

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

July 18, 2023

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Tamara Zander , Council Member Don Shelton, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, City Attorney Ryan Loose, Planning Commissioner Laurel Bevans, Fire Chief Chris Dawson, Director of Administrative Services Melinda Seager, Director of Recreation Janell Payne, Associate Director of Finance Nick Geer, Director of Planning Steven Schaefermeyer, Director of Strategic Services Don Tingey, City Engineer Brad Klavano, Director of Commerce Brian Preece, Police Lieutenant Rob Hansen, Communications Manager Rachael Van Cleave, GIS Coordinator Matt Jarman, Senior Systems Administrator Phill Brown, IT Director Jon Day, City Recorder Anna Crookston, Meeting Transcriptionist Diana Baun, Graphic Design Content Coordinator Tyson Cole

Absent:

Others: Laura Lewis, Christopher Rawlins, Brian Adams, Chris Layton, Justin Jones

4:46 P.M.
STUDY MEETING

A. Welcome, Roll Call, and Introduction: *By Mayor Dawn R. Ramsey*

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Invocation: *By Council Member Tamara Zander*

Council Member Zander offered the invocation.

C. Mayor and Council Coordination

Mayor Ramsey noted things are going well with the League, looking towards policies. UEOC subcommittees and interim committees are in full swing, working in tandem.

Council Member Jason McGuire discussed tickets to the Scarlett Pimpernel and how to get those tickets reserved, if not already done.

Council Member Brad Marlor asked to discuss the starting time for future Study Meetings, which was then discussed between the council and staff.

City Manager Dustin Lewis suggested making the first item on the agenda (Item A) getting food, then the next item to welcome everyone being listed at 4:45 pm; the council agreed.

Council Member Zander asked about the employee day.

Manager Lewis responded that will be September 12 at 11:30 a.m., and has been finalized. He also discussed the calendar invite for August 12, the end of summer bash, to be held at Highland Park from 6:30 p.m. to 10:30 p.m.

D. Discussion/Review of Regular Council Meeting

Presentation Items

- Oath of Office of the City Manager, Dustin Lewis
- Scarlett Pimpernel cast performance

Action Items

- **Resolution R2023-32**, Interlocal Cooperation Agreement between the City of South Jordan and Salt Lake County for 300 West Improvements to Dry Creek Channel.
- **Resolution R2023-33**, Interlocal cooperation agreement between the City of South Jordan and Sandy City for 300 West Improvements to Dry Creek Channel.
- **Resolution R2023-36**, Interim Emergency Successors for 2023-24.

Public Hearing Items

- Presentation by Matt Olsen on behalf of JWCD.
- Public Hearing JWCD proposed property tax increase.
- **Ordinance 2023-06**, Vacating all of the East Town Center Roadway Dedication Plat in Lieu of Condemnation Amending Lot T3 of the Kennecott Master Subdivision #1 Amended.
- **Resolution R2023-34**, Designating the South Jordan Redevelopment Agency (Agency) as the City's Agent for the South Station Housing and Transit Reinvestment Zone (South Station HTRZ).
- **Resolution RDA 2023-04**, Accepting the City of South Jordan's Designation of Agent for the South Station Housing and Transit Reinvestment Are (South Station HTRZ).

E. Discussion Item

E.1. The Redwood Road Townhome project. *(By Brian Adams on behalf of J.L. Salt Construction, Inc. DBA Bream Home Builders)*

Director Schaefermeyer reviewed background information and Attachment A, including the changes to the project since the last meeting in June.

Council Member Zander asked if the 9.5 foot park strip shown was also going to be done in water wise landscaping.

Director Schaefermeyer noted that is on the future pages from Attachment A and continued reviewing background information along with the changes shown in Attachment A.

Brian Adams (Applicant Representative) – The two flex buildings are now 3150 square feet each, the code requires office space having one stall per 300 square feet and with warehouse it requires having one stall per 800 square feet. In a scenario of 575 square feet of office with 1000 square feet of warehouse, the total parking stalls required for all four units would be 13. They are providing 33, but as mentioned four of those are in the bays. On the residential side, surveyed property is 2.59 acres with 20 dwelling units brings the density down to 7.7 units per acre and parking requirements would be 50 parking stall; all units are now three bedrooms. Garages designed to fit two full size vehicles, as are driveways; each townhome then technically provides four stalls in total, adding up to 80 spaces. They have also designated nine additional guest parking stalls throughout the project, bring the residential total to 89 parking stalls. Even if residents only park one car in the garage, this would still result in 69 stalls which is still 19 stalls above the parking requirements. They could also add two to three parking stalls along the south side of the private road, but they don't think it's necessary. Total project parking requirements are 63 stalls, total parking provided is 122 stalls.

Director Schaefermeyer noted they are proposing a masonry wall between the commercial and residential area.

Mr. Adams added they have increased the width of the proposed sidewalk from 4.5 to 5 feet, added an additional one on the north side of the road up to the single family residential development. In that 9.5 foot park strip there will be a retaining wall block section next to the property line as needed for grading. There are boulders proposed at each of these drive aisle extensions, as well as at the main entrance coming in, to provide more protection to the single family residents there.

Council Member Shelton asked for more details on the boulders.

Mr. Adams continued reviewing their changes, including reducing density, increasing parking and open space, adding an amenity, lowering building heights, increasing sidewalk widths and adding some throughout the project. They addressed concerns regarding the safety and location of the road. Picnic tables will be secured on a concrete slab and made of zero maintenance materials.

Chris Layton said it's rare to need their design this far this early in a project, as this point is usually reached during preliminary site plan approval process. They understood early this is a very sensitive project and type, zone change, and neighborhood. For them, it was hearing the concerns and things they might not have considered as design professionals that neighbors could vet out pretty quickly. He feels their response has been to listen and change, and to try to get things to where it's a healthy, viable part of this area, adding value to the South Jordan Community.

Council Member Zander asked about the reduced commercial, as the owner here previously was planning on using one of the buildings.

Mr. Adams responded that the owner was the one to request the reduction. His intent was to occupy both of the buildings, but that is no longer an option due to timing; he will no longer be occupying either building.

Council Member Zander asked for the forecasted occupants.

Mr. Adams said it will be the same kinds of uses as planned for previously, office and warehouse.

Director Schaefermeyer discussed options for the commercial area, which could include some retail but based on the parking ratios the most likely user would be office and warehouse; any future user would have to meet the parking requirements. He discussed the zoning allowances and restrictions from the development agreement. He discussed potential concerns for the future regarding flex space and parking.

Mr. Adams discussed the purpose of flex space buildings and their popularity.

Council Member McGuire asked if they had looked at options regarding rotation of the buildings for a more commercial face on Redwood Road.

Mr. Layton responded that one of the reasons for current placement and design was so the front on Redwood looks more like an office building. They felt that fit into the area better than having an overhead door right around the corner.

Director Schaefermeyer discussed previous iterations of the industrial buildings and how this has evolved.

Council Member McGuire asked for details about the tot lot.

Justin Jones discussed the tot lot, with the current sketches being conceptual. It will be roughly 35 feet by 20 feet, and that may also be a good space for some usable adjacent turf.

Council Member McGuire discussed concerns regarding no sidewalks connecting the actual townhomes together.

Mr. Layton noted that if the landscaping is done with drought tolerant planting, there may be pathways that join the units. Each of the units have front and back doors, opening to the green space as well as their driveway.

Council Member McGuire discussed the double entrances and the fact that the units have no yard, with the back door goes directly into common space.

Mr. Adams responded the rear entry is the driveway/garage side, making these more rear entry units. The front door has a small portico, which is why a softscape connecting the porches makes more sense. He believes all the front porches face green spaces and things are decorated to that effect, including the decks looking out over that area.

Council Member Marlor noted there were concerns about maximizing green space, and the front area exiting to green space is the logical solution for him.

Council Member McGuire added that having those soft pathways will be essential to future design, something showing connectivity to the neighbors.

Council Member Zander would love to see the area around the tot lot with grass. She discussed the natural grass/dirt in Daybreak that nobody can sit on or even walk through, and would like to see this area actually usable for families.

Council Member Harris asked about the density with the commercial area removed.

Mr. Jones didn't have the exact dimensions, but he estimated it would be about 10.9 units per acre.

Council Member Shelton asked for an estimate on the interior size of garages.

Mr. Layton responded they are 21 feet by 22 feet clear inside. There is a hallway that allows residents to come in off the sidewalk and around, reconnecting to the living area of the home.

Council Member McGuire asked for the source of lighting on the roads.

Mr. Layton responded the lighting hasn't been designed yet.

Mr. Jones added they will be conscious of adjacent neighbors, with most of those plans being derived from what they can do within regulations.

City Engineer Brad Klavano added that private roads still require the city's standard spacing for lighting, but they have historically been allowed different types of lighting.

Council Member Harris shared his appreciation for all the changes made. However, the green space was not addressed to his satisfaction near the townhomes. He used the maps in Attachment A to show where he would make some changes to open up more green space.

Council Member Zander asked about adding another unit on the end after removing Council Member Harris' suggested units.

Mr. Jones noted that the turnaround at that end will be huge, and the road will need to stay.

Council Member Harris still suggested removing four units to open things up more.

Mr. Layton asked about requirements on green space for this zone.

Director Schaefermeyer responded there are requirements for commercial, but not for multi-family space. He discussed the history of related ordinances and stated there is no minimum because there is no multi-family attached specific ordinances. It has been discussed whether they need to go back to more standard zoning for this, but traditionally the council has preferred the flexibility that comes with this, so it's a balance.

Council Member McGuire noted that the area Council Member Harris suggested removing was actually only two units, and everyone agreed; he likes the idea to help open it up. Regarding Director Schaefermeyer's comments, he doesn't believe it's that the council didn't like the amount of open space, but that this is what they are hearing back from the residents. On paper this project appears to work, but every time he drives past, it looks like the development will be very crowded with a feeling of living on top of one another.

Council Member Zander applauded the improvements with the green space next to the wall on the north side for those residents. She also very much appreciates the wall being nine feet, which is much more than she had hoped for. She appreciates the sidewalk as well. If they could work with the numbers and drop the two units, that would be great, and she asked what the density would be with those two units removed.

Mr. Jones responded that the residential portion would be 9.8 units per acre with that change.

Council Member Zander knows this is dense, but it doesn't create a huge concern for her with the commercial and residential together. She appreciates the changes to the rooflines, added green space and parking. If they could financially make it work to drop those two units it would definitely make things feel so much nicer for the future residents.

Council Member Shelton wonders if they are talking about creating more green space for future residents that might live in this development, or so the residents across Beckstead find it more palatable; what are they trying to accomplish by removing those two units.

Council Member McGuire responded that, for him, it's about creating open space for those living right there in the community.

Council Member Shelton said that when they sign the contract, they will know how much green space there is. If these gentlemen here representing the project believe it will sell, and Council Member Zander thinks it will sell, then what would they be accomplishing. They are losing sight of the fact that Redwood Road needs to have density around it to support any sort of commercial there. He really appreciates what has been done, and fully supports the project as it stands, as they need that density in that location; even though it's an awkward location.

Mr. Layton discussed other cities and proportions of things in those other areas right now. Green space was a big concern here, and in most zones where they would be able to design this type of building, 20% green space would be difficult; this project has 27% which is a significant amount.

He is not saying it's enough, and he still thinks the council's value and opinion of it is credible, but it's more than most townhome projects ever get close to. He appreciates the sensitivity to development rights and commerce, but those two units mean two more families that get to live there.

Council Member Marlor appreciates how well they've responded to some of the concerns and questions. It's tough for developers to work out whether the residents around the project, the council or the planning commission are "running the ship." He believes they have tried to respond as much as possible to those concerns holistically. One of the things the council was looking for was some commercial on Redwood Road, and that has been done. It's hard to put the whole thing in commercial because there is a large residential lot right in the middle of the space and there were probably a lot of residents who said they didn't want a big commercial project right behind their home. Something that he continues to hear is that they need more and more affordable housing, and to put affordable housing here seems fairly logical with the balance of commercial. He thinks this is a great project, they have responded to many of the council's concerns and he likes several of the concepts changed. He would love the tot lot to be a little wider, so there is a little more room for people to recreate with kids, and he doesn't want to chew up any more grass than they have to unless it's being included as open space as he thinks it should be. This seems like a good balance of what the city is being pushed to provide in terms of nice, affordable homes in this area. He knows the flex buildings will be very attractive looking. When he looks at the current project he tries to think how he could better the project without messing things up and he feels it's where he can be comfortable with the density, commercial and parking currently there.

Mayor Ramsey noted that she does not have a vote in this, but did want to weigh in. She wasn't present at the last interactive meeting for this, but she has gone through the last discussion including the feedback, input and requests. She thinks this has been a healthy discussion with a lot of good ideas and explanations with a lot of time spent on this. Ultimately, as she looks at the whole project with the history, location and purpose, this is so much better than where it started. She had the same thoughts as Council Member Marlor, wondering if there is anything she could add to make this better. For many of the reasons already discussed, she is comfortable with this the way it is and she agrees there is a need for it. She doesn't want to lose sight of the forest for the trees; this is a significant amount of open space, more than they usually ask of any project, including more than they ask for in Daybreak. This is a small area, so it may not feel like as much open space, but it is percentage wise. They decided a long time ago that Redwood Road was the area needing the commercial, and density could go along that road for the reasons already stated. So much work has been done to make this project better, and she is comfortable with where it is currently and supportive of it. She asked the council if they are ready to recommend this for a public hearing. The developer has come in several times and has been sent away several times, she doesn't want to belabor this to the point where it can't be realistically accomplished. She has heard the idea of removing a few units, and she assumes that changes the outcome of the project for the developer. If something wasn't asked of them before, and changes have already been made, she doesn't feel it's fair to ask that at this point; they are far enough down the road with this project that she's not comfortable with it.

Council Members Shelton and Marlor agreed with the mayor's feelings.

Council Member Marlor supports the project. He wishes the tot lot was a little bit wider, but otherwise this has his support.

Council Member Shelton supports the project.

Council Member Zander is supportive of the project, and isn't insistent the two units come out at all. She doesn't want to belabor this either, but looking at the square footage of the open area towards the bottom of the project, she thinks there are so many extra parking stalls that they could put an extra unit there. She considered what might happen in that green area, and when comparing that to the potential of another unit, she thinks pulling the two units up top and adding one at the bottom could be a good solution as it would only be losing one total unit. She sincerely appreciates how much the developer has listened to the council, it really means a lot, and she is very pleased with the park strip they gave on the north side of the project when asked for some more green space there. The developer has been super responsive, and she appreciates the calculations stating they have 27% green space, as that has helped her see this perspective wise since Daybreak only has 20%. This is a different project and the developer has had to work under a microscope, which she thanked them for that as well.

Council Member Marlor is concerned with what goes in the open space as well, but since they have been pushing green space he assumed that was the only option. He agreed that he would rather see a unit at the bottom in that space.

Council Member Zander agreed that she doesn't see that small space being used for more than kids doing dumb things like kicking balls into homes. She would rather see a large area with eyes on it, like at the top where the removal of the two units was suggested.

Council Member Marlor would also be okay with leaving the two units at the top and adding the additional one at the bottom. If they could make the tot lot larger he also thinks that would create usable space; the open space at the bottom isn't really usable space in his opinion.

Mr. Adams asked if they were suggesting removing the two guest stalls.

Council Member Zander responded yes, as the space would now be a driveway to that additional unit. They have given ample parking in her opinion.

Mayor Ramsey agreed with the suggestion.

Council Member Zander also noted they have created barriers, so even if they decided to keep a unit on the very north end it creates a barrier for kids to play on the other side of it.

Council Member McGuire agreed with Council Member Zander's option of moving a unit, Unit 8 for example, down on the south side. However, he questioned whether it is practical for the

developer to build a single unit as he has always heard it has to be multiple units together for townhomes to sell.

Mr. Adams asked if the owner states a preference to not lose a unit, would the council rather leave the two units there and leave the space on the bottom.

Council Member Zander said they'd rather have the two units left for more families.

Mr. Adams asked about swapping the picnic area for Units 7 & 8.

Council Member Zander doesn't see a need for the picnic area, saying she doesn't believe anyone will use it. However, swapping the spaces isn't a bad idea.

Council Member McGuire believes the picnic area would be better served located by the tot lot.

Council Member Marlor noted the picnic area could be connected to the tot lot.

Mayor Ramsey added they might be able to get one more unit than shown if they moved Units 7 & 8 to the picnic area, filling in one unit where the guest spots on the bottom are; and creating a more cohesive green space by the tot lot with the picnic area there, if possible.

Council Member McGuire appreciates there is currently 27% green space. If his math is right, the middle area with the tot lot equals about 1/8 acre of open space, but thinking about other developments, when they calculated their density it was based on the actual residential area. Currently this is 10.9 units, and they've told others they had to get under 8 units per acre without looking at a percentage of green space; this puts them in a bit of a balancing act.

Director Schaefermeyer noted that with the Peterson Development they did include the commercial. They have gone back and forth in discussion on this project, but it's ultimately up to the council to decide those parameters. With Peterson they ultimately agreed to include the dirt to be developed, and none of the parking lot, which brought them to basically 8 units per acre.

Council Member Harris doesn't like the location of the two units, they need to open up that area to give the neighbors there some space to live. He understands they will sign contracts on purchase and be made aware of what's there, but he still thinks if they can provide a better lifestyle for people that's important. He would prefer if those units went away from a density perspective, but the rest of the council had good points about the picnic area and moving the units; that would be better than what is currently proposed. He is not sure if he could support this project or not with those changes, but they would be an improvement from where things are right now.

Mr. Adams noted that if they removed those two units and filled the space in they are back to 8.1 units per acre, which is where they were previously with 21 units.

Mr. Layton said they could combine the two lots together in the Unit 7 space and possibly gain more usable green space on either side.

Council Member Shelton wanted to make it clear that he likes the idea of adding the one unit on the south side since that really is ineffective green space.

Mr. Jones asked for the council's opinion if, to balance all that, they filled in the hole, moved the two units to the picnic area, and dropped one unit off the five-plex on the north side, keeping the density the same.

Council Member Shelton reiterated that this is Redwood Road, where things should be dense.

Council Member Zander asked about the necessity of the four parking stalls on the green side.

The council and developer representatives had an open discussion about possible changes and results of those changes.

Mayor Ramsey thanked everyone for their discussion, noting that it appears they have a majority vote that this is doing better and that the developer would be okay to bring this back for a public hearing when they're ready.

F. Presentation Item

F.1. Overview of potential funding mechanism for public infrastructure. *(By Lewis Young Robertson & Burningham, Laura Lewis)*

City Manager Dustin Lewis noted there is not enough time for this item, and Laura Lewis has agreed to come back another night to make this presentation. They discussed dates for the change, including having the presentation during the regular council meeting on August 1, as the work meeting is already full and the council meeting has a light agenda currently.

Council Member Shelton explained his reasons for requesting this presentation, as with the recent annexation and projects in the Daybreak area, he knows they will be asked to do some public financing. He would rather discuss the available options, including the pros and cons, without a developer sitting across the table pressing the council to do something right away; he would like to have the conversation in a more educational environment.

Laura Lewis agreed that it would be better to do in that type of situation.

City Manager Lewis noted there may also be some significant changes in the future to those options, based on what he is hearing.

ADJOURNMENT

Council Member Marlor motioned to adjourn the July 18, 2023 City Council Study Meeting. Council Member Zander seconded the motion; vote was unanimous in favor.

The July 18, 2023 City Council Study meeting adjourned at 6:19 p.m.

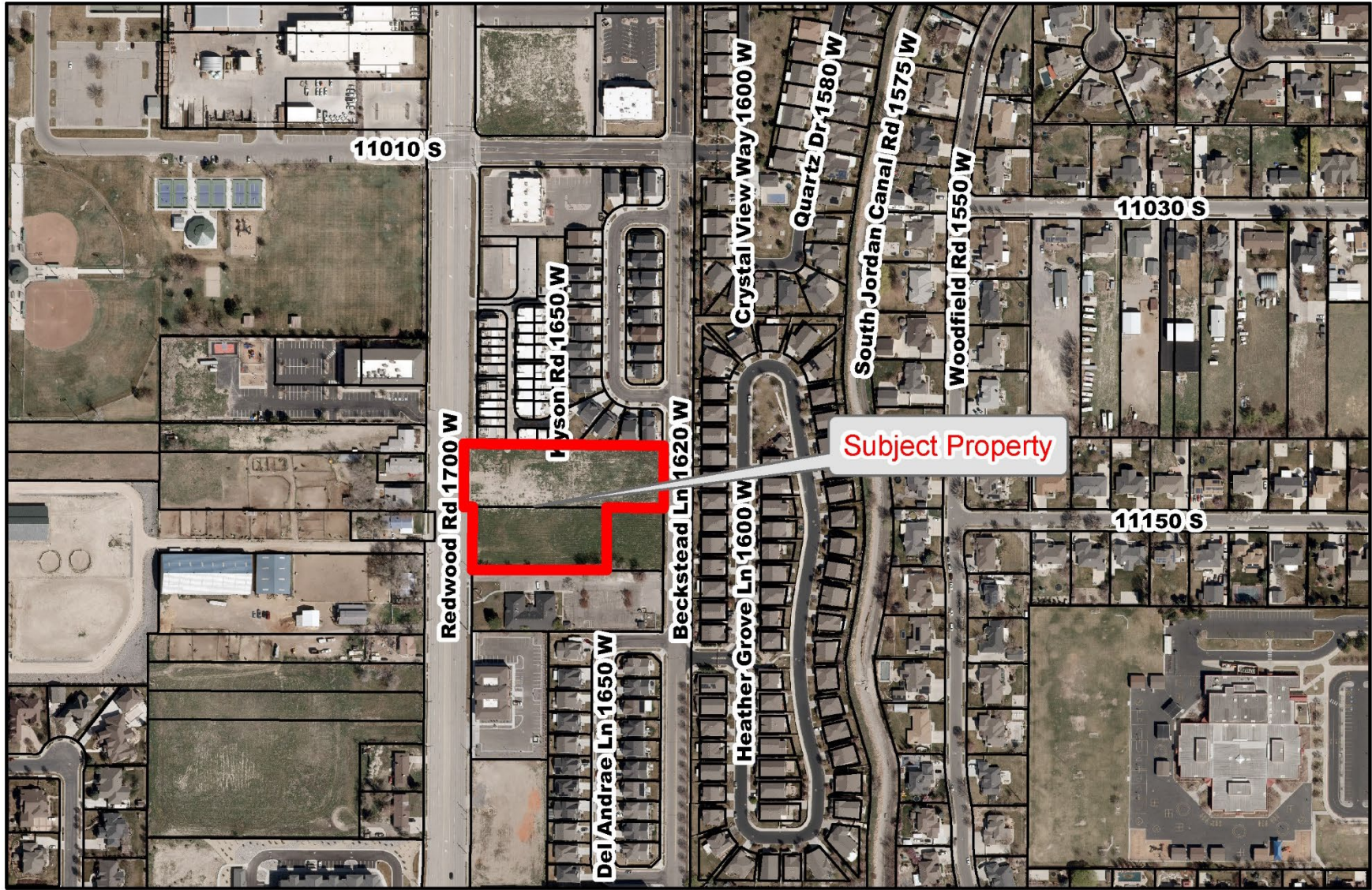
This is a true and correct copy of the July 18, 2023 City Council Study Meeting Minutes, which were approved on August 1, 2023.

Anna Crookston

South Jordan City Recorder

SJC Townhomes @ Redwood

Planned Development Overlay Rezone Request
and Development Agreement



Legend

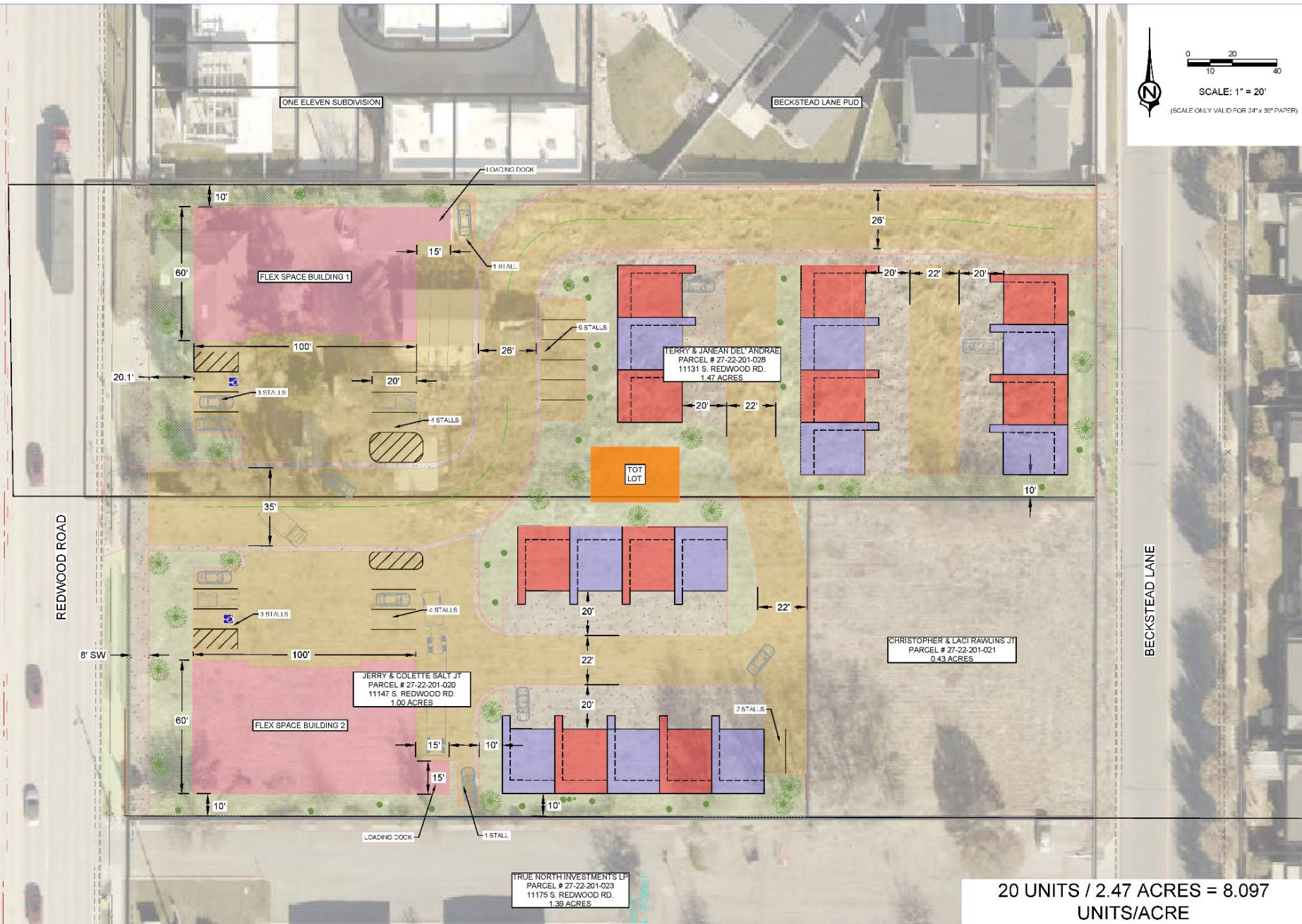
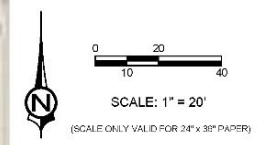
- STREETS
- PARCELS

Aerial Map

City of South Jordan

0 105 210 420 630 840 Feet

Aerial Imagery
2021



PROPERTY OWNERS:
 JERRY & COLETTE SALT /
 TERRY & JANEAN DEL'ANDRAE

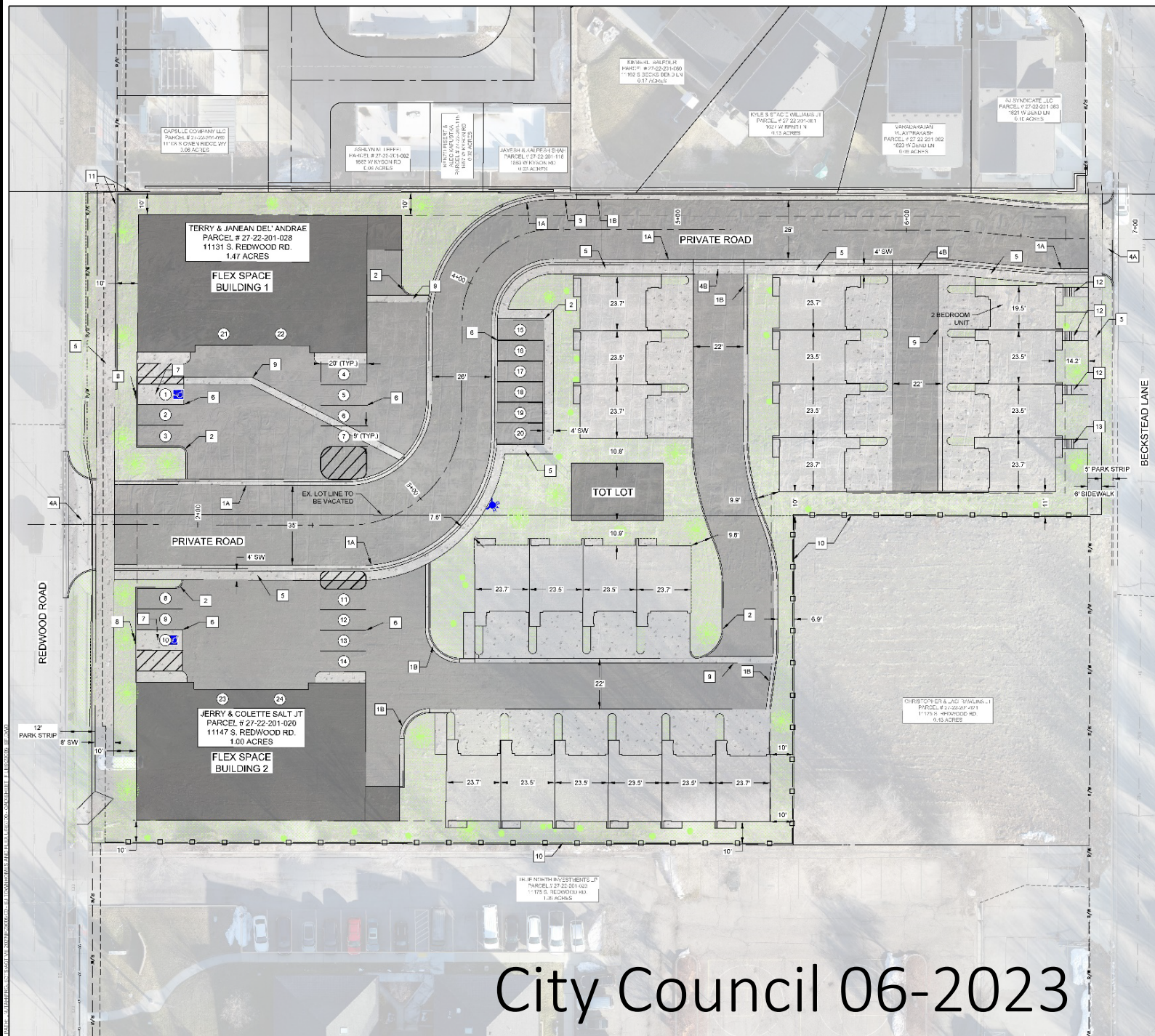
TOWNHOME & FLEX SPACE CONCEPT
 SOUTH JORDAN TOWNHOMES
 SOUTH JORDAN, UTAH

20 UNITS / 2.47 ACRES = 8.097 UNITS/ACRE

PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
TOWNHOMES	50	62
OFFICE/WAREHOUSE	20	22

City Council Study Session 11-2022

PARTIAL CITY OF SOUTH JORDAN DEVELOPMENT DEPARTMENT 3185 W. CHARLESTON PKWY, STE. A, SALT LAKE CITY, UT 84119. PREPARED BY: CIVILSCIENCE, INC. 3185 W. CHARLESTON PKWY, STE. A, SALT LAKE CITY, UT 84119. DATE: 11/15/2022.



SCALE: 1" = 20'
 (SCALE ONLY VALID FOR 24" x 36" PAPER)

LEGEND:

- ASPHALT PAVEMENT (SEE DETAIL SHEETS)
AREA: 37,684 SF
- CONCRETE SIDEWALK, CURBS & GUTTER,
APPROACH, OR DRIVEWAY APPROACH
AREA: 19,297 SF
- LANDSCAPING (SEE LANDSCAPE PLANS)
AREA: 23,696 SF
- PARKING STALL NUMBER

SITE WORK KEYNOTES:

ALL IMPROVEMENTS SHALL BE CONSTRUCTED PER APWA STANDARD SPECIFICATION AND PLANS, 2017 EDITION, OR DETAILS AS NOTED BELOW.

- 1A) CONSTRUCT MOUNTABLE 30 INCH CONCRETE CURBS & GUTTER (SEE APWA PLAN 205.2)
- 1B) CONSTRUCT 30 INCH CONCRETE CURBS & GUTTER (SEE APWA PLAN 205.1)
- 2) CONSTRUCT 6-INCH BARRIER CURBS (SEE DETAIL SHEETS)
- 3) 10' CURB TRANSITION
- 4A) CONSTRUCT OPEN DRIVEWAY APPROACH
- 4B) CONSTRUCT DIP DRIVEWAY APPROACH
- 5) 6-INCH CONCRETE SIDEWALK (SEE DETAIL SHEETS)
- 6) 4-INCH WIDE PARKING STALL STRIPING - WHITE PAINT PER CITY OR UDOT STANDARDS
- 7) ACCESSIBLE PARKING STALL (SEE DETAIL SHEETS)
- 8) ACCESSIBLE PARKING SIGN (SEE DETAIL SHEETS)
- 9) CONSTRUCT 2-FOOT CONCRETE WATERWAY (SEE DETAIL SHEETS)
- 10) PROPOSED DECORATIVE MASONRY WALL
- 11) BOULDER RETAINING WALL (SEE DETAIL SHEETS)
- 12) CONSTRUCT 6 (7") STAIR RISERS
- 13) CONSTRUCT 6 (6.5") STAIR RISERS

PARKING SUMMARY:

TOWNHOMES:
 UNIT TYPES: (20) 3 BEDROOM UNITS AND (1) 2 BEDROOM UNIT
 PARKING REQUIRED FOR A 2 BEDROOM UNIT = 2
 PARKING REQUIRED FOR A 3 BEDROOM UNIT = 2.5
 TOTAL STALLS REQUIRED = (1 x 2) + (20 x 2.5) = 62 STALLS REQUIRED

STALLS PROVIDED =
 - 2 BEDROOM UNIT = 2 CAR IN GARAGE AND 1 ON DRIVEWAY = 3 PER UNIT = 1 x 3 = 3 STALLS
 - 3 BEDROOM UNIT = 2 CAR IN GARAGE AND 2 ON DRIVEWAY = 4 PER UNIT = 20 x 4 = 80 STALLS

TOWNHOME STALLS PROVIDED = 83
 6 ADDITIONAL STALLS WILL BE SHARED WITH FLEX SPACE BUILDINGS (STALLS #15 - #20)
TOTAL TOWNHOME STALLS PROVIDED = 89

FLEX USE BUILDINGS:
 EACH FLEX BUILDING HAS 2 INTERNAL UNITS
 TOTAL SF PER UNIT = 3,000 SF
 728 SF OFFICE AND 2,274 SF WAREHOUSE

REQUIRED OFFICE PARKING = 1 STALL PER 300 SF = 2.4 STALLS
 REQUIRED WAREHOUSE PARKING = 1 STALL PER 500 SF = 2.8 STALLS
 TOTAL REQUIRED = 5.2 STALLS PER UNIT

GRAND TOTAL REQUIRED = 6.2 STALLS x 4 UNITS = 21 STALLS REQUIRED
TOTAL FLEX USE STALLS PROVIDED = 24 (INCLUDES 1 INTERIOR STALL PER UNIT)



NOT FOR CONSTRUCTION

DATE	BY	REV

SITE PLAN

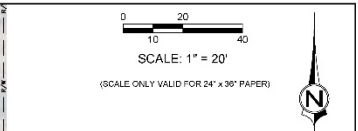
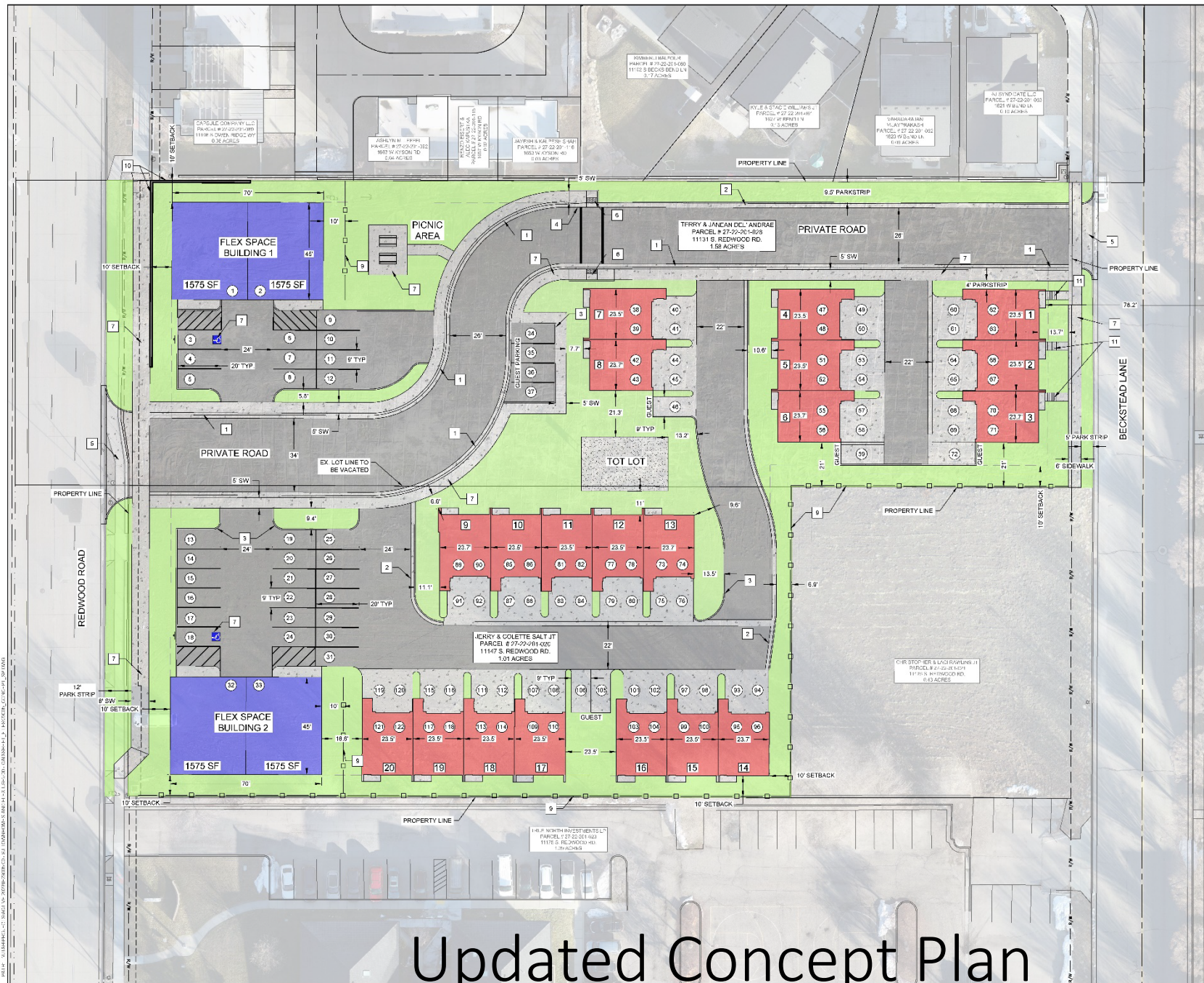
TITLE: MIX AT SOUTH JORDAN SUBDIVISION
SOUTH JORDAN, UT

PROJECT # 22-2003
 DATE: MAY 2023
 DESIGN BY: JR
 CHECKED BY: JS
 SHEET

SP01

City Council 06-2023





- LEGEND:**
- ASPHALT PAVEMENT AREA: 30 009 SF
 - CONCRETE SIDEWALK, CURB & GUTTER, APRON, OR DRIVEWAY APPROACH AREA: 22 391 SF
 - OPEN SPACE (LANDSCAPED PER SJ CITY ORDINANCE) AREA: 30 628 SF
 - PARKING STALL NUMBER
 - TOWNHOME UNIT NUMBER

- SITE WORK KEYNOTES:**
- 1 MOUNTABLE 30 INCH CONCRETE CURB & GUTTER
 - 2 30 INCH CONCRETE CURB & GUTTER
 - 3 6-INCH BARRIER CURBS
 - 4 10' CURB TRANSITION
 - 5 OPEN DRIVEWAY APPROACH
 - 6 ACCESSIBLE SIDEWALK RAMP
 - 7 6-INCH THICK CONCRETE SIDEWALK
 - 8 ACCESSIBLE PARKING STALL
 - 9 DECORATIVE MASONRY WALL
 - 10 RETAINING WALL
 - 11 CONCRETE STAIRS

PARKING SUMMARY:

TOWNHOMES:
 UNIT TYPES: (20) 3 BEDROOM UNITS
 PARKING REQUIRED FOR A 3 BEDROOM UNIT = 2.5
 TOWNHOME TOTAL STALLS REQUIRED = 20 x 2.5 = 50 STALLS REQUIRED
 STALLS PROVIDED = 2 CARS IN GARAGE AND 2 ON DRIVEWAY = 4 PER UNIT
 20 x 4 = 80 STALLS
TOWNHOME STALLS PROVIDED = 80
 9 ADDITIONAL GUEST STALLS ARE PROVIDED (STALLS #34 - #37, #46, #56, #72 AND #105-106)
TOTAL TOWNHOME STALLS PROVIDED = 89

FLEX USE BUILDINGS:
 EACH FLEX BUILDING HAS 2 INTERNAL UNITS
 TOTAL SF PER UNIT = 1,375 SF
 = 375 SF OFFICE AND 1000 SF WAREHOUSE
 REQUIRED OFFICE PARKING = 1 STALL PER 300 SF = 1.8 STALLS
 REQUIRED WAREHOUSE PARKING = 1 STALL PER 800 SF = 1.3 STALLS
 TOTAL REQUIRED = 3.2 STALLS PER UNIT
FLEX USE TOTAL REQUIRED = 3.2 STALLS x 4 UNITS = 13 STALLS REQUIRED
TOTAL FLEX USE STALLS PROVIDED = 33 (INCLUDES 1 INTERIOR STALL PER UNIT)
TOTAL PROJECT PARKING STALLS REQUIRED = 50 + 13 = 63 STALLS REQUIRED
TOTAL PROJECT PARKING STALLS PROVIDED = 89 + 33 = 122 STALLS PROVIDED

SITE INFORMATION:
 TOTAL ACREAGE = 2.59
 DENSITY = 20 DWELLING UNITS / 2.59 ACRES = 7.72 DWELLING UNITS PER ACRE

CONCEPT PLAN
 THE MIX AT SOUTH JORDAN
 SUBDIVISION
 SOUTH JORDAN, UTAH



3160 W. Clubhouse Drive, Ste. A
 Lehi, UT 84043
 801.788.7200

Updated Concept Plan

PATH: L:\UTAH\PROJECTS\ACTIVE 2023\F23016.00 - SJ\TOWNHOMES AND FLEX USE\700 - CAD\SHEET_FILES\SHEET_FILES\230000_CONCEPT_SF.DWG



KIMBERLI BALFOUR
PARCEL # 27-22-201-060
11102 S BECKS BEND LN
0.17 ACRES

KYLE & STACIE WILLIAMS JT
PARCEL # 27-22-201-061
1627 W BEND LN
0.13 ACRES

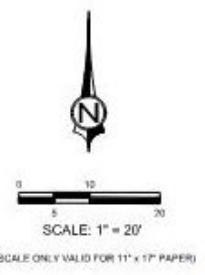
VARADARAJAN
VIJAYPRAKASH
PARCEL # 27-22-201-062
1623 W BEND LN
0.09 ACRES

SJ SYNDICATE LLC
PARCEL # 27-22-201-063
1621 W BEND LN
0.10 ACRES

TERRY & JANEAN DEL' ANDRAE
PARCEL # 27-22-201-028
11131 S. REDWOOD RD.
1.58 ACRES

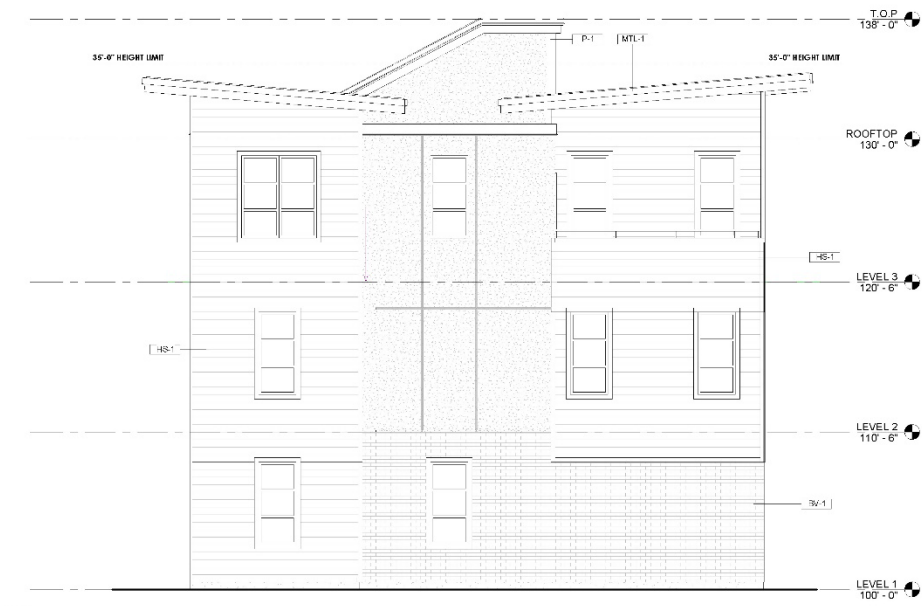
PRIVATE ROAD

BECKSTEAD LANE



LANDSCAPE CONCEPT EXHIBIT

THE MIX AT SOUTH JORDAN SUBDIVISION
SOUTH JORDAN, UTAH



2 NORTH SIDE ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH MATERIAL LEGEND					
MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
HS-1	HORIZONTAL SIDING	180			
EPH-1	SPUN CONCRETE	180			
MTL-1	METAL AND-GI SHAW ROOF	180			
BV-1	BRICK VENEER	180			

FINISH NOTES:
 1. ALL EXTERIOR FINISHES TO BE APPROVED BY OWNER.
 2. ALL FINISHES TO BE PERFORMED BY TRADES.
 3. PROVIDE NAME OF MATERIAL MANUFACTURER AND MANUFACTURER'S APPROVED FINISHES TO THE DEVELOPER/OWNER.

FINISH DESCRIPTION:
 [Symbol] BRICK TAG



1 EAST SIDE ELEVATION
1/4" = 1'-0"

City Council 06-2023

PROPOSED

PRINTED DATE
5/18/2023 9:27:39 AM

LAYTON DAVIS
ARCHITECTURE & INTERIORS

2005 East 2700 | South Suite 200 Salt Lake City, Utah 84109
 (801) 462-0015 | (801) 462-0016

SOUTH JORDAN TOWNHOMES

SOUTH JORDAN, UTAH

PROJECT NO.	23.077
DRAWN BY / CHK BY	Au/hor
TITLE	ELEVATIONS
2023 SHEET #	A201



2 NORTH SIDE ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH MATERIAL LEGEND						
MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES	
HS-	HARDY-BOARDING	TD				
EPS-	STUCCO	TD				
ML-	METAL AND W/ SAW ROOF	TD				
BV-	BRICK VENEER	TD				

FINISH NOTES:
 1. ALL EXTERIOR FINISHES TO BE APPROVED BY OWNER.
 2. A. I. F. APPLIED TO ALL TYPES OF SURFACES AND DAMAGED.
 3. FINISH LIST OF MATERIALS, SHOWING NAME OF MANUFACTURER AND AGREEMENT.

FINISH DESCRIPTION:
 HS-1 → EPS-1



1 EAST SIDE ELEVATION
1/4" = 1'-0"

Updated — lowered stairwell

PROPOSED

PRINTED DATE
7/10/2023 4:28:59 PM

LAYTON DAVIS
ARCHITECTS

2025 East 72nd | South Side 200 Soil Loss City - UIC 18409
P: 800.465.0015 | F: 800.487.0016

SOUTH JORDAN TOWNHOMES
4 PLEX

SOUTH_JORDAN_17A.H

#	DATE	BY	DESCRIPTION

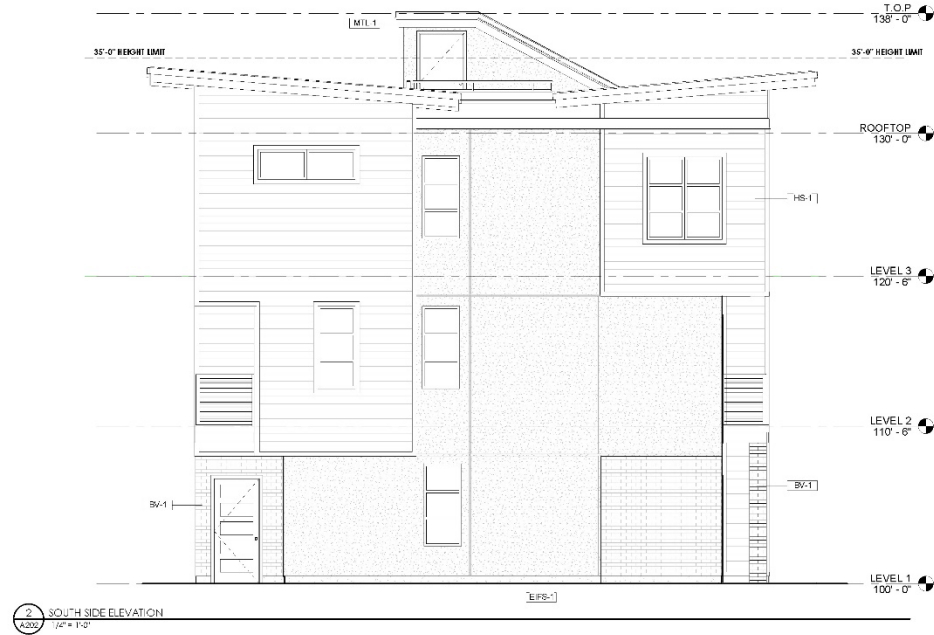
PROJECT NO.
23.077

DWY BY / CHK BY
Author

TITLE
ELEVATIONS

SHEET #
A201

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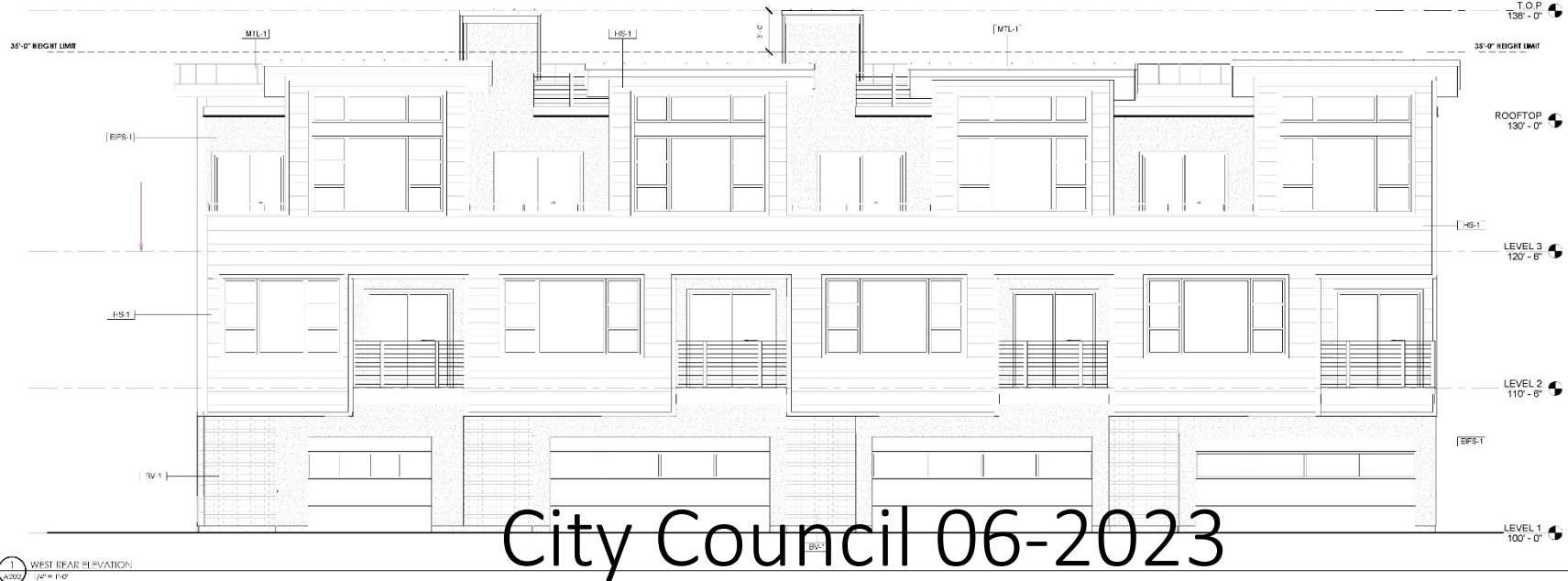


2 SOUTH SIDE ELEVATION
1/2" = 1'-0"

EXTERIOR FINISH MATERIAL LEGEND					
MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
HS-	HURON FIBER CING	180			
EPS-	SPJWOOD	180			
MTL-	METAL AND HD SEAM ROOF	180			
BV-	BPC C/VEEER	180			

FINISH NOTES:
 1. ALL FINISH MATERIALS TO BE APPROVED BY OWNER.
 2. ALL FINISH MATERIALS TO BE APPROVED BY ARCHITECT.
 3. PROVIDE NAME OF MATERIAL MANUFACTURER AND MANUFACTURER'S APPROVED DEVELOPER/INSTALLER.

FINISH DESCRIPTION:
 [Symbol] FINISH TAG



1 WEST REAR ELEVATION
1/2" = 1'-0"

City Council 06-2023

PROPOSED

PRINTED DATE
5/18/2023 9:29:02 AM

LAYTON DAVIS
ARCHITECTS PLLC

2005 Cort 2700 | South Suite 200 Salt Lake City, Utah 84109
phone: 468.0715 | fax: 468.0716

SOUTH JORDAN TOWNHOMES

SOUTH JORDAN, UTAH

PROJECT NO.
23077

DRAWN BY / CHECK BY
Author

TITLE
ELEVATIONS

2023 SHEET #
A202

PRINTED DATE
03.24.2023

LAYTON DAVIS
ARCHITECTS

8000 EAST 2700 SOUTH | SUITE 200
SALT LAKE CITY, UTAH 84115
P: 801.487.0776 | WWW.LAYTONDAVISARCHITECTS.COM

SO. JO. TOWNHOMES
AND FLEX-SPACE
11111 SO. REDWOOD ROAD
South Jordan, Utah

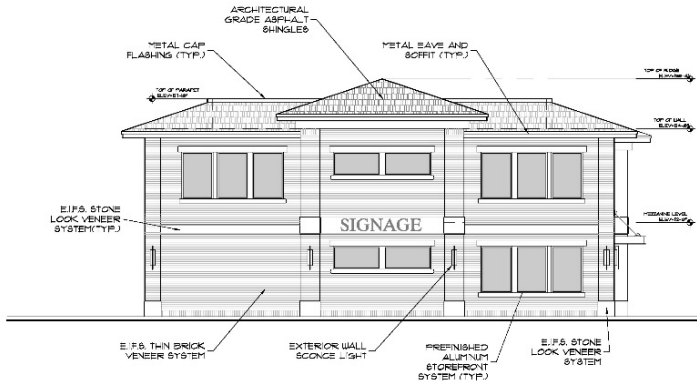
CHRONOLOGY

PROJECT NO
23.036

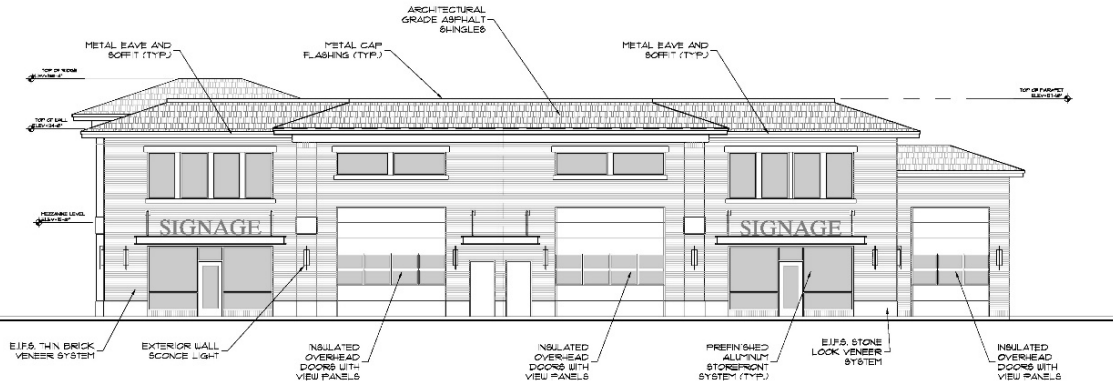
DWN BY/ CHK BY
CWL

TITLE
CONCEPTUAL
FLEX-SPACE
ELEVATIONS

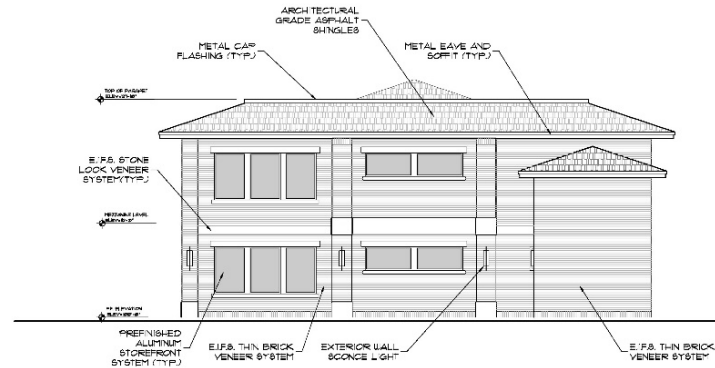
24X36 SHEET #
A201



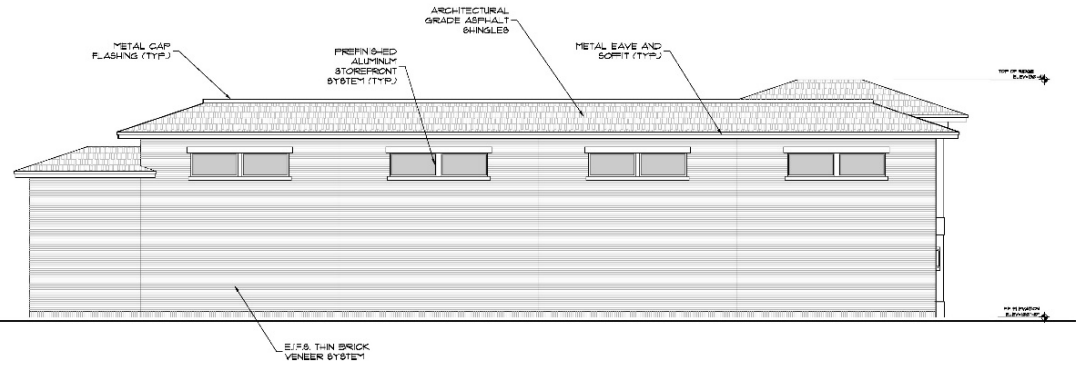
1 FLEX-SPACE BUILDING - WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



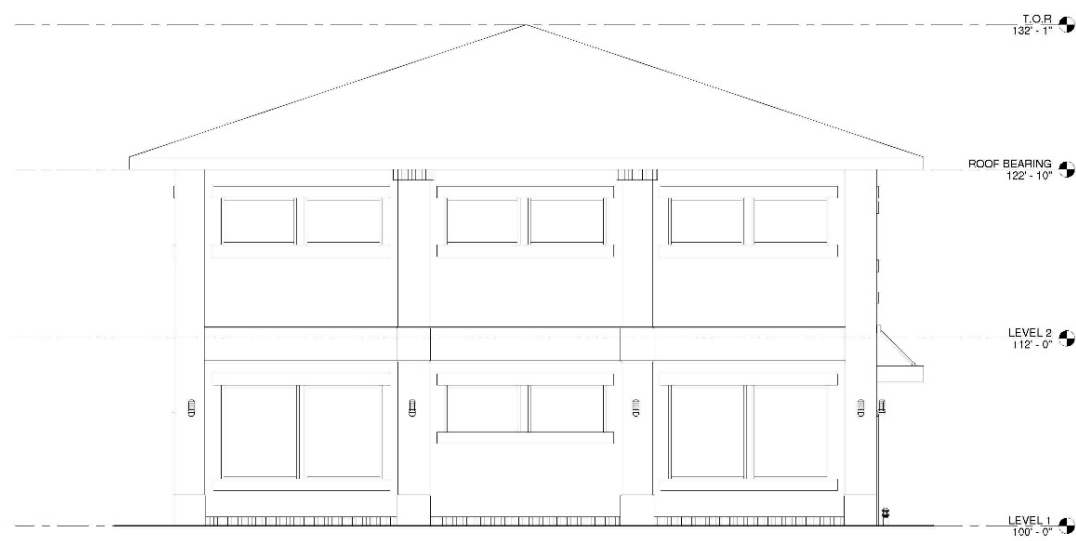
3 FLEX-SPACE BUILDING - EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 FLEX-SPACE BUILDING - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST SIDE ELEVATION
1/4" = 1'-0"



2 WEST SIDE ELEVATION
1/4" = 1'-0"

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2006 East 2700 | South Suite 200-501 Lake City, Utah 84109
 908.749.0715 | 908.749.0716

SOUTH JORDAN FLEX SPACE

SOUTH JORDAN, UT

DATE	DESCRIPTION

PROJECT NO.
23036
 DRAWN BY / CHECK BY
AR/CL
 TITLE
ELEVATIONS

24X36 SHEET #
A202

PROPOSED
 PRINTED DATE
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