

SOUTH JORDAN CITY
CITY COUNCIL MEETING

October 2, 2018

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Jason McGuire, Council Member Don Shelton, Council Member Tamara Zander, CM Gary Whatcott, Fire Chief Andrew Butler, Administrative Services Director Spencer Kyle, Public Works Director Jason Rasmussen, Strategic Services Director Don Tingey, Development Services Director Brad Klavano, City Attorney Ryan Loose, ACM Dustin Lewis, City Commerce Director Brian Preece, Finance Director Sunil Naidu, IT Director Jon Day, Police Chief Jeff Carr, City Council Secretary MaryAnn Dean

Others: Attachment A

**6:30 PM
REGULAR MEETING**

A. Welcome and Roll Call – *Mayor Dawn Ramsey*

Mayor Ramsey welcomed everyone present. All members of the City Council were present.

B. Invocation – *By Council Member Patrick Harris*

Timothy Neiswender, Scout from Troop 1492, offered the invocation.

C. Pledge of Allegiance

Kayden Russell, Scout from Troop 1756, led the audience in the Pledge of Allegiance.

Mayor Ramsey recognized the scouts present. Scout Troops 1492, 1756, and 527 were introduced.

D. Minute Approval

- D.1. September 18, 2018 Council Study Meeting
- D.2. September 18, 2018 Combined City Council & RDA Meeting

Council Member Harris made a motion to approve the September 18, 2018 Council study meeting minutes, and the September 18, 2018 Combined City Council & RDA meeting minutes, as printed. Council Member McGuire seconded the motion. The vote was unanimous in favor.

E. Public Comment:

City Attorney Loose noted that the city received a public comment, via email, generally in support of the Glenmoor proposal on the agenda tonight (Attachment B).

F. Presentations:

F.1. 2017 Crime-In-Utah Report (*By Police Chief, Jeff Carr*)

Police Chief Carr, presented a prepared presentation regarding the Crime-In-Utah report (Attachment C). He also referred to a handout with crime statistics (Attachment D).

It was noted that the only crime that showed an increase statewide was rape. Council Member Zander asked for data if the rape statistics are regarding minors or adults. It was noted that attempted rape is counted in the statistics.

Police Chief Carr discussed the cohesive relationships between the Police Chief's in the County. There are a lot of collaborative efforts. They meet together twice a month. They will all be on a single records management system. That is one example of something that has been talked about for 20 years that is now happening.

Mayor Ramsey noted that South Jordan has the second lowest crime rate in the County. That speaks volumes about what the South Jordan Police Department does to keep the residents safe.

G. Public Hearing: Clover Ridge East – Land Use Amendment & Rezone. Resolution R2018-48, amending the land use plan map of the General Plan from Rural Residential to Low Density Residential; and Rezone Ordinance 2018-05-Z, changing the zoning map from the R-1.8 Zone (residential, 1.8 lots or units per acre) to the R-2.5 Zone (residential, 2.5 lots or units per acre) on property located at approximately 11607 to 11709 South Lampton View Drive. Applicant: Mervyn Arnold. (*By Planning Director, Steven Schaefermeyer*) **RCV**

Planning Director Steven Schaefermeyer reviewed the background information on this item. Reviewed a prepared presentation (Part of Attachment E).

Mayor Ramsey opened the public hearing.

Steve Young, 1201 W. Country Ridge Dr., said his daughter owns lot 55, as part of the zone change. He is in support of the zone change. It is currently a large field. With the fire hazards, they prefer to have homes in this location. It also allows them to extend some of the improvements to the south. The developer does good work and the lot sizes are perfect for the area.

Mayor Ramsey closed the public hearing.

Council Member Harris asked if there are any water rights on the land? Mr. Klavano said per code, water shares will have to be dedicated as part of the development process.

Council Member Marlor made a motion to approve Resolution R2018-48. Council Member Zander seconded the motion.

Council Member Harris said these are good size lots, and the development makes a lot of sense.

Roll call vote. The vote was unanimous in favor.

Council Member Shelton made a motion to approve Rezone Ordinance 2018-05-Z. Council Member Harris seconded the motion. Roll call vote. The vote was unanimous in favor.

H. Public Hearing: South Jordan Retirement Community – Resolution R2018-49, authorizing the city to enter into a development agreement pertaining to the proposed development; and Rezone Ordinance 2018-06-Z, rezoning the subject property from MU-SOUTH to MU-SOUTH-PD. *(By Planning Director, Steven Schaefermeyer)*
RCV

Planning Director Schaefermeyer reviewed the background information on this item (Attachment F). At the Planning Commission meeting, there was concern over building height, blocked views, and proposed retail uses.

Council Member Marlor asked about the easement filed on the open space. Would that be for public use? Mr. Schaefermeyer said no. It would be for the area to remain as open space. City Attorney Loose said it could be done through an easement or a deed restriction.

Council Member McGuire said with the current zoning, what is the tallest building that is allowed? Mr. Schaefermeyer said 35 ft., but the setbacks are different.

Elliot Smith, Terra Form Companies, (Midvale), applicant. He said their primary interest in going under contract with Harmons were the 2 retail pads on 114th. After that, Resort Lifestyles Community (RLC) assumed 9 of the 12 acres in their contract. In meeting with the neighbors, there was concern expressed that the western part of the property, adjacent to the neighbors, would be turned into more residential or parking. He said the requirements for the open space would be in the development agreement. In addition, they have suggested placing a note on the plat that it would be perpetual open space to make sure that property is protected. He said the access points have preliminary approval by UDOT. UDOT favors this plan because it poses the least amount of impact versus a retail or office development. There is also no impact to the local schools. The density is 14.5 units per acre. The way this property and building are configured, it could never become a multi family area.

Mr. Smith said Harmons has owned this property for about 20 years. As other developments have filled in the area, this 12 acres is not viable for a regional commercial center. Harmons has 2 existing stores in South Jordan. He said mid and big box retail stores are not thriving. Gyms and theaters are doing well. This proposal is better for the existing residents.

Mr. Smith noted areas of the building that will be lowered to address building height concerns. He reviewed building elevation drawings, including the proposed plan and view vs possible

office or residential (Attachment G). He said there will be a 200 ft. setback next to Nelson Farms. He reviewed the proposed site cross section.

It was noted that the current zone requirements are a 35 ft. building, with a 20 ft. setback.

Bob Lewis, RLC (Lincoln, Nebraska), said what they are showing they plan to build. They will start construction as soon as they are able. This use is the only thing they build. They anticipate 70 percent of the future residents live 5-8 miles away currently. It is a low intense use. Most of the residents do not use cars.

Council Member Zander noted the walking path in the open space area in the back of the property. Is that a public trail? It was noted no fence will be on the property. They are not opposed to neighboring residents walking some laps. It was noted that the adjacent neighbors had asked that they not plant too tall of trees next to the fence. Council Member Zander expressed appreciation to the developers for holding neighborhood meetings.

Mayor Ramsey opened the public hearing.

Trish Brown, 11323 S. Portabello Road, read a prepared statement (Attachment H).

Mayor Ramsey closed the hearing.

Council Member Shelton asked about the parking requirement. Mr. Schaefermeyer said the minimum parking requirement for a multi family unit would be 228. For this use, they will have 136 parking stalls, some of which will be garages. This is a retirement community where some transportation is provided. It is different than a multi family product.

It was noted that all conditions can be done in a development agreement. Mr. Schaefermeyer said they will include the elevations and site plan in the development agreement. They can add a note regarding the open space. He recommended that the concepts presented tonight be included in the development agreement. City Attorney Loose said they should make the approval subject to final approval of the development agreement by the City Attorney and City Manager.

Council Member Shelton asked about the concerns from the Planning Commission on this application? Mr. Schaefermeyer said Ms. Holbrook was generally concerned that they are going through a general plan process, and she is hesitant to make land use and zone changes until a decision is made regarding the general plan. She is also concerned with a 3 story building next to Redwood Road. He was unsure of Mr. Morrissey's concerns.

Council Member Marlor said he did envision that this would be a commercial property. He thinks the proposal is to the benefit of the residents to the west of the subject property. The proposal has less of a traffic impact. He asked how long it would take to see this subject property develop into a commercial development? City Commerce Director Preece said big box and mid size retail uses are not happening right now, if ever. He said it could be used for a medical office, but the land is not situated right for a Class A office. He said it could be used for a strip mall development, but it would be many years before anything like that would happen.

Council Member Harris asked if they could fill the whole space with offices? Mr. Preece said it would require a lot of parking. With smaller offices or a strip mall, it would struggle without visibility, unless it is a destination use. He said the green space requirement for office is 15 percent, versus the 35 percent they are getting with this proposal.

Mayor Ramsey thanked the developer for being flexible and willing to listen to the city and work with the neighbors.

It was noted that Harmons will not have any property left. Terraform will retain ownership of the small pad of retail along 114th. They want to break ground next spring. RLC has the same timing.

It was further noted that the setback from the existing homes with the current zoning is 20 ft. (25 ft. for a retail building). The setback for the current zoning is 20 ft. off Redwood Road.

Council Member Zander made a motion to approve Resolution R2018-49, subject to a development agreement pursuant to the terms proposed by the applicant and final review and approval by the City Attorney and City Manager. Council Member Shelton seconded the motion.

City Attorney Loose said that would include a deed restriction on the open space or a conservation easement – whichever mechanism is chosen. Mr. Schaefermeyer said he would also like a note on the plat. Mayor Ramsey said that would also include the height changes, as presented by the applicants.

Council Member McGuire thanked the Harmons property owners for their investment in the city. He said he likes this product. He said they are still a city without a vision for Redwood Road. They are beginning to update their general plan. He feels after that plan is complete, the consensus will still be that they need more commercial in the city. They need to think long term and big picture.

Council Member Harris said he is also in favor of commercial. Retail is not what it used to be. This won't be a big retail center or a big box store. There is a commitment to preserve 11400 South for commercial. They could put some Class C office space along Redwood Road, but he does not think it would fill the space. If it did, the neighbors would not appreciate that. He said they also talk of preserving green space. He said they are getting 35 percent of the property in nicely landscaped greenspace, and that will be a tremendous contribution.

Council Member Zander said Nelson Farms has been concerned about this property. This is the best option they have seen for this property while she's been on the City Council. With the green space, no fences, and the developer maintains it, and allows people to walk and use it, that is a huge win for the city. The commercial development on 11400 South will be important and she hopes it is done quickly. She said she is sensitive to the traffic along 11400 South. She sees this as a positive contribution to the intersection. She asked that they be thoughtful on the commercial development and good contributors to the tax base. She said she is grateful the developers met with the neighbors.

Roll call vote. The vote was unanimous in favor.

Council Member Zander made a motion to approve Rezone Ordinance 2018-06-Z. Council Member Marlor seconded the motion. Roll call vote. The vote was unanimous in favor.

- I. Action Item:** Resolution R2018-53, accepting the Arbors Subdivision's private storm drain system as public with certain conditions and authorize the City Engineer to move forward with the appropriate mechanism to complete this process. *(By Development Services Director, Brad Klavano)*

Council Member Klavano reviewed the background information on this item. He said the easement was never recorded. If the City Council authorizes for this to move forward, staff will work with the HOA, amend the plat, and do an easement over the road. He said the fees that are collected for the storm drain will more than cover the maintenance of the storm drain line. One condition is that they have to sweep the streets once a year.

Council Member Marlor made a motion to approve Resolution R2018-53. Council Member McGuire seconded the motion. The vote was unanimous in favor.

Council Member Zander made a motion to move item L. to be discussed before item K. Council Member McGuire seconded the motion. The vote was unanimous in favor.

- J. Action Item:** Resolution R2018-55, authorizing the Mayor to sign a Purchase and Sales Agreement and Development Agreement for the preservation of the 18 hole Glenmoor Golf Course. *(By City Attorney, Ryan Loose)*

City Attorney Loose said the purchase and sale agreement is for the 135 acres known as Glenmoor Golf Course. There is a 180 day feasibility period. There is also a guarantee in the agreement that will be executed at the same time, which is a development agreement for 11 acres reserved for 72 lots. He said that is a backup plan as the price of those lots would pay for the golf course. He said the city's first option and preferred plan is to partner with another entity so that there would be no need to have any residential lots developed. This proposal is plan B. He said they hope that the sale is the purchase of everything, including the water. Now the receiver has to get it sold. He will have to take it to a judge for approval – they hope to have that approval in the next week.

City Attorney Loose showed a map outlining where the 72 units could be developed (Attachment I). Mayor Ramsey reiterated that this is not what they want to do, nor is it the current plan. This is the backup plan if all of their other plans fall through. It would preserve the 18 hole golf course. It may affect the putting green areas. He said the number of lots is what would be allowed under the A-1 zone. The receiver would have this option, as outlined in the map, if the city backed out. He said in the next month or so, the City will be doing a deed restriction and easement and rezoning the course to open space. He said if they can work out the deal that they are currently working on, with a good faith partner, this map with the 72 lots will become mute.

Mayor Ramsey reiterated that if they are successful in what they are currently working on, which they believe that they will be, there would be no residential development on the course and the map would be mute.

Council Member Shelton clarified that this action item approves the Mayor to sign an agreement to buy the golf course. They are looking at 2 different ways to fund the purchase of the golf course. One way, the preferred method, they can't talk about yet. The second is this back up plan if the first alternative fails. This back up plan is not the plan that the City Council prefers.

Council Member Shelton made a motion to approve Resolution R2018-55. Council Member Harris seconded the motion.

Council Member McGuire said this is the Plan B for the worst case scenario. They have looked at both options thoroughly. They removed the option for bonding because they had a backup plan in place. They are not doing this blindly. It has been studied. He reiterated that the map represents the worst case scenario.

Mayor Ramsey said the golf course will be preserved.

Council Member Marlor said he is grateful that there is a Plan A and the opportunity to execute on that. A lot of creativity has gone into this process. He is grateful for the "white knight" that provided them another option to consider. They believe that option will happen as a partner. He is happy with the outcome and expressed appreciation for the work done by staff, the City Council, and their partner.

Council Member Harris said he is committed to preserving green space in the city and did everything he could. He said there was another place in the city with green space committed with an approval tonight. He thanked the residents for their diligence. He said the City Council shares their desire to keep the golf course.

Council Member Zander thanked Council Member Shelton for his work. He was the biggest advocate for the saving of this golf course. She said there was no way she was going to vote to raise taxes to buy a golf course. She said countless hours have been spent by many people to come to this result. She is grateful to be part of a body that works hard to do what is best for the residents.

Council Member Shelton said he has made missteps in the last year in trying to preserve this historic recreational property. He is grateful where they are today. He hates the proposed 11 acres of residential. It is a compromise and a backup position only. He thanked the City Council for being willing to meet with him and stay engaged in this process. Staff helped come up with the preferred options. The community has been great to work with. There is still a lot of work to do to make Plan A happen. He also expressed appreciation to the receiver and his legal counsel.

Mayor Ramsey thanked everyone who worked so hard on this. It seemed impossible. The mindset amongst some was that development was not an option, even though it looked hopeless.

Whether the city owns this forever, or not, it is a miracle because the golf course will be preserved. Once they own the property, they have the authority to protect it in perpetuity.

City Attorney Loose said if the city buys it, or backs out, the map showing the Plan B is what the receiver has to move forward with. The rest of the property is still preserved, even in a worst case scenario.

Roll call vote. The vote was unanimous in favor.

K. Executive Meeting: Closed meeting to discuss the character, professional competence, or physical or mental health of an individual.

This item was done at the end of the meeting.

L. Reports and Comments: *(Mayor, City Council, City Manager, and City Attorney)*

Council Member McGuire said they held the kickoff meeting for the steering committee for the general plan. He encouraged the residents to give their comments and input. The website is southjordangeneralplan.com.

Council Member Zander indicated that she attended the Mosquito Abatement Board meeting. She asked that staff refocus efforts on the residents that have the proposed Rocky Mountain power poles in their back yards. The residents found some inconsistencies in the easements. They are supposed to have a 60 ft. easement and not every property has that. The city should make sure they have the appropriate easements.

City Attorney Loose said staff has spent time on the issue with the residents. He said one problem is that the city can't do too much in investigating what the residents are asking. A large part is an evidentiary matter that the City would hear. Staff has sent redlines back to Rocky Mountain Power asking them to address the questions regarding easements. The Planning Commission will be weighing the evidence. If their decision is appealed, the City Council will hear it. They have answered the residents questions, but there are limits to what the city can do. The city would have to pay for the full study to look at alternate routes and pay for any differential in cost for a new plan.

Council Member Zander asked if they can ask Rocky Mountain Power to give the city their reports and share the alternate routes that they studied? City Attorney Loose said they can ask. He said Rocky Mountain Power has made an application for the use. The city would have to find a detrimental effect to require them to do something different. And then it is the least restrictive way to mitigate that detrimental effect. For example, if EMF is the detrimental effect, the least restrictive way to mitigate it is to increase the height of the line, not move the line to another road. He said staff is still preparing for this issue.

Planning Director Schaefermeyer reviewed the redlines that staff sent to Rocky Mountain Power. He said one of the residents submitted a GRAMMA request on this issue. As the application gets

closer to Planning Commission, the city receives more information. He is unsure when the issue will be on the Planning Commission agenda.

City Attorney Loose said it is difficult to answer questions to the residents since he advises and works for the body that is making the decision. He said he won't copy the Planning Commission on emails when he is asked questions on applications. He does not want the Planning Commission to feel influenced. Mr. Schaefermeyer said they avoid talking to the Planning Commission about applications until it goes to them because it evolves in the process.

Council Member Marlor reported on the last Architectural Review Committee meeting. He also noted the recent pot luck social held at Council Member Shelton's house.

Council Member Harris said he also attended the steering committee for the general plan with Council Member McGuire.

Council Member Shelton reported on the social, and a recent vacation to Egypt and Africa.

Mayor Ramsey noted that a video was made for the city's report to the Economic summit. That video can be found on the city's Facebook page. She reported on the Council of Mayors meeting this week. She reported on her trip to Washington DC. She attended the White House as part of the Women Mayors of America conference. She reported on the various speakers at the conference. There were 50-60 mayors present at the conference, many from small communities. She said there are individual people back there that understand what they are concerned about. She met with representatives from Representative Curtis and Representative Lee's office. She has been in communication with Mia Love and met with Senator Hatch. Senator Hatch will try to get some federal funding for the city's reuse project. She accomplished a lot. It was a good trip.

Administrative Services Director Kyle said Council Member Zander will be stepping down as liaison of the Arts Council. Council Member McGuire is willing to serve in her place. He said staff is recommending that the City Council make that change.

Council Member Zander made a motion to remove herself as liaison to the Arts Council and to approve Council Member McGuire to take that seat. Council Member McGuire seconded the motion. The vote was unanimous in favor.

CM Whatcott passed out information packets for their Thursday night meeting.

Council Member Marlor thanked Mayor Ramsey for her efforts representing the City.

Mayor Ramsey reported on the Uplift Parenting Conference. She visited with the Governor at that conference. She also received a call 2 days ago asking if she would serve on the Salt Lake County Transportation Advisory Committee. That is the committee responsible for determining the method that will need to be recreated and the funding for the quarter of a quarter percent tax.

The City Council took a brief recess.

Council Member Marlor made a motion to reconvene the meeting after the recess, and go into a closed meeting to discuss the character, professional competence, or physical or mental health of an individual. Council Member McGuire seconded the motion. The vote was unanimous in favor.

- K. Executive Meeting:** Closed meeting to discuss the character, professional competence, or physical or mental health of an individual.

Council Member Zander made a motion to come out of the closed meeting. Council Member Shelton seconded the motion. The vote was unanimous in favor.

ADJOURNMENT

Council Member Zander made a motion to adjourn. Council Member Marlor seconded the motion. The vote was unanimous in favor.

The October 2, 2018 Regular City Council meeting adjourned at 9:55 p.m.

This is a true and correct copy of the October 2, 2018 City Council Meeting Minutes, which were approved on October 16, 2018.

Auna M. West
South Jordan City Recorder

10-2-18 CC mtg Attachment B

Mayor Ramsey,

Unfortunately, I cannot be in attendance at tonight's meeting, but I did not want you to think that I will not be there in spirit!

If I were present, I would speak at the public comment period in favor of the motion, and to express my gratitude for all the hard work put forth by you and the whole council. I hope the motion passes, and on behalf of the Glenmoor Village Skye Homeowners Association, thank you all for saving our golf course, and for adding what we feel is a fantastic asset to the city's portfolio.

Kudos to you all!

Best Regards,

Marc Pehkonen





2017

CRIME IN UTAH

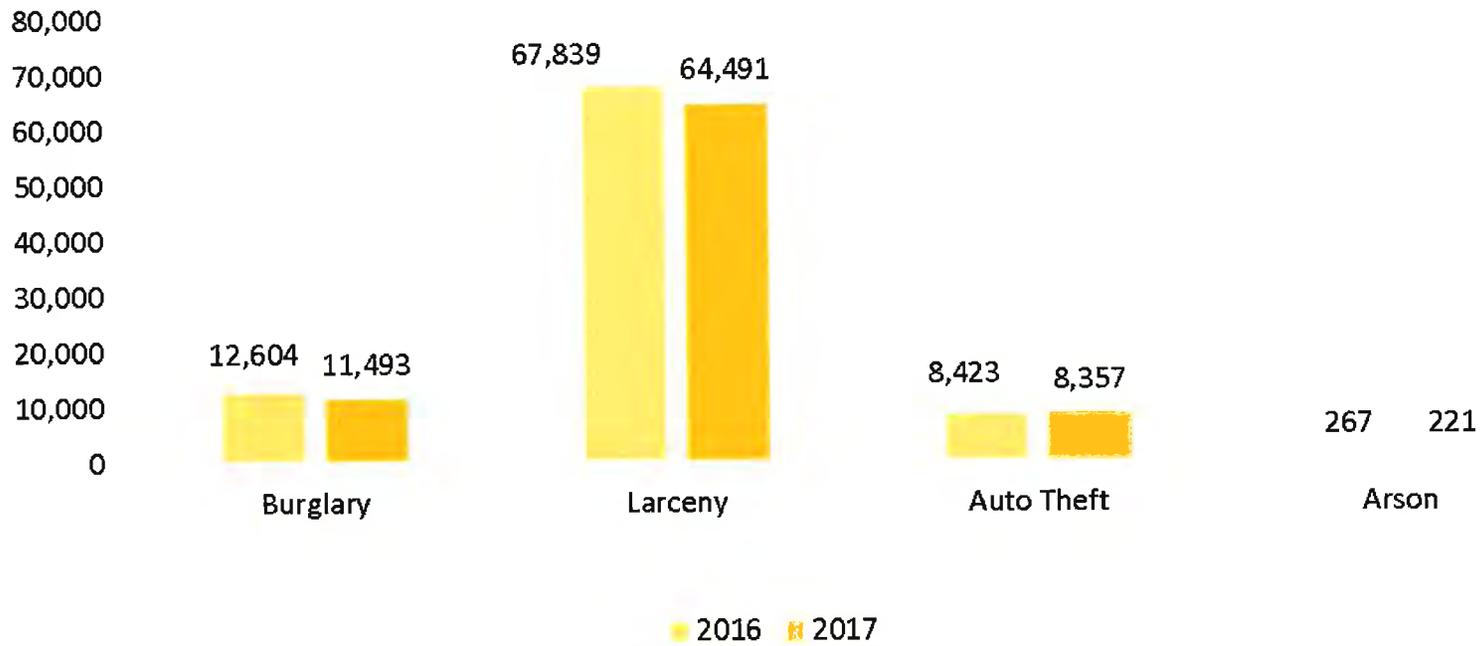


Utah Department of Public Safety
Keith D. Squires, Commissioner

Utah Bureau of Criminal Identification
Alice Moffat, Bureau Chief

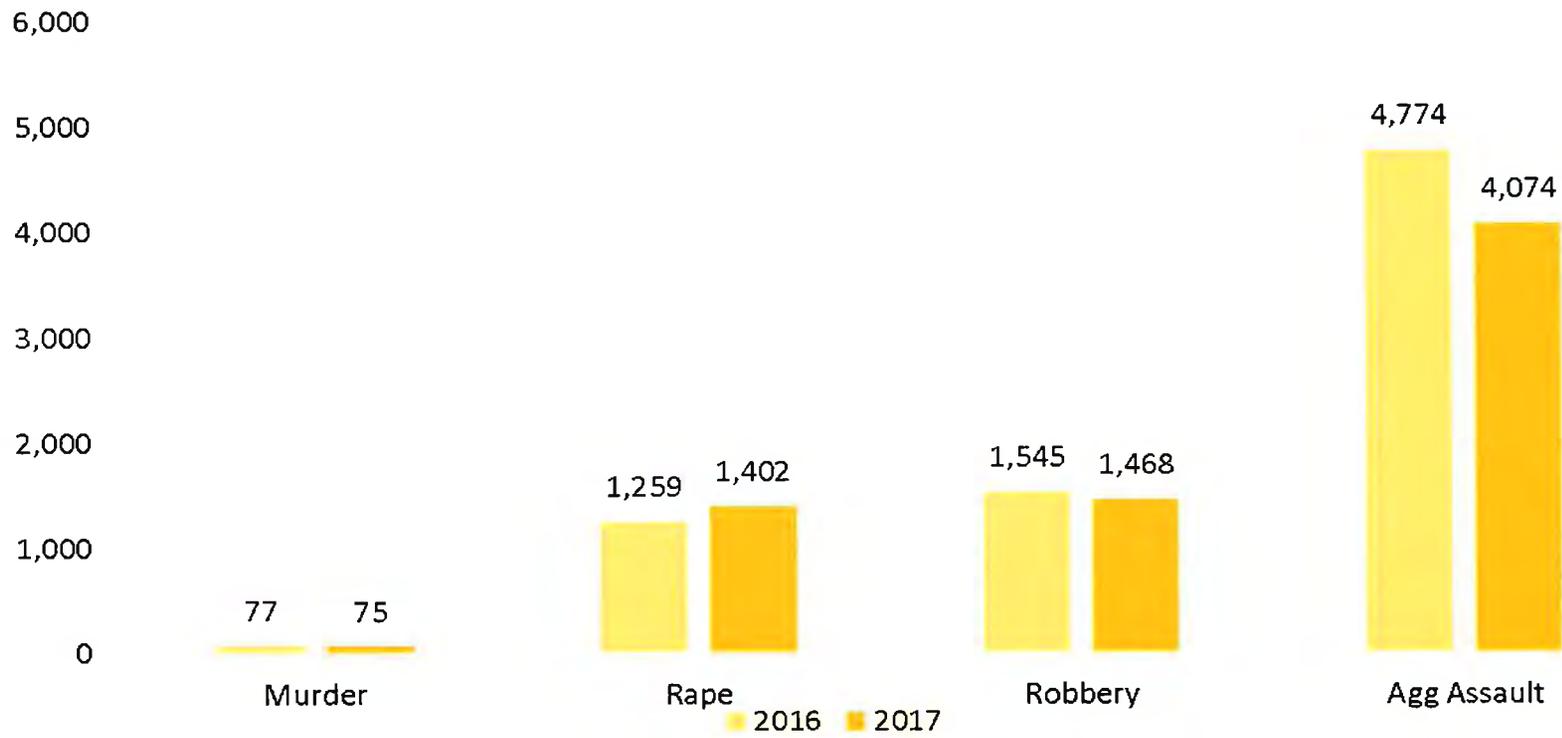
Utah Crime

Property Crimes



Utah Crime

Violent Crime

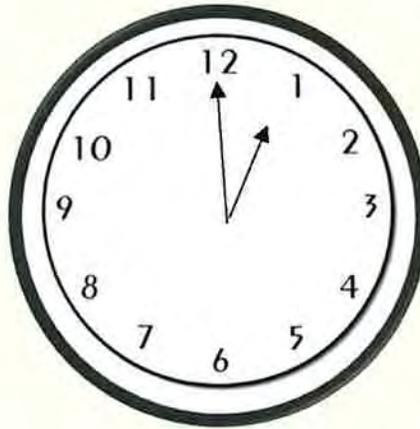


Utah Crime

**One Homicide every
4.87 days**

**One Rape every 6.25
hours**

**One Robbery
every 5.97 hours**



**One Aggravated
Assault every 2.15
hours**

**One Burglary
every 45.73
minutes**

**One Larceny every
8.15 minutes**

**One Motor Vehicle
Theft every 1.05 hours**

**One Arson every 1.65
days**

2017 Utah Crime Report Summary Analysis

- The number of violent crimes decreased by 8.31%. All violent crime decreased with the exception of Rape which had an 11.36% increase
- Total property crime decreased by 5.13%
- There were 116,796 arrests reported in 2017. This is a 3.69% increase from 2016

2017 Crime in Utah Report

Crime Factors

- Characteristics of the community influence criminal activity
 - Relative stability of the population, particularly with reference to age, sex, and socioeconomic status
 - Cultural conditions such as educational levels, recreational opportunities, and religious characteristics
 - Effective strength of law enforcement, including cooperation of neighboring agencies....and federal law enforcement agencies.
 - Attitudes of the public toward law enforcement and their crime reporting practices

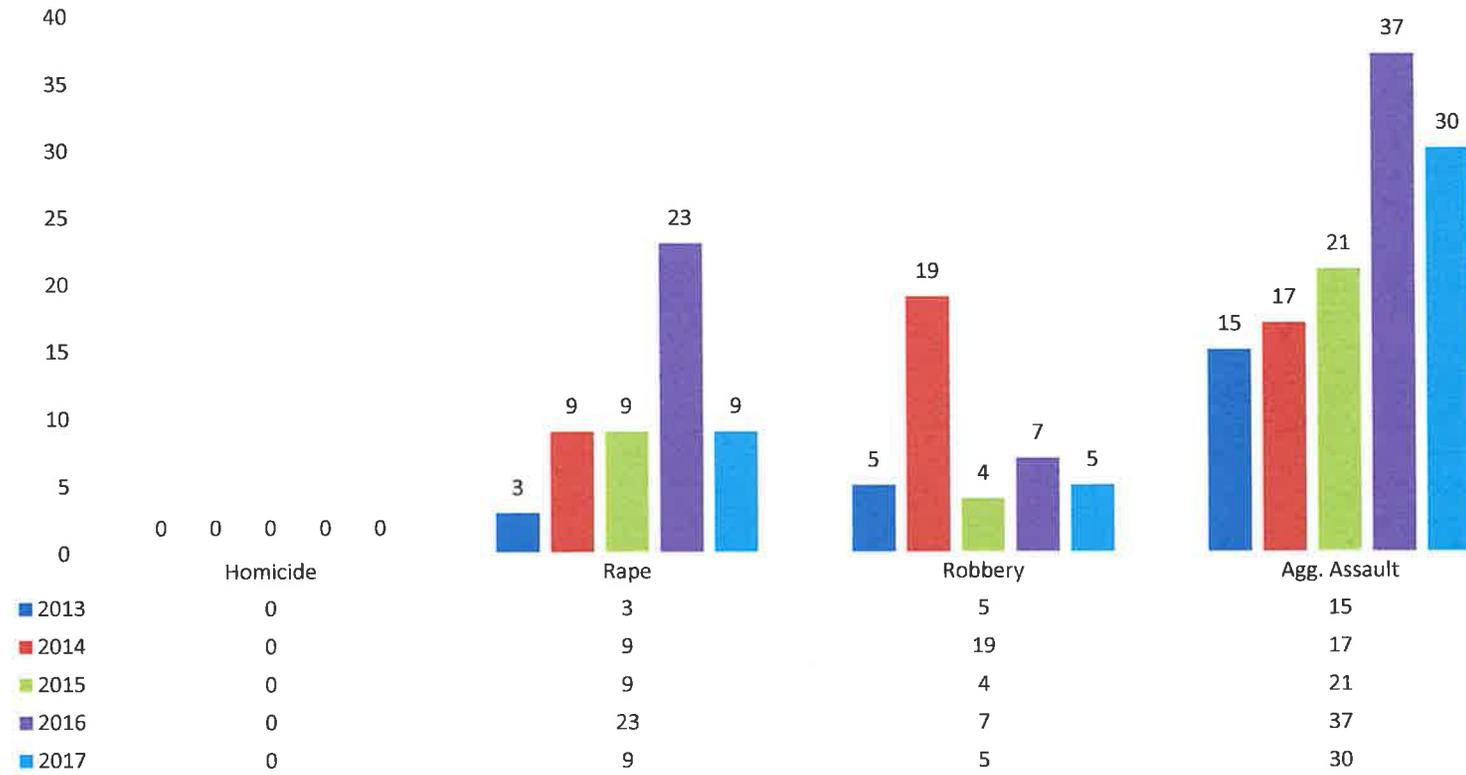
2017 UCR Crime in Salt Lake County

Agency	Population	Homicide	Rape*	Robbery	Aggravated Assault	Burglary	Larceny	Motor Vehicle Theft	Arson	Index Crime Totals	Crime Rate Per 1,000
UNIFIED POLICE DEPT OF GREATER SALT LAKE	348,105	13	156	217	481	1,711	8,296	1,717	33	12,624	36.26
UNIVERSITY OF UTAH PD		1	6	0	5	32	326	37	0	407	
WEST JORDAN PD	113,905	3	32	53	204	383	2,827	297	3	3,802	33.38
WEST VALLEY CITY PD	136,170	8	135	150	480	854	3,940	962	14	6,543	48.05
BLUFFDALE PD	13,484	0	4	0	12	33	85	14	0	148	10.98
COTTONWOOD HEIGHTS PD	33,996	1	12	23	28	144	815	48	2	1,073	31.56
DRAPER PD	47,710	0	19	13	39	228	1,111	247	6	1,663	34.86
GRANITE SCHOOL DISTRICT PD		0	0	1	14	7	144	4	4	174	
MURRAY PD	49,295	2	33	51	119	463	2,612	305	0	3,585	72.73
SALT LAKE CITY PD	200,544	10	299	509	867	1,864	12,021	1,648	27	17,245	85.99
SANDY PD	96,145	3	52	61	102	536	2,391	251	4	3,400	35.36
SOUTH JORDAN PD	70,954	0	9	5	30	226	1,354	144	3	1,771	24.96
SOUTH SALT LAKE PD	24,956	3	37	54	135	349	1,228	370	6	2,182	87.43

Arrest Data by Agency						
AGENCYNAME	Population	Adult	Adult Arrests per 1,000	Juvenile	Juvenile Arrests Per 1,000	Total Arrests
UNIFIED POLICE DEPT OF GREATER SALT LAKE	348,105	6,191	17.78	511	1.47	6,702
MURRAY PD	49,295	1,328	26.94	303	6.15	1,631
SALT LAKE CITY PD	200,544	17,316	86.35	735	3.67	18,051
SOUTH SALT LAKE PD	24,956	2,004	80.30	100	4.01	2,104
SANDY PD	96,145	2,854	29.68	727	7.56	3,581
WEST JORDAN PD	113,905	2,105	18.48	505	4.43	2,610
UNIVERSITY OF UTAH PD		207		9		216
DRAPER PD	47,710	869	18.21	209	4.38	1,078
SOUTH JORDAN PD	70,954	875	12.33	199	2.80	1,074
BLUFFDALE PD	13,484	245	18.17	73	5.41	318
ALTA MARSHAL	385	No Data Submitted				
WEST VALLEY CITY PD	136,170	5,309	38.99	999	7.34	6,308
GRANITE SCHOOL DISTRICT PD		60		595		655
COTTONWOOD HEIGHTS PD	33,996	1,306	38.42	131	3.85	1,437
SALT LAKE COUNTY TOTALS	1,135,649	40,669	35.81	5,096	4.49	45,765



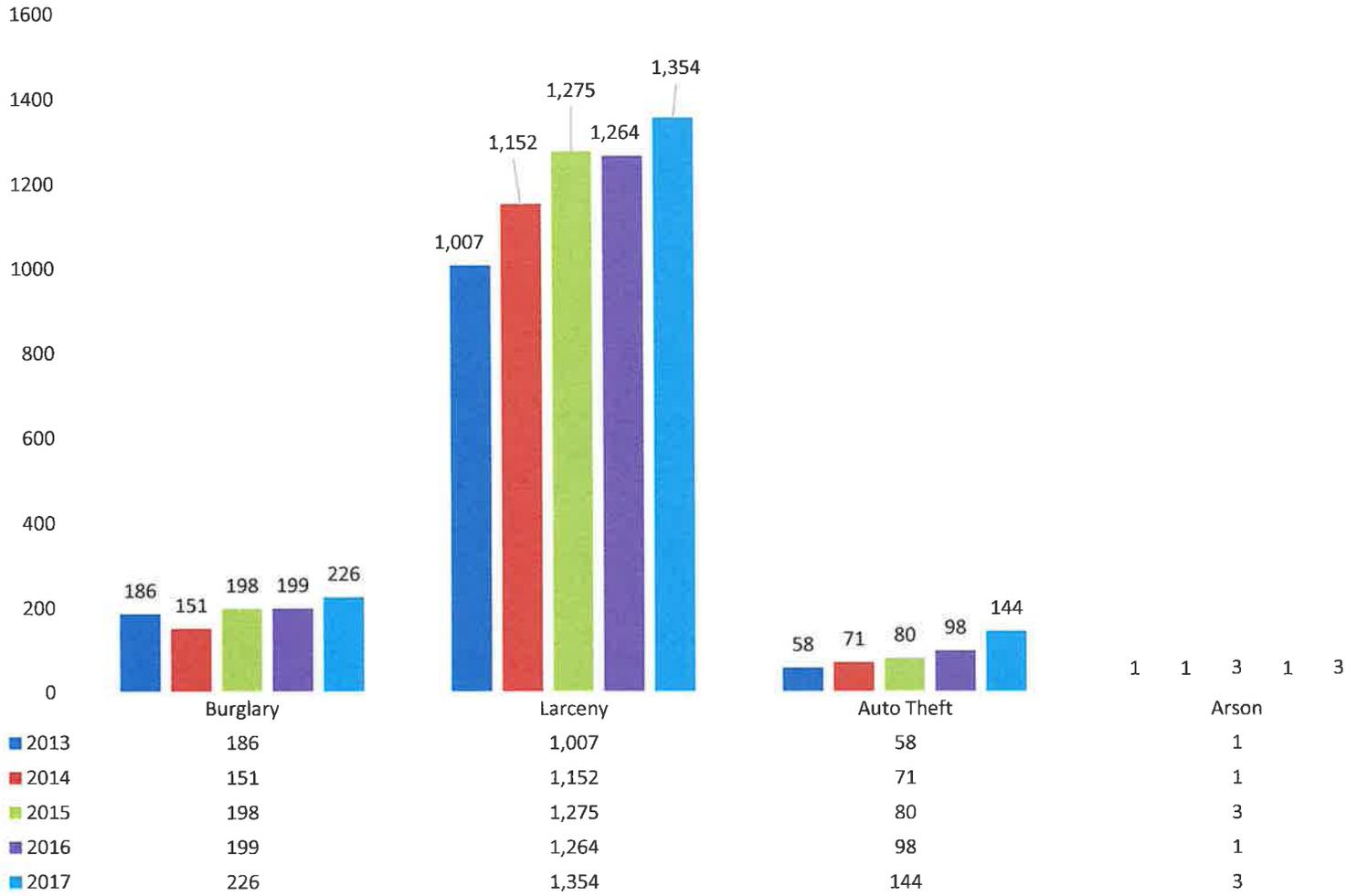
South Jordan Violent Crimes 2013 - 2017



■ 2013 ■ 2014 ■ 2015 ■ 2016 ■ 2017



South Jordan Property Crimes 2013 - 2017

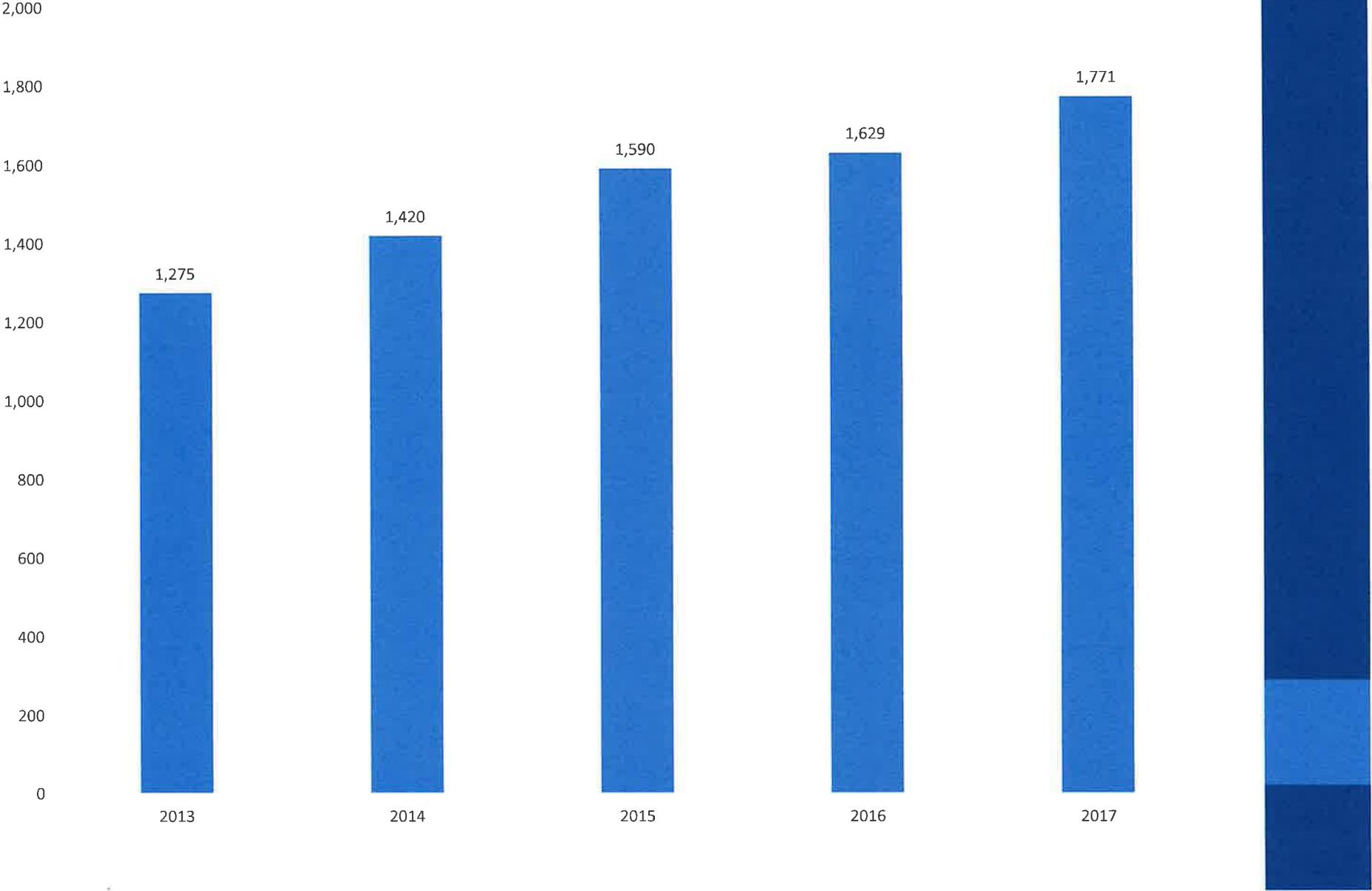


- 2013
- 2014
- 2015
- 2016
- 2017

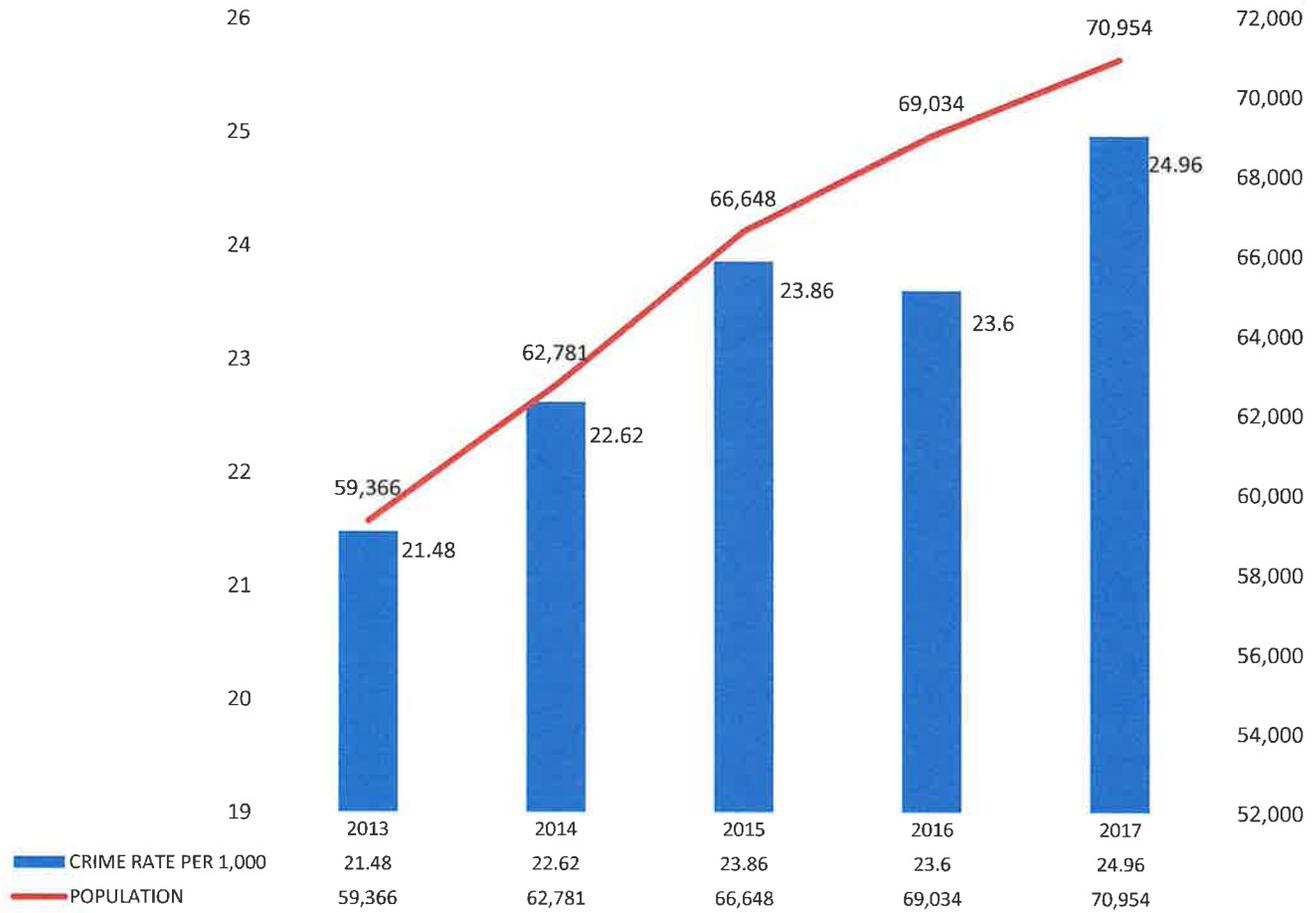
■ 2013 ■ 2014 ■ 2015 ■ 2016 ■ 2017



SOUTH JORDAN INDEX CRIME TOTALS



South Jordan Crime Index 2013-2017

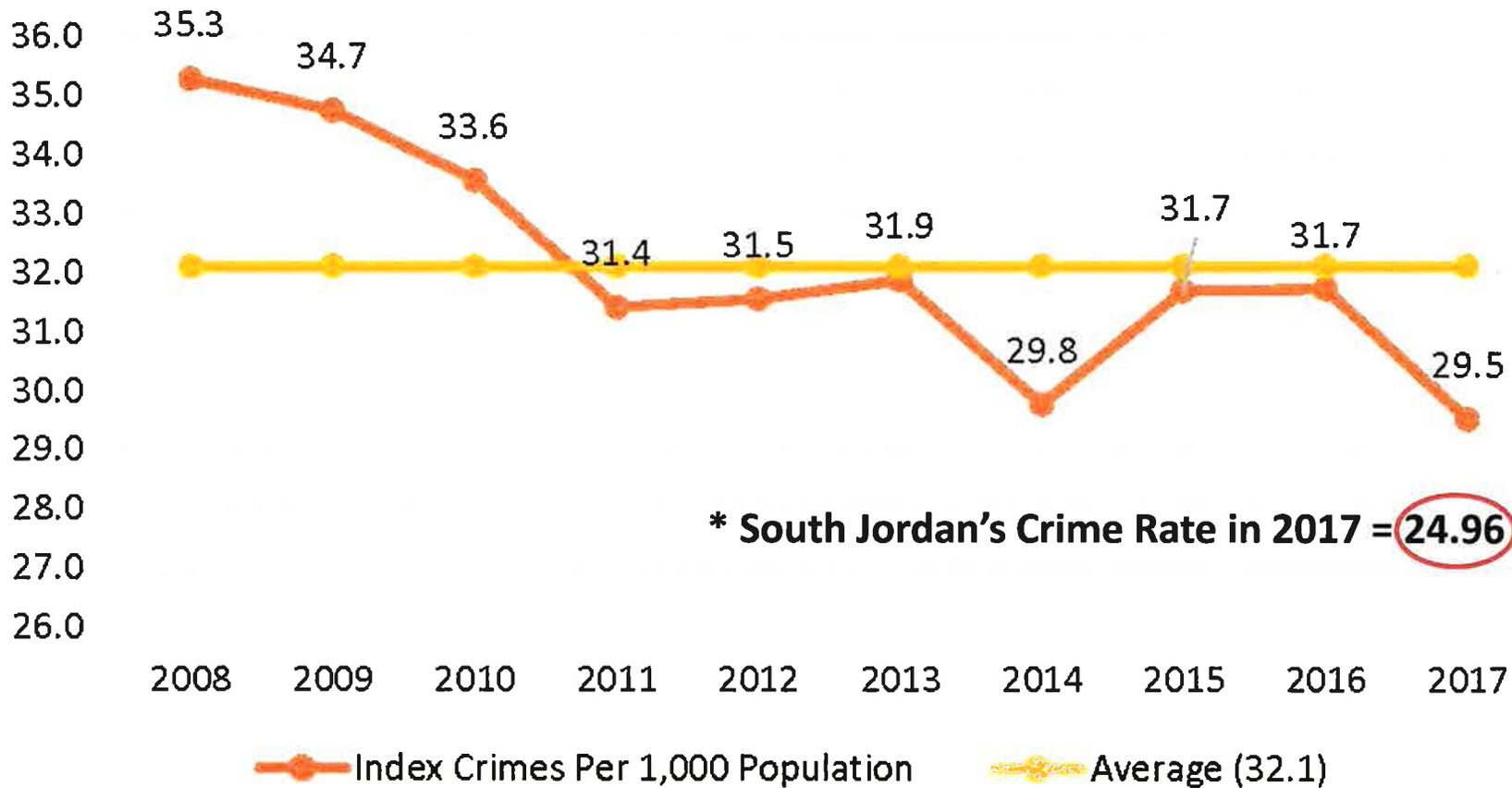


■ CRIME RATE PER 1,000
 — POPULATION



Utah Crimes 2008-2017

Index Crimes Per 1,000 Population





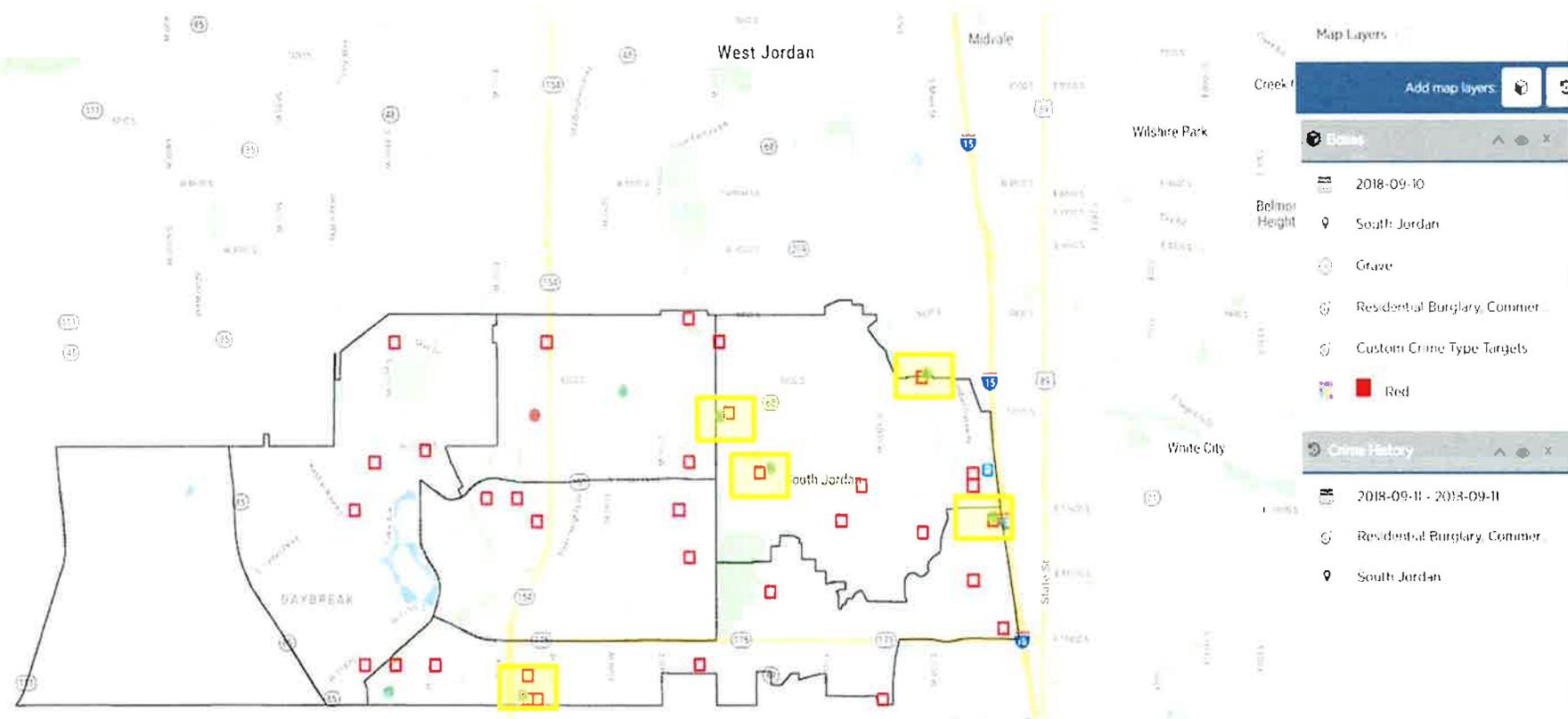
PredPol[®]

Predict Crime in **Real Time**[®]



PredPol Crime Forecasting

Graveyard Shift September 10, 2018





Patrol Area: South Jordan

Shift: -

Mission: -



Traffic Accidents had the highest number of incidents, **down 4.9%** from the previous year



2151 total crimes occurred during this period, **down 13.7%** from the previous year



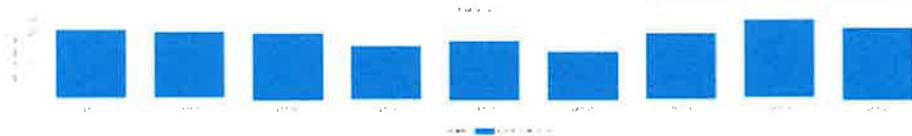
Thursday had the most number of incidents occurring during the selected period



Around 4PM-5PM is when most crimes were committed during the selected period

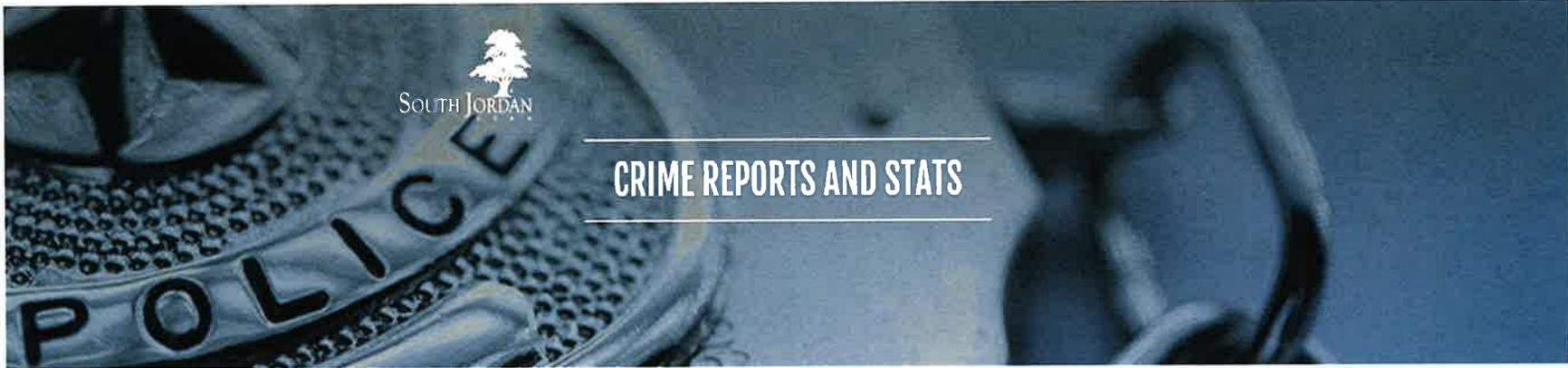


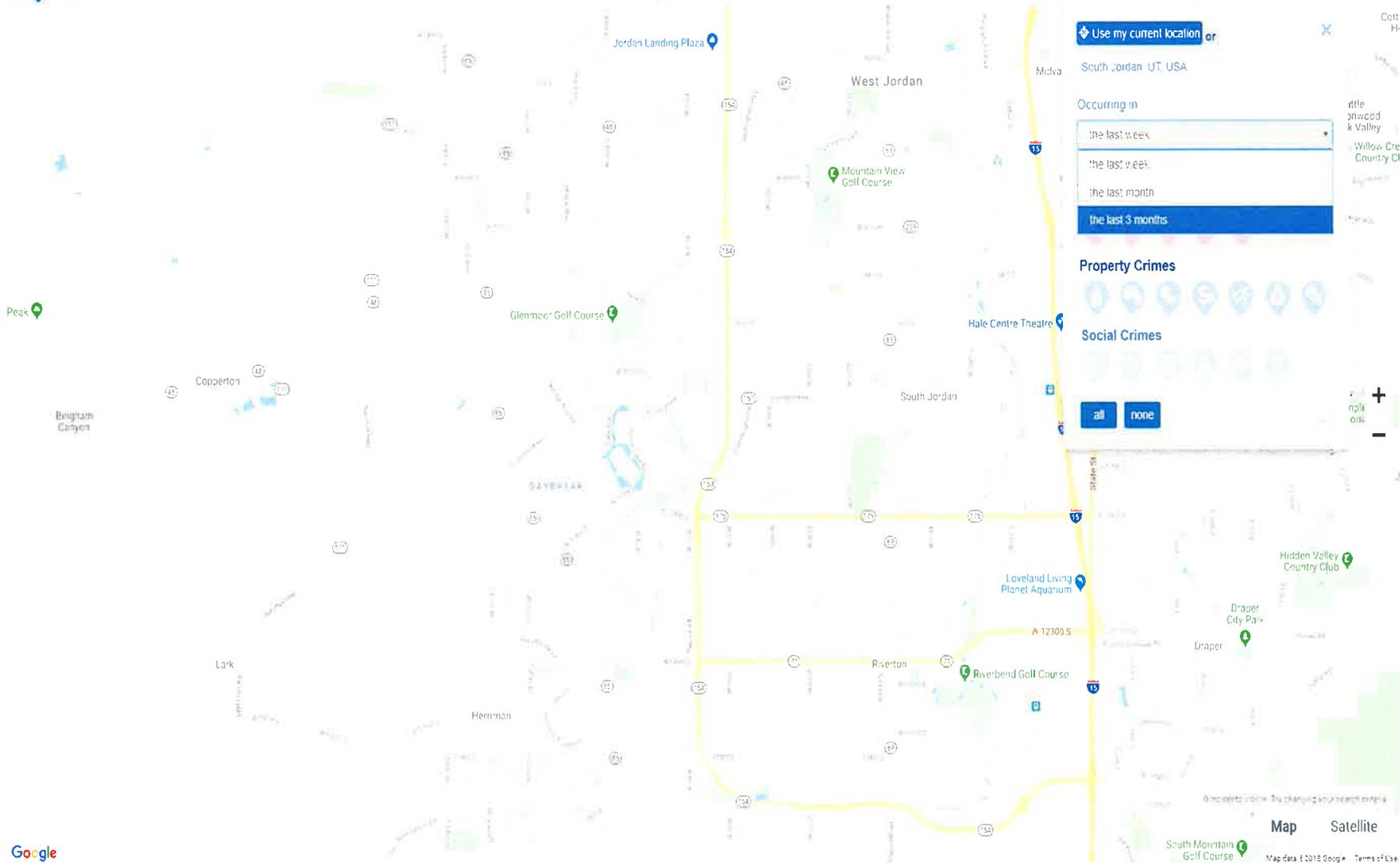
Crime Type	01/01/17 - 09/30/17			01/01/18 - 09/30/18		
	Count	% Change	Count	% Change	Count	
Commercial Burglary	2	50.0	10	80.0	54	
Residential Burglary	2	0.0	25	60.0	109	
Robbery	0	0.0	0	0.0	4	
Theft-Motor Veh	2	50.0	20	40.0	97	
Theft Property	7	-42.9	29	27.6	277	
Traffic Accidents	45	-8.9	162	-3.1	1,380	
Vandalism / Graffiti	8	75.0	27	51.9	200	
Vehicle Burglary	10	20.0	58	30.2	370	
Total	76	19.7	326	17.5	2,491	



Crime Type	01/01/17 - 09/30/17	01/01/18 - 09/30/18	% Change
Commercial Burglary	54	23	-57.4
Residential Burglary	109	72	-33.9
Robbery	4	13	225.0
Theft-Motor Veh	97	88	-9.3
Theft-Property	277	222	-19.9
Traffic Accidents	1,380	1,312	-4.9
Vandalism / Graffiti	200	169	-15.5
Vehicle Burglary	370	252	-31.9
Total	2,491	2,151	-13.7







Use my current location or

South Jordan UT USA

Occurring in
the last 3 months

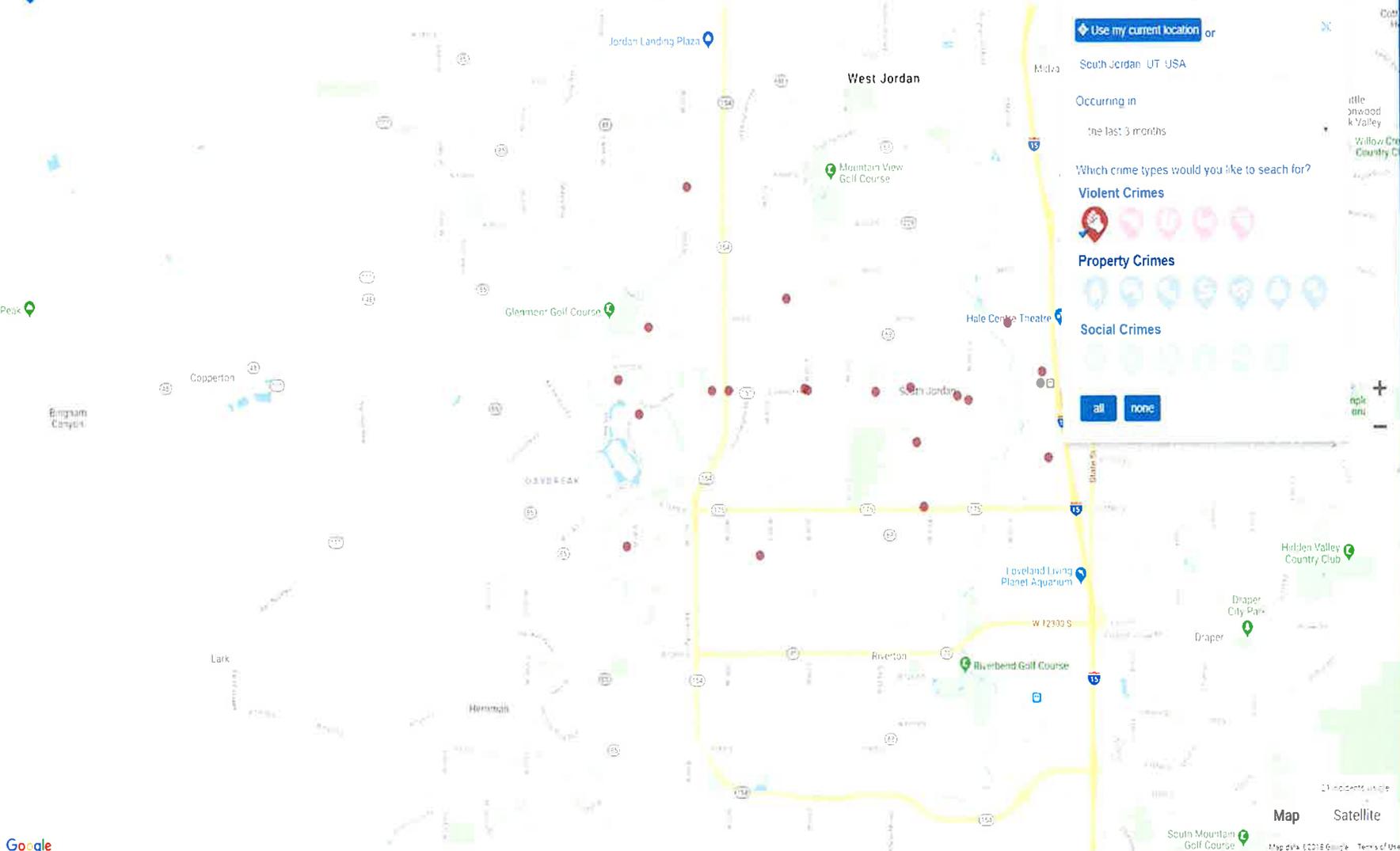
Which crime types would you like to search for?

Violent Crimes

Property Crimes

Social Crimes

all none



Assault

The screenshot displays the CrimeWhere website interface. At the top, there are browser tabs for 'Crime Reports and Stats - South Jordan' and 'CrimeWhere: Local crime map'. The address bar shows 'www.crimewhere.com'. The main map area shows a satellite view of South Jordan, Utah, with several red pins indicating crime locations. A search panel on the right side of the map is active, showing the following settings:

- Location: **Use my current location** or South Jordan, UT, USA
- Occurring in: the last 3 months
- Which crime types would you like to search for?
 - Violent Crimes** (includes a red pin icon for sex crimes)
 - Property Crimes
 - Social Crimes
- Buttons: **all** and **none**

At the bottom of the browser window, the Windows taskbar is visible, showing the search bar and various application icons. The system tray on the right indicates the time is 9:32 AM on 9/28/2018.

Sex Crime

Crime Reports and Stats - South x CrimeWhere: Local crime map x

Not secure www.crimewhere.com/1004015094379/11312617024/524AAA2

CrimeWhere™

Search Crimes Crime Alerts

Use my current location or South Jordan UT USA

Occurring in the last 3 months

Which crime types would you like to search for?

- Violent Crimes
- Property Crimes
- Social Crimes

all none

Map Satellite

Map data © 2018 Google Terms of Use

Show all

9:32 AM 9/23/2018

Robbery

The screenshot displays the CrimeWhere web application interface. At the top, the browser shows the URL www.crimewhere.com. The main map area shows a geographic region in South Jordan, UT, with several red pins indicating crime locations. A search sidebar on the right is active, showing the following settings:

- Location: South Jordan, UT, USA
- Time: Occurring in the last 3 months
- Crime Types: **Violent Crimes** (selected), Property Crimes, Social Crimes
- Buttons: **all**, none

The Windows taskbar at the bottom shows the system clock as 9:32 AM on 9/28/2018.

Weapon Violation

CrimeReports and Stats - Scott x CrimeWhere: Local crime map x +

www.crimewhere.com

CrimeWhere

Search Crimes Crime Alerts

Use my current location or South Jordan UT USA

Occurring in the last 3 months

Which crime types would you like to search for?

Violent Crimes

Property Crimes

Social Crimes

all none

Google

9:33 AM 9/28/2018

All Violent Crime



Search Crimes

Crime Alerts

Use my current location or

South Jordan UT USA

Occurring in the last 3 months

Which crime types would you like to search for?

Violent Crimes

Property Crimes

Social Crimes

all none



Arson

Crime Reports and Stats - South Jordan | CrimeWhere: Local crime map

www.crimewhere.com

CrimeWhere

Search Crimes | Crime Alerts

Use my current location or South Jordan, UT, USA

Occurring in the last 3 months

Which crime types would you like to search for?

- Violent Crimes
- Property Crimes
- Social Crimes

all none

Map | Satellite

9:49 AM 9/22/2018

Auto Theft

Use my current location or

South Jordan, UT, USA

Occurring in
the last 3 months

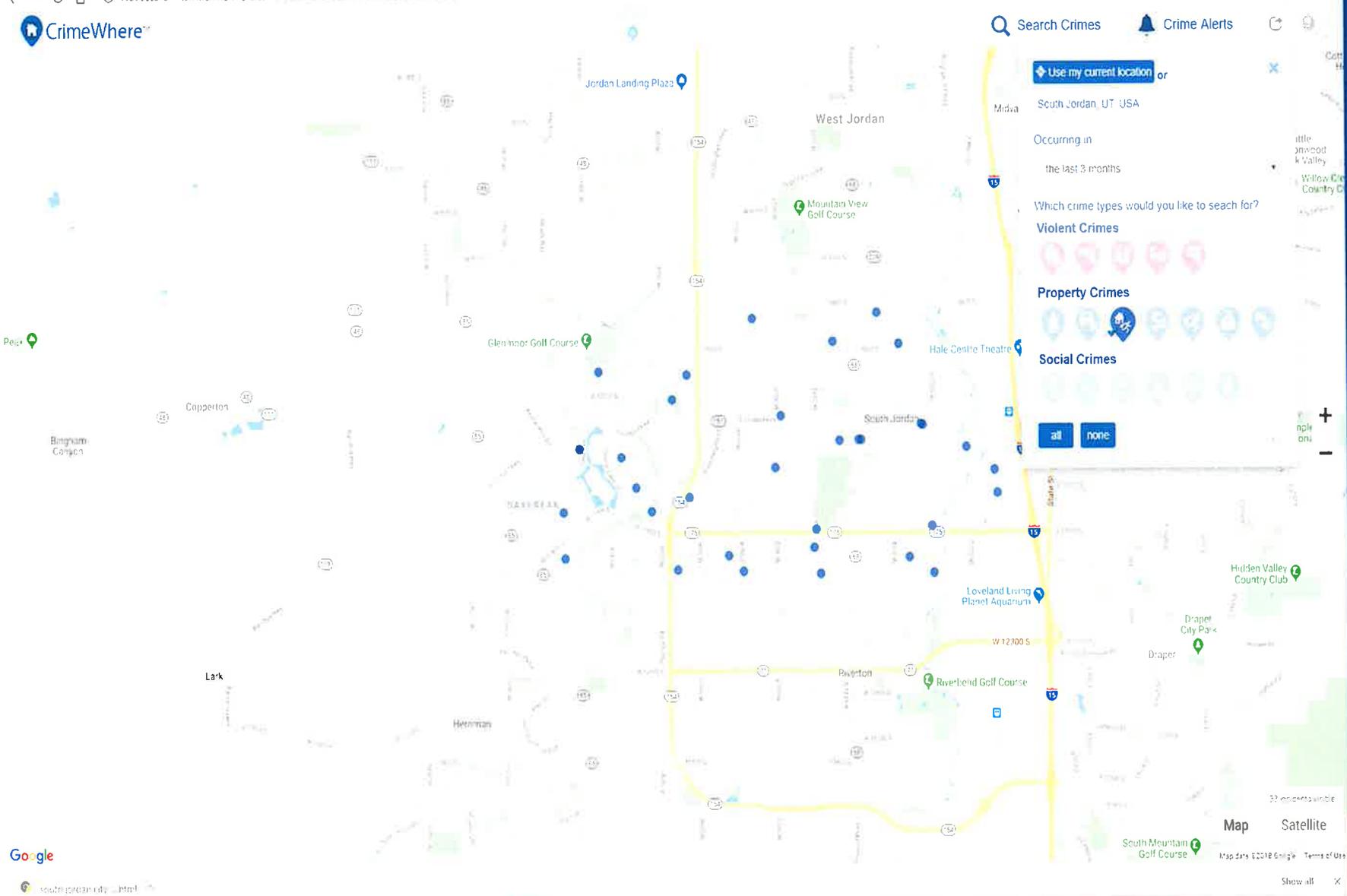
Which crime types would you like to search for?

Violent Crimes

Property Crimes

Social Crimes

all none



Burglary

Crime Reports and Stats - South Jordan | CrimeWhere: Local crime map

www.crime-where.com/Map/2018/04/29/111703201134443

CrimeWhere™

Search Crimes | Crime Alerts

Use my current location or South Jordan, UT, USA

Occurring in the last 3 months

Which crime types would you like to search for?

- Violent Crimes**
- Property Crimes**
- Social Crimes**

all none

Map | Satellite

Map data ©2018 Google | Terms of Use

Show all

9:50 AM 9/28/2018

Fraud

Crime Reports and Stats - South Jordan | CrimeWhere: Local crime map

www.crimewhere.com

CrimeWhere™

Search Crimes | Crime Alerts

Use my current location or South Jordan, UT, USA

Occurring in the last 3 months

Which crime types would you like to search for?

- Violent Crimes
- Property Crimes
- Social Crimes

all none

Map | Satellite

Map data ©2016 Google | Terms of Use

9:50 AM 9/28/2016

Theft

The screenshot displays a web browser window with the CrimeWhere application. The main map area shows a geographic region in West Jordan, Utah, with a high density of blue circular markers representing vehicle burglaries. The markers are concentrated in the central and eastern parts of the map, particularly around the area of South Jordan and the I-15 corridor. The interface includes a search bar at the top right with the text "Search Crimes" and "Crime Alerts". Below the search bar, there are filters for "Use my current location or" and "South Jordan, UT USA". A section titled "Occurring in" shows "the last 3 months". A section titled "Which crime types would you like to search for?" lists "Violent Crimes", "Property Crimes", and "Social Crimes", each with corresponding icons. At the bottom of this section are "all" and "none" buttons. The Windows taskbar at the bottom shows the time as 9:50 AM on 9/26/2018.

Vehicle Burglary

Crime Reports and Stats - South Jordan | CrimeWhere: Local crime map

www.crimewhere.com

Search Crimes | Crime Alerts

Use my current location or South Jordan, UT, USA

Occurring in the last 3 months

Which crime types would you like to search for?

Violent Crimes

Property Crimes

Social Crimes

all none

Google

Map Satellite

9:50 AM 2/23/2016

All Property Crime

Use my current location or

South Jordan UT USA

Occurring in

the last 3 months

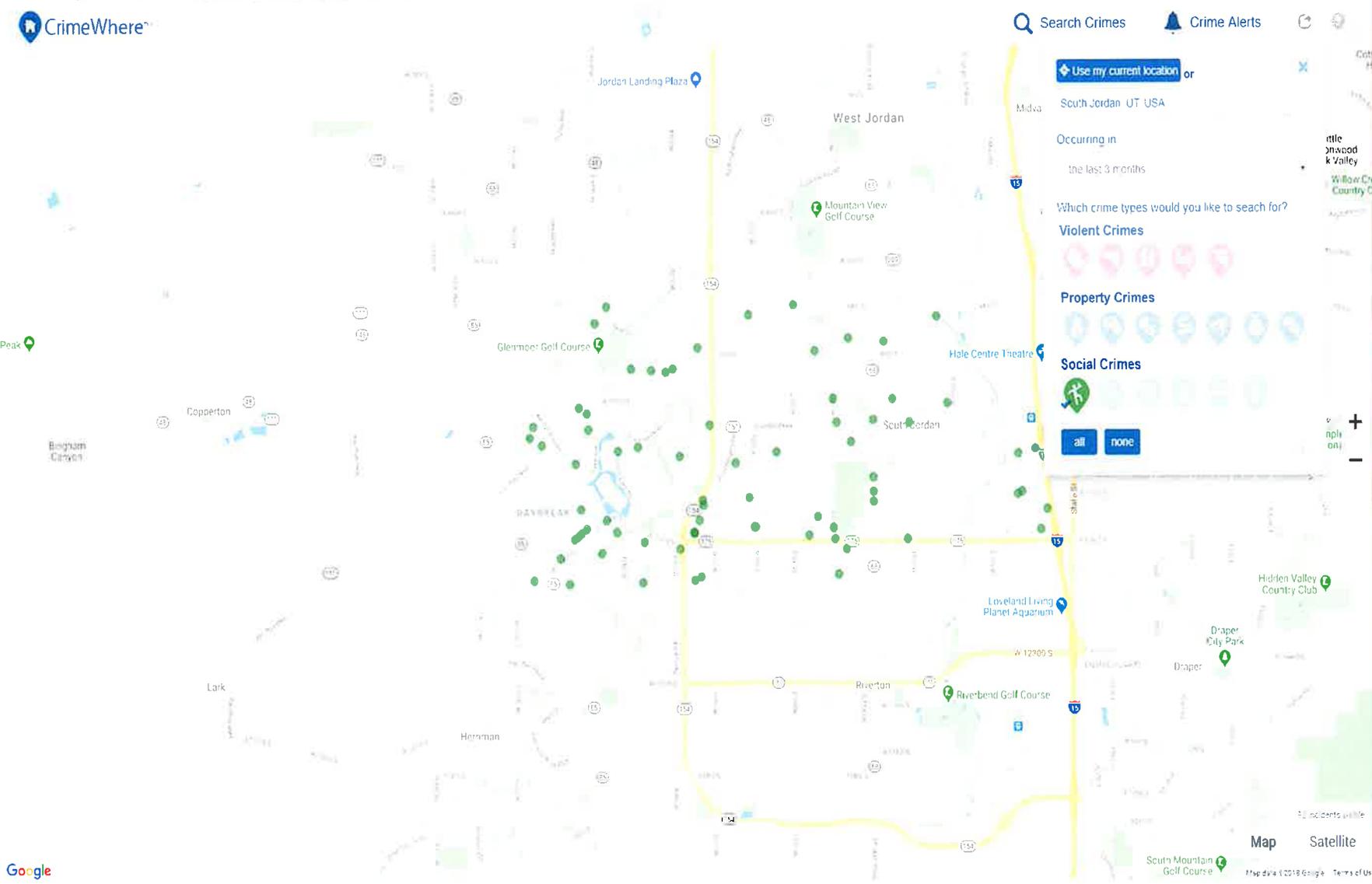
Which crime types would you like to search for?

Violent Crimes

Property Crimes

Social Crimes

all none



Disorderly Conduct

Crime Records and Stats - South Jordan | CrimeWhere: Local crime map

www.crimewhere.com

CrimeWhere

Search Crimes | Crime Alerts

Use my current location or South Jordan, UT, USA

Occurring in the last 3 months

Which crime types would you like to search for?

- Violent Crimes**
- Property Crimes**
- Social Crimes**

all none

Map | Satellite

Map data © 2018 Google | Terms of Use

11:22 AM 4/29/2018

Drug Violations



Search Crimes

Crime Alerts

Use my current location or

South Jordan UT USA

Occurring in

the last 3 months

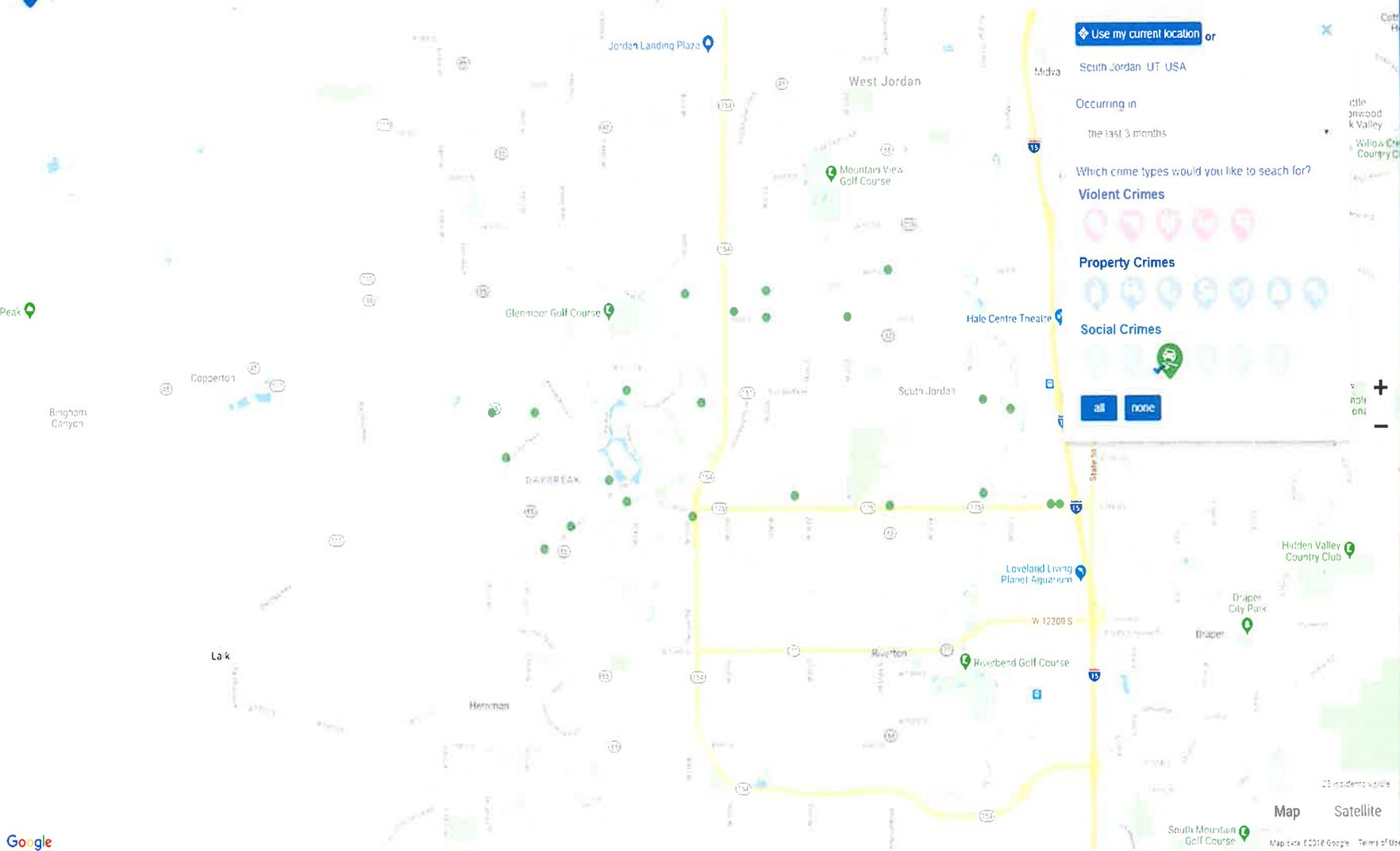
Which crime types would you like to search for?

Violent Crimes

Property Crimes

Social Crimes

all none



Google

south jordan city intel

DUI's

Crime Reports and Stats - South Jordan | CrimeWhere: Local crime map

www.crimewhere.com

CrimeWhere™

Search Crimes | Crime Alerts

Use my current location or South Jordan, UT, USA

Occurring in the last 3 months

Which crime types would you like to search for?

- Violent Crimes**
- Property Crimes**
- Social Crimes**

all none

Map | Satellite

11:22 AM 9/28/2018

Traffic Accidents

Crime Reports and Stats - South Jordan | CrimeWhere: Local crime map

www.crimewhere.com

CrimeWhere™

Search Crimes | Crime Alerts

Use my current location or South Jordan UT USA

Occurring in the last 3 months

Which crime types would you like to search for?

- Violent Crimes
- Property Crimes
- Social Crimes

all none

Map | Satellite

Map data © 2018 Google | Terms of Use | Show all

11:23 AM 9/28/2018

Vandalism

Crime Reports and Stats - South | CrimeWhere: Local crime map

www.crimewhere.com

CrimeWhere

Search Crimes | Crime Alerts

Use my current location or South Jordan, UT, USA

Occurring in the last 3 months

Which crime types would you like to search for?

- Violent Crimes
- Property Crimes
- Social Crimes

all none

Map | Satellite

11:23 AM 4/28/2018

All Social Crime



Search Crimes

Crime Alerts

Use my current location or

South Jordan UT USA

Occurring in

the last 3 months

Which crime types would you like to search for?

Violent Crimes



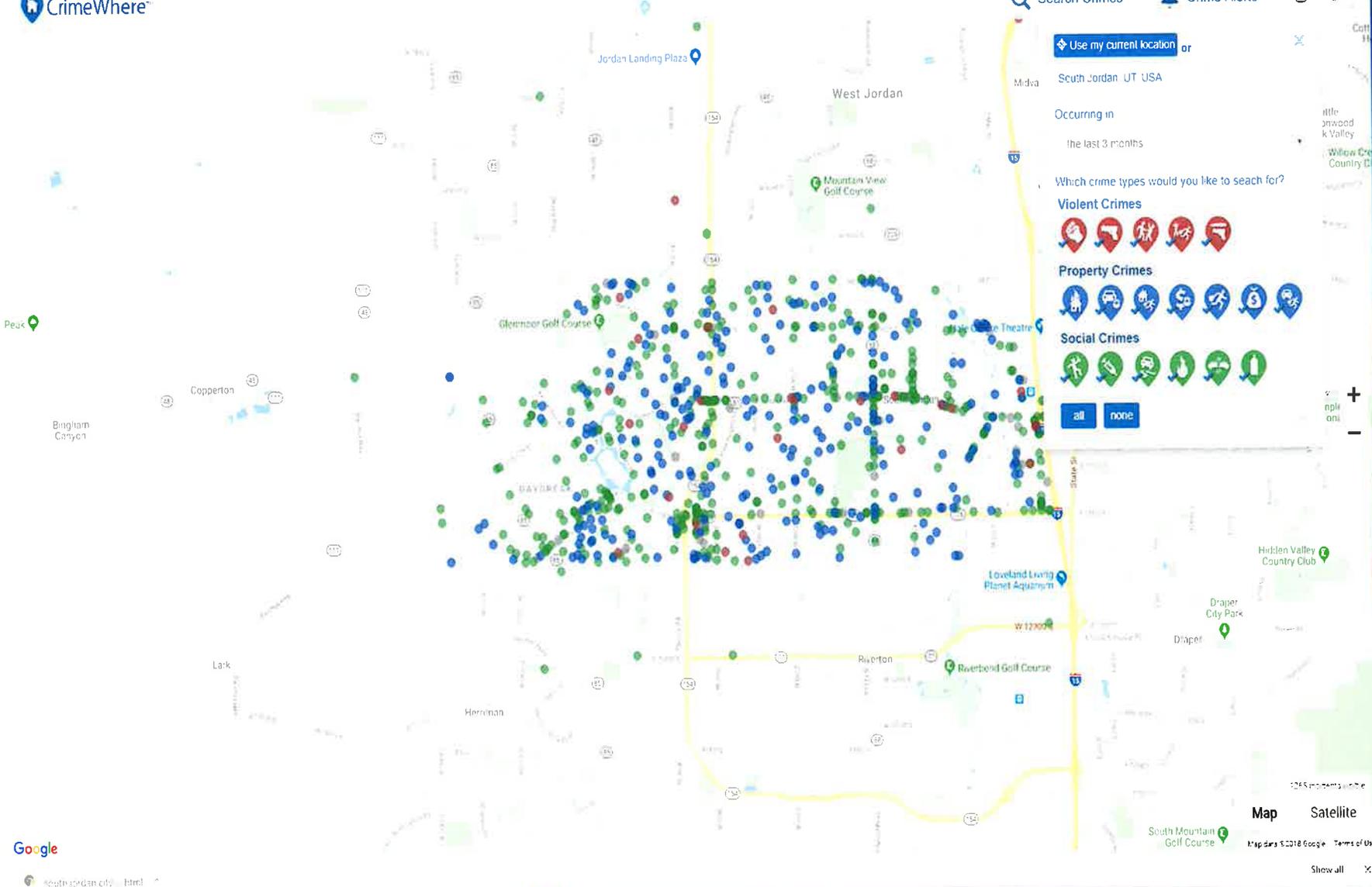
Property Crimes



Social Crimes



all none



All Reported Categories

Attachment D
 10-2-18
 C.C. Mtg

2017 UCR Crime in Salt Lake County

Agency	Population	Homicide	Rape*	Robbery	Aggravated Assault	Burglary	Larceny	Motor Vehicle Theft	Arson	Index Crime Totals	Crime Rate Per 1,000
UNIFIED POLICE DEPT OF GREATER SALT LAKE	348,105	13	156	217	481	1,711	8,296	1,717	33	12,624	36.26
UNIVERSITY OF UTAH PD		1	6	0	5	32	326	37	0	407	
WEST JORDAN PD	113,905	3	32	53	204	383	2,827	297	3	3,802	33.38
WEST VALLEY CITY PD	136,170	8	135	150	480	854	3,940	962	14	6,543	48.05
BLUFFDALE PD	13,484	0	4	0	12	33	85	14	0	148	10.98
COTTONWOOD HEIGHTS PD	33,996	1	12	23	28	144	815	48	2	1,073	31.56
DRAPER PD	47,710	0	19	13	39	228	1,111	247	6	1,663	34.86
GRANITE SCHOOL DISTRICT PD		0	0	1	14	7	144	4	4	174	
MURRAY PD	49,295	2	33	51	119	463	2,612	305	0	3,585	72.73
SALT LAKE CITY PD	200,544	10	299	509	867	1,864	12,021	1,648	27	17,245	85.99
SANDY PD	96,145	3	52	61	102	536	2,391	251	4	3,400	35.36
SOUTH JORDAN PD	70,954	0	9	5	30	226	1,354	144	3	1,771	24.96
SOUTH SALT LAKE PD	24,956	3	37	54	135	349	1,228	370	6	2,182	87.43

Arrest Data by Agency

AGENCYNAME	Population	Adult	Adult Arrests per 1,000	Juvenile	Juvenile Arrests Per 1,000	Total Arrests
UNIFIED POLICE DEPT OF GREATER SALT LAKE	348,105	6,191	17.78	511	1.47	6,702
MURRAY PD	49,295	1,328	26.94	303	6.15	1,631
SALT LAKE CITY PD	200,544	17,316	86.35	735	3.67	18,051
SOUTH SALT LAKE PD	24,956	2,004	80.30	100	4.01	2,104
SANDY PD	96,145	2,854	29.68	727	7.56	3,581
WEST JORDAN PD	113,905	2,105	18.48	505	4.43	2,610
UNIVERSITY OF UTAH PD		207		9		216
DRAPER PD	47,710	869	18.21	209	4.38	1,078
SOUTH JORDAN PD	70,954	875	12.33	199	2.80	1,074
BLUFFDALE PD	13,484	245	18.17	73	5.41	318
ALTA MARSHAL	385	No Data Submitted				
WEST VALLEY CITY PD	136,170	5,309	38.99	999	7.34	6,308
GRANITE SCHOOL DISTRICT PD		60		595		655
COTTONWOOD HEIGHTS PD	33,996	1,306	38.42	131	3.85	1,437
SALT LAKE COUNTY TOTALS	1,135,649	40,669	35.81	5,096	4.49	45,765



Patrol Area: South Jordan

Shift: -

Mission: -



Traffic Accidents had the highest number of incidents, down -4.9% from the previous year.



2151 total crimes occurred during this period, down -13.7% from the previous year.



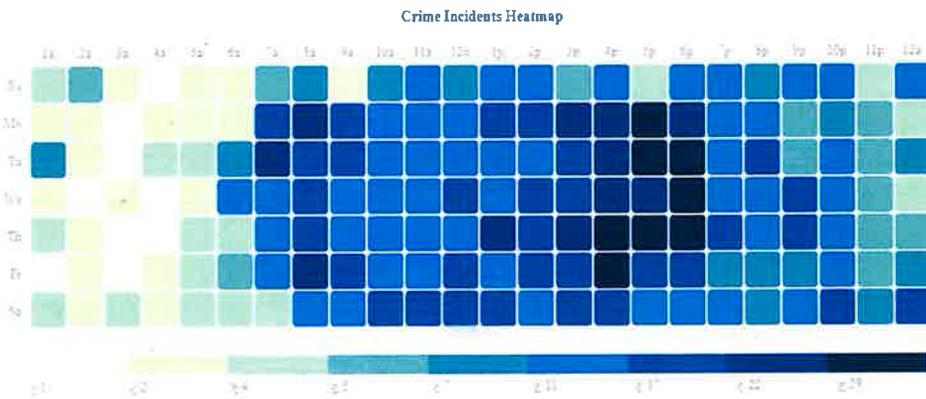
Thursday had the most number of incidents occurring during the selected period.



Around 4PM-5PM is when most crimes were committed during the selected period.



Crime Type	09/23/17 - 09/29/17	09/23/18 - 09/29/18	% Change	09/01/17 - 09/30/17	09/01/18 - 09/30/18	% Change	01/01/17 - 09/30/17	01/01/18 - 09/30/18	% Change
Commercial Burglary	2	1	-50.0	10	2	-80.0	54	23	-57.4
Residential Burglary	2	2	0.0	25	10	-60.0	109	72	-33.9
Robbery	0	0	0.0	0	1	0.0	4	13	225.0
Theft-Motor Veh	2	3	50.0	20	12	-40.0	97	88	-9.3
Theft-Property	7	4	-42.9	29	37	27.6	277	222	-19.9
Traffic Accidents	45	41	-8.9	162	157	-3.1	1,380	1,312	-4.9
Vandalism / Graffiti	8	2	-75.0	27	13	-51.9	200	169	-15.5
Vehicle Burglary	10	8	-20.0	53	37	-30.2	370	252	-31.9
Total	76	61	-19.7	326	269	-17.5	2,491	2,151	-13.7



CLOVER RIDGE (EAST)

LAND USE AMENDMENT & REZONE

Clover Ridge East Portion of Lots 55 thru 61
And Clover Ridge 2nd Amendment Lots 62A,
62B & 63A

Merv Arnold



Lampton View Drive

Country Ridge Drive

Subject properties

River Front Parkway

Meeks Drive

Land Use Map



Country Ridge Drive

Country Ridge Drive

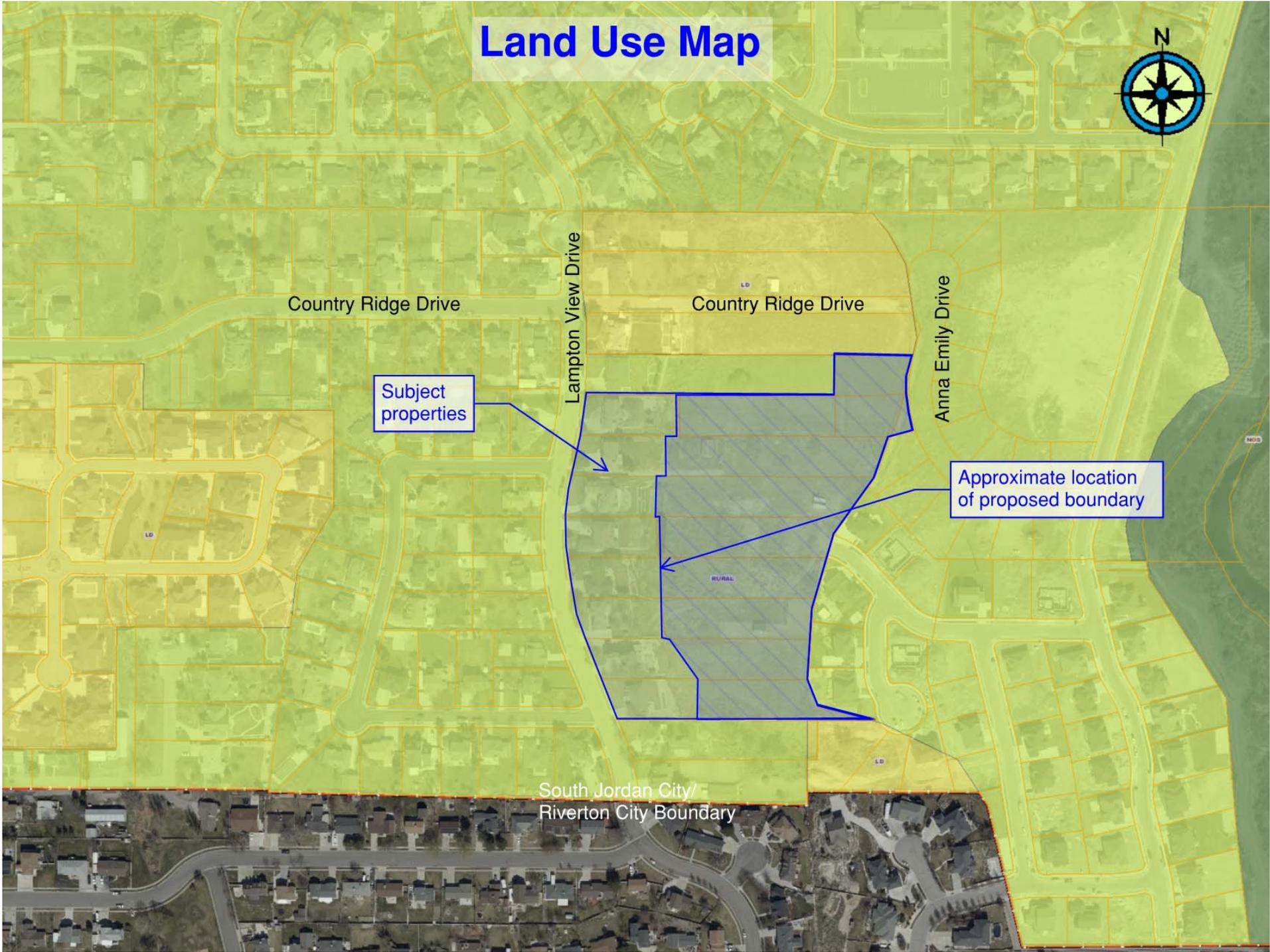
Anna Emily Drive

Lampton View Drive

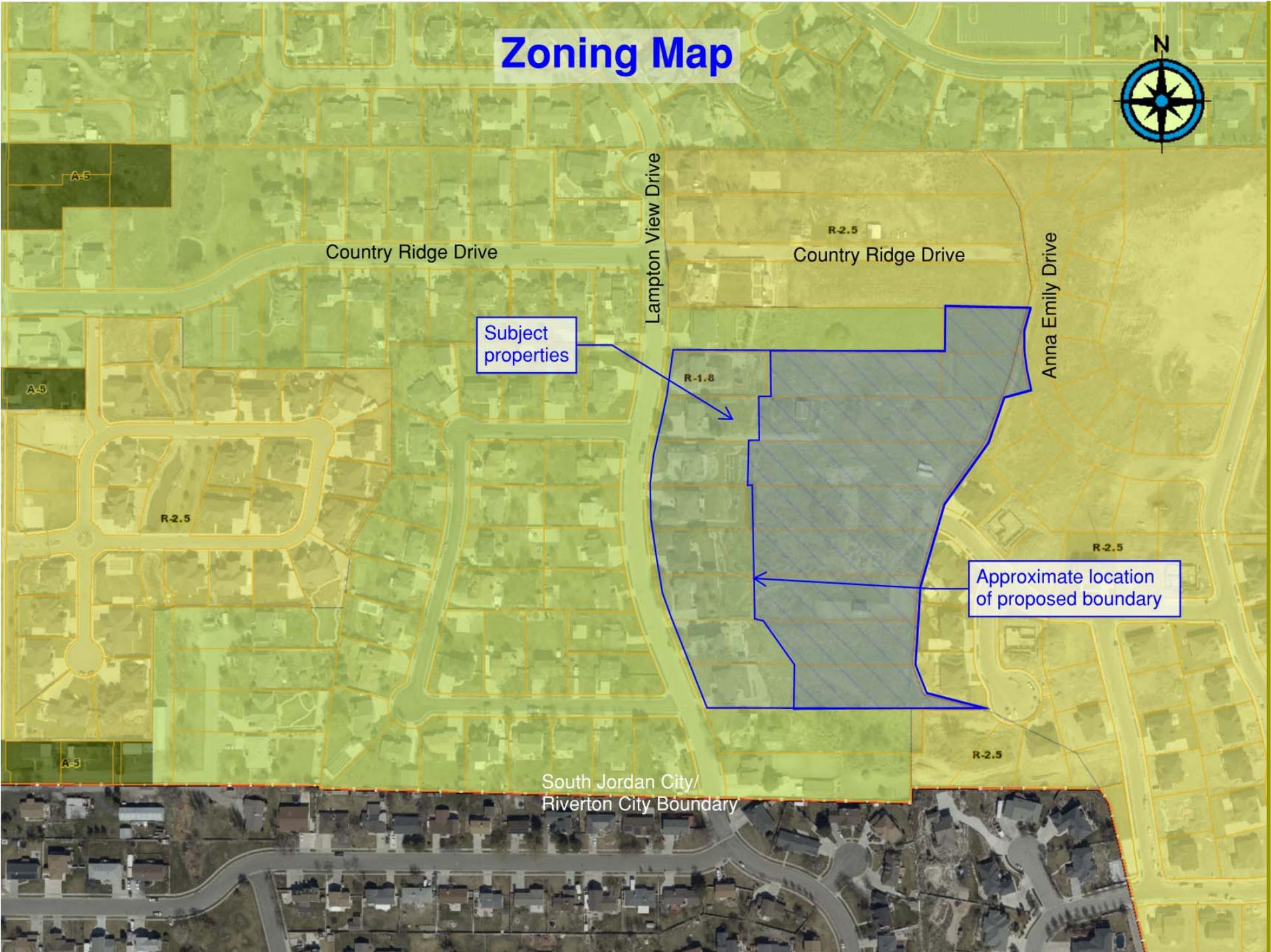
Subject properties

Approximate location of proposed boundary

South Jordan City/
Riverton City Boundary



Zoning Map

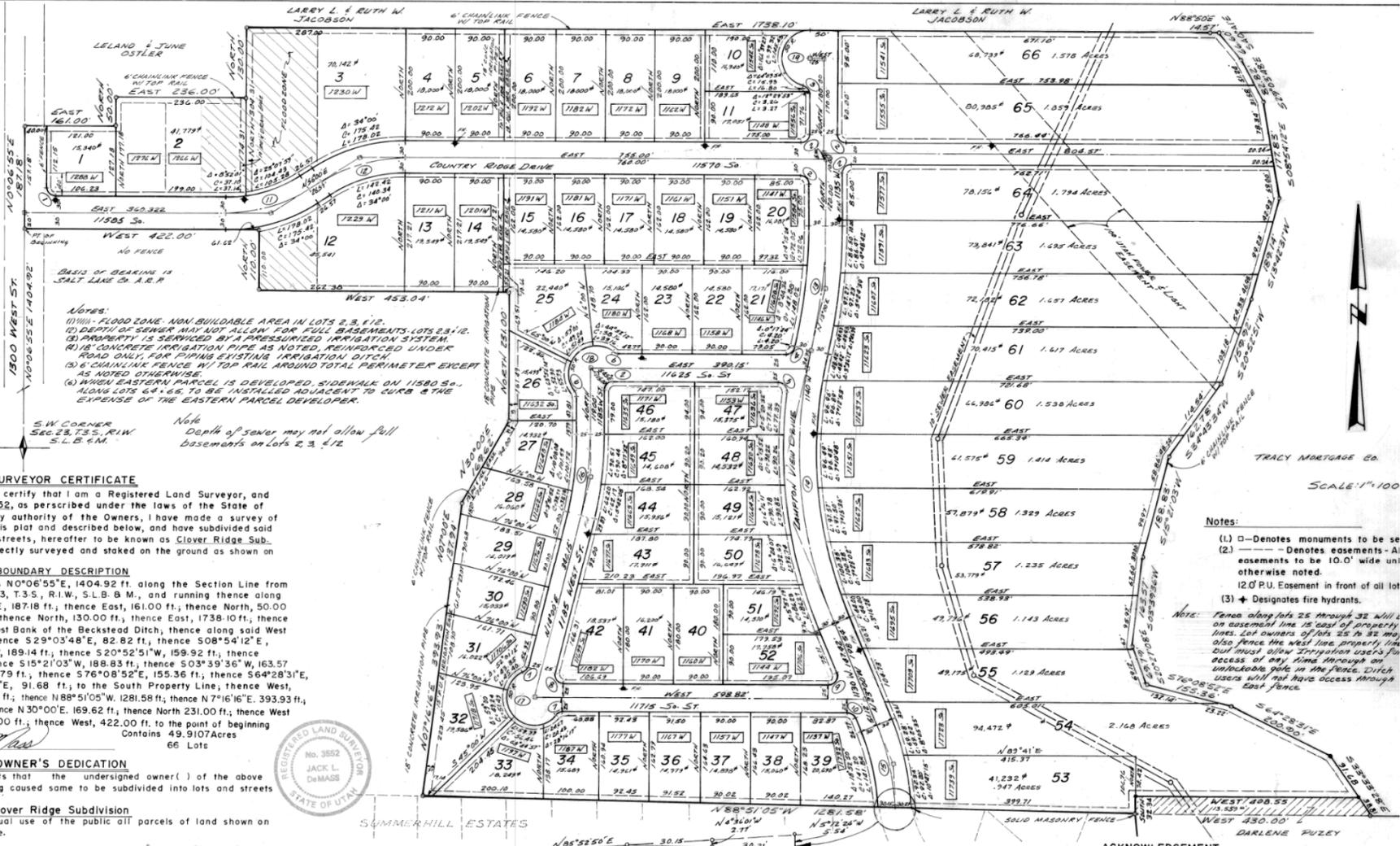


Subject properties

Approximate location of proposed boundary

South Jordan City/
Riverton City Boundary

ACKNOWLEDGEMENT
COUNTY OF SALT LAKE, STATE OF UTAH
ON THE 13th DAY OF JUNE, 1986, I, JACK L. DEMASS, PERSONALLY APPEARED BEFORE ME, CLAY BELTING BARKER, TRUST COMPANY, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND THAT THE WITHIN OWNERS' DEDICATION WAS MADE BY AUTHORITY OF SAID OWNERS.



NOTES:
(1) WITH FLOOD ZONE NON-BUILDABLE AREA IN LOTS 2, 3, & 12.
(2) DEPTH OF SEWER MUST ALLOW FOR FULL BASEMENTS LOTS 2, 3, & 12.
(3) PROPERTY IS SERVICED BY A PRESSURIZED IRRIGATION SYSTEM.
(4) IS CONCRETE IRRIGATION PIPE AS NOTED, REINFORCED UNDER ROAD ONLY, FOR PIPING EXISTING IRRIGATION DITCH.
(5) 6" CHAINLINK FENCE W/ TOP RAIL AROUND TOTAL PERIMETER EXCEPT AS NOTED OTHERWISE.
(6) WHEN EASTERN PARCEL IS DEVELOPED, SIDEWALK ON 11580 St. IN ADJACENT LOTS 64 & 65 TO BE INSTALLED AT ADJACENT TO OWNER'S EXPENSE OF THE EASTERN PARCEL DEVELOPER.

SURVEYOR CERTIFICATE

I, Jack L. DeMass, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 3552, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, and streets, hereafter to be known as Clover Ridge Sub., and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is N0°06'55"E, 1404.92 ft. along the Section Line from the S.W. Corner of Section 23, T.3.S., R.1.W., S.L.B. 8-M., and running thence along said Section Line N0°06'55"E, 187.18 ft.; thence East, 161.00 ft.; thence North, 50.00 ft.; thence East, 236.00 ft.; thence North, 130.00 ft.; thence East, 1738.10 ft.; thence N88°50'E, 14.57 ft. to the West Bank of the Beckstead Ditch, thence along said West Bank S40°41'E, 65.60 ft.; thence S2°03'48"E, 82.82 ft.; thence S08°54'12"E, 177.83 ft.; thence S13°42'31"W, 189.14 ft.; thence S20°52'51"W, 159.92 ft.; thence S34°43'34"W, 162.78 ft.; thence S15°21'03"W, 188.83 ft.; thence S03°39'36"W, 163.57 ft.; thence S20°27'08"E, 69.79 ft.; thence S76°08'52"E, 155.36 ft.; thence S64°28'31"E, 200.90 ft.; thence S33°33'28"E, 91.68 ft.; to the South Property Line, thence West, 408.55 ft.; thence South 32.34 ft.; thence N88°51'05"W, 1281.58 ft.; thence N7°16'16"E, 393.93 ft.; thence N7°00'E, 137.94 ft.; thence N30°00'E, 169.62 ft.; thence North 231.00 ft.; thence West 453.04 ft.; thence North 110.00 ft.; thence West, 422.00 ft. to the point of beginning. Contains 49.9107 Acres

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner () of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the Clover Ridge Subdivision do hereby dedicate for perpetual use of the public all parcels of land shown on this as intended for Public use.

In witness whereof, I have hereunto set my hand this 13th day of June A.D. 1986.
Clay Belting Barker, Trust Company
David A. Young, Authorized Agent for Real Estate

1	2	3	4	5	6	7	8	9	10
Δ 90°06'55"	90°00'	76°59'24"	77°17'04"	97°12'24"	88°52'08"	57°01'12"	104°00'	118°00'	67°00'
R 15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
L 23.87	23.87	20.07	20.23	25.45	10.78	73.61	27.23	29.58	17.34
T 15.03	15.00	11.06	11.91	17.01	5.27	7.32	19.20	22.66	9.93
C 21.23	21.21	18.81	18.78	22.50	9.78	13.76	23.64	23.02	16.56
11	12	13	14	15	16	17	18	19	20
Δ 34°00'	34°00'	18°00'	86°00'	18°52'50"	14°00'	206°02'26"	107°48'26"	164°33'21"	
R 270.00	270.00	1000.00	800.00	460.45	600.00	50.00	50.00	50.00	
L 760.22	760.22	226.87	502.65	151.73	146.61	181.55	146.38	145.43	
T 80.11	80.11	113.94	253.76	76.56	78.67				
C 157.08	157.08	226.41	434.43	151.05	146.24				

PREPARED BY:

S AND ASSOCIATES
8 VINE STREET
MURRY, UTAH
4107 262-8733

FLOOD CONTROL DEPT

APPROVED THIS 13th DAY OF JUNE, 1986
FLOOD CONTROL COORDINATOR

BOARD OF HEALTH

APPROVED THIS 20th DAY OF MAY, 1986
DIRECTOR S.L. COI, BOARD OF HEALTH

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE 5/21/86
CITY ENGINEER

CITY ATTORNEY

APPROVED AS TO FORM THIS 13th DAY OF JUNE, 1986
SOUTH JORDAN CITY ATTORNEY

CITY APPROVAL

PRESENTED TO THE SOUTH JORDAN CITY AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST SOUTH JORDAN CITY CLERK

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE SS
On the 13th day of June, 1986, I, Jack L. DeMass, personally appeared before me, who being duly sworn and said that he is an owner of the described tract of land and that the foregoing Owner's Dedication was signed by said freely and voluntarily and for the uses and purposes therein mentioned.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

Clover Ridge Subdivision

A PART OF THE S.W.1/4 OF THE S.W.1/4 OF SECTION 23, T.3.S., R.1.W., S.L.B. 8-M.
RECORDED # 4282194

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED & FILED AT THE REQUEST OF
GUARDIAN TITLE
DATE 7-22-86 TIME 10:36 A.M. BOOK 86-7 PAGE 117
#4800
FEE \$ DEPUTY SALT LAKE COUNTY RECORDER

86-7-117



(24"x36")
 SCALE 1" = 60'
 (115"x77")
 SCALE 1" = 120'



CLOVER RIDGE SUBDIVISION

5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
		REV. COGO FILE:	DATE:



Northern
 ENGINEERING & PLANNING
 CONSTRUCTION MANAGEMENT

1040 E. 800 N.
 OREM, UTAH 84097
 (801) 802-8992

CLOVER RIDGE PHASE 3

CONCEPT L
 SOUTH JORD

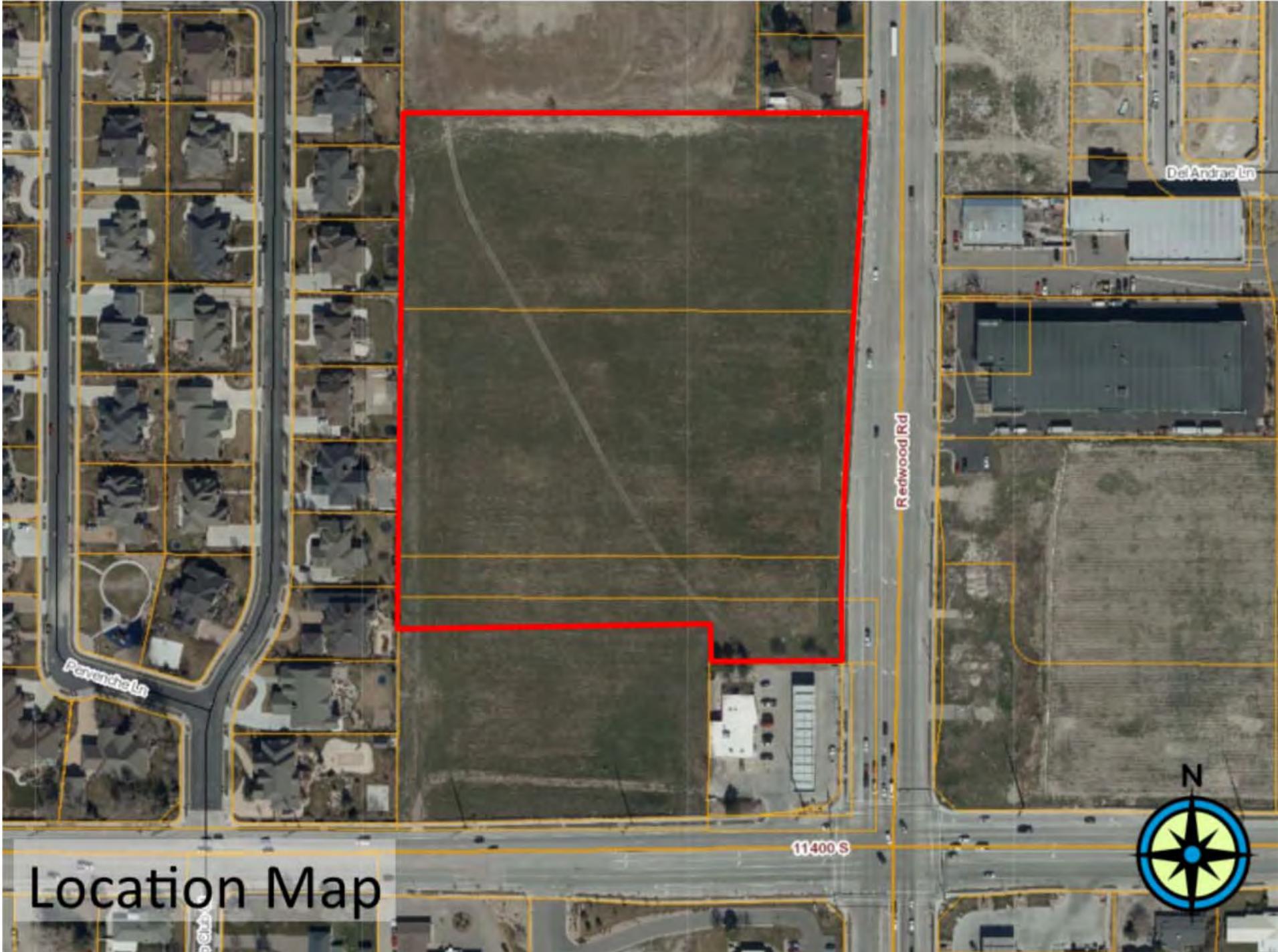
THESE DO NOT APPLY TO ANY AREAS

D:\1-17-080-00 Clover Ridge 3rd\CAD\Version\CLOVER RIDGE PHASE 3-3.dwg 4/9/2018 3:55 PM

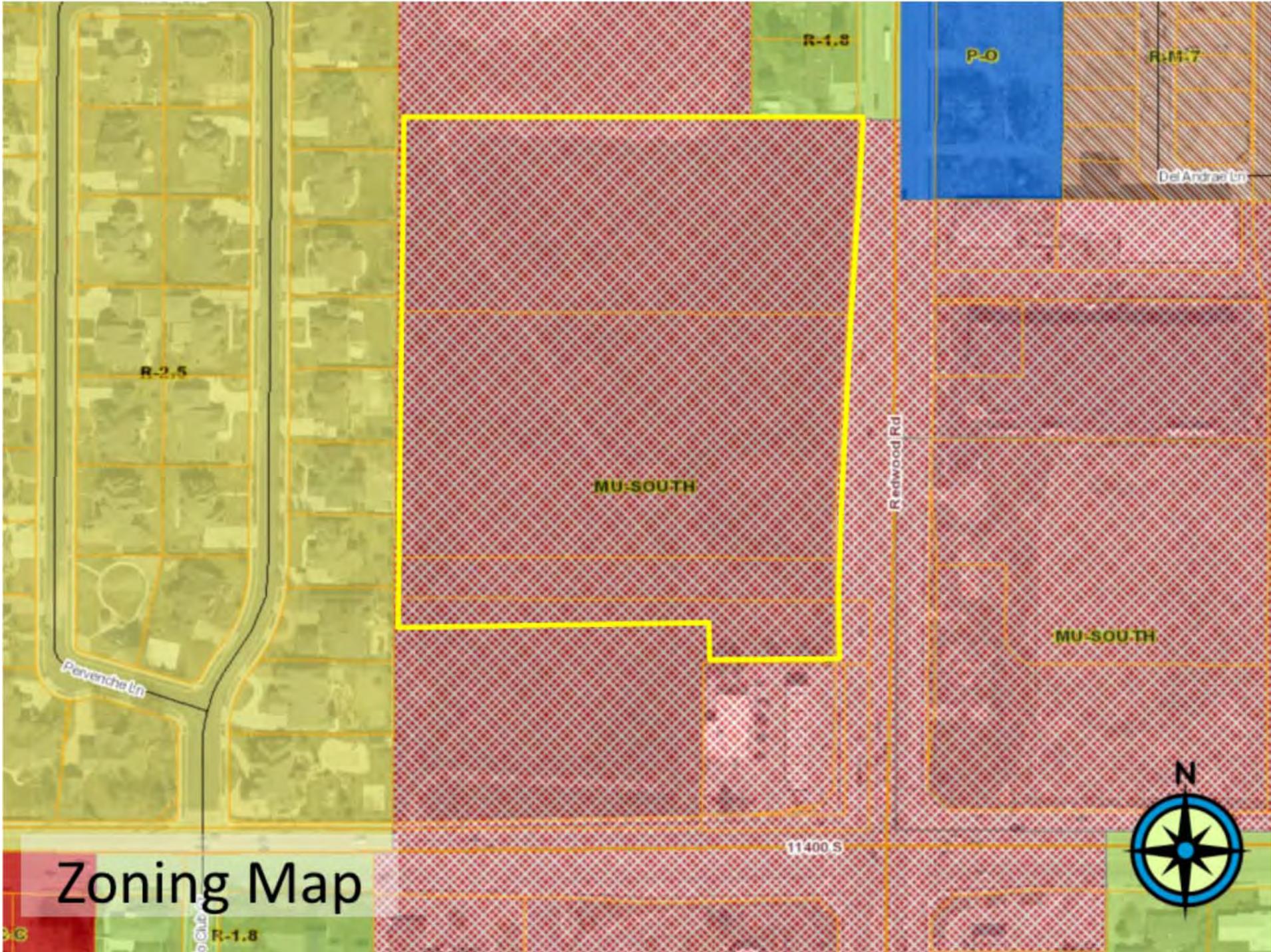
RESORT LIFESTYLE COMMUNITIES

REZONE

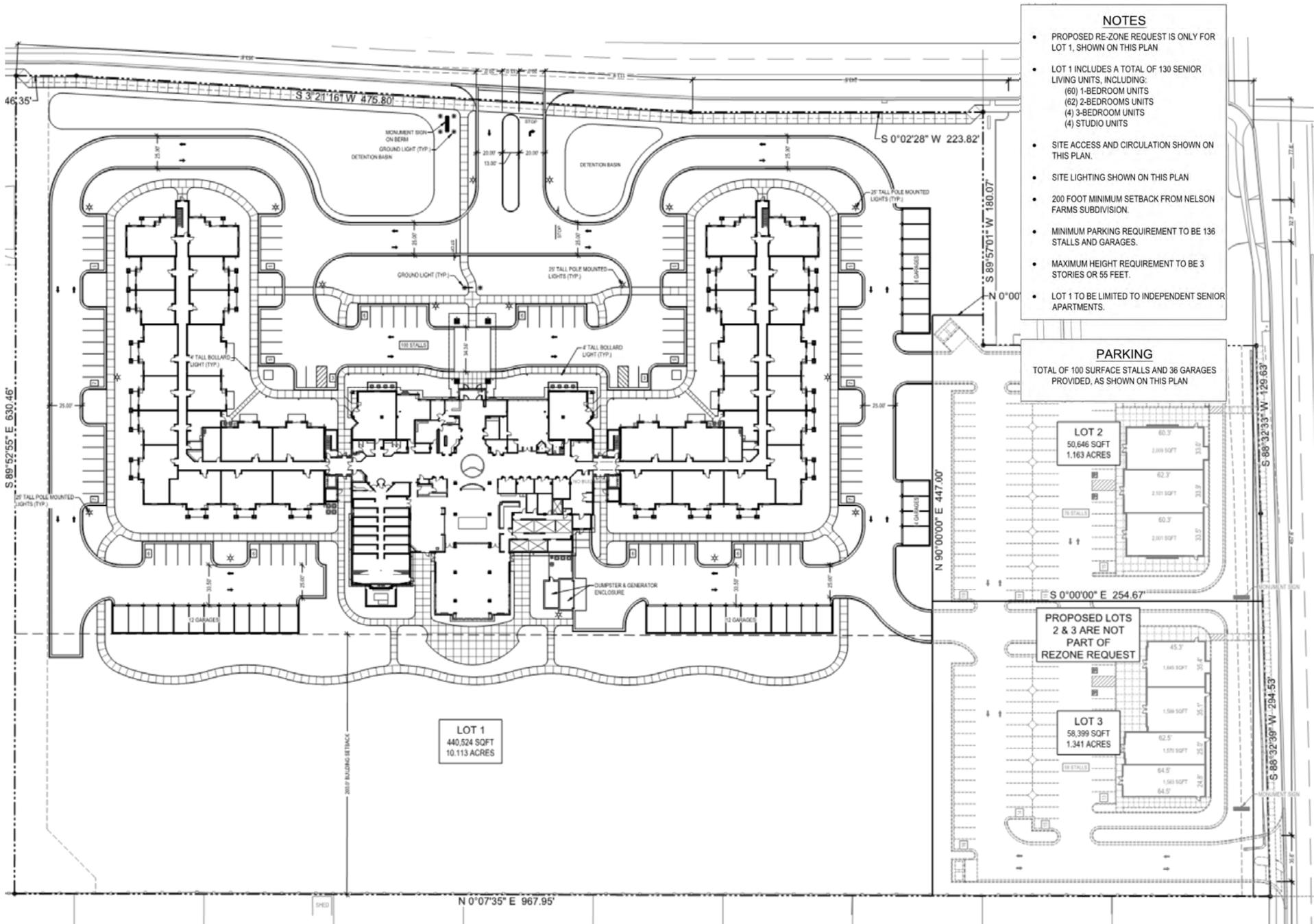
11352 South Redwood Road
Elliott Smith, TerraForm Companies



Location Map



Zoning Map



NOTES

- PROPOSED RE-ZONE REQUEST IS ONLY FOR LOT 1, SHOWN ON THIS PLAN
- LOT 1 INCLUDES A TOTAL OF 130 SENIOR LIVING UNITS, INCLUDING:
 (60) 1-BEDROOM UNITS
 (62) 2-BEDROOMS UNITS
 (4) 3-BEDROOM UNITS
 (4) STUDIO UNITS
- SITE ACCESS AND CIRCULATION SHOWN ON THIS PLAN.
- SITE LIGHTING SHOWN ON THIS PLAN
- 200 FOOT MINIMUM SETBACK FROM NELSON FARMS SUBDIVISION.
- MINIMUM PARKING REQUIREMENT TO BE 136 STALLS AND GARAGES.
- MAXIMUM HEIGHT REQUIREMENT TO BE 3 STORIES OR 55 FEET.
- LOT 1 TO BE LIMITED TO INDEPENDENT SENIOR APARTMENTS.

PARKING

TOTAL OF 100 SURFACE STALLS AND 36 GARAGES PROVIDED, AS SHOWN ON THIS PLAN

LOT 2
 50,646 SQFT
 1.163 ACRES

PROPOSED LOTS 2 & 3 ARE NOT PART OF REZONE REQUEST

LOT 3
 58,399 SQFT
 1.341 ACRES

LOT 1
 440,524 SQFT
 10.113 ACRES

N 0°07'35" E 967.95'

46°35'

S 89°52'55" E 630.46'

S 3°21'16" W 475.80'

S 0°02'28" W 223.82'

S 89°57'01" W 180.07'

N 90°00'00" E 447.00'

S 0°00'00" E 254.67'

S 88°32'39" W 294.53'

S 88°32'33" W 129.63'



REDWOOD ROAD

SCUTH JORDAN
RETIREMENT
COMMUNITY

11400 SOUTH

PROPOSED BUILDING ELEVATIONS



1 ELEVATION - SOUTH SIDE
1/8" = 1'-0"



2 ELEVATION - NORTH SIDE
1/8" = 1'-0"



3 ELEVATION - FRONT - VIEW TOWARD CORE
1/8" = 1'-0"



4 ELEVATION - BACK - VIEW TOWARD CORE
1/8" = 1'-0"

RLC

RESORT LIFESTYLE COMMUNITIES®

...



Service

- Live-in Managers
- 24/7 Professionally Staffed
- Medical Alert System 24/7
- Concierge Services
- Free Scheduled Transportation
- Resort-Style Dining
- Valet Parking
- Weekly Housekeeping
- Full-Time Maintenance
- Home Health Care Welcome

Home

- Full Modern Kitchens
- Spacious Closets
- Washer & Dryer Hook-Ups
- Individual Climate Controls
- Pet Friendly
- All Utilities Paid (except phone)
- Cable Included
- Patios & Balcony Options

Community

- 150-seat Theater
- On-Site Bank
- Pharmacy/Gift Shop
- Salon/Barber
- Library
- Billiards
- Communications Center (Internet, Mail, Copy & Fax)
- Garages & Storage Options
- Elevators on All Floors

Fun

- Full-Time Lifestyle Director
- Daily Social Invitations & Activities
- Shopping & Outings
- Lounge
- Resident Travel Program
- Fitness Center 24/7
- Free Fitness Classes
- Whirl Pool/Spa



Traffic And Parking Considerations

RLC communities average only 1.35 occupants per dwelling unit, which ratio is significantly lower than other multi-family developments

40% of residents at a typical RLC community do not currently drive automobiles at the time occupancy commences

The trip generation rate for senior housing is significantly lower than for most other use classifications, according to the Institute of Transportation Engineers' Trip Generation Manual

On average only 0.41 parking stalls are utilized per dwelling unit in a 24 hour period in RLC communities, which is in line with the Institute of Transportation Engineers' estimates for senior housing uses.

Senior housing parking usage rates are typically less than one-half the rate of most other residential uses.



Google Earth
Image Landsat / Copernicus



PROPOSED PLAN (VIEW LOOKING EAST FROM NELSON FARMS BACKYARD)

BUILDING HEIGHT: VARIES (SEE CROSS SECTION)
SET BACK FROM PROPERTY LINE: MORE THAN 200'





Google Earth

VIEW OF POSSIBLE OFFICE OR RETAIL BUILDINGS BASED ON CURRENT ZONE



VIEW OF POSSIBLE RESIDENTIAL HOMES IF REZONED TO RESIDENTIAL



PROPOSED SITE CROSS SECTION



PROPOSED PLAN (VIEW LOOKING EAST FROM NELSON FARMS BACKYARD)



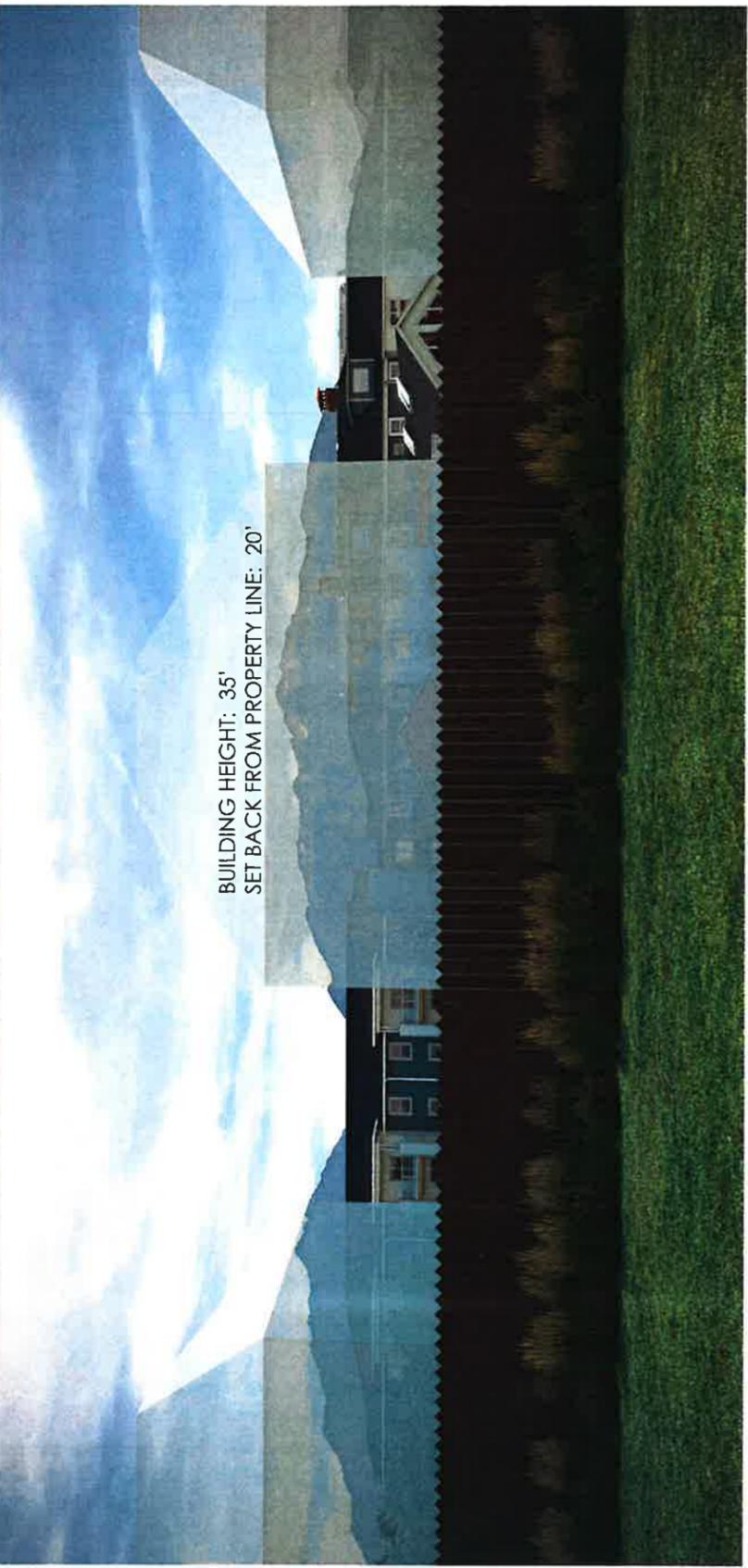
BUILDING HEIGHT: VARIES (SEE CROSS SECTION)
SET BACK FROM PROPERTY LINE: MORE THAN 200'

VIEW OF POSSIBLE OFFICE OR RETAIL BUILDINGS BASED ON CURRENT ZONE



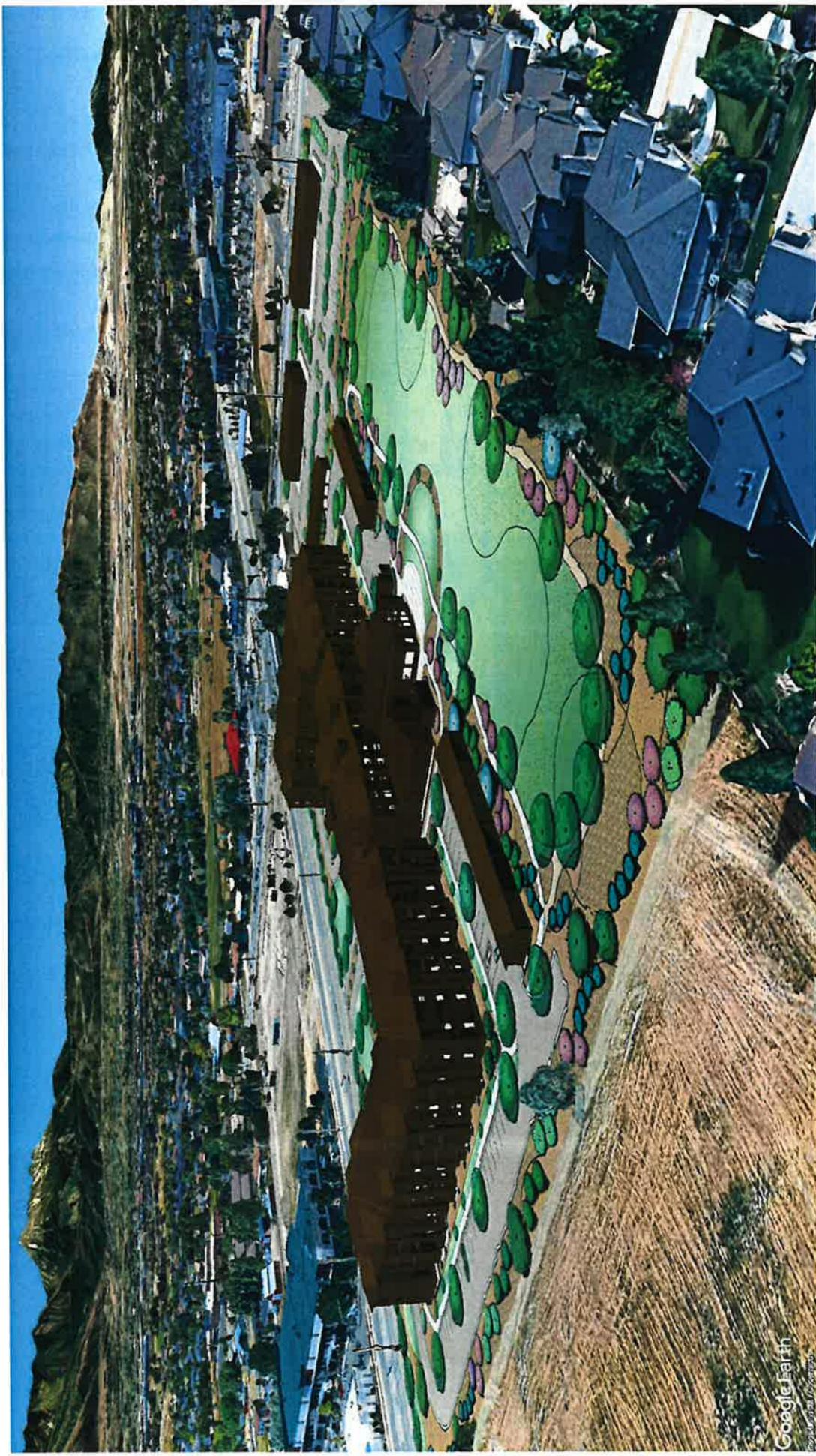
BUILDING HEIGHT: 35'
SET BACK FROM PROPERTY LINE: 20'

VIEW OF POSSIBLE RESIDENTIAL HOMES IF REZONED TO RESIDENTIAL

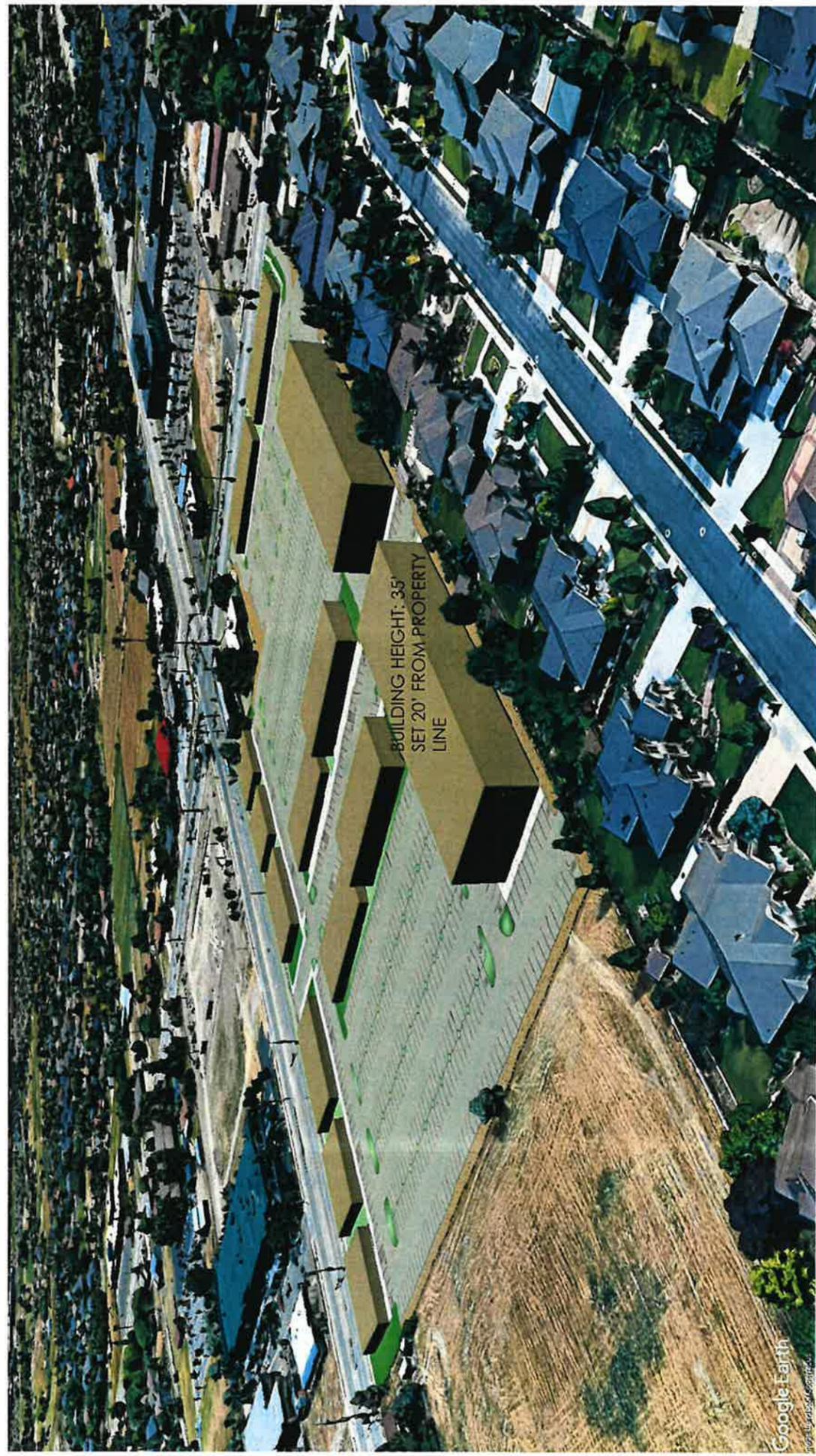


BUILDING HEIGHT: 35'
SET BACK FROM PROPERTY LINE: 20'

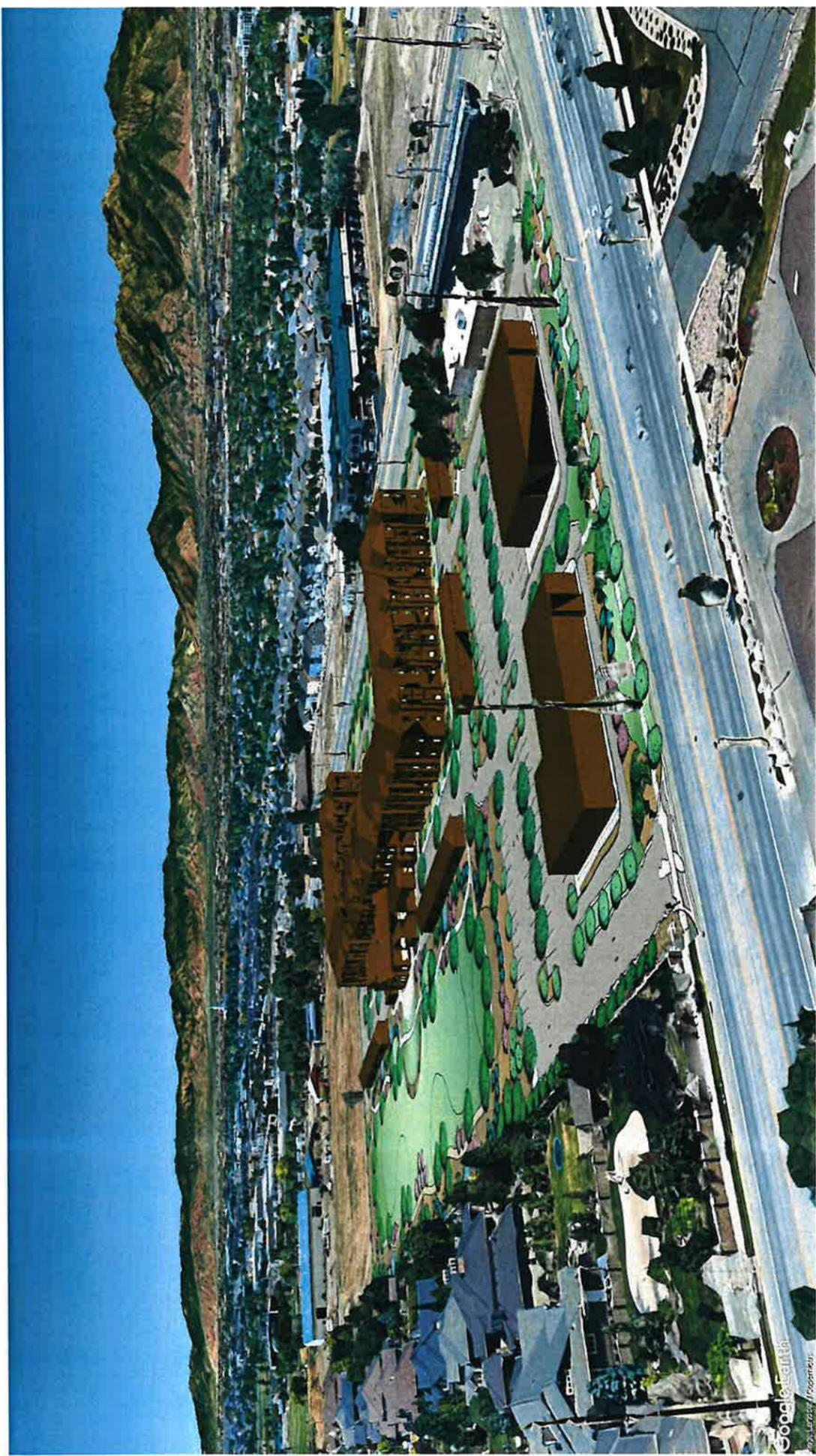
Attachment G
10-2-18 C.C. Mtg.



AERIAL VIEW/RENDERING OF PROPOSED INDEPENDENT LIVING PLAN



AERIAL VIEW/RENDERING OF POSSIBLE PROJECT BASED ON CURRENT ZONE



AERIAL VIEW/RENDERING OF PROPOSED INDEPENDENT LIVING PLAN



AERIAL VIEW/RENDERING OF POSSIBLE PROJECT BASED ON CURRENT ZONE

PROPOSED BUILDING ELEVATIONS



1 ELEVATION - SOUTH SIDE
1/8" = 1'-0"



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1/8" = 1'-0"



4 ELEVATION - BACK - VIEW TOWARD CORE
1/8" = 1'-0"

PROPOSED SITE CROSS SECTION



PROPOSED SITE PLAN



September 30, 2018

South Jordan City Council,

Thank you for your time tonight. My name is Trish Brown and, unfortunately, my husband is out of town on a business trip but we wanted our voices to be heard. We live in the Nelson Farms subdivision at 11323 Portobello Road and just recently purchased this home in May. We had and have high expectations as to the maintenance of not only our subdivision but all surrounding properties. Our property faces east and as such our backyard view will be of the proposed development.

We have attended the community meeting on this proposed zoning change and have heard the discussions that took place in last week's planning commission meeting. Additionally, we have canvassed the neighborhood and talked with all impacted neighbors. Bottom line is that we are supportive of the zoning change to allow the retirement community as long as the conditions outlined by the Planning Commission are upheld by the City Council – specifically 1) a height restriction is placed on the project so that the maximum height is consistent with what current zoning allows (35 feet) 2) a perpetual easement/deed property to the city so that the green space between the Nelson Farms subdivision and the retirement community can never be built upon 3) a commitment from the project owner that it will never become a multi-family housing project and that the zoning change will not allow for multi-family housing.

Although we are supportive of the zoning change and think the development can be a win-win for our subdivision, the land owners and the city of South Jordan (i.e., quiet neighbor with green space), the height is our biggest concern. The development is just too tall. The developer will tell you that most of the building is 44' with the center section of the building 47' and with chimneys it is 55'. Fifty five feet is 57% higher than what is currently allowed. They will also represent that there is a 10' slope in the property from west to east and that by reducing the 44' by 10', it is similar to the currently allowed 35'. In theory that sounds compelling but what they don't say is that if a 35' building were built on that site (current zoning limits) with the 10' slope it would only appear to be a 25' building from the Nelson Farms homes.

upto 55'
37' high
than

What zoning allows
current zoning
35'

I believe architectural changes can be made to the building to make the height requirement significantly lower such as:

- 1) Reduce structure from a three-story building to two stories
- 2) Excavate and retain the first floor so that a part of the first floor is below grade
- 3) Modify the roof lines to accommodate a flat roof line like most multi-storied commercial buildings instead of a sloped/gabled roof line with chimneys.

If the city council approves this zoning change we encourage it to be conditioned on in making the architectural changes to the proposed development in regards to height as well as make the green space perpetual and not allow multi-family housing now or in the future.

Thanks for your consideration.

Permanant greenspace
No building
cannot convert to
multi housing.
if this project
is not actual



**PROPOSED
OPEN SPACE**

**POTENTIAL
RESIDENTIAL**

