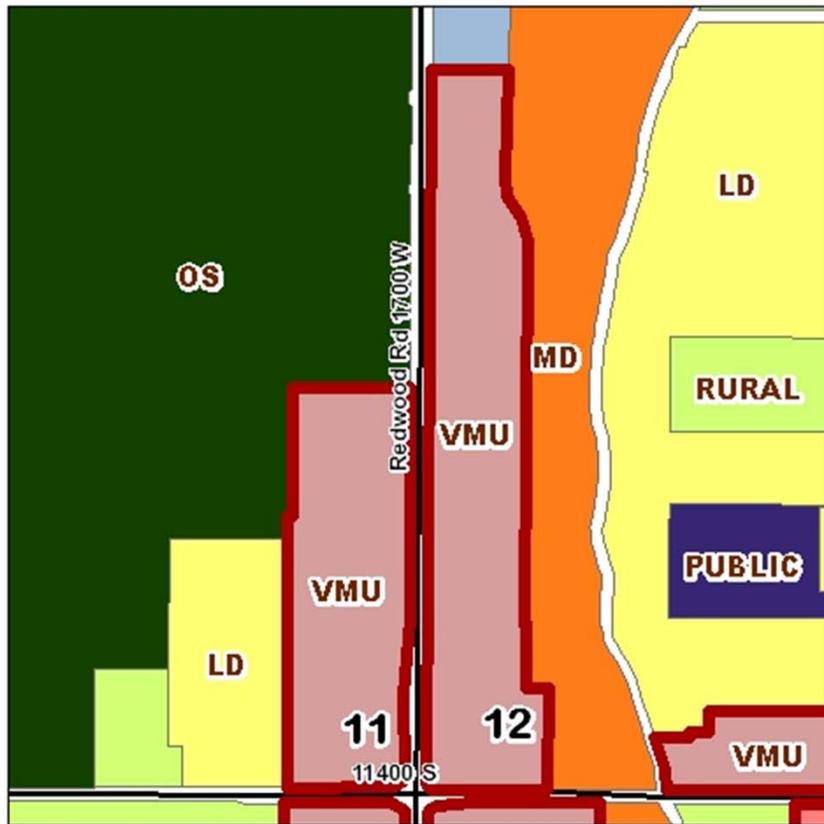
Map #: 8

AREA:
11400 S. Redwood Road
(South)

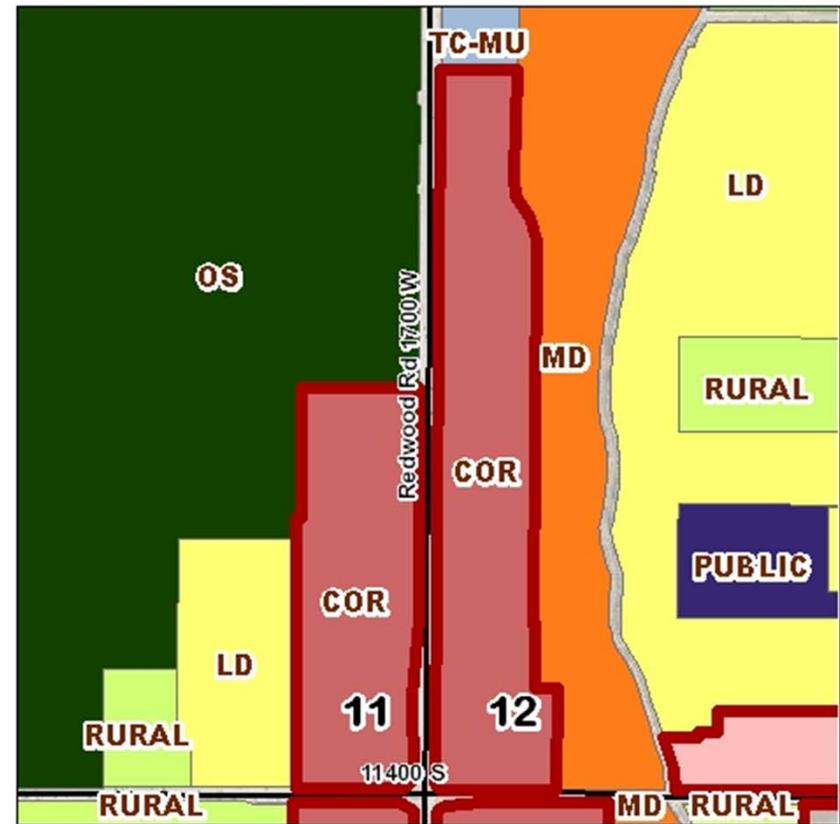
0.1 0.05 0 0.1 Miles



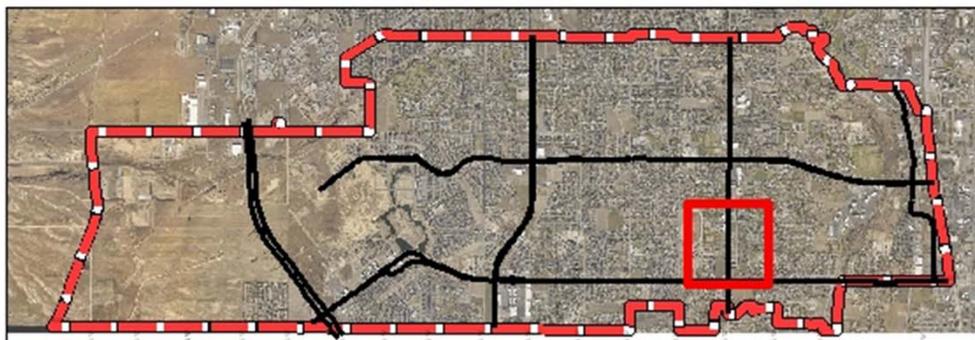
CURRENT LAND USE



PROPOSED LAND USE



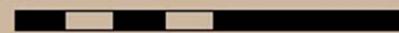
VICINITY MAP



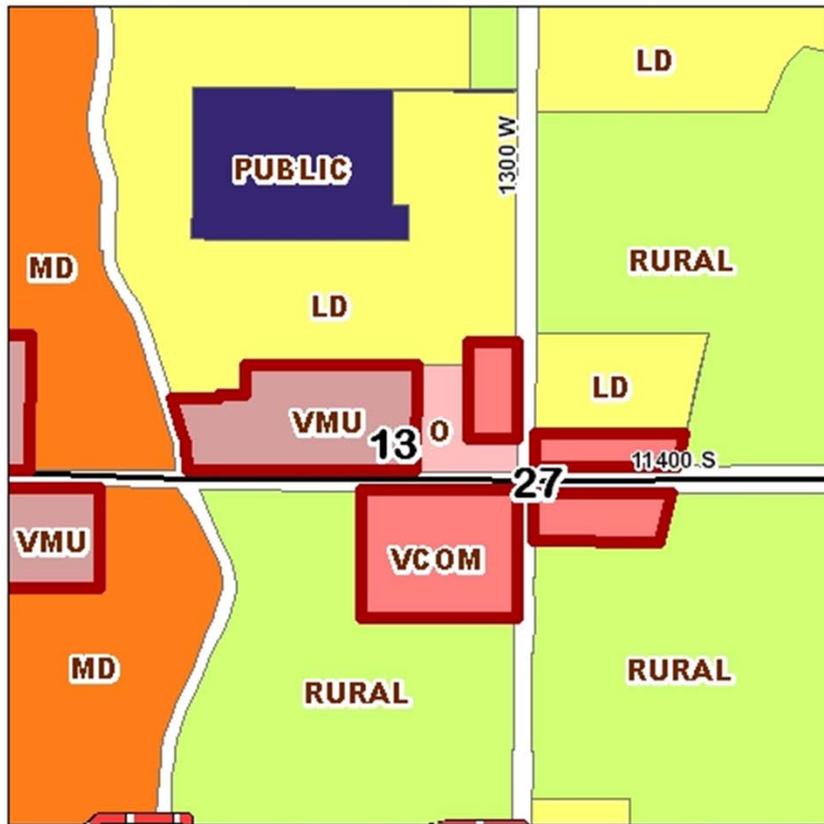
Map #: 9

AREA:
11400 S. Redwood Road
(North)

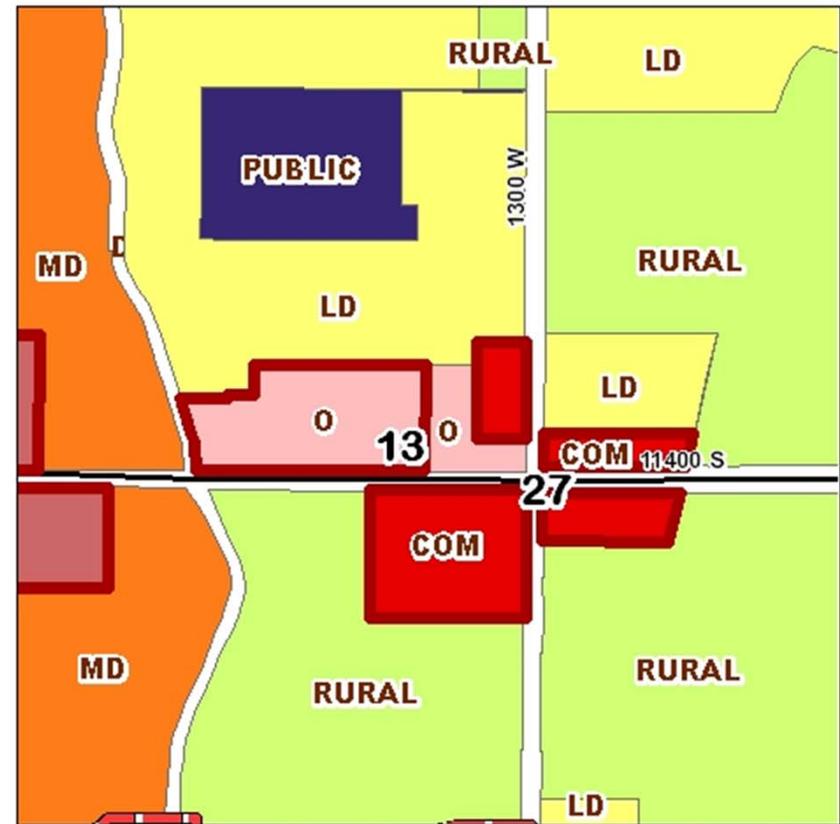
0.2 0.1 0 0.2 Miles



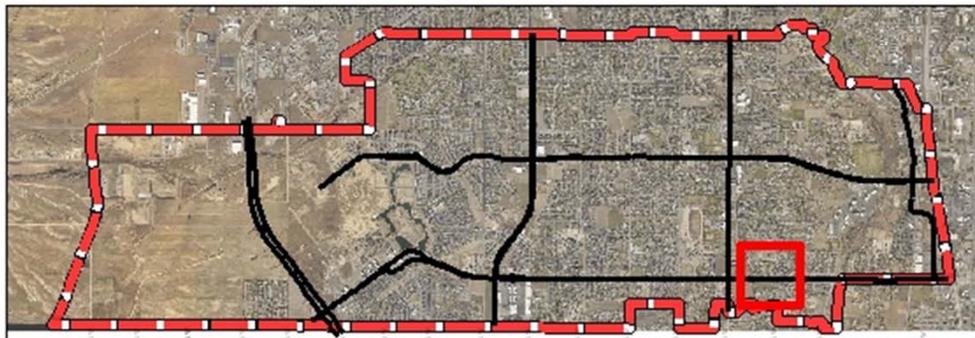
CURRENT LAND USE



PROPOSED LAND USE



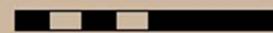
VICINITY MAP



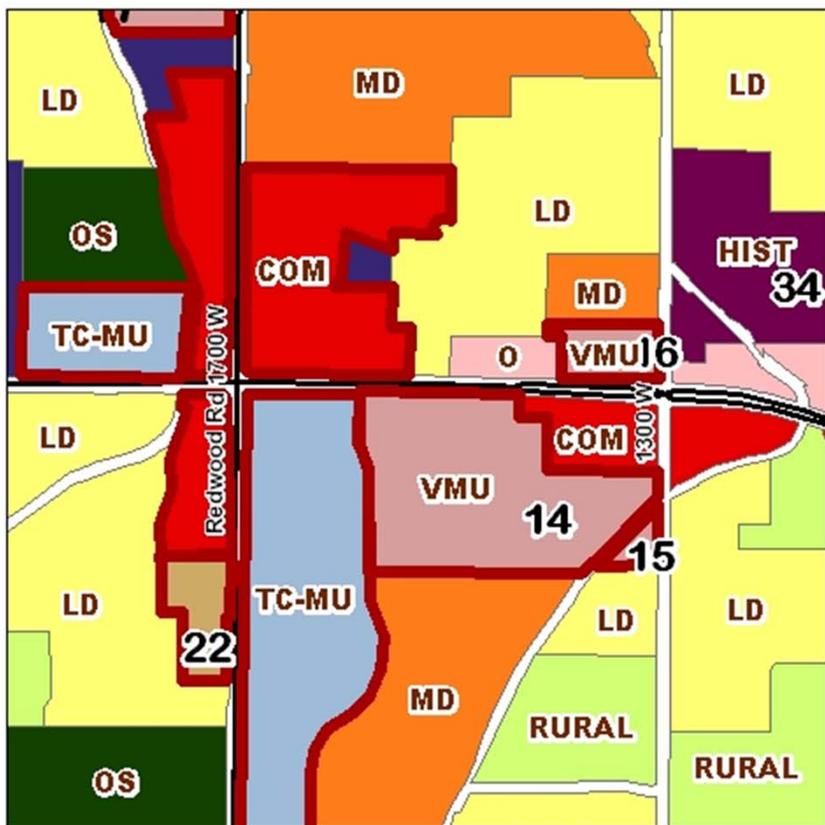
Map #: 10

AREA:
1300 W. 11400 S.

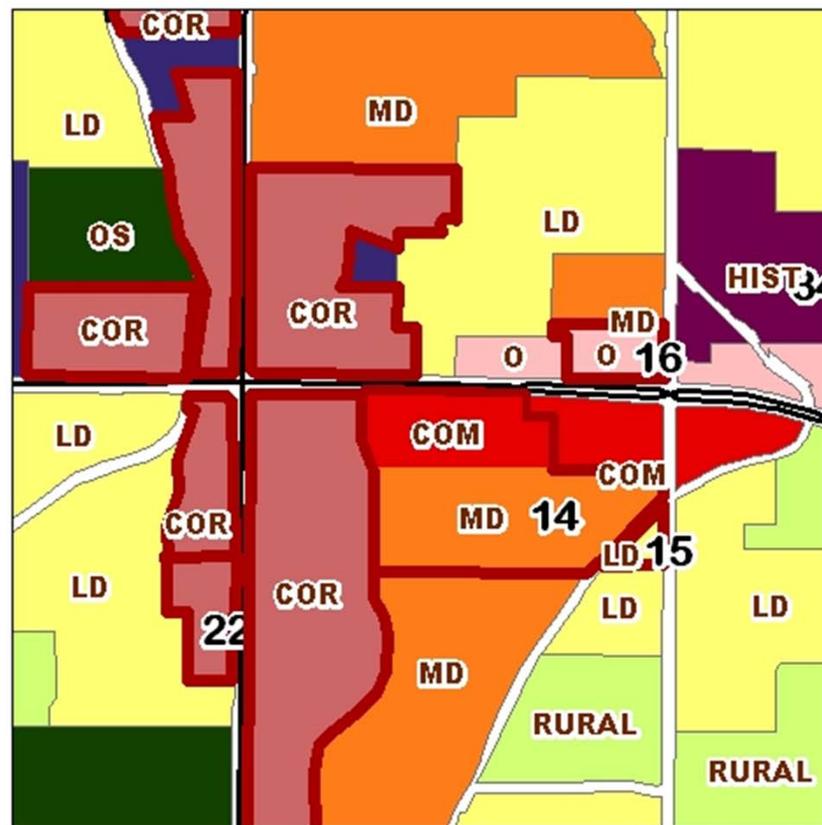
0.1 0.05 0 0.1 Miles



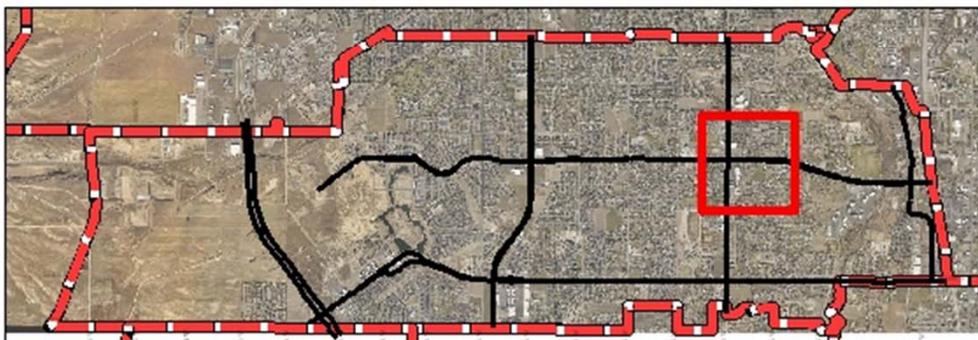
CURRENT LAND USE



PROPOSED LAND USE



VICINITY MAP



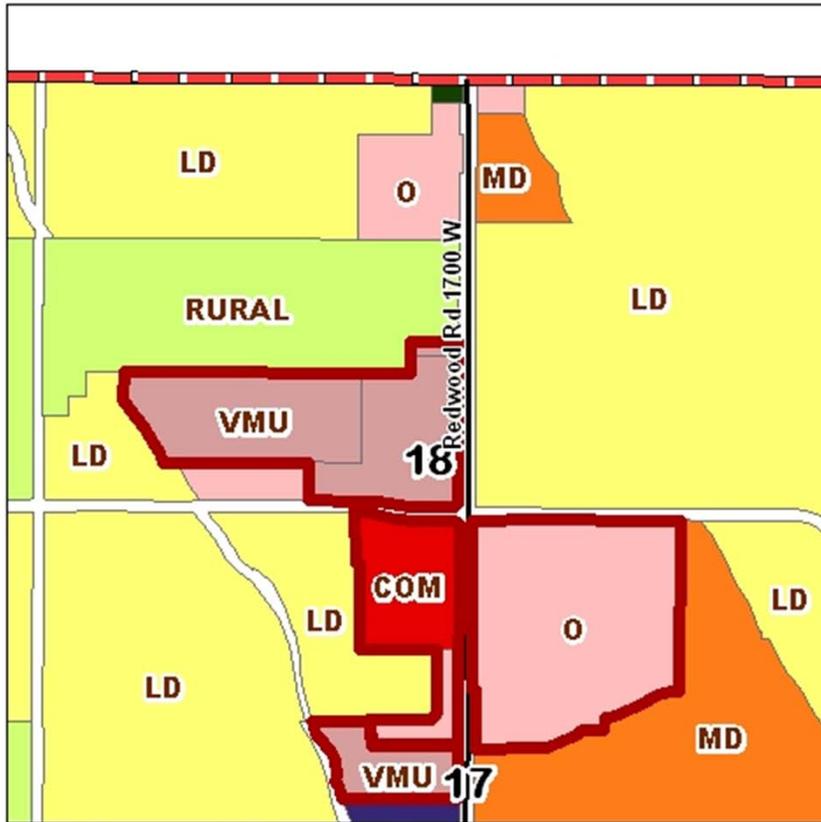
Map #: 11

AREA:
South Jordan Parkway
1300 W. to Redwood Road

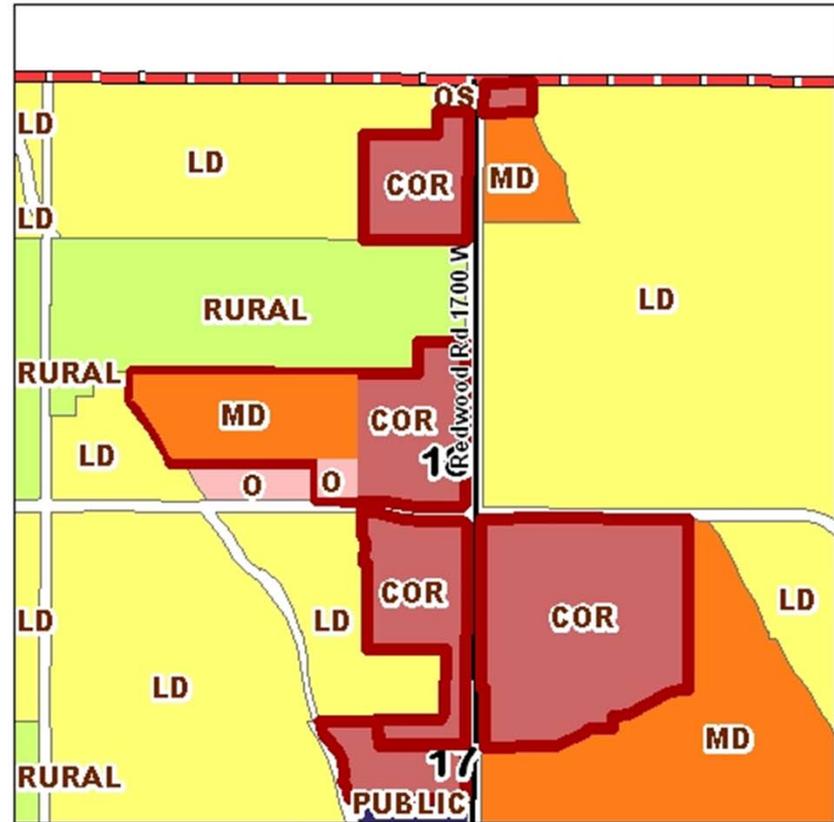
0.25 0.125 0 0.25 Miles



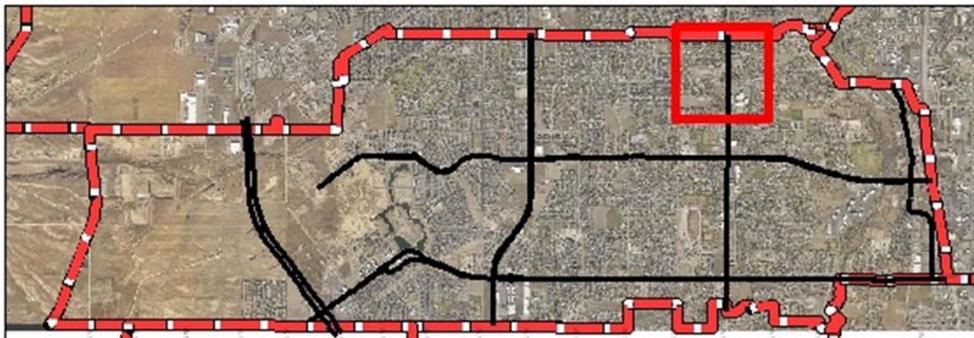
CURRENT LAND USE



PROPOSED LAND USE



VICINITY MAP



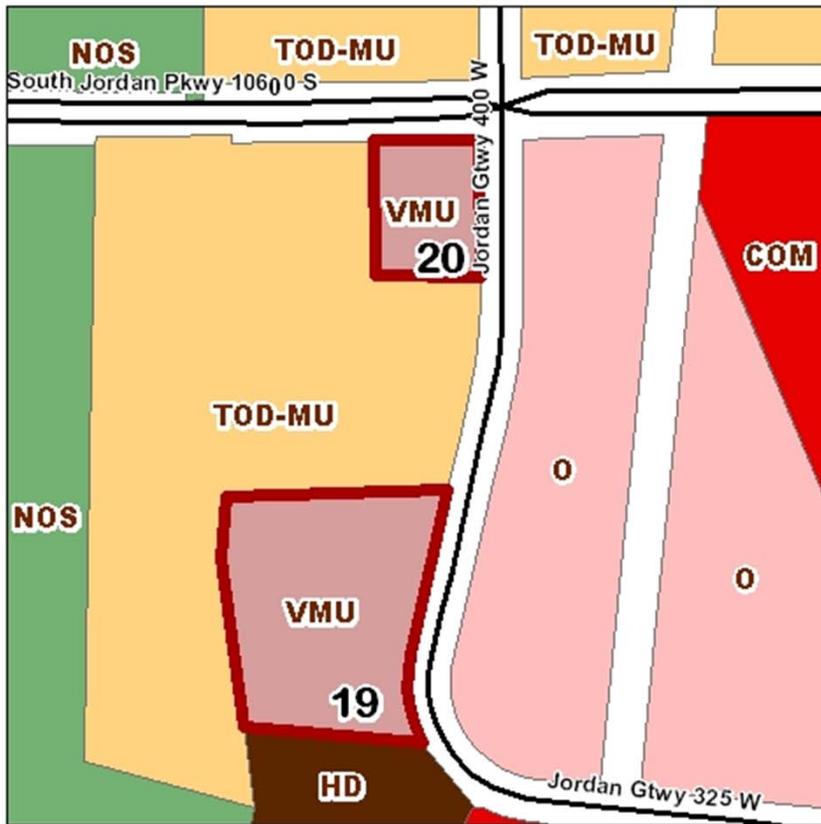
Map #: 12

AREA:
9800 S. Redwood Road

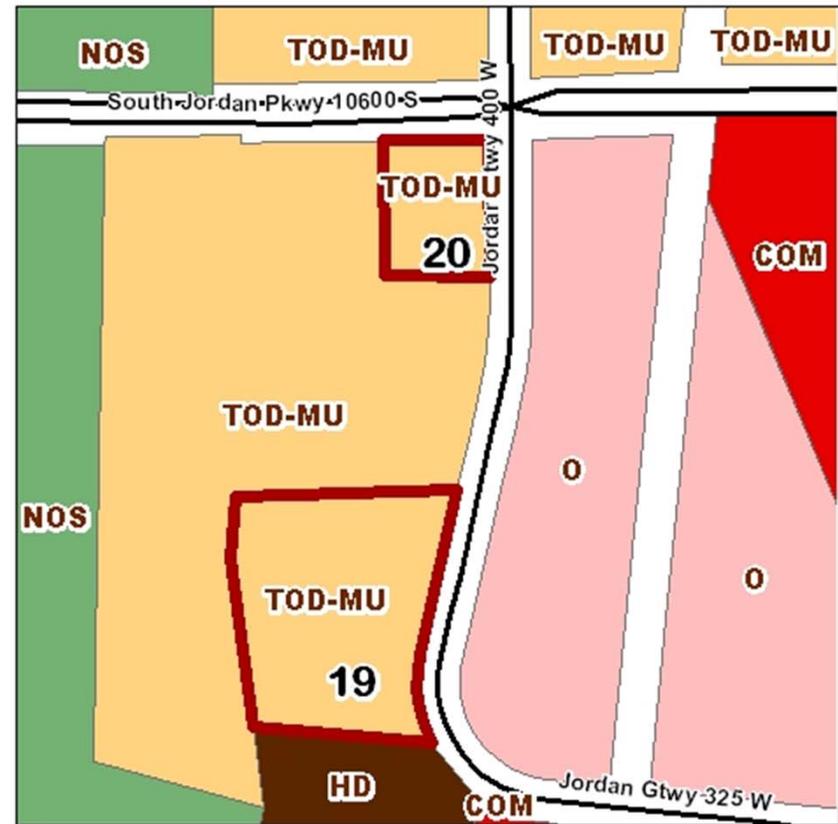
0.2 0.1 0 0.2 Miles



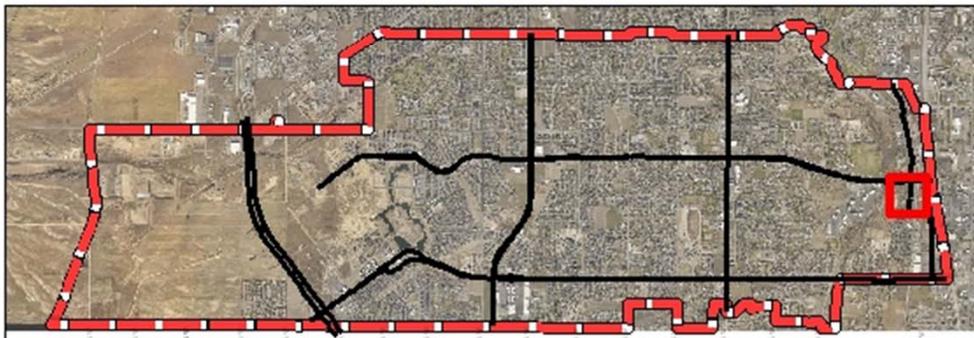
CURRENT LAND USE



PROPOSED LAND USE



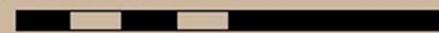
VICINITY MAP



Map #: 13

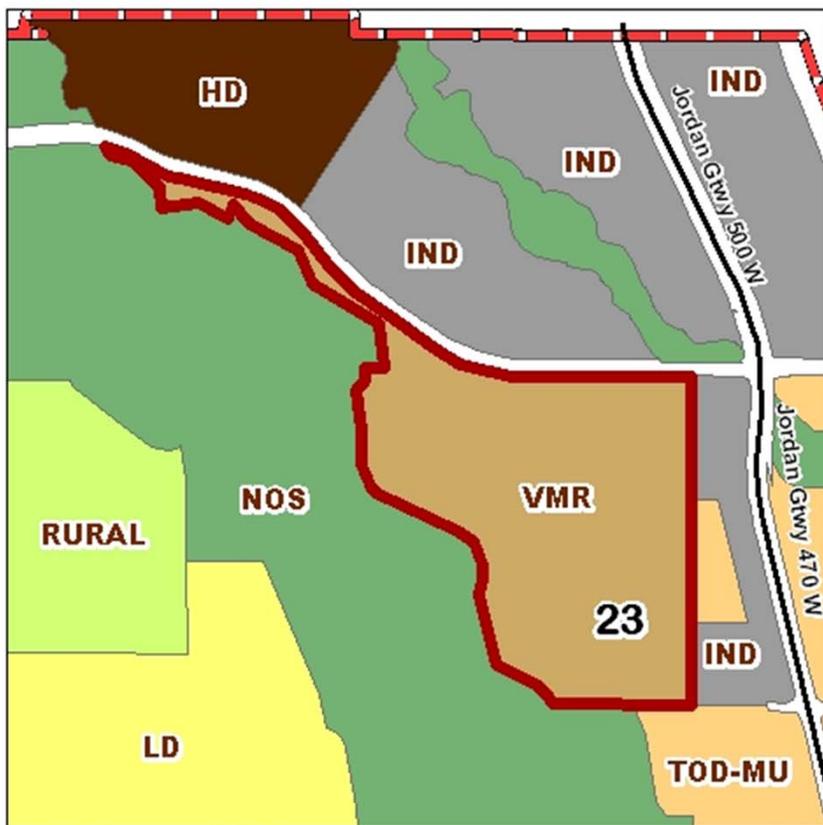
AREA:
South Jordan Parkway &
Jordan Gateway

0.1 0.05 0 0.1 Miles

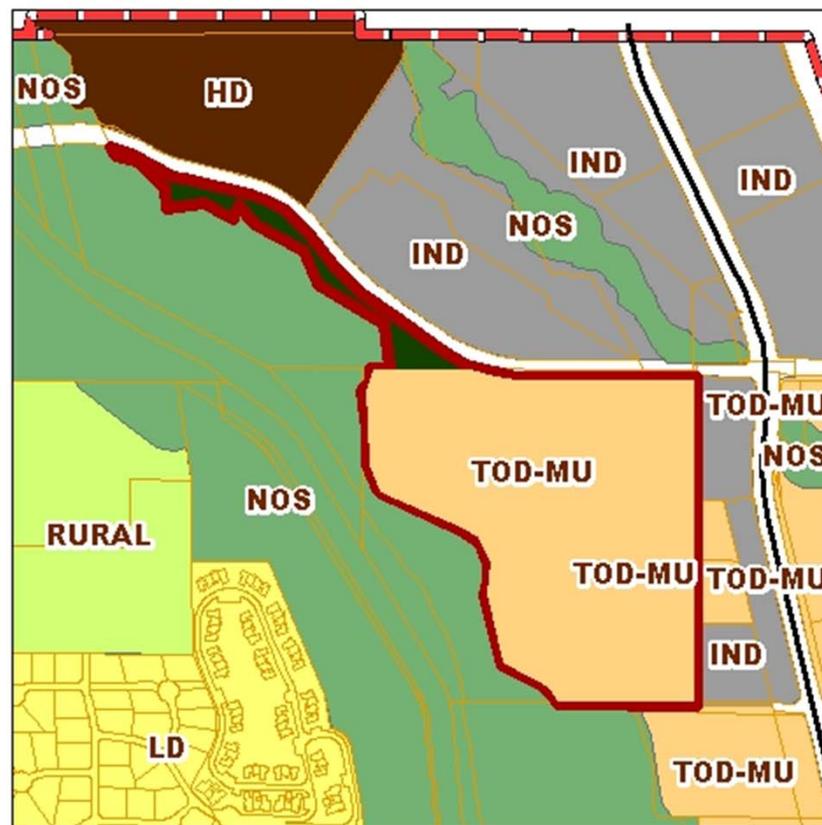


20

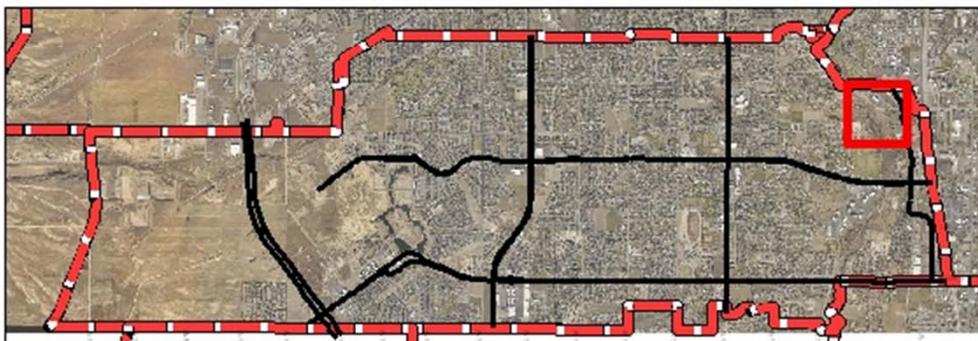
CURRENT LAND USE



PROPOSED LAND USE



VICINITY MAP



Map #: 14

AREA:
600 W. Shields Lane

0.1 0.05 0 0.1 Miles

