

Change Copy of Proposed Revisions by Category

Eliminates references to PUD's.

16.04.180

A. Standard Street Rights Of Way: ~~Public street rights of way shall be as shown in the city standard plans and specifications for the classification of the street that is to be installed and shall be dedicated to the city. All public street improvements shall be installed according to the city standard plans and specifications as approved by the city engineer. The city engineer may allow or require other public right of way widths and waive or modify requirements for pavement, curb and gutter, sidewalks and park strips.~~

~~Streets in PUDs, condominium projects, and other private developments shall be built as follows:~~

1. ~~a.~~ Public Streets: Public streets are strongly encouraged. Proposed public street rights of way and improvements shall comply with the City's Construction Standards and Specifications and shall be dedicated to the City. The City Engineer may allow or require other public right of way widths and waive or modify requirements for pavement, curb and gutter, sidewalks and park strips. ~~Construction of public improvements in PUDs, condominium projects, and other private developments shall be constructed per the city standard plans and specifications for public streets, with standard construction widths, cross section, streetlights, and construction requirements, except as may be modified under this subsection A.~~

2. ~~b.~~ Private Streets: Private streets are strongly discouraged. When approved, private street rights of way and improvements shall comply with the City's Construction Standards and Specifications. The City Engineer may allow or require other right of way widths and waive or modify requirements for pavement, curb and gutter, sidewalks and parks strips. ~~cross sections shall be built to city standard plans and specifications public street standards except as may be modified as noted under this subsection A, however i~~In all cases, however, pavement/subbase thickness/depth shall be designed and built as required for public streets, as described the City's Construction Standards and Specifications. in this section. Streetlights within private streets in PUDs shall be private and designed with a meter setting per Rocky Mountain Power standards. Private streets shall be bonded the same as a public street including, but not limited to, road construction, curb and gutter, sidewalk, streetlights, storm drainage, and water system. At the acceptance of the improvements by the city, one hundred percent (100%) of the bond will be released with no retainage for warranty; except for those improvements that will be publicly maintained and owned, if any.

16.36.070(F)

F. Temporary Commercial; and Residential ~~And PUD~~ Development Signs: Each commercial and residential development shall be allowed real estate signs subject to the following standards. Signs permitted under this subsection shall not be installed until and unless a final

plat has been recorded for the development for residential, or until a final site plan approval has been granted for commercial developments. Design review and approval by planning staff is required for the following types of development signs. No sign may be erected without a permit from the city of South Jordan. An approval sticker, provided by the city, shall be affixed to all residential development signs in a conspicuous place visible from the street.

Requires electronic submittals for planning applications.

16.10.040

The owner or authorized agent of the property shall make application for preliminary subdivision review by electronic submittal to the Development Services Department. Only complete applications, as determined by the Development Services Director, will be reviewed by the city staff. The Planning Commission will review the application in a public hearing, which will not be scheduled without first satisfying all submittal requirements. ~~The preliminary subdivision plat application shall~~ ~~and planning commission prior to submittal of a final plat application for the subdivision. City staff will review the preliminary plat and discuss it in a development review committee meeting.~~ Any requirements of this section considered by the development services director or the city engineer to be nonapplicable to a specific project may be waived or altered in writing by the city except as required by state law. The preliminary plat application shall consist of the following information or other information as required by the community development department or city engineer:

- A. ~~A completed application form and e~~Owner's aAffidavit.
- B. Payment of the application fee set by the city council and the cost of notices.
- C. A Salt Lake County plat of the subject parcels, the acreage and legal description of the area to be subdivided and boundaries of all parcels within three hundred feet (300') of the subject area.
- D. A listing of names and addresses, with address labels and postage, for owners of record at the Salt Lake County recorder's office of the subject property and properties within three hundred feet (300') of the subject property as required in chapter 16.04 of this title.
- E. ~~Three (3) twenty four inch by thirty six inch (24" x 36") copies and two (2) eleven inch by seventeen inch (11" x 17") reduced~~ An electronic copyies of the subdivision plat and the certified engineering drawings drawn to an acceptable scale, showing the following, and other information as requested by the city:

16.10.080

A final subdivision plat application shall be submitted electronically to the ~~community~~ ~~d~~Development Services ~~d~~Department for any proposed subdivision only after the preliminary subdivision plat has been approved by the ~~e~~City. The final subdivision plat application shall be reviewed by ~~e~~City ~~s~~Staff and may be discussed in a development review committee

meeting. Any requirements of this section considered by the community ~~e~~Development Services ~~e~~Director or the ~~e~~City eEngineer to be nonapplicable to a specific project may be waived or altered in writing by the ~~e~~City, except as required by state law. The final plat application shall consist of the following information or other information as required by the community ~~e~~Development Services ~~e~~Department or ~~e~~City eEngineer:

A. ~~A completed application form.~~Owner's Affidavit.

B. Payment of the application fee set by the ~~e~~City.

C. ~~Seven (7) twenty four inch by thirty six inch (24" x 36") copies and one eleven inch by seventeen inch (11" x 17") reduced~~An electronic copy of the subdivision plat and the certified engineering drawings drawn to an acceptable scale, showing the following, and other information as requested by the ~~e~~City:

16.14.060

Amendments to platted subdivisions shall be done in accordance with sections 10-9a-207, 10-9a-208, 10-9a-608, 10-9a-609.5 and any other applicable sections of the Utah Code Annotated, as from time to time may be amended. An application for a plat amendment shall be made by electronic submittal to the Development Services Department. The Only complete plat amendment applications, as determined by the Development Services Director, shall will be reviewed by the city ~~staff at a development review committee meeting before the public hearing held by the land use authority.~~ The Planning Commission will review the application in a public hearing, which will not be scheduled without first satisfying all submittal requirements. Any requirements of this section considered by the ~~community development~~ Development Services ~~e~~Director or the ~~e~~City eEngineer to be nonapplicable to a specific project may be waived or altered in writing by the city, except as required by state law. The proposed plat vacation, alteration, or amendment application shall consist of the following information or other information as required by the ~~community development~~Development Services ~~e~~Department or ~~e~~City eEngineer:

A. ~~A completed application form.~~Owner's Affidavit.

B. Payment of the application fee set by the ~~e~~City.

C. ~~Seven (7) twenty four inch by thirty six inch (24" x 36") copies and one eleven inch by seventeen inch (11" x 17") reduced~~An electronic copy of the amended subdivision plat and the certified engineering drawings drawn to an acceptable scale, showing the following, and other information as requested by the city:

16.24.040(A)

A. ~~Application for site plan review shall be made by t~~The owner or authorized agent of the property shall make application for site plan review by electronic submittal to the Development Services Department. The Only complete site plan applications, as determined by the Development Services Director, will be reviewed by ~~e~~City sStaff. A site plan

application will not be scheduled for planning commission review without first satisfying all submittal requirements. The following items shall be submitted:

~~1. Application form.~~

~~1.2. Owner's or agent's a~~Affidavit.

~~2.3. Application fee.~~

~~3.4. Mailing labels and postage for adjacent property owners within three hundred feet (300') of the subject parcel obtained from the Salt Lake County recorder's office.~~

~~4.5. Seven (7) twenty four inch by thirty six inch (24" x 36") copies and one eleven inch by seventeen inch (11" x 17") reduced~~ An electronic copy of the site plan and the certified engineering drawings drawn to an acceptable scale, showing the following, and other information as requested by the eCity:

17.130.020.005

A. Residential Land Use Requirement: The raising of chickens in residentially zoned areas is permitted, subject to the regulations established herein, for minimum ten thousand (10,000) square foot residential lots within the P-C and single-family residential R zones, ~~including lots located in PUD subdivisions~~. Standards for raising chickens on agriculturally zoned properties are regulated based upon animal requirements under the A-1 and A-5 zones set forth in this chapter.

Name changes for Title 16 & Title 17 (also affects a section in Title 5).

5.68.050

It is unlawful for any sexually oriented business to do business at any location within the city not zoned for such business. Sexually oriented businesses licensed pursuant to this chapter shall only be allowed in areas zoned for their use. Businesses licensed by this chapter shall comply with the land use regulations and zoning requirements of title 17, "Planning And ~~Zoning Land Use Code~~", of this code.

16.04.010

This title may be cited as the SUBDIVISION AND DEVELOPMENT ~~CODE ORDINANCE of South Jordan City~~. The chapters and sections of this title may be cited as chapters and sections of said ordinance.

17.04.010

This title, including the zoning map, shall be known and may be cited as the *PLANNING AND ~~ZONING LAND USE CODE ORDINANCE OF SOUTH JORDAN CITY~~*.

17.08.010

PLANNING AND ~~ZONING LAND USE CODE ORDINANCE~~: The body of land use regulations contained in this title, including the official zoning map of the city.

17.90.020

C. Density: There is no restriction on the number of lots or parcels or the number of buildings on a lot or parcel, except as may be limited by other standards, regulations, or requirements of this title (Planning and ~~Zoning~~land use ~~Code~~Ordinance), in industrial zones.

Reference to pets changed to ‘household pets.’

17.18.030.030(A)

5. ~~Household~~ ~~P~~pets may be allowed as regulated by title 6, "Animals", of this code.

Requires sound study for applications that include car vacuums.

17.18.040(D)

4. Initial establishment of the following uses shall require a sound study when located within three hundred feet (300') of a property line of a residential zone, an existing dwelling unit, a religious assembly use, or an elementary, secondary education use:

- a. Outdoor animal activities associated with nonresidential uses, including kennels, runs and corrals.
- b. Drive-through facilities.
- c. Car washes or car vacuums.
- d. Nonresidential outdoor accessory uses.

Removes the prohibition to request a rezone to the R-1.8 Zone.

R-1.8	Residential, 1.8 lots or units per acre— all land currently zoned as R-1.8 may remain such, but no new land shall be assigned to this land use designation—
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Removes the exception for longer cul-de-sacs with fire sprinklers.

16.04.180

I. Cul-De-Sac Streets: Cul-de-sacs, where approved, shall not ~~be longer than~~exceed ~~six~~seven hundred ~~fifty~~ feet (~~600~~750') ~~in length unless approved by the planning commission upon recommendations of the city engineer and fire code official~~, as measured from the center of the intersection of a connecting through street to the center of the turnaround area. Cul-de-sac streets shall terminate in turnaround areas as follows:

- 1. Eighty feet (80') (edge of asphalt to edge of asphalt, not including gutter pan) for cul-de-sac lengths up to one hundred fifty feet (150'). Right of way for dedicated turnarounds shall be a minimum of one hundred seven feet (107') in diameter unless modified as per subsection A of this section.

2. Ninety six feet (96') (edge of asphalt to edge of asphalt, not including gutter pan) for cul-de-sac lengths from one hundred fifty one (151) to seven hundred fifty feet (750'). Right of way for dedicated turnarounds shall be a minimum of one hundred twenty three feet (123') in diameter unless modified as per subsection A of this section.

3. Cul-de-sacs over four hundred feet (400') in length shall require the water line to be tied to two (2) feed sources, or looped, as approved by the city engineer and shall require fire hydrants to be spaced at a maximum of three hundred fifty feet (350') apart. The city engineer working with public works department and the fire code official may modify this requirement as deemed necessary.

4. Cul-de-sacs under four hundred feet (400') in length shall require that fire hydrants be spaced at a maximum distance of four hundred feet (400') apart.

5. ~~Cul-de-sacs over six hundred feet (600') in length shall require houses to be sprinklered beyond six hundred feet (600') from the connector street, as approved by the city fire code official.~~ Cul-de-sacs shall be designed to allow stormwater to drain to the intersection unless adequate drainage facilities are provided in the turnaround area.