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South Jordan, Utah 84095



Affected Parcel Nos: 26-21-400-001, 26-21-200-001, 26-22-300-001, 26-22-300-006

**SHORELINE MASTER DEVELOPMENT AGREEMENT**

The CITY OF SOUTH JORDAN, a Utah municipal corporation (the “City”), SOJO 118, LLC, a Utah limited company (the “Master Developer”), and SOUTH VALLEY WATER RECLAMATION FACILITY, a Utah interlocal governmental entity (the “Owner”), enter into this MASTER DEVELOPMENT AGREEMENT (this “Agreement”) this \_\_\_\_ day of February 21, 2024 (“Effective Date”), and agree as set forth below. The City and the Master Developer are jointly referred to as the “Parties” and each may be referred to individually as “Party.”

**RECITALS**

WHEREAS, the Master Developer is under contract with the Owner of certain real property identified as Assessor’s Parcel Number(s) 26-21-400-001, 26-21-200-001, 26-22-300-001, 26-22-300-006 (the “Property”), specifically described in the attached Exhibit A, and intends to develop the Property consistent with the Concept Plan (Exhibit B) and Design Guidelines (Exhibit C) (the “Project”); and

WHEREAS, the City, acting pursuant to (1) its authority under Utah Code Annotated 10-9a-102(2) *et seq.*, as amended, and (2) the South Jordan City Municipal Code (the “City Code”), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, the City has made certain determinations with respect to the proposed development of the Property and in exercise of its legislative discretion has elected to enter into this Agreement; and

WHEREAS, the Property is currently subject to the Planning and Land Use Ordinance of the City and is within the Commercial-Industrial zone (the “C-I Zone”) and Agricultural zone (the “A-1 Zone”). A copy of the provisions of such zone designations in the City Code is attached hereto as Exhibit D; and

WHEREAS, the Master Developer desires to make improvements to the Property in conformity with this Agreement and desires a zone change on the Property from the C-I Zone and A-1 Zone to the Commercial-Community Planned Development Floating Zone (the “C-C-PD Zone”). A copy of the provisions of the Commercial-Community zone (the “C-C Zone”) and the Planned Development Floating Zone (the “PD Zone”) designation in the City Code is attached hereto as Exhibit E; and

WHEREAS, the Master Developer and the City acknowledge that the development and improvement of the Property pursuant to this Agreement will provide certainty useful to the Master Developer and to the City in ongoing and future dealings and relations among the Parties; and

WHEREAS, the City has determined that the proposed development contains features which advance policy goals and objectives of the South Jordan City General Plan, preserve and maintain the open and sustainable atmosphere desired by the citizens of the City, and contribute to capital improvements which substantially benefit the City and will result in planning and economic benefits to the City and its citizens; and

WHEREAS, this Agreement shall only be valid upon approval of such by the South Jordan City Council (the “**City Council**”), pursuant to resolution R2023-52, a copy of which is attached hereto as Exhibit F; and

WHEREAS, the City and the Master Developer acknowledge that the terms of this Agreement shall be enforceable and the rights of the Master Developer relative to the Property shall vest only if the City Council, in its sole legislative discretion, approves a zone change for the Property currently zoned as C-I and A-1 to a zone designated as C-C-PD; and

WHEREAS, this Agreement and all of its associated “legislative,” “broad, competing policy considerations,” and “generally applicable” decisions regarding the development of the Project as those terms are discussed in *Baker v Carlson*, 2018 UT 59 were considered by the South Jordan City Planning Commission on October 24, 2023 pursuant to Utah Code Ann. § 10-9a-532(2)(iii)(2023), in making a recommendation to the City Council; and

WHEREAS, the City believes that this Agreement and the Zoning of the Property constitute the completion of the “legislative”, “broad, competing policy considerations” and “generally applicable” decisions by the City Council regarding the development of the Project as those terms are discussed in *Baker v Carlson*, 2018 UT 59; and

WHEREAS, the City intends that the implementation of those “legislative”, “broad, competing policy considerations” and “generally applicable” decisions through the provisions and processes of this Agreement relating to “fixed criteria” are “administrative” in nature.

**NOW THEREFORE**, based upon the foregoing recitals and in consideration of the mutual covenants and promises contained set forth herein, the Parties agree as follows:

## **TERMS**

**A. Recitals; Definitions.** The recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the Planning and Land Use Ordinances of the City or Design Guidelines.

1. City’s Future Laws means the ordinances, policies, standards, procedures and processing fee schedules of the City which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and which

may or may not be applicable to the Development Application depending upon the provisions of this Agreement.

2. City's Vested Laws means the ordinances, policies, standards and procedures of the City in effect as of the date of the execution of this Agreement.

3. Development Report means a report containing the information specified in Section L. of this Agreement submitted to the City by Master Developer for a Development by Master Developer or for the sale of any Parcel to a Assignee or the submittal of a Development Application by a Assignee pursuant to an assignment from Master Developer.

4. Golf Course Agreement means the Development Agreement and all of its exhibits including the Purchase and Sale Agreement executed by the City on November 20, 2018 as authorized by Resolution R2018-60.

5. Master Developer means SoJo 118, a Utah limited liability company, and its assignees or transferees as permitted by this Agreement.

6. Owner means South Valley Water Reclamation Facility, a Utah interlocal governmental entity, which owns the Property.

7. Rentable Square Feet means the entire square footage of a building including, but not limited to, areas such as the building core, maintenance and operations areas, stairwells, elevator shafts, equipment areas attics, garages, balconies, excavated basement areas, mezzanines, corridors and walkway together with any surface areas that may be rented or leased to a tenant.

8. Gross Square Feet means the entire square footage of a building including, but not limited to, areas such as the building core, maintenance and operations areas, stairwells, elevator shafts, equipment areas, attics, garages, balconies, excavated basement areas, mezzanines, corridors and walkways together with any surface areas (including but not limited to outdoor storage facilities) that may be rented or leased to a tenant).

**B. Enforceability.** The City and the Master Developer acknowledge that the terms of this Agreement shall be enforceable, and the rights of the Master Developer relative to the Property shall vest, only if the City Council in its sole legislative discretion approves a zone change for the Property currently zoned as C-I and A-1 to a zone designated as C-C-PD.

**C. Conflicting Terms.** The Property shall be developed in accordance with the requirements and benefits provided for in relation to a C-C-PD Zone under the City Code as of the Effective Date. In the event of a discrepancy between the requirements of the City Code including the C-C-PD zone, and this Agreement, this Agreement shall control.

**D. Master Developer Obligations:**

1. Concept Plan and Design Guidelines. The Master Developer agrees to construct the development consistent with the Concept Plan and the Design Guidelines and

the requirements set forth in this Agreement and the City Code. To the extent that any terms of this Agreement conflict with any of the terms of the Concept Plan and Design Guidelines the terms of this Agreement shall govern.

2. Additional Property. Owner is currently quieting the title to a portion of the property described and identified in Exhibit A (the “**Additional Property**”), and if Owner is successful in quieting title to the Additional Property, such Additional Property shall be automatically included within this Agreement at the option of Owner and Master Developer, after notice to the City, and this Agreement shall be recorded in the chain of title of such property.

3. Commercial Uses. At buildout, the Master Developer shall have completed the development of a minimum one hundred eighty-nine thousand five hundred gross square feet (189,500 sf) of commercial uses as outlined in the Design Guidelines and City Code. Commercial uses, including accessory uses and mix-use developments, shall cover a minimum twenty-five (25) acres of the Property.

4. Maximum Residential Units. The Master Developer shall be entitled to develop residential units at a maximum gross density of eight (8) units per acre. The right to develop seventy-two (72) units, which were transferred from the Glenmoor property owned by the Master Developer, shall not be counted toward the maximum gross density. The residential maximum gross density of eight (8) units per acre together with the seventy-two (72) units transferred from the Glenmoor property are together referred to in this Agreement as the “**Maximum Residential Units**.”

5. Relationship Between Residential Uses and Commercial Uses.

a. *First Trigger*. Prior to the City approval of a final plat which includes the 501<sup>st</sup> Residential Dwelling Unit Master Developer shall have received a Certificate of Occupancy for at least 37,000 Gross Square Feet of Commercial Uses which may include the Commercial Use Portion of any Mixed Use Development.

b. *Second Trigger*. Prior to the City approval of a final plat which includes the 1,001<sup>st</sup> Residential Dwelling Unit Master Developer shall have received a Certificate of Occupancy for at least a total of 74,000 Gross Square Feet (including whatever amount of Gross Square Feet were associated with the Development Application for the First Trigger) of Commercial Uses which may include the Commercial Use Portion of any Mixed Use Development.

c. *Remaining Gross Square Footage of Commercial Uses*. Development Applications for Residential Uses after the First and Second Trigger shall provide sufficient remaining acreage in the Project to accommodate the development of the remaining balance of the Commercial Uses which may include areas within a Mixed Use Development.

6. Accessory Dwelling Units. Accessory Dwelling Units (“**ADUs**”) are listed as a permitted use in the Design Guidelines and are subject to the requirements of the City’s

Accessory Dwelling Unit Floating Zone, a copy of which is attached hereto as Exhibit G. ADUs are not counted against the number of Maximum Residential Units.

7. Architecture. Structures shall contain architectural elements as outlined in the Concept Plan and Design Guidelines. The Architectural Review Committee, created by the Homeowner Association (the “HOA”) and governed by the Project’s Covenants, Codes, and Restrictions (the “CC&Rs”), shall approve and stamp building plans prior to submittal and review by the City.

8. Site Design. Requirements for setbacks, frontage, and garages shall meet the site design standards as contained in the Design Guidelines.

9. Streets and Walkways. Streets and Walkways shall be designed and constructed in conformity to City ordinances and the Design Guidelines. All streets and walkways shall be subject to the City Engineer’s approval.

10. Open Space. Open Space means that definition as found in the Design Guidelines and the City’s Vested Laws as may be modified in the Parks, Trails and Open Space Plan. The required amount of Open Space shall be 20% of the gross development area excluding all rights-of-way for State highways or roadways larger than a Major Collector. Changes to these requirements are not a “minor change” as that term is used in paragraph E and require a South Jordan City Planning Commission recommendation and City Council approval.

11. Cable TV/Fiber Optic Service. Subject to all applicable federal and state telecommunications laws and regulations, Master Developer may cause to be installed underground within any public rights-of-way within the Project, conduits, cable service, and/or fiber optic lines at no expense to the City. Master Developer may contract with any telecommunications provider of its own choice and allows such contractor to use the Master Developer installed conduit in the public rights-of-way, subject to such contractor first obtaining necessary approvals and franchise agreements from the City. Master Developer acknowledges that this provision applies only to Master Developer-installed conduits in the public rights-of-way and does not prohibit other telecommunications providers from installing conduits, cable service, and/or fiber optic lines within the same public rights-of-way. Additionally, and subject to all applicable federal and state telecommunications laws and regulations, the Parties acknowledge that Master Developer may cause to be installed any conduits, cable service, and/or fiber optic lines within privately owned areas of the Project and that in connection with such installation, Master Developer may grant exclusive access and/or easements to one or more telecommunications providers for such privately placed conduits, cable services, and/or fiber optics. Notwithstanding, Data Center uses shall have the express right to contract for independent fiber optic service from multiple providers and grant any related access or easements to such providers, and shall be excluded from such exclusive access and/or easement restrictions set forth in this Section, so long as the property is private and not dedicated to the public. The City may charge and collect all taxes and/or fees with respect to such cable service and fiber optic lines as allowed by contract with Master Developer or its assignees.

**E. City Obligations**

1. Development Review. The City shall review development of the Property in a timely manner, consistent with the City’s routine development review practices and in accordance with all applicable laws and regulations.

2. Minor Changes. The Planning Department, after conferring with the City Manager, may approve minor modifications to the Master Developer Obligations which are necessary or advantageous in facilitating more desirable function and aesthetics of the Project.

3. Financing of Project Infrastructure. The development of the Project is intended to provide mutual benefit to the Master Developer and the City and needs to be financially viable and successful for the Master Developer. The City, therefore, agrees to cooperate with the Master Developer in Master Developer’s connection with the financing of all Project Infrastructure, which financing shall likely include, among other things, institutional debt financing, bond offerings, public infrastructure district financing, and tax incentive financing. The City also agrees to cooperate with and support any application by the Master Developer for corridor preservation and other public infrastructure grants.

**F. Plat Language.** The recorded plats for the Project shall contain the following language in a note:

*This plat is subject to that certain Development Agreement dated \_\_\_\_\_, by and between the City of South Jordan, SoJo 118, LLC, a limited liability company and South Valley Water Reclamation Facility, a Utah interlocal governmental entity, including all provisions, covenants, conditions, restrictions, easements, charges, assessments, liens or rights, if any, created therein and recorded on \_\_\_ as Entry No. \_\_\_, in book \_\_\_, at Page \_\_\_ of the Official Records of Salt Lake County.*

**G. Parcel Sales.** The City acknowledges that the precise location and details of the public improvements, lot layout and design, and any other similar item regarding the development of a particular Parcel may not be known at the time of the creation of or sale of a Parcel. Master Developer may obtain future approval of a Parcel as is provided in Utah Code Ann. § 10-9a-103(66)(c)(v) (2023) that does not create any individually developable lots in the Parcel without being subject to any requirement in the City’s Vested Laws to complete or provide security for any Public Infrastructure at the time of the creation of the Parcel. The responsibility for completing and providing security for completion of any Public Infrastructure in the Parcel shall be that of the Master Developer upon a subsequent Subdivision of the Parcel that creates individually developable lots or upon Master Developer’s assignee in the event of an assignment pursuant to Paragraph K of this Agreement.

**H. Zoning and Vested Rights.**

1. Concept Plan. The City has approved the Concept Plan which establishes the general location and amounts of the intended uses in the Project.

2. Vested Rights Granted by Approval of this Agreement. To the maximum extent permissible under the laws of Utah and the United States and at equity, the City, Owners and Master Developer intend that this Agreement grants Owners, Master Developer all rights to develop the Project in fulfillment of this Agreement, the City's Vested Laws and the Concept Plan except as specifically provided herein. The Parties intend that the rights granted to Owners and Master Developer under this Agreement are contractual and also those rights that exist under statute, common law and at equity. The Parties specifically intend that this Agreement and the Concept Plan grant to Owners and Master Developer "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2023).

3. Exceptions. The restrictions on the applicability of the City's Future Laws to the Project as specified in Section A.1 are subject to only the following exceptions:

- a. *Owners and Master Developer Agreement.* City's Future Laws that Owners and Master Developer agrees in writing to the application thereof to the Project;
- b. *State and Federal Compliance.* City's Future Laws which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;
- c. *Codes.* City's Future Laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual on Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;
- d. *Taxes.* Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated; or,
- e. *Fees.* Changes to the amounts of fees (but not changes to the times provided in the City's Vested Laws for the imposition or collection of such fees) for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law.
- f. *Compelling, Countervailing Interest.* Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to

avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i) (2023).

4. **Reserved Legislative Powers.** The Parties acknowledge that under the laws of the State of Utah (including Utah Code Ann. § 10-9a-532 (2023)) and the United States, the City's authority to limit its police power by contract has certain restrictions. As such, the limitations, reservations, and exceptions set forth herein are intended to reserve to the City those police powers that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of the Master Developer and Owners under the terms of this Agreement based upon the policies, facts, and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed legislative changes affecting the vested rights of Owners and/or the Master Developer under this Agreement shall be of general application to all development activity in the City and, unless the City declares an emergency, Master Developer and Owners shall be entitled to prior written notice and an opportunity to be heard with respect to any proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine.

**I. Term.** This Agreement shall be effective as of the date of recordation, shall run with the land and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised; provided, however, that unless the parties mutually agree to extend the term, this Agreement shall not extend past December 31, 2044.

**J. Estoppel Certificate.** Upon twenty (20) days prior written request by Master Developer the City will execute an estoppel certificate to any third party certifying that Master Developer is not in default of the terms of this Agreement.

**K. Assignability.** The rights and responsibilities of Master Developer under this Agreement may be assigned in whole or in part with the consent of the City as provided herein.

1. **Sale of Lots.** Master Developer's selling or conveying lots in any approved Subdivision to others shall not be deemed to be an "assignment" subject to the above-referenced approval by the City.

2. **Related Entity.** Owner's transfer of all or any part of the Property to any entity "related" to any Owner (as defined by regulations of the Internal Revenue Service), Owner or Master Developer's entry into a joint venture for the development of the Project or Owner's pledging of part or all of the Project as security for financing shall also not be deemed to be an "assignment" subject to the above-referenced approval by the City unless specifically designated as such an assignment by Owner. Owner and Master Developer shall give the City Notice of any event specified in this sub-section within ten (10) days after the event has occurred. Such Notice shall include providing the City with all necessary contact information for the newly responsible party.

3. **Notice.** Owner and Master Developer shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that



the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee.

4. Time for Objection. Unless the City objects in writing within twenty (20) business days of notice, the City shall be deemed to have approved of and consented to the assignment.

5. Partial Assignment. If any proposed assignment is for less than all of Owner or Master Developer's rights and responsibilities then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such approved partial assignment, Owner and/or Master Developer shall be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned.

6. Denial. The City may only withhold its consent if the City is not reasonably satisfied of the assignee's financial ability to perform the obligations of Owner or Master Developer, as the case may be, proposed to be assigned or there is an existing breach of a development obligation owed to the City by the assignee or related entity that has not either been cured or in the process of being cured in a manner acceptable to the City. Prior to giving consent the City may request and the proposed assignee shall provide all of the assignee's financial records.

7. Assignees Bound by Agreement. Any assignee shall consent in writing to be bound by the assigned terms and conditions of this Agreement as a condition precedent to the effectiveness of the assignment.

**L. Development Report.**

1. Accounting for Residential Units for Developments by Master Developer. At the recordation of a Final Plat or other approved and recorded instrument for any Development developed by Master Developer, Master Developer shall provide the City a Development Report showing any Residential Dwelling Units used with the Development and the Residential Dwelling Units remaining with Owner and Master Developer and for the entire remaining Project. The Development Report shall also specify the Gross Square Footage of Commercial Uses and any amounts remaining to be completed to meet any of the requirements of this Agreement.

2. Development Report. With any Development Application, whether filed by Master Developer or a Assignee, Master Developer shall file a Development Report showing:

- a. *Ownership*. The ownership of the property subject to the Development Application;

- b. *Units and Uses Transferred or Developed.* The portion of the Maximum Residential Units and/or other type of Intended Uses, including Commercial Uses, transferred with the Parcel(s);
- c. *Units and Uses Transferred or Remaining.* The amount of the Maximum Residential Units and/or other type of Intended Uses, including Commercial Uses, remaining with Owner and Master Developer;
- d. *Open Space, Parks and Trails.* The amount, type location and timing of any Open Space, Park or Trail; and
- e. *Other Material Effects.* Any material effects of the sale on the Concept Plan or the relevant Intended Use Area.

3. Accounting for Residential Units and/or other types of Intended Uses for Parcels Sold to Assignees. Any Parcel sold by Owner to a Assignee shall include the transfer of a specified portion of the Maximum Residential Units and, for any non-residential Intended Use, shall specify the amount and type of any such other Intended Use sold with the Parcel. At the recordation of a Final Plat or other document of conveyance for any Parcel sold to a Assignee, Master Developer and Owner shall provide the City a Development Report showing the ownership of the Parcel(s) sold, the portion of the Maximum Residential Units and/or other type of Intended Uses, including Commercial Uses transferred with the Parcel(s), the amount of the Maximum Residential Units and/or other type of Intended Uses remaining with Owner, the Gross Square Footage of the Commercial Uses remaining to be completed to meet the requirements of this Agreement.

4. Return of Unused Residential Units. If any portion of the Maximum Residential Units transferred to a Assignee are unused by the Assignee at the time the Parcels transferred with such Residential Units receives approval for a Development Application for the final portion of such transferred Parcels, the unused portion of the transferred Maximum Residential Units shall automatically revert back to Owner and Master Developer and they shall file with the City a Development Report updating the remaining portion of the Maximum Residential Units and the Intended Uses.

**M. Default.**

1. Notice. If Owners, Master Developer or an Assignee or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the party believing that a Default has occurred shall provide Notice to the other party. If the City believes that the Default has been committed by an Assignee then the City shall also provide a courtesy copy of the Notice to Owners and Master Developer.

2. Contents of the Notice of Default. The Notice of Default shall:

- a. *Specific Claim.* Specify the claimed event of Default;

- b. *Applicable Provisions.* Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default;
        - c. *Materiality.* Identify why the Default is claimed to be material; and
        - d. *Optional Cure.* If the City chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) days duration.
3. Remedies. If the parties are not able to resolve the Default, then the parties may have the following remedies:
  - a. *Law and Equity.* All rights and remedies available at law and in equity, including, but not limited to, injunctive relief and/or specific performance.
  - b. *Security.* The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.
  - c. *Future Approvals.* Notwithstanding other provisions in this Agreement, the right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Owners or Master Developer, or in the case of a default by a Assignee, development of those Parcels owned by the Assignee until the Default has been cured. No building permits may be withheld from any Assignee for a Default of Owners and Master Developer.
4. Public Meeting. Before any remedy in Section M.3 may be imposed by the City the party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed Default.
5. Emergency Defaults. Anything in this Agreement notwithstanding, if the City Council finds on the record that a default materially impairs a compelling, countervailing interest of the City and that any delays in imposing such a default would also impair a compelling, countervailing interest of the City then the City may impose the remedies of Section M.3 without the requirements of Section M.4. The City shall give Notice to Master Developer and/or any applicable Assignee of any public meeting at which an emergency default is to be considered and Owners, Master Developer and/or any applicable Assignee shall be allowed to address the City Council at that meeting regarding the claimed emergency Default.



3. No Waiver. Any party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the party intended to be benefited by the provisions, and a waiver by a party of a breach hereunder by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

4. Headings. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only, and shall not control or affect the meaning or construction of any provision this Agreement.

5. Authority. The parties to this Agreement represent to each other that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Master Developer represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. Master Developer and the City warrant to each other that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the parties on whose behalf each individual is signing. Master Developer represents to the City that by entering into this Agreement Master Developer has bound all persons and entities having a legal or equitable interest to the terms of the Agreement as of the Effective Date.

6. Master Developer's Waiver of Penalty for Failure to Disclose. Master Developer is a sophisticated business entity and has retained an attorney in good standing in the State of Utah who is familiar with land use and development law. Master Developer understands that it has entered into this Agreement at the Master Developer's request and has negotiated for the terms herein. Further, Master Developer understands and acknowledges that it is voluntarily restricting some or all of its rights under clearly established state law and that the restrictions of those rights are entirely contained herein as required by Utah Code 10-9a-532(2)(c)(i) and are fully understood by Master Developer. Further Master Developer agrees that to the maximum extent permitted by law and equity, and understanding Utah Code 10-9a-532(2)(c)(ii), Master Developer waives any and all rights to have any provision voided in the Agreement pertaining to undisclosed rights. Finally, if a Court of competent jurisdiction does void any provision in the Agreement pertaining to undisclosed rights then Master Developer agrees that this entire Agreement is null and void.

7. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by the City for the Property contain the entire agreement of the parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the parties which are not contained in such agreements, regulatory approvals and related conditions.

8. Amendment. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the parties to this Agreement or by their successors-in-interest or assigns. Any such amendment of this

Agreement shall be recorded in the official records of the Salt Lake County Recorder's Office.

9. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Master Developer's ability to complete the development of the Property as set forth in the Concept Plan is not defeated by such severance.

10. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of the Agreement. The parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Salt Lake County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.

11. Upsizing/Reimbursements to Master Developer. The City shall not require Master Developer to "upsized" any future Public Infrastructure (i.e., to construct the infrastructure to a size larger than required to service the Project) unless financial arrangements reasonably acceptable to Master Developer are made to compensate Master Developer for the incremental or additive costs of such upsizing. For example, if an upsizing to a water pipe size increases costs by 10% but adds 50% more capacity, the City shall only be responsible to compensate Master Developer for the 10% cost increase. Acceptable financial arrangements for upsizing of improvements include reimbursement agreements, payback agreements, pioneering agreements, and impact fee credits and reimbursements. Any decision by the City to limit access to any roads built by Master Developer shall be considered an "upsizing" and shall not be required of Master Developer unless financial arrangements reasonably acceptable to Master Developer are made to compensate Master Developer for the loss of value and additive costs of such upsizing.

12. Mediation. In the event of a dispute over any of the terms of this Agreement the Parties shall first try to negotiate a resolution and if unsuccessful shall consider submitting the dispute to mediation.

13. Attorney's Fee and Costs. If any party brings legal action either because of a breach of the Agreement or to enforce a provision of the Agreement, the prevailing party shall be entitled to reasonable attorney's fees and court costs.

14. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

15. No Third Party Rights. The obligations of the Master Developer and the City set forth in this Agreement shall not create any rights in or obligations to any other persons or parties except to the extent otherwise provided herein.

16. No Agency Created. Nothing contained in the Agreement shall create any partnership, joint venture, or agency relationship between the parties.

**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the Effective Date.

[SIGNATURES FOLLOW ON NEXT PAGE]





South Valley Water Reclamation Facility, a Utah interlocal governmental entity

By: [Signature]

Name: Glenn Kennedy

Title: Board Chairman

State of Utah )

:SS

County of Salt Lake )

The foregoing instrument was acknowledged before me this 21 day of February, 2024, by Glenn Kennedy, the Board Chairman of South Valley Water Reclamation Facility, LLC, a Utah interlocal governmental entity, on behalf of the governmental entity. Witness my hand and official seal.



[Signature]

Notary Public  
My Commission Expires: 4/4/2026

**Exhibit A**

(Legal Description of the Property)

A parcel of land situate in the East Half of Section 21 and in the Southwest Quarter of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the West Quarter Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°44'03" East 1,320.16 feet;  
thence South 00°05'50" West 2,207.40 feet;  
thence North 89°45'45" West 450.00 feet;  
thence South 00°05'50" West 405.00 feet to a point on the Northerly Right-of-Way Line of 11800 South Street;

thence along said Northerly Right-of-Way Line the following three (3) courses:

(1) North 89°45'45" West 2,475.64 feet;

(2) North 69°35'22" West 134.58 feet;

(3) North 53°30'27" West 218.49 feet to a point on the Easterly Right-of-Way Line of

Bacchus Highway (SR-111);

thence along said Easterly Right-of-Way the following three (3) courses:

(1) Northeasterly 178.91 feet along the arc of a 1,926.75 foot radius curve to the left (center bears North 55°48'44" West and the chord bears North 31°31'40" East 178.84 feet with a central angle of 05°19'13");

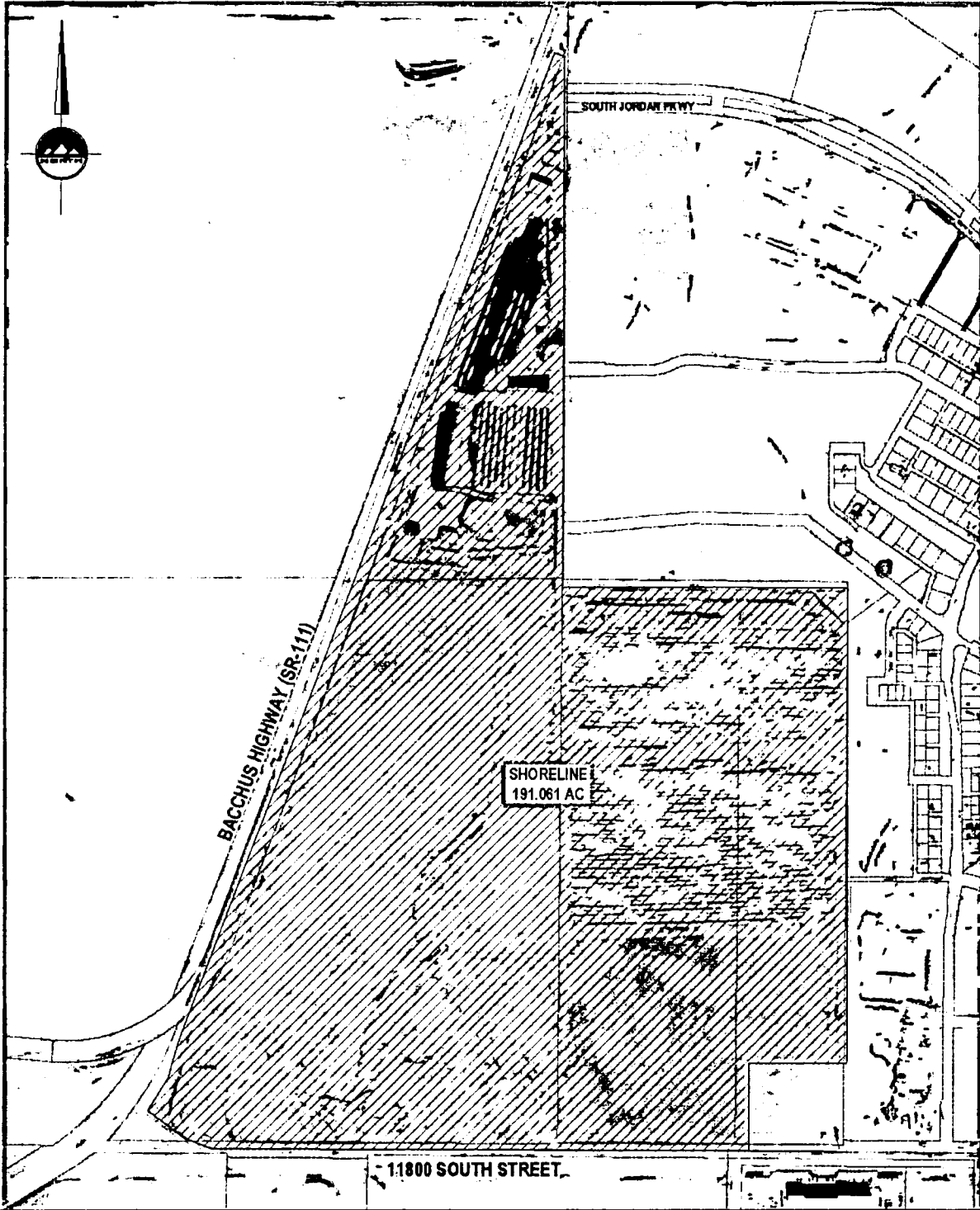
(2) North 15°21'58" East 169.30 feet;

(3) North 20°42'24" East 4,895.16 feet;

thence South 69°17'36" East 51.17 feet to the section line;

thence South 00°07'36" West 2,447.03 feet along said section line to the point of beginning.

Contains 8,322,639 Square Feet or 191.061 Acres

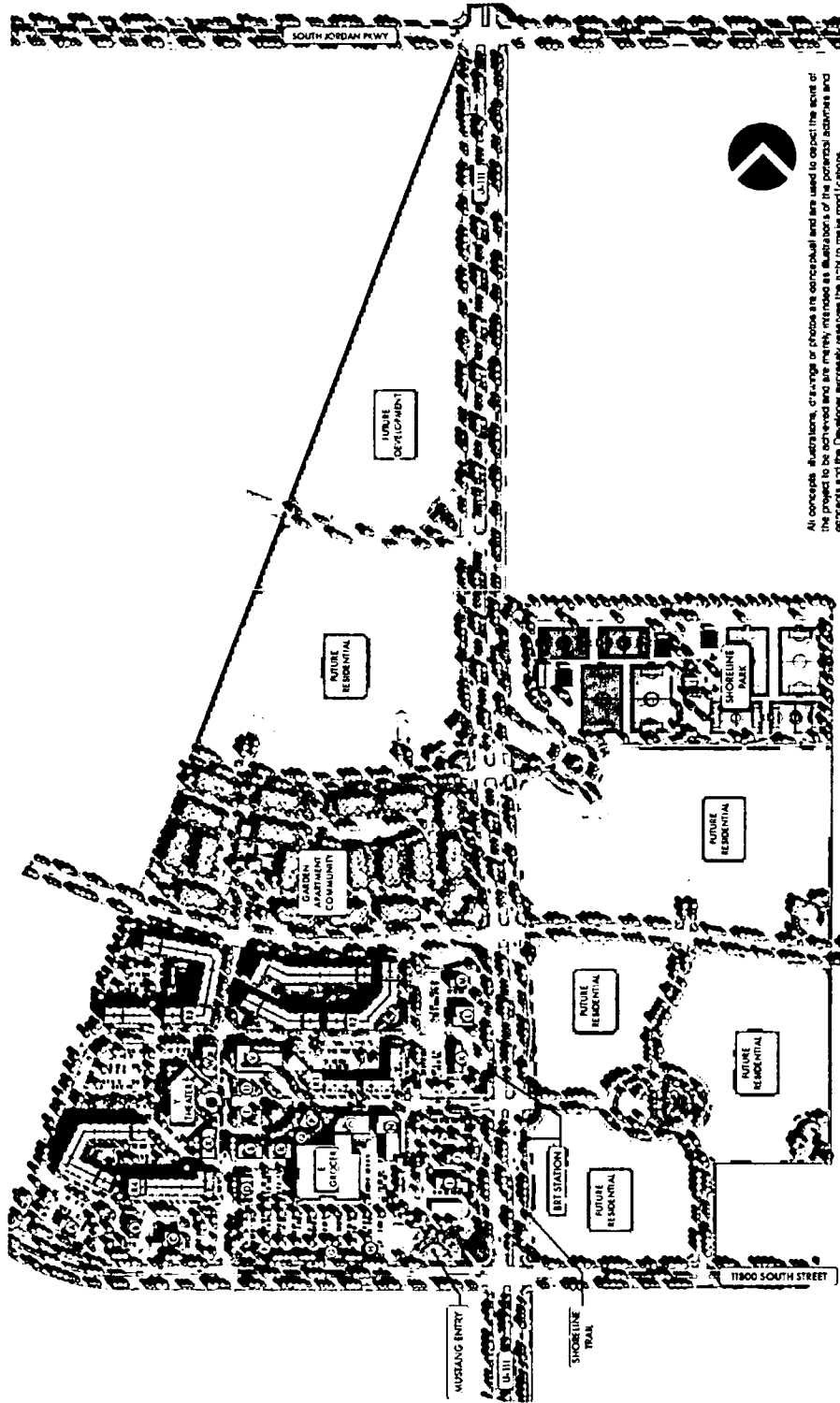


PROJECT NUMBER 9832 PROJECT MANAGER ROE	PRINT DATE 2023-10-18 DESIGNED BY KFW	<h2 style="text-align: center;">SHORELINE DEVELOPMENT</h2> <p style="text-align: center;">11800 SOUTH AND U-111 HIGHWAY SOUTH JORDAN, UTAH OVERALL PARCEL EXHIBIT</p>	 <p><b>ENSIGN</b> THE STANDARD IN ENGINEERING</p> <p><small>LAYTON Phone: 801.547.1994    TOOELE Phone: 435.932.2889    CEDAR RAPIDS Phone: 563.546.1813    RICHFIELD Phone: 888.576.2843</small></p>	<p><small>SANDY 45 W 10000 S, Suite 500 Sandy, UT 84070 Phone: 801.255.0529 WWW.ENSIGNENG.COM</small></p>
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1 OF 1

Exhibit A to Development Agreement – SHORELINE  
Page 2 of 2

**Exhibit B**  
(Concept Plan)



All concepts, illustrations, drawings or photos are conceptual and are used to depict the scope of the project to be achieved and are merely intended as illustrations of the potential activities and concepts and the Developer expressly reserves the right to make modifications.



**SHORELINE TOWN CENTER & BUSINESS PARK - BRT AREA**  
SOUTH JORDAN, UTAH

**Exhibit C**

(Design Guidelines)

# **Shoreline**

**South Jordan Submittal  
October 2023**

## **Design Standards**

**Version: Draft October 31, 2023**

# Table of Contents

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**Notes:**

These Design Standards are part of the Master Development Agreement (MDA) for Shoreline. Any discrepancies between the MDA and the City's Vested Laws should revert to the language within the MDA. Any requirements not referenced within these design standards shall revert back to the City's Vested Laws.

All submittal requirements for development approvals/modifications are as outlined within these development standards and/or within the MDA.

All images shown within the document are example images of general design intent or to represent design ideas or elements within an example image but are not intended to be specific requirements.

# **1.0 Place Types**



# 1.0 Place Types & Land Uses

## 1.1. Place Types.

### 1. Introduction

The Place Types detailed in Sections 1.1.4 through 1.1.8, outline the different types of “places” that will occur within Shoreline, in order to accommodate a mixture of uses, densities, and employment opportunities. Each Place Type will have a distinct purpose, and will provide residents and visitors with a unique experience and character.

### 2. Establishment of Place Types.

The following Place Types are hereby created. Refer to the Place Types detailed in Sections 1.1.4 through 1.1.8 for specific descriptions and requirements.

- (1) Town Center
- (2) Village Center
- (3) Commercial Center
- (4) Neighborhood
- (5) Parks, Trails and Open Space

### 3. Place Type Map

The Place Types will be generally shown in the Shoreline Land Use Plan.

- (1) Any modifications to the Land Use Plan deemed to be insubstantial by City Staff may be approved by City Staff.
- (2) Any modifications to the Land Use Plan deemed substantial by City Staff requires City Council Approval.

### 4. Town Center Place Type

The Town Center place types will contain the most dense developments, and feature a mix of land-uses. The Town Center may include multi-family residential in order to cluster high density residential near jobs, services, and transit. Other uses, such as light industrial, commercial, retail, and recreation will be provided to support the residents and employees of both Shoreline and the larger region. See Figures 1.1 (1) - 1.1 (22) for example images.

- (1) Permitted Uses. See the South Jordan City's Vested Laws C-C Zone and Table 1.1 for approved uses.
- (2) Transit. Transit is an important component of a successful Town Center. Transit solutions should focus on pedestrian movements, including walking and biking, connecting Village Centers to nearby Town Centers, as well as to provide for Ride Share opportunities such as Uber/Lyft or UTA on demand services.
- (3) Density. There is no minimum residential density within the Town Center and residential densities may exceed twenty units per gross acre. All proposed density must meet development standards as outline in the City's Vested Laws and these project standards.

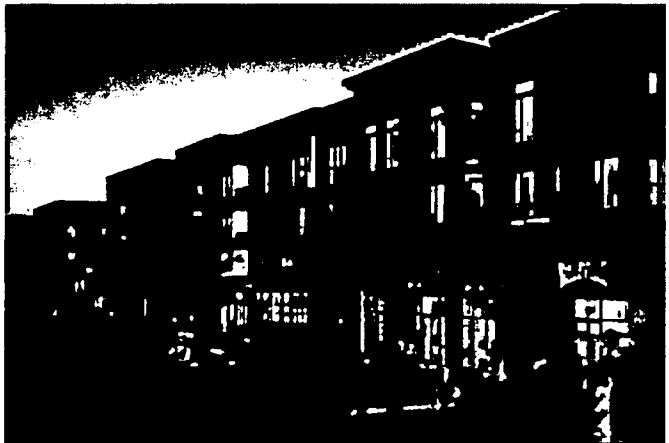
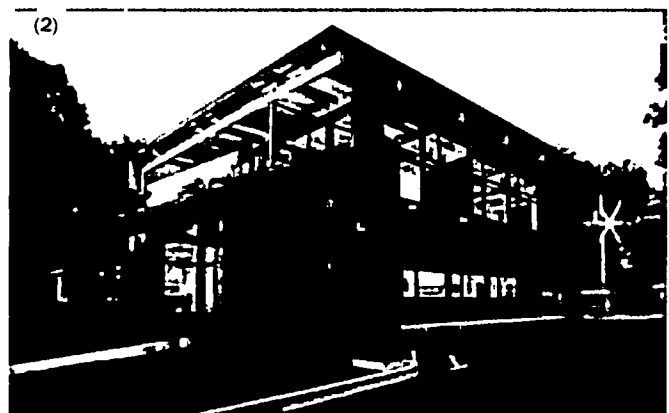
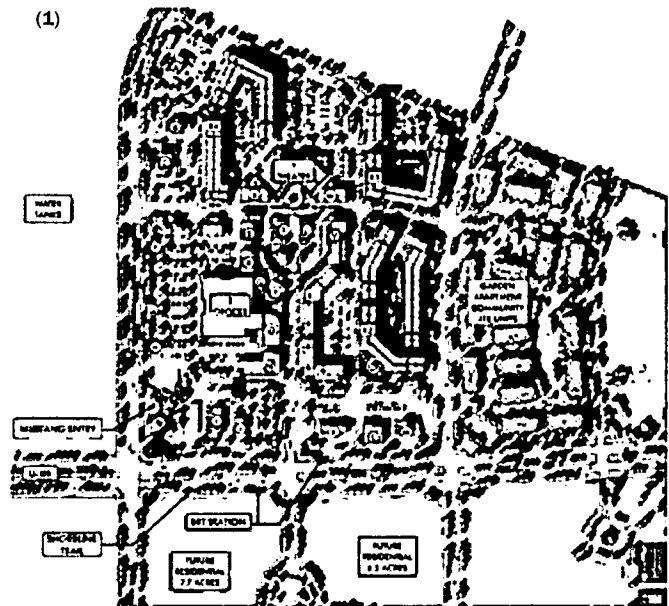


Fig. 1.1 (1) - 1.1 (3) - Town Center Example Image

# 1.0 Place Types & Land Uses

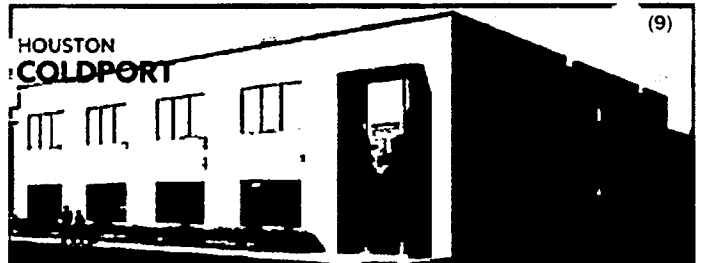
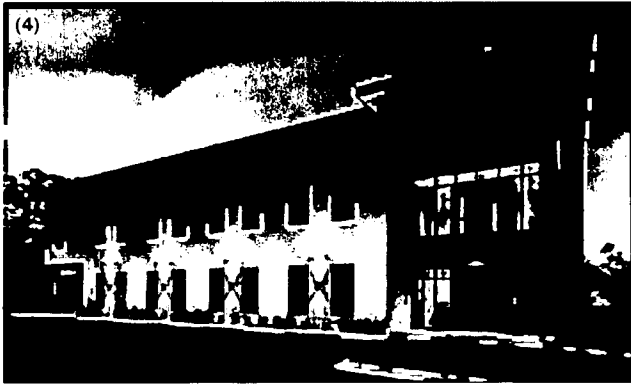


Fig. 1.1 (4) - 1.1 (11) - Town Center Example Image

# 1.0 Place Types & Land Uses

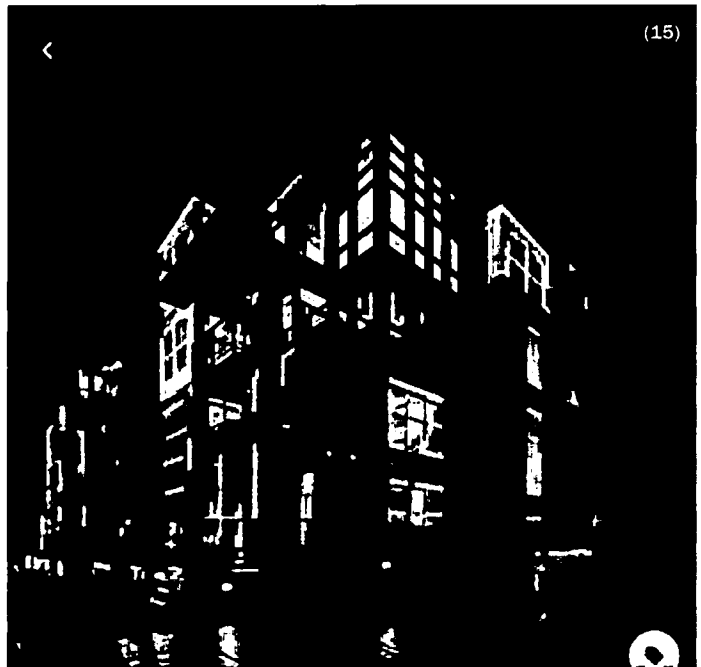
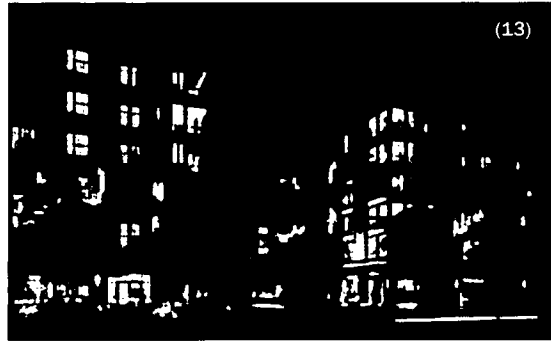
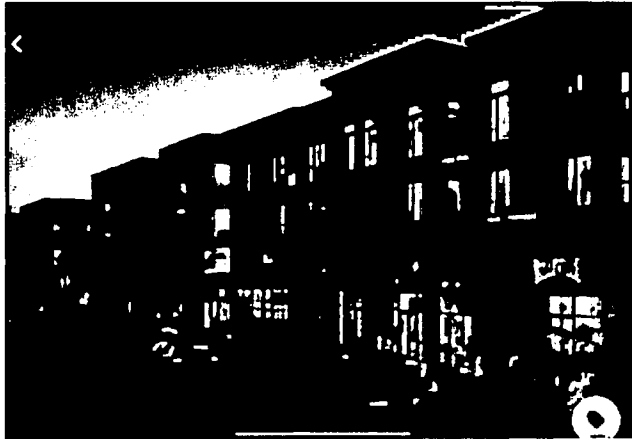


Fig. 1.1 (12) - 1.1 (17) - Town Center Example Image

# 1.0 Place Types & Land Uses

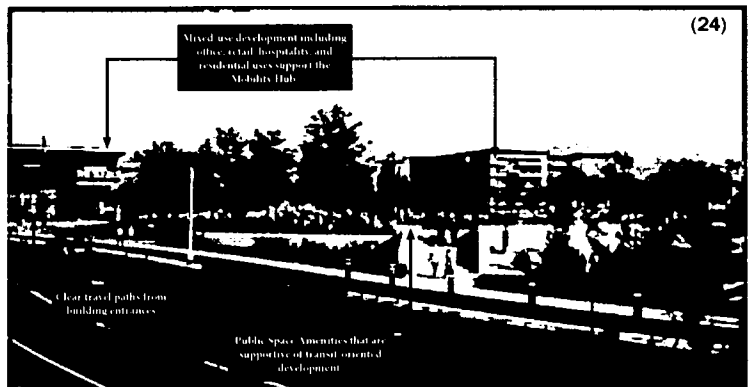
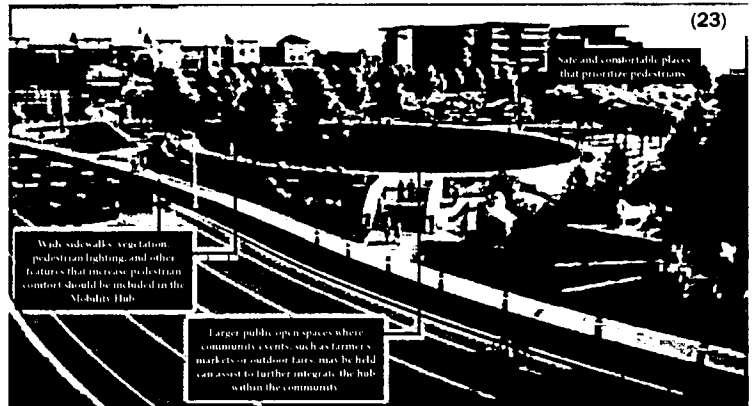
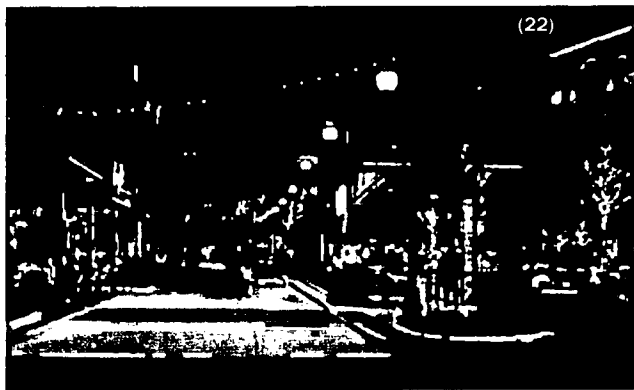


Fig. 1.1 (18) - 1.1 (24) - Town Center Example Image

# 1.0 Place Types & Land Uses

## 5. Village Center Place Type

Shoreline will contain a Village Center anchoring the east central portion of the project. This center will become the heart of a neighborhood or multiple neighborhoods, and may provide the daily services that will enhance neighborhoods adjacent to existing Daybreak neighborhoods and reduce the need to for residents to drive long distances for basic services, while promoting walking and biking. The Village Center could include single-family residential and multi-family residential, including apartments and condominiums.

This category is designed for horizontal and vertical mixed use development that includes residential (single and/or multi-family), office, commercial, public/semi-public and recreational open spaces, without a predetermined emphasis on a single use. See Figures 1.2 (1) - 1.2 (20) for example images.

- (1) Permitted Uses. See the South Jordan City's Vested Laws C-C Zone and Table 1.1 for approved uses.
- (2) Transit. Transit is an important component of a successful Village Center. Transit solutions should focus on pedestrian movements, including walking and biking, connecting Village Centers to nearby Town Centers, as well as to provide for Ride Share opportunities such as Uber/Lyft or UTA on demand services.
- (3) Density. Residential densities will range between nine and twenty units per gross acre.

## 6. Commercial Center Place Type

This Place Type is designed to accommodate small to large format retail uses and other commercial uses. The primary land-uses in this Place Type are retail and other commercial uses with residential uses as noted below.

See Figures 1.3 (1) -1.3 (41) for example images.

- (1) Permitted Uses. See the South Jordan City's Vested Laws C-C Zone and Table 1.1 for approved uses.
- (2) Density. Residential densities may exceed twenty units per gross acre and uses are permitted in Commercial Centers within the Second Story and above.



Fig. 1.2 (1) - 1.2 (8) - Village Center Example Images

# 1.0 Place Types & Land Uses



Fig. 1.2 (9) - 1.2 (15) - Village Center Example Images

# 1.0 Place Types & Land Uses



Fig. 1.2 (16) - 1.2 (20) - Village Center Example Images

# 1.0 Place Types & Land Uses

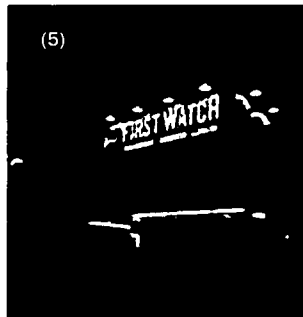
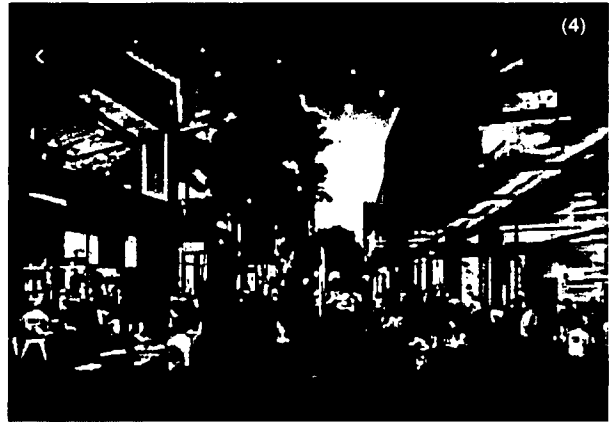
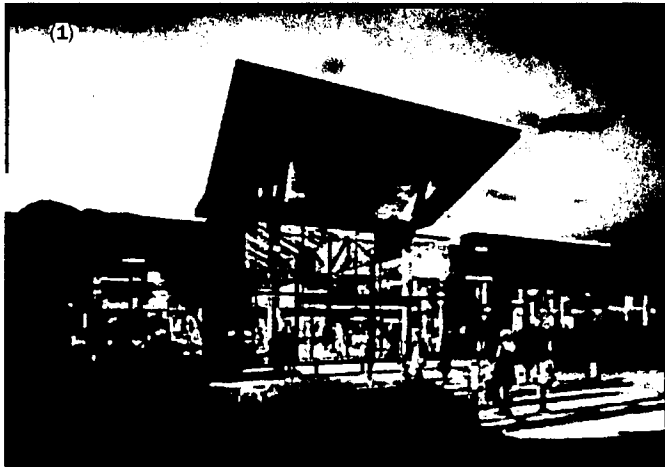


Fig. 1.3 (1) - 1.3 (7) - Commercial Center Example Image



# 1.0 Place Types & Land Uses

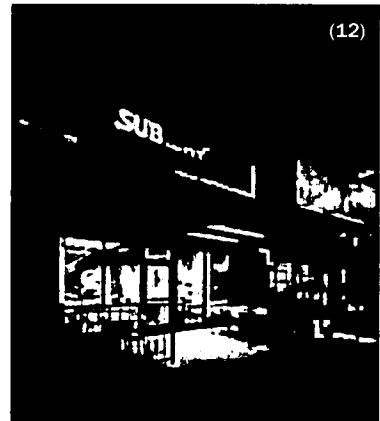
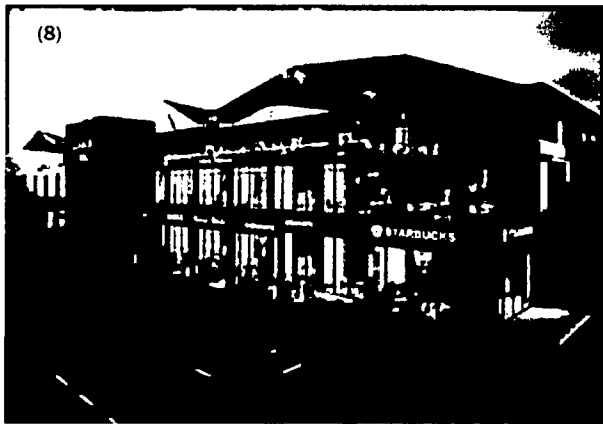


Fig. 1.3 (8) - 1.3 (15) - Commercial Center Example Image

# 1.0 Place Types & Land Uses

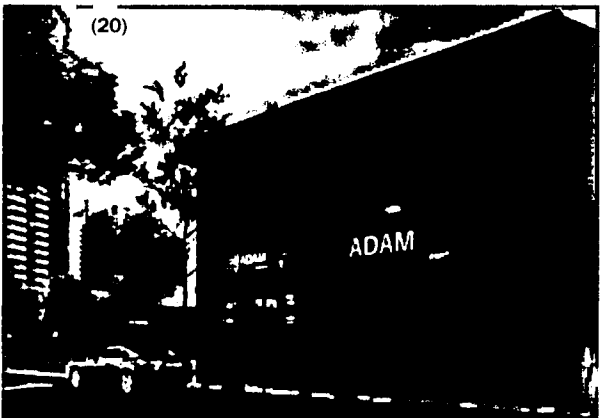


Fig. 1.3 (16) - 1.3 (22) - Commercial Center Example Image

# 1.0 Place Types & Land Uses

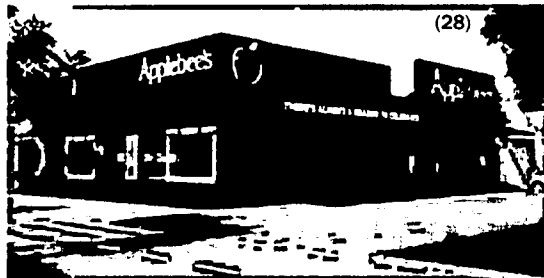


Fig. 1.3 (23) - 1.3 (29) - Commercial Center Example Image

# 1.0 Place Types & Land Uses



Fig. 1.3 (30) - 1.3 (35) - Commercial Center Example Image

# 1.0 Place Types & Land Uses

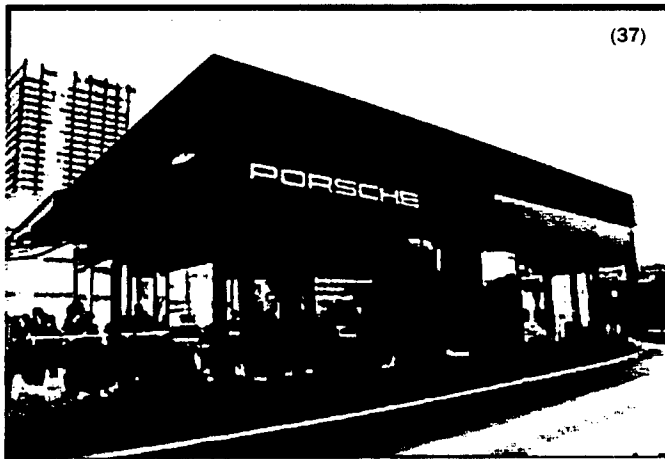
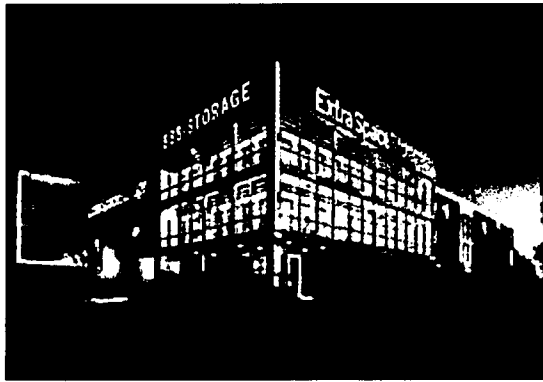


Fig. 1.3 (36) - 1.3 (41) - Commercial Center Example Image

# 1.0 Place Types & Land Uses

## 7. Neighborhood Place Type

This Place Type is designed for comparatively lower density development that emphasizes residential (single and/or multi-family) use, but may also include retail, office, commercial, and recreation/open space uses. A mix of housing types is encouraged. See Figures 1.4 (1) - 1.4 (6) for example images.

- (1) Permitted Uses. See the South Jordan City's Vested Laws C-C Zone and Table 1.1 for approved uses.
- (2) Density. Residential densities will range between four and eight units per gross acre.



Fig. 1.4 (1) - 1.4 (6)- Neighborhood Place Type Example

# 1.0 Place Types & Land Uses

## 8. Parks, Trails and Open Space

Landscaped areas, parks, natural areas or trail corridors that are established to provide and preserve outdoor recreational, agricultural, or other similar uses. Additional areas of open space may also be provided within the other place types.

See Figures 1.5 (1) - 1.5 (7) for example images.



Fig. 1.5 (1) - 1.5 (7) - Parks, trails and open space Place Type Example

# 1.0 Place Types & Land Uses

---

## 1.2. Community-Wide Design.

### 1. General Requirements

- (1) The planning and design of the community should work with existing conditions such as topography, drainages, and stream corridors to provide a context sensitive plan.
- (2) The planning and design of the community should be coordinated with adjacent properties to maximize street and trail/open space connections to adjacent Daybreak neighborhoods.
- (3) Neighborhoods should be designed to provide local access to adjacent neighborhoods, nearby destinations, transit, parks, schools and similar places by walking and bicycles.
- (4) The location of any elementary, middle, or high schools, community centers, and recreation spaces should be coordinated with the appropriate public entities so as to be central gathering places, and shared-use facilities for the community, where possible.
- (5) Thoughtful design solutions that enhance safety be implemented into the planning and design of Shoreline. Some of the major strategies to enhance public safety may include:
  - (a) Design streets to increase pedestrian and bicycle traffic.
  - (b) Place windows overlooking sidewalks and parking lots.
  - (c) Use the fence most appropriate for the situation.
  - (d) Residential uses are encouraged to include porches, stoops, balconies, or other outdoor living spaces to increase eyes on the street.

## 1.3. Land Use.

### 1. Land Uses.

Table 1.1 contains the land use table. These uses are all additions to those uses permitted per the South Jordan City's Vested Laws C-C zone.

### 2. Land Use Table.

Table 1.1. outlines the permitted uses in each place type. Each use is given one of the following designations for each place type in which that use is permitted.

- (1) Permitted ("P"). These uses are permitted by-right in the place types in which they are listed.
- (2) Permitted in Second Story or Above ("U"). These uses are permitted by-right in the place types in which they are listed, provided that the uses are located in the second story or above of a structure. These uses may also be located in the ground story provided that they are located beyond a depth of at least 30 feet from the front facade.
- (3) Listed uses that are not permitted in the place type are indicated by an ("N").
- (4) Changes to the Land Use Table (Table 1.1) requires a Planning Commission recommendation forwarded to City Council for approval.



# 1.0 Place Types & Land Uses

Uses	Place Type				
	Town Center (TC)	Village Center (VC)	Commercial Center (CC)	Neighborhood (N)	Open Space (OS)
<b>Residential</b>					
Live-Work	P	P	P	P	N
Multi-Family	P	P	U	N	N
Single Family, Attached	P	P	P	P	N
Single Family, Detached	P	P	P	P	N
Community Residential Facility	P	P	P	P	N
Neighborhood Residential Facility	P	P	P	P	N
Accessory Dwelling Unit (ADU)	P	P	P	P	N
<b>Public - Open Space</b>					
Natural Open Space	P	P	P	P	P
Park Open Space	P	P	P	P	P
<b>Commercial - Services</b>					
Business Support	P	P	P	N	N
Hospital	P	P	P	N	N
Lodging	P	N	P	N	N
Restaurant	P	P	P	N	N
Self Storage	P	P	P	N	N
<b>Commercial - Retail</b>					
Gas Station	P	N	P	N	N
Shopping Center/Department Store	P	N	P	N	N
Vehicle Sales and Rental	N	N	P	N	N
<b>Commercial - Recreation and Assembly</b>					
Convention/Reception Center	P	P	P	N	N
Outdoor Recreation	P	P	P	N	N
Stadium/Theater/Auditorium	P	N	P	N	N
<b>Industrial - Sales and Service</b>					
Office/Warehouse Flexible Space	P	N	P	N	N
Research and Development	P	N	P	N	N

Refer to South Jordan City vested laws for all use definitions or descriptions.

Uses listed here are in addition to or modified uses Permitted within current City Code.

**KEY**

- P Permitted
- U Permitted in Second Story or Above
- N Not Permitted

Table 1.1. Uses by Place Type

# **2.0 Street Types & Design**

# 2.0 Street Types & Design

## 1. Intent.

Shoreline intends to provide a variety of street types in order to:

- (1) Create complete streets that address all modes of travel, including pedestrian traffic, bicycle traffic, transit, and vehicular traffic.
- (2) Address all features of the street right-of-way, including sidewalks, parkways, traffic lanes, bicycle lanes, and medians.
- (3) Continue the existing logical and comprehensible system of streets and street names that result in a simple, consistent and understandable pattern of blocks, lots, and house numbers. The Project will follow all Salt Lake County and City code requirements.
- (4) Provide direct access to all lots for vehicles and pedestrians.
- (5) Create streets that are appropriate for their contexts in residential, commercial, or mixed use developments and are designed to encourage travel at appropriate volumes and speeds.
- (6) Create streets and public rights-of-way that result in stormwater runoff quantity reduction and improved quality of stormwater runoff.
- (7) Create streets that are designed to be safe and walkable, no matter how many cars they accommodate, or how continuous they are across the community/region.
- (8) Shoreline intends to create a well-connected street network with appropriate sized blocks in order to create a highly walkable environment that maximizes mobility. The benefits of a well-connected street network include:
  - More transportation options and routes = More mobility.
  - Improved active transportation.
  - Increased real estate values and overall improved economy.
  - Shorter emergency response times and larger emergency response areas = More Safety.
  - Reduced traffic congestion.
  - Better flexibility for redevelopment
  - Community health benefits
  - Safer streets.
- (9) Provide street networks that connect to existing or proposed Daybreak streets ,when feasible, where they are stubbed or planned to be stubbed to the project boundary.

## 2. General Requirements.

- (1) Compatibility. All street types and design will comply with all required design standards.
- (2) On-Street Parking. On-street parking is encouraged, where appropriate, through the use of parallel parking. No angled parking will be allowed on a public street. All on street parking may count toward overall parking requirements.
- (3) Intersections. To shorten pedestrian crossing distances, bulb-outs may be utilized at all local road intersections for street types with on-street parking. Refer to Figure 2.1.
- (4) Roundabouts and Mid Block Bulb outs. To be utilized as necessary on Major Collectors to facilitate traffic and pedestrian movement.

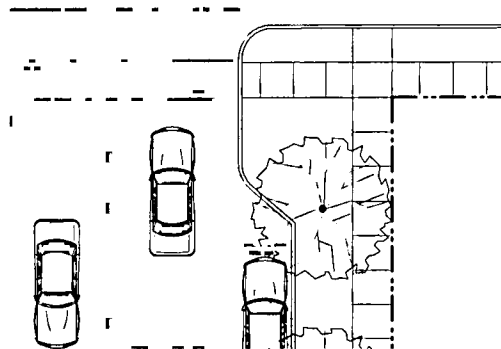


Figure 2.1. Bulb Out.

- (5) Bus Pull-Outs. Bus pull-outs should be integrated into the streetscape design in appropriate locations. Bus routes and pull-outs should be coordinated with UTA.
- (6) Traffic/Speed Control Elements. To be considered on linear, local road segments longer than 1,000' and may include center median/traffic island, radar driver feedback signs, choke points/neck-downs or raised crosswalks.
- (7) Emerging Mobility Options. Streets should be designed to accommodate ridesharing services with pull-outs in appropriate areas. Street design should also respond to future technologies as they emerge, if appropriate, with the goal of enhancing and increasing mobility.
- (8) Parkstrips/LID's. All parkstrips may accommodate LID's if approved on a case by case basis by the City All approved LID parkstrips would be maintained by the HOA.

# 2.0 Street Types & Design

## 3. Typical Street Elements.

Typical elements of a vehicular right-of-way are divided into the vehicular and pedestrian realm. Each street type detailed in this article outlines which facilities are applicable. Refer to Figure 2.2: Typical Right-of-Way Elements.

- (1) Vehicular Realm. The vehicular realm is comprised of the travel lanes, bicycle lanes, and parking lanes.
- (2) Pedestrian Realm. The pedestrian realm is typically comprised of pedestrian facilities, such as sidewalk, path/trail, or off-street bicycle path, and a buffer area, consisting of a landscape zone or furnishings zone that serves to buffer pedestrians or bicyclists from the movements of higher speed vehicles in the vehicular realm.
  - (a) Landscape Zone. A landscape area between the back of curb or edge of pavement to the sidewalk in which street trees, swales, lighting, and signage may be located. Typically used adjacent to residential buildings.
  - (b) Furnishings Zone. A hardscape area that extends from the sidewalk to the back of curb, in which street trees, street furniture, lighting, and signage may be located. Typically used adjacent to commercial or office buildings.

## 4. Bicycle Facilities.

The majority of streets within Shoreline are intended to be designed for a slow vehicular speed, allowing bicycles to safely share travel lanes with vehicles.

For major streets that are designed for faster vehicular speeds and larger traffic volumes, bicycle accommodations are permitted in the vehicular realm per Street Type. Refer to Figure 2.3.

- (1) Dedicated Bike Lane. Dedicated bike lanes are striped lanes on the outside of the outermost travel lanes that are designed for only bicycle use. This lane occurs on both sides of the street.
- (2) Shared Lane. A shared lane refers to a street that does not have bicycle lanes or a designated shared lane, but the speed and configuration of the street is such that bicycles could comfortably share lanes with traffic.

Locations for bike lanes will be identified by Street Types Listed in Sections 2.7 - 2.14

## 5. Stormwater Management.

Incorporation of stormwater management best practices into the right-of-way design, such as incorporating drainage swales and curb cuts into the Landscape Zone may be utilized where appropriate and practicable.

## 6. Street Types.

Street Types defined in this section outline acceptable street configurations, and represent the most common streets that will be used in Shoreline. These streets should be designed using the principles and characteristics defined by each street type.

- (1) The graphics provided here illustrate the intent for a possible configuration of that street type.
- (2) Corridors and streets with major transit lines, such as bus rapid transit, light rail, streetcar, or others, may create a new street type that is designed to specifically accommodate the transit mode, surrounding land-uses, and other specific factors.
- (3) By applying the standards outlined, and working with City Staff, other street types, modified dimensions or other street configurations may be considered.

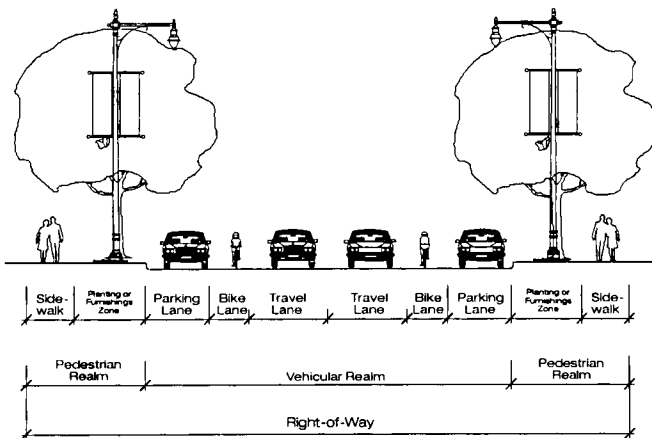


Figure 2.2. Typical Right-of-Way Elements.

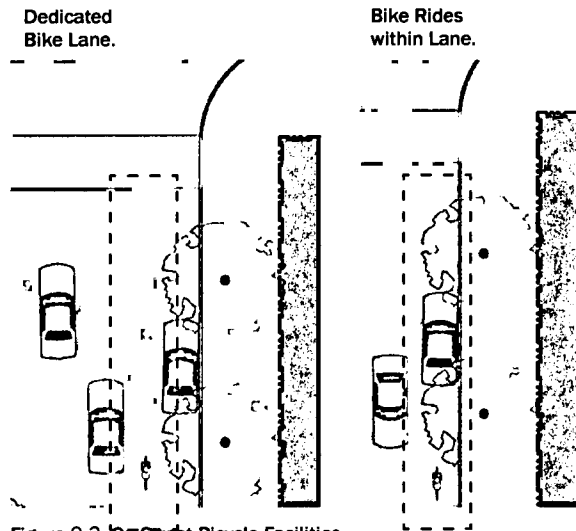


Figure 2.3. On-Street Bicycle Facilities.

# 2.0 Street Types & Design

CONNECTIVITY PREFERENCES			
Place Type	Maximum Block Length (ft)*	Maximum Block Perimeter (ft)	Maximum Stub Street Spacing (ft)***
Commercial Center (CC)	1,000	3,000	1,000
Town Center (TC)	700	2,800	660
Village Center (VC)	800	1,825	660
Neighborhood (N)	800	1,825	1,000
Parks, Trails and Open Space (OS)	N/A	N/A	**

**Table 2.1 - Connectivity Preferences**

Block Lengths and Block Perimeters shall be measured by vehicular routes (Streets, Lanes) and/or Pedestrian Paths. (See Figure 2.6)

Longer Blocks may be considered and approved by City Staff above those maximums above if curved or angled streets are provided.

\* Streets managed by UDOT with access management requirements or corridor agreements may create exceptions to block lengths;

\*\* Any street network in the open space should connect directly to the surrounding street network where practical.

\*\*\* Stub street exemptions shall be granted when adjacent land would not be developed due to ownership, existing water bodies, topography or utility infrastructure.

Connectivity Preferences may be modified by City Staff.

**Block** – A contiguous group of properties bounded by multiple thoroughfares, rights-of-way, railroads, water bodies or other similar features. The block’s perimeter is formed by outer property lines of the properties within the block.

**Block Length** – The length of one side of a block between two streets, or a combination of streets, lanes or pedestrian corridors.

**Block Perimeter** – The block perimeter is defined as the length of all .sides of a block added together.

**Street**– Any private or public ROW intended for vehicular traffic or access.

**Stub Street** – A street that runs from an intersection to connect to a future adjacent development.

# 2.0 Street Types & Design

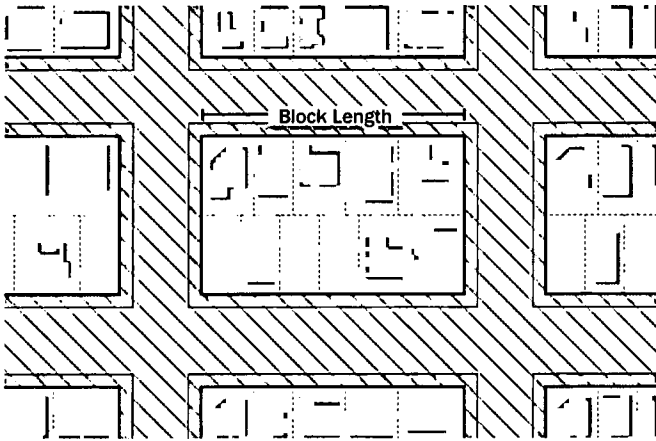


Figure 2.4 - Block Length and Right of Way

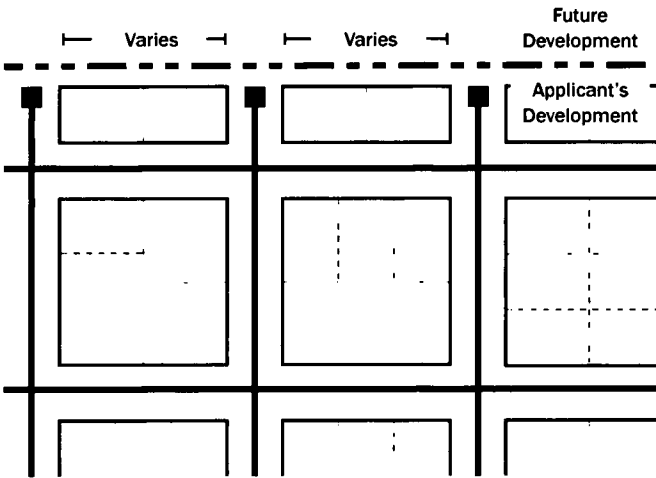
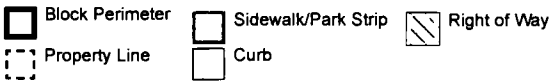


Fig. 2.5 - Stub Street Spacing

Stub



Fig. 2.6 - Pedestrian Path Connection

# 2.0 Street Types & Design

## 2.7 Private Alley

### 1. Intent.

The Private Alley is a very low capacity drive located at the rear of parcels. From the Alley, access to parking facilities, loading facilities, and service areas, such as refuse and utilities is possible without a curb cut or driveway interrupting a street type. Refer to the typical plan and section in Figure 2.7.

### 2. General Requirements.

Private Alleys shall be developed using the standards in Table 2.7.

Connecting driveways must be a minimum driveway depth of 3' and a maximum of 5' (To prevent unwanted parking) or 20' or deeper (To allow for parking clear of the lane edge).

Driveways between 3' and 5' in length accessed off of an alleyway may have driveway slopes up to 20%.

Units cannot front or be addressed off of a Private Alley.

Alley loaded lots that face a courtyard or open space adjacent to a public street shall be addressed consecutively as if the lots were directly adjacent to the public street. If the lots are on the even numbered side of the public street, the even consecutive numbering would be assigned to each lot. Odd consecutive numbering would be assigned to lots adjacent to the opposite side of the road.

Maximum Dead End Length of an Alley without a turn-around = 150'

All dead end alleys must pull trash out to a public street for Pickup.

Private Alley Requirements	
Typical Right-of-Way/ Easement Width	20'
Vehicular Realm (Privately Owned and Maintained)	
Travel Lanes	1 yield lane
Lane Width	17.5'
Allowable Turn Lanes	Not applicable
Parking Lanes	Not applicable
Pavement Width	17.5'
Median	No
Bicycle Facilities <sup>1</sup>	Shared
Pedestrian Realm	
Pedestrian Facilities	Shared; travel lanes are shared among drivers, pedestrians and bicyclists
Street Buffer	None required
Access Type	Provides Access?
Fire Apparatus	Varies
Emergency Vehicles	Maybe
Maintenance/Service	Yes
<sup>1</sup> Reference 2.4 for bicycle facility types and requirements	

Table 2.7 Private Alley Requirements.

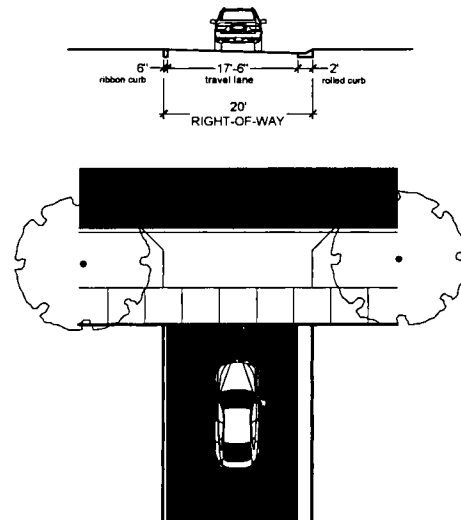


Figure 2.7 Typical Private Alley.

# 2.0 Street Types & Design

## 2.8 Private Lane.

### 1. Intent.

This Private Lane is a low capacity street designed for neighborhood road speeds generally 20 mph or less. It primarily serves those residences or businesses directly adjacent to it. The street provides for on-street parking on one side of the street where needed to serve adjacent uses. Refer to the typical plan and section, Figure 2.8.

### 2. General Requirements.

The Private Lane shall be developed using the standards in Table 2.8.

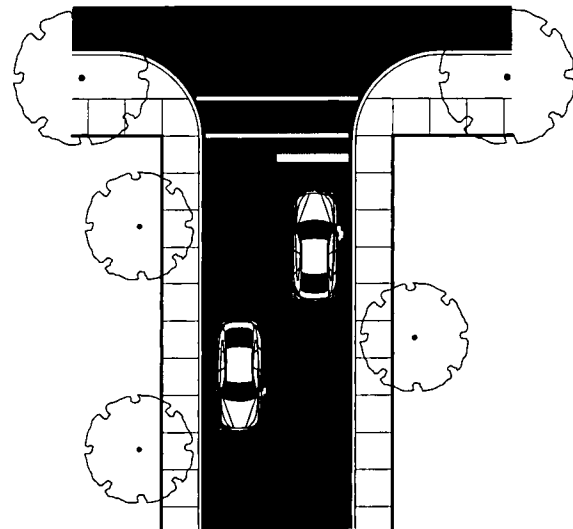
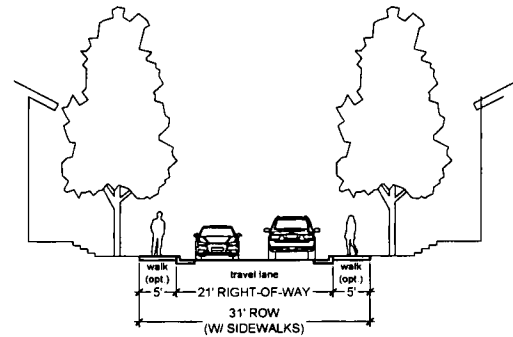


Figure 2.8 Typical Private Lane.

Private Lane Requirements	
Typical Right-of-Way Width	21'-31'
Vehicular Realm (Privately Owned and Maintained)	
Anticipated Speed Limit = 20 mph	
Travel Lanes	1 lane in each direction
Lane Width	10'
Allowable Turn Lanes	Not applicable
Parking Lanes	Not applicable
Pavement Width	16'
Median	Not Permitted
Bicycle Facilities <sup>1</sup>	Shared
Pedestrian Realm	
Pedestrian Facilities	Developer option for minimum 5' wide clear sidewalk on one or both sides. Sidewalks are required wherever units front the Street.
Street Buffer	None Required
Access Type Provides Access?	
Fire Apparatus	Yes
Emergency	Yes
Maintenance/Service	Yes

<sup>1</sup> Reference 2.4 for bicycle facility types and requirements

Table 2.8 Private Lane Requirements.



# 2.0 Street Types & Design

## 2.9 Private Road A.

### 1. Intent.

This Private Road A is a low capacity street designed for neighborhood road speeds generally 20 mph or less. It primarily serves those residences or businesses directly adjacent to it. The street provides for on-street parking on one side of the street where needed to serve adjacent uses. Refer to the typical plan and section, Figure 2.9.

### 2. General Requirements.

The Private Road A shall be developed using the standards in Table 2.9.

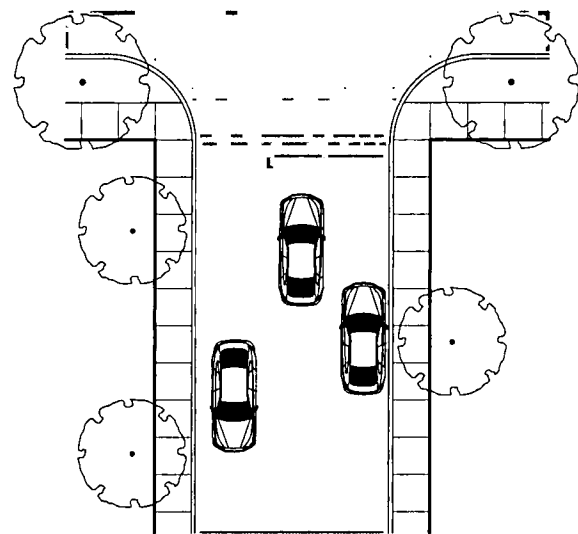
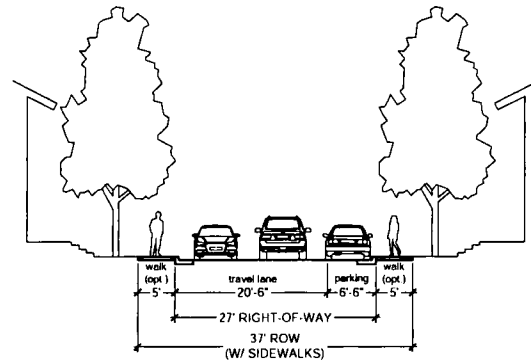


Figure 2.9 Typical Private Road A.

Private Road A Requirements	
Typical Right-of-Way Width	27'-37'
Vehicular Realm (Privately Owned and Maintained)	
Anticipated Speed Limit = 20 mph	
Travel Lanes	1 lane in each direction
Lane Width	10'
Allowable Turn Lanes	Not applicable
Parking Lanes	Parallel allowed on one side of the street
Pavement Width	22'
Median	Not Permitted
Bicycle Facilities <sup>1</sup>	Shared
Pedestrian Realm	
Pedestrian Facilities	Developer option for minimum 5' wide clear sidewalk on one or both sides. Sidewalks are required wherever units front the Street.
Street Buffer	None Required
Access Type Provides Access?	
Fire Apparatus	Yes
Emergency	Yes
Maintenance/Service	Yes

<sup>1</sup> Reference 2.4 for bicycle facility types and requirements

Table 2.9 Private Road A Requirements.

# 2.0 Street Types & Design

## 2.10 Private Road B.

### 1. Intent.

This Private Road B is a low capacity street designed for neighborhood road speeds generally 20 mph or less. It primarily serves those residences or businesses directly adjacent to it. The street provides for on-street parking on one side of the street where needed to serve adjacent uses. Refer to the typical plan and section, Figure 2.10.

### 2. General Requirements.

The Private Road B shall be developed using the standards in Table 2.10.

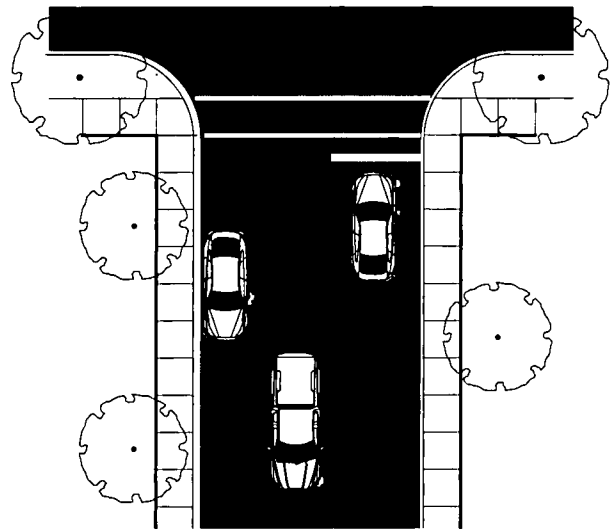
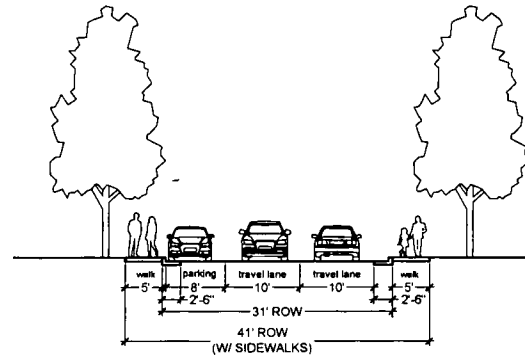


Figure 2.10 Typical Private Road B.

Private Road B Requirements	
Typical Right-of-Way Width	31'-41'
Vehicular Realm (Privately Owned and Maintained)	
Anticipated Speed Limit = 20 mph	
Travel Lanes	1 lane in each direction
Lane Width	10'
Allowable Turn Lanes	Not applicable
Parking Lanes	Parallel allowed on one side of the street
Pavement Width	26'
Median	Not Permitted
Bicycle Facilities <sup>1</sup>	Shared
Pedestrian Realm	
Pedestrian Facilities	Developer option for minimum 5' wide clear sidewalk on one or both sides. Sidewalks are required wherever units front the Street.
Street Buffer	None Required
Access Type	Provides Access?
Fire Apparatus	Yes
Emergency	Yes
Maintenance/Service	Yes

<sup>1</sup> Reference 2.4 for bicycle facility types and requirements

Table 2.10 Private Road B Requirements.

# 2.0 Street Types & Design

## 2.11 Private Road C.

### 1. Intent.

This Private Road C is a low capacity street designed for for neighborhood road speeds generally 20 mph or less. It primarily serves those residences or businesses directly adjacent to it. The street provides for on-street parking on two sides of the street where needed to serve adjacent uses. Refer to the typical plan and section, Figure 2.11.

### 2. General Requirements.

The Private Road C shall be developed using the standards in Table 2.11.

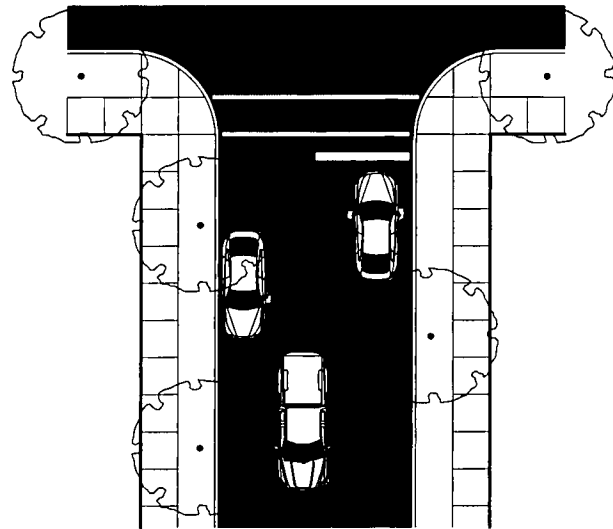
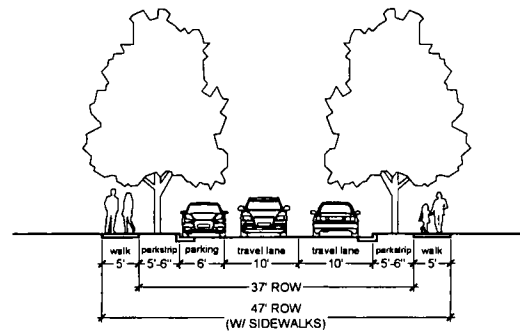


Figure 2.11 Typical Private Road C.

Private Road C Requirements	
Typical Right-of-Way Width	37'-47'
Vehicular Realm (Privately Owned and Maintained)	
Anticipated Speed Limit = 20 mph	
Travel Lanes	1 lane in each direction
Lane Width	10'
Allowable Turn Lanes	Not applicable
Parking Lanes	Parallel allowed on both sides of the street
Pavement Width	22'
Median	Not Permitted
Bicycle Facilities <sup>1</sup>	Shared
Pedestrian Realm	
Pedestrian Facilities	Developer option for minimum 5' wide clear sidewalk on one or both sides. Sidewalks are required wherever units front the Street.
Street Buffer	None Required
Access Type Provides Access?	
Fire Apparatus	Yes
Emergency	Yes
Maintenance/Service	Yes

<sup>1</sup> Reference 2.4 for bicycle facility types and requirements

Table 2.11 Private Road C Requirements.

# 2.0 Street Types & Design

## 2.11 Local Road.

### 1. Intent.

The Local Road is a low capacity street designed for neighborhood road speeds generally 25 mph or less within a standard right-of-way. It primarily serves those residences or businesses directly adjacent to it and provides connectivity from neighborhoods to other local or collector streets. Refer to the typical plan and section, Figure 2.12.

### 2. General Requirements.

The Local Road shall be developed using the standards in Table 2.12.

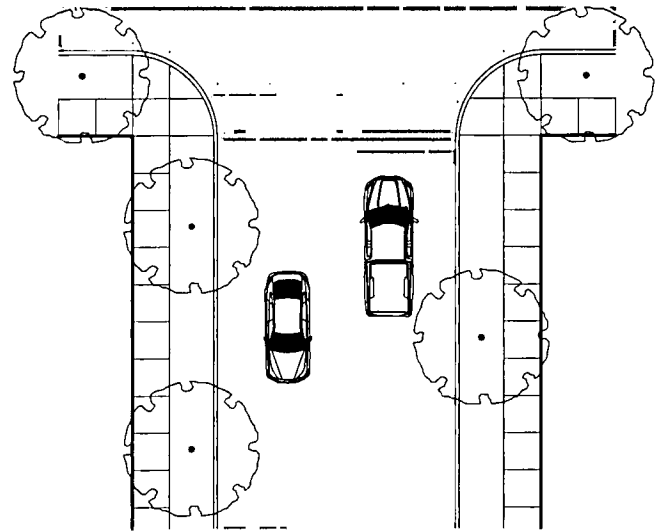
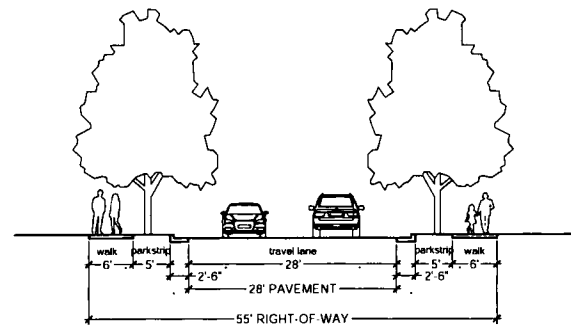


Figure 2.12 Typical Local Road.

Local Road Requirements	
Typical Right-of-Way Width	55'
Vehicular Realm (Publicly Owned and Maintained)	
Anticipated Speed Limit = 25 mph	
Travel Lanes	1 lane in each direction
Lane Width	10'
Allowable Turn Lanes	At signalized Collector and larger streets
Parking Lanes	None
Pavement Width	28'
Median	Not Permitted
Bicycle Facilities <sup>1</sup>	Shared
Pedestrian Realm	
Pedestrian Facilities	Minimum 5' wide clear sidewalk on both sides
Street Buffer	Minimum 6' wide Landscape Zone
Access Type	Provides Access?
Fire Apparatus	Yes
Emergency	Yes
Maintenance/Service	Yes

<sup>1</sup> Reference 2.4 for bicycle facility types and requirements

Table 2.12 Local Road Requirements.

# 2.0 Street Types & Design

## 2.13 Local Road with Parking

### 1. Intent.

The Local Road with Parking is a low capacity street designed for neighborhood road speeds generally 25 mph or less within a standard right-of-way. It primarily serves those residences or businesses directly adjacent to it and provides connectivity from neighborhoods to other local or collector streets. Refer to the typical plan and section, Figure 2.13.

### 2. General Requirements.

The Local Road with Parking shall be developed using the standards in Table 2.13.

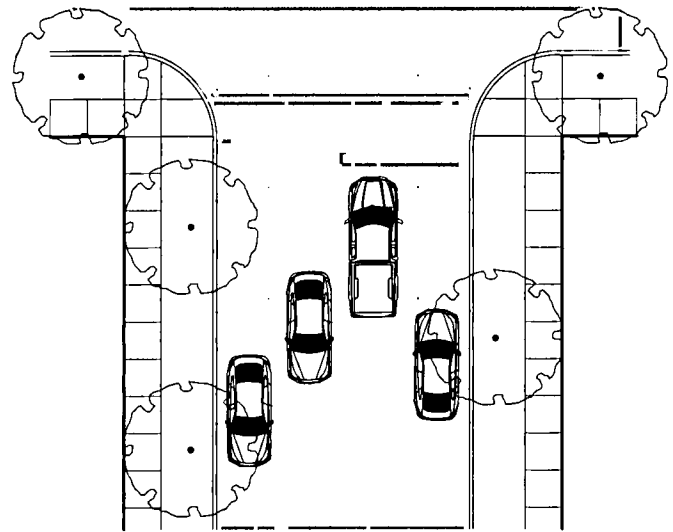
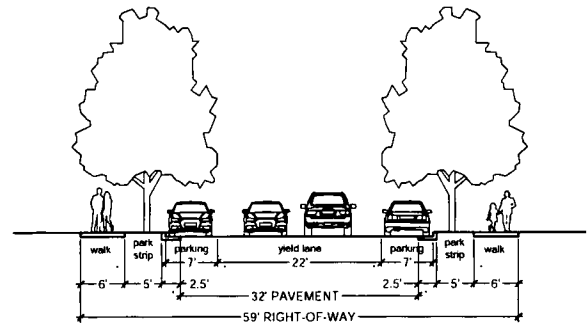


Figure 2.13 Typical Local Road with Parking.

#### Local Road with Parking Requirements

Typical Right-of-Way Width 59'

#### Vehicular Realm (Publicly Owned and Maintained)

Anticipated Speed Limit = 25 mph

Travel Lanes 1 lane in each direction

Lane Width 10'

Allowable Turn Lanes At signalized Collector and larger streets

Parking Lanes Parallel allowed on both sides of street

Pavement Width 30'

Median Not Permitted

Bicycle Facilities <sup>1</sup> Shared

#### Pedestrian Realm

Pedestrian Facilities Minimum 5' wide clear sidewalk on both sides

Street Buffer Minimum 7' wide Landscape Zone

Access Type Provides Access?

Fire Apparatus Yes

Emergency Yes

Maintenance/Service Yes

<sup>1</sup> Reference 2.4 for bicycle facility types and requirements

Table 2.13 Local Road with Parking Requirements.

# 2.0 Street Types & Design

## 2.14 Minor Collector.

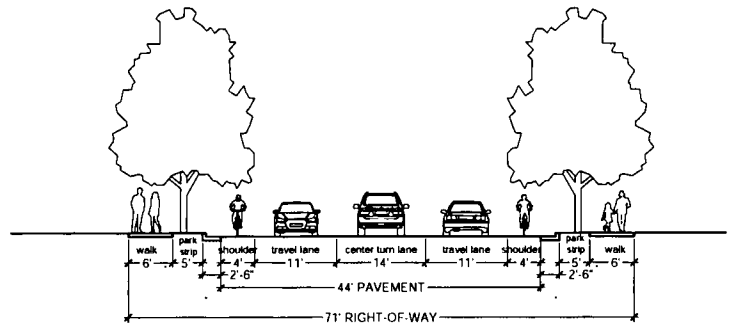
### 1. Intent.

The Minor Collector is a medium to high capacity street for community road speeds generally 35 mph or less with a wider right-of-way and serves to provide cross community connections to and thru Shoreline. Refer to the typical plan and section in Figure 2.14.

### 2. General Requirements.

Minor Collector A shall be developed using the standards in Table 2.14.

Residential driveways are not allowed access off of Minor Collectors if the portion of the street is within 600' of a school or school parcel.



### Minor Collector Requirements

Typical Right-of-Way Width 71'

Vehicular Realm (Publicly Owned and Maintained)

Anticipated Speed Limit = 30-35 mph

Travel Lanes 1 lane in each direction

Lane Width 12'

Allowable Turn Lanes Right turn from existing travel lane; left with turn lane/median.

Parking Lanes None

Pavement Width 44'

Median Permitted.

Bicycle Facilities<sup>1</sup> Dedicated

Pedestrian Realm

Pedestrian Facilities Minimum 6' wide clear sidewalk on both sides

Street Buffer Minimum 5' wide landscape zone.

Access Type Access provided?

Fire Apparatus Yes

Emergency Yes

Maintenance/Service Yes

<sup>1</sup> Reference 2.4 for bicycle facility types and requirements

Table 2.14 Minor Collector Requirements.

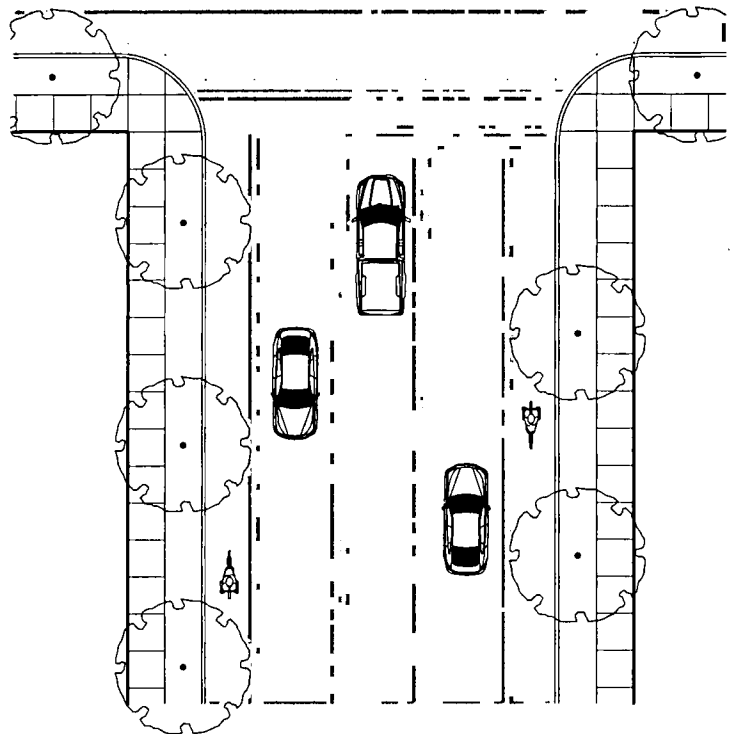


Figure 2.14 Typical Minor Collector.

## **3.0 Parks, Trails & Open Space**

# 3.0 Parks, Trails & Open Space

## 1. Intent.

Shoreline intends to provide Parks, Trails and Open Space as an amenity that promotes physical and environmental health within the community and to provide each household with access to a variety of active and passive Parks, Trail and Open Spaces. This also includes providing connections to existing and proposed trails.

## 2. General Requirements.

- (1) Ownership and Maintenance. Shoreline should use a variety of strategies to manage and maintain open space, including: public/private partnerships, intergovernmental agreements, community associations, and other arrangements. Ownership and Maintenance responsibilities will be determined at the time of subdivision or site plan approval unless otherwise agreed upon in the MDA.
- (2) Shoreline parks, trails and open space system will afford residents with parks, open space, and trails through various sizes of parks, including community parks, and neighborhood or local parks, distributed throughout the project area.
- (3) Parks and recreation facilities will be distributed through the project to provide park facilities within walking proximity of residents. Neighborhood parks are intended to be primarily focused on serving walk-to or bike-to recreation needs for residents within close proximity.
- (4) Connections to existing or planned trails or parks, trails and open spaces should be made when the park or open space abuts an existing or planned Trail right-of-way or other civic open space or park.

## 3. Parks.

All public parks shall meet City park size and construction standard requirements per the current South Jordan Parks, Recreation, Community Arts, Trails and Open Space Master Plan. Any parks not meeting these minimum size standards will be private parks. All private parks shall meet the same current city standards for construction.

The project's primary park space will be the Bonneville Shoreline Trail corridor. This park corridor will be designed in coordination with South Jordan and will have the ability to provide neighborhood linkages into proposed development areas where additional neighborhood parks, trails and open spaces may be provided.

## 4. Open Space.

Open Space is a critical component of the Project and should be utilized to provide trail connectivity between neighborhoods and to provide parks and recreation spaces. All qualifying uses can be found in Table 3.1.

- (1) The required amount of Open Space shall be 20% of the gross development area excluding all ROW's for State highways or roadways larger than a Major Collector. Changes to these requirements require a Planning Commission recommendation and City Council approval.

Qualifying Uses for Open Space
Trails/Internal Walkways within Parks and Open Space
Basketball, Pickleball, Tennis Courts, etc.
Open area within a Right of Way but behind the sidewalk
Lake or Pond
Splash Pad
Dog Park
Park or Trail Shade or Picnic Pavilions
Stormwater/Detention Basins
Parking for Parks, Trails and Open Spaces
Plazas and Squares
Courtyards/Paseos/Greens/etc.
Landscape/Plazas around Commercial Buildings
Playgrounds
Restricted or Limited Common areas for Developments
Amphitheater
Sports Fields
Community Pools & Pool Areas including pool decks, structures
School Green Space, Playgrounds or Parks
Community Garden

\* Additional Qualifying Uses may be approved by City Staff.

Table 3.1. Qualifying Open Space Uses



# 3.0 Parks, Trails & Open Space

## 5. Trails.

A Trail is defined as a path physically separated from motor vehicle traffic by open space, landscape or a barrier for non-motorized travel such as walking, jogging, biking, skateboarding or other similar modes of transportation. Trail systems should work with the street network and sidewalk system to enhance community connectivity.

- (1) Trails should connect Shoreline with major natural assets.
- (2) Generally, a connected street network should take priority over a continuous trail system.
- (3) Trails may run parallel to streets where they should either replace the sidewalk, or add an additional pathway.
- (4) All trails shall be open to the public.
- (5) All trail signage and maps shall match the City trail sign standards. Signage and map locations will be reviewed and approved by the City.

## 6. Bonneville Shoreline Trail.

Shoreline will build the section of the Bonneville Shoreline Trail thru the project as generally depicted on the Parks, Trails and Open Space exhibit within the MDA and will be constructed per the current South Jordan Parks, Recreation, Community Arts, Trails and Open Space Master Plan standards. The trail will be constructed at a minimum with a 10' asphalt path and adjacent 4' soft trail to provide multi-use access thru the community.



Fig. 3.1 - Open Space Example Image

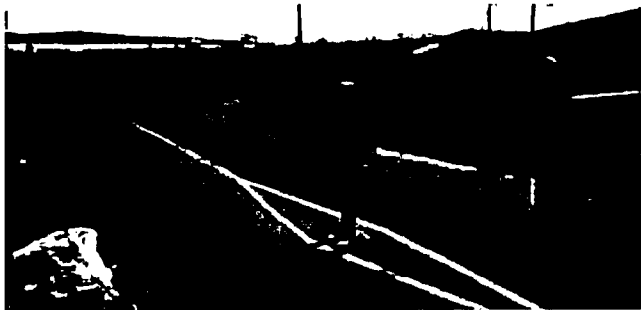


Fig. 3.2 (1) 14' Multi use Trail Example



Fig. 3.3 (1) & (2) - Trail/Path Type Example Images

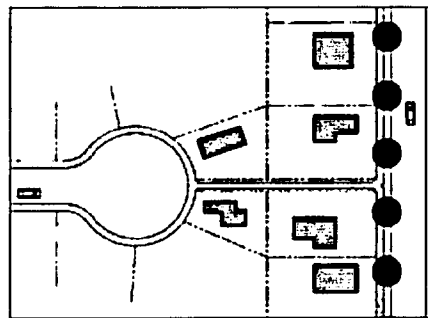


Fig. 3.4 - Trail Connection at the end of a Cul-de-sac



Figure 3.5. Stormwater Park Feature Example Image

## **4.0 Site Design**

# 4.0 Site Design

## 1. Intent.

Shoreline intends to promote and encourage site layouts that balance the needs of pedestrians, drivers and cyclists while creating a good environment for individuals and community activities such as shopping, eating, recreation, community events and socializing.

The site standards outlined in this section are designed to meet the following set of goals.

- (1) Create sites that provide mobility throughout the site for pedestrians, bicyclists, transit and automobiles.
- (2) Promote sense of place and identity
- (3) Foster commercial success and positive pedestrian and community experiences
- (4) To encourage project design best practices
- (5) To promote livability

## 2. Setbacks.

Building Setbacks will be used to enhance the pedestrian environment on the street by placing buildings at an appropriate distance from the sidewalk. Uses contained within site plan approvals are not subject to all setbacks listed here (For example, apartments with tuck under garage parking would not be required to provide 3-5' or 20' setbacks.

See Table 4.1 for Building Setbacks.

### Residential Setbacks

Land Use	Product Type	Front Porch Minimum	Front Living Minimum	Front Living Maximum	Front Garage Minimum***	Side Minimum**^	Rear Minimum (Living or Garage)	Corner Lot Minimum
Neighborhood	Single Family Front Load	10	15	25	20	10	10	10
	Multi-Family Front Load	10	10	25	20	10	10	10
	Single Family Rear Load	10	10	25	NA	10	3-5 or 20	10
	Multi-Family Rear Load	10	10	25	NA	10	3-5 or 20	10
Village Center	Single Family Front Load	10	10	25	20	6	10	10
	Multi-Family Front Load	8'	8'	25	20	6	10	10
	Single Family Rear Load	8'	8'	18	NA	6	3-5 or 20	10
	Multi-Family Rear Load	6'	8'	18	NA	6	3-5 or 20	10
Town Center	Single Family Front Load	10	10	25	20	4	10	8'
	Multi-Family Front Load	8'	8'	25	20	6	10	8'
	Single Family Rear Load	0'	0'/5**	18	NA	4	3-5 or 20	8'
	Multi-Family Rear Load	0'	0'/5**	18	NA	4	3-5 or 20	8'

### Commercial Setbacks

Land Use	Front	Side	Rear	Corner	Neighborhood Land Use Adjacent
Neighborhood	0'	0'	0'	0'	30
Village Center	0'	0'	0'	0'	10
Town Center	0'	0'	0'	0'	10
Commercial Center	0'	0'	0'	0'	10

Table 4.1. Building Setbacks.

#### Notes:

Setbacks may be modified with City Staff Approval to accommodate topo, site conditions, product type, irregular shaped lots, etc.  
Maximum Front Setbacks are not required if fronting a park or green space.

\* Side pop outs and front porch may encroach into side setback up to 50% of the setback width.

\*\* Measured to Ground Level Structure (upper levels may be at 0' setback) if 10' vertical clearance is provided.

\*\*\* In no case should the garage be located in front of the front Porch or front living portion of the home.

^ Distance is total separation measured between foundations. Not between lot lines.

\* If allowed by PUE.

# 4.0 Site Design

### 3. Connectivity Requirements.

- (1) Cross Access. All commercial development should be designed to allow for cross-access to adjacent properties to encourage shared parking and shared access points. When cross-access is deemed impractical by the City on the basis of vehicular safety factors, this requirement may be waived by City Staff.
- (2) Sidewalks and Trails. All building front entryways are encouraged to provide a continuous connection to the street sidewalk.
- (3) Modifications to this section 4.3 may be made by City Staff based upon the principles/intent of the section.

### 4. Parking Requirements

- (1) All garage, driveway, and on or off street parking stalls will count towards the required total.
- (2) The Developer may provide an individual parking study if a specific use is not addressed here or within City's Vested Laws.
- (3) Pay to Park may be allowed within Parking structures, On-street office/retail spaces or special event parking.

Parking Requirements		
Residential - Multi-Family	Required Stalls/Unit	Garage Required?
Studio/One Bedroom	1.5	No
Two Bedroom	2	No
Three Bedroom +	2.5	No
Residential - Single Family Attached	Required Stalls/Unit	Garage Required?
One Bedroom	1.5	Yes - 1 Car Min.
Two Bedroom	2	Yes - 1 Car Min
Three Bedroom +	2.5	Yes - 2 Car Min
Residential - Single Family Detached	Required Stalls/Unit	Garage Required?
All Single Family Homes	3	Yes - 2 Car Min.

Table 4.2. Parking Requirements.

Note: All non-residential uses shall follow South Jordan City's Vested Laws parking requirements.

# 4.0 Site Design

## 5. Site Furnishings.

- (1) Applicability. Site furnishings are applicable in all Place Types:
  - (a) All site furnishings shall be specified on the plans at site plan application.
  - (b) Tables and Seating. Restaurants and food venues are encouraged to provide outdoor seating.

## 6. Single Family and Multi-family Residential Site Design.

The primary factor that influences site design for single family and multi-family residences is the method of parking access and garage location. There are two types of methods allowed, including parking access from the street, and parking access from a lane.

### (1) Single Family Detached

- (a) Parking Access via Road or Private Lane. The following standards apply to detached single family units where the garage is accessed from a road or private lane in front of the house, or from the side road or private lane on corner lots. See Figure 4.1.
  - (i) Garage door width should not be more than 70% of the overall building width.
- (b) Parking Access via Private Alley. Garages may also be located in the rear of the property and accessed through a rear private alley. See Figure 4.3.
- (c) Road or Private Lane Frontage Requirement. For all detached single family units, the building should cover 60% or more of the road or private lane frontage at the building setback, as defined by the width of the building, divided by the width of the parcel. This does not apply to corner lots or irregularly shaped lots. See Figure 4.4.

### (2) Single Family Attached

- (a) Parking Access via road or private lane. The following standards apply to single family attached units where the garage is accessed from the road or private lane in front of the house. See Figure 4.2.
  - (i) Garage door width should not be more than 77% of the overall building width.
  - (ii) A sidewalk should be provided that has a continuous connection to the sidewalk.
- (b) Parking Access via private alley. Garages may also be located in the rear of the building and accessed through a rear private alley. No alley garage approaches are allowed to be between 5' and 20' long.

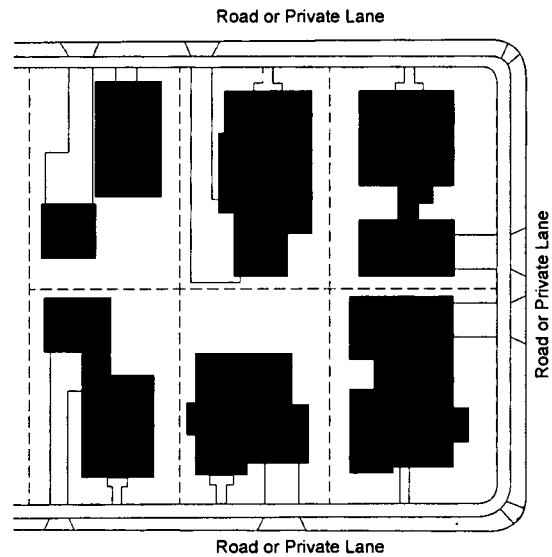


Figure 4.1 Single Family Detached Residential Parking Access via Street

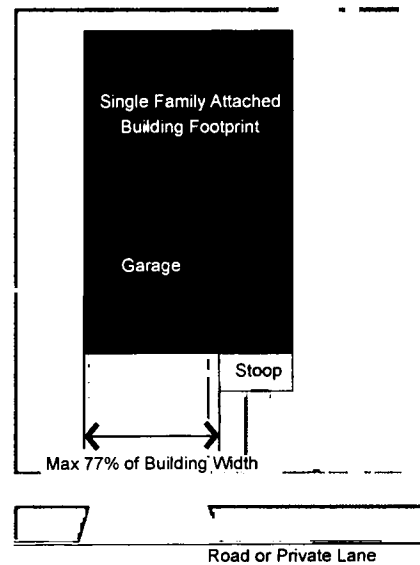


Figure 4.2 Single Family Attached with Parking Access via Street

# 4.0 Site Design

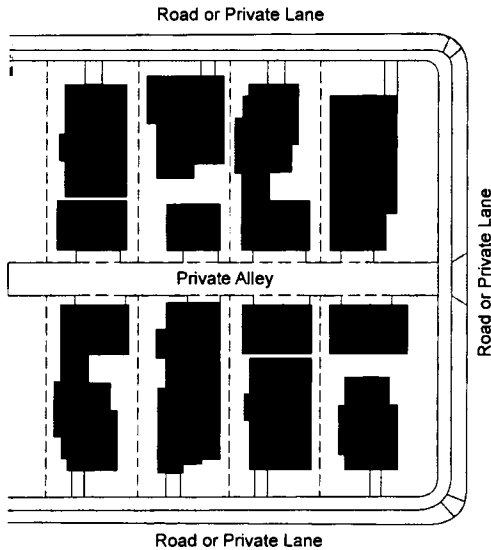


Figure 4.3 Single Family Detached Residential Parking Access via Lane

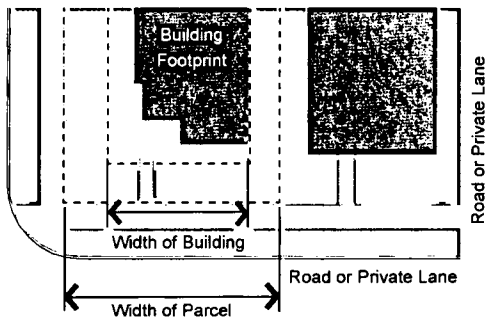


Figure 4.4 Measuring Front Property Line Coverage

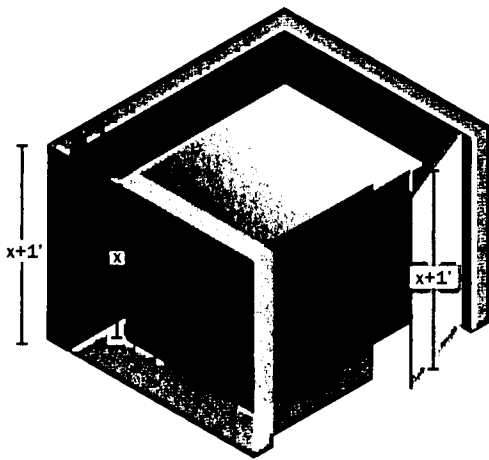


Figure 4.5. Dumpster Enclosure

- (3) Multi-Family
  - (a) Parking Lots.
    - (i) Parking lots serving multi-family residential uses should follow the City's Vested Laws for landscape buffer requirements.
    - (ii) A sidewalk should be provided that has a continuous connection from the parking lot to the building entries.
  - (b) Street Frontage Emphasis.
    - (i) For all multi-family residential uses, the buildings should be placed at the street frontage whenever possible adhering to the site setback requirements in Table 4.1
    - (ii) Building entries should relate to the street frontage and on street parking opportunities as well as to access from parking serving the use.

## 7. Fencing.

- (1) No fencing that is parallel to any sidewalk shall be within two feet of the edge of the sidewalk.
- (2) Height. Rear fencing shall be a maximum height of 75 inches, unless approved by City Staff, for such circumstances as proximity to a arterial roadway, railroad right-of-way, utility lot or similar facilities.
- (3) Front yards. Front yard fence height shall be a maximum height of 36 inches, and the fence opacity shall be no greater than 60% .
- (4) Type. Chain-link fencing is not permitted along any street frontage, with the exception of schools, dedicated sports field or court fencing approved by the City.

## 8. Trash Enclosure Standards.

- (1) All garbage dumpsters should be located to provide adequate access for trash removal but should be located as far from any adjacent residential uses as possible. The dumpsters shall be enclosed by a masonry wall or architectural design with materials that are consistent with the building. The enclosure gate shall be metal and accessible to service vehicles. No slatted chain-link gates will be allowed. The enclosure wall and gate shall be a minimum of 12" higher than the trash receptacle bin. See figure 4.5.

## 9. Lighting.

- (1) All lighting will comply with the City's vested laws.

## 10. Storm Drainage.

- (1) Storm Drainage must be retained completely within the Shoreline Development area. If Dry wells/Down Wells are used they shall be owned and maintained by the HOA. Any Storm Basins would be owned and maintained by the HOA with an easement recorded over the basin to the City for Storm Water Use. The City would own and maintain the pipes and inlet Structure only.

## **5.0 Buildings & Architecture**

# 5.0 Buildings & Architecture

## 1. Intent.

Shoreline intends to provide a wide range of commercial and residential building types in order to create a complete, mixed-use community. This section outlines the standards that will help make all building types support walkability and enhance livability in the community.

The purpose of this section is to provide general design criteria and guidance for the development of all neighborhoods within Shoreline identifying those design elements that are deemed most critical to the overall success of the project. These guidelines are not intended to be restrictive, but to assist in the design, processing, and implementation of a higher level of design quality and direction.

The following aspects are of particular importance:

- Materials and/or colors that create appropriate diversity and authenticity.
- Appropriate sensitivity to scale.
- Sophisticated selection and execution of details.
- Accurate and authentic interpretations of the characteristics for each architectural Style.
- Building forms and massing is authentic to each architectural style.
- Redefine the role of the street as a pedestrian/social space.

All proposed buildings within Shoreline must submit to the Shoreline ARC for approval of architectural design compliance to these design guidelines prior to any submittal to South Jordan for building permits.

## 2. Building Variety and Housing Types

Shoreline will utilize varying architectural elements throughout the community to create dynamic and interesting Centers and Neighborhoods. Shoreline will provide a range of residential housing types, including multi-family buildings, townhomes, and a variety of single family detached opportunities.

## 3. Building Massing.

In order to achieve authenticity of style in materials, detail and execution, cost must be taken out of the basic structure of the house. Simple massing and roof forms are what often lead to the most authentic expression of style. Starting with simple structural forms and building masses can lead to the goals of achieving convincing authentic style and maintaining acceptable costs.

Massing of porch elements can help to further ground the building by forming a base from which the building mass can grow. Porches should be made to convey a sense of human scale.

Where appropriate to style, stepping of second-story mass may be used to improve the street scene. Certain styles are based on a box-like, two-story building mass. Where this is the case, added attention such as single-story elements, balconies, enhanced window treatments, massing voids, plane breaks, and other articulation may be used to provide heightened interest and variety for such styles.

All single-story homes should include building masses or design elements that are a “story-and-a-half” in scale to give appropriate mass to single-story homes. This may be accomplished by adding design elements such as dormers, clerestories, tower elements, etc.



Front to Back Gable



Hip Roof



Gable with Shed Roof



Flat Roof



Side to Side Gable



Shed Roof

Figure 6.1 Roof Forms



# 5.0 Buildings & Architecture

## 4. Roof Forms.

Homes will have a variety of roof forms and orientations in order to create the greatest possible diversity. Variation in roof forms contributes to a more visually rich community. See Figure 6.1.

## 5. Building Height Transitions

Building height transitions between mixed-use centers (Town Centers, Village Centers, and Commercial Centers) and Neighborhoods should be gradual. Where a mixed-use center is adjacent to a Neighborhood Place Type, a sensitive approach to height transitions should be used.

Maximum building story height difference between Town Center, Village Center, and Commercial Center buildings adjacent to Neighborhood Place Type buildings shall be two (2) stories.

Buildings on the perimeter of the Project should never be greater than two stories higher than directly adjacent existing buildings.

## 6. Building Height Maximums

See Table 5.1 for list of building height maximums by Place Type.

Building Height Maximums	
Place Type	Stories
Town Center	10
Village Center	10
Commercial Center	10
Neighborhood	3
Parks, Trails and Open Space	3

Table 5.1. Building Height Maximums.

Note: All Building Heights shall be measured from Finished or Established Grades of the lot or development parcel.

## 7. Doors, Porches and Entrances

Front entry doors should be made of high quality material and should be a significant element within the front facade of the home and designed to be consistent with the style of the home.

Front porches and covered terraces should be considered outdoor rooms and key elements for architectural composition. Significant front porches, entry courts, stoops and covered terraces are encouraged and should strive to achieve an appropriate size and grade relationship to the street.

## 8. Windows

Windows should be appropriately scaled to the massing and architectural style of the home. Windows should primarily be vertical and rectangular in shape but all windows should be consistent with the homes architectural style. Energy efficient windows are strongly encouraged. Windows should be recessed when possible, and encourage natural light and ventilation.

## 9. Residential Building Materials

Exterior materials should utilize quality materials and a variety of complimentary colors and accents consistent with the architectural style of the home. Design, textures and materials should be visually interesting and cohesive.

Front elevations must have a minimum of 4 architectural Elements. Side and rear elevations must have a minimum of 3 Architectural Elements.

Architectural Elements may include:

- Stone
- Stucco
- Brick
- Hardie board - Each design configuration (horizontal, vertical, etc.) may be counted as an element
- Shake Shingles
- Shutters
- Corbels
- Trellises
- Window trim (must be a contrasting color to walls)

The Shoreline ARC may approve other architectural elements.

Structural elements such as fireplace pop-outs, garages and vents are NOT considered architectural elements.

Aluminum and or vinyl siding is prohibited

Side elevations consisting of full stucco must have a minimum 18-inch return of all front elevation materials.

Street facing side elevations must have the same treatment as the front elevation and/or be fenced before occupancy. Materials must wrap back to the fence line at a minimum.

Exterior columns, braces and supports should be proportional to the massing elements they are associated with, and appear to be visually proportional with what they are supporting.

## 10. Building Colors

For all architectural styles, the exterior colors should be a coordinated palette of colors appropriate to the style. Overly bright and dramatic colors are prohibited, unless approved by the ARC for small accent areas, such as a front door application.

# 5.0 Buildings & Architecture

## 11. Commercial and Mixed Use Architecture Guiding Principles.

- (1) Architectural Style and Visual Character. These guidelines do not prescribe any particular architectural style for the Commercial or Mixed Use Architecture. There is range of possibilities to creatively replicate or interpret traditional building forms with various architectural styles.

An inaccurate or thoughtless mix of elements is undesirable.

The architectural design of new commercial or mixed-use buildings in Shoreline should be based on the best examples of the surrounding building fabric, character and architectural styles that are predominate in the region.

Architectural details are essential to create human scale;

Standard “cookie-cutter” or “repeat” designs from other locations are strongly discouraged;

Consistent rhythms of similar (not identical) details and architectural elements should be used to reinforce the framework and scale of the streets and aid in the creation of a strong Town Center or Village Center Core image;

New buildings should include basic façade elements, which include a transparent glazed lower storefront for commercial uses, a sign fascia over a projecting cornice and a solid upper façade punctuated typically by vertical windows.

- (2) Architectural Detailing. Architectural elements and details that appear artificial and inaccurate for particular architectural style are not recommended.
- (3) Architectural Materials. To avoid clutter one building material is encouraged as the primary cladding and a maximum of two other materials used as accents (i.e., stone used for foundations and entrance area, brick as main material and stucco for gables and dormers or entire upper floor);

Building colors selected should be compatible with the architectural style;

Materials for commercial buildings should be carefully selected to provide visual interest in texture and color;

- (4) Fenestration. Windows and doors should seek to continue or establish a rhythm along the streets; Windows on upper floors should be vertical in proportion rather than horizontal; Rows of windows on upper floors should be used to clearly define each story; On new buildings, the placement and proportions of height to width of windows should complement those of the surrounding buildings.
- (5) Building Orientation. The following guidelines are based on a view that commercial development should have a high quality storefront design and detailing, as well as integrated commercial signage.

Commercial buildings should allow clear and defined access from parking ;



Figure 5.2 Commercial and Mixed Use Architecture

# 5.0 Buildings & Architecture

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Corner buildings are visually prominent and all street elevations should be given equal design treatment and care;

Excessive blank walls demonstrating no specific architectural design on main commercial façades are to be avoided;

Main façades shall have sufficient amount of glazing to provide casual surveillance and to visually break up the building mass.

- (6) Commercial Facade Design Treatment. In order to strengthen the pedestrian environment and contribute to real placemaking in Shoreline, it is essential to provide continuous interest, variety and commercial activity at the ground floor level. Storefront design will greatly enhance the visual character of commercial nodes.

At the street level, windows should be sufficiently large to expose goods within shops and encourage a retail presence;

Excessive glazed areas without wooden or metal frames/joints should be avoided. Storefront panes should be divided vertically to establish a rhythm along the street;

Glazing on commercial building storefronts should avoid use of reflective glass in order to allow better visual contact between the interior and exterior. Reflective glass on upper floor windows may be considered where there is architectural merit in using reflective or unusually deep color tints;

Storefront entries may be recessed for weather protection, visual interest and more window display;

Awnings or other architectural appurtenances should be encouraged to enhance the traditional streetscape, shelter pedestrians and provide additional visual interest; Simple awning patterns should be encouraged for buildings of a decorative style, while more decorative awnings are appropriate for simply styled buildings;



Figure 5.3 Commercial Architecture

## **6.0 Signage**

# 6.0 Signage

## 1. Introduction

All signage proposed for Shoreline must be compliant with the City's Vested Laws and approved by the Shoreline ARC with the exception of specific sign standards identified within this chapter.

Signs should be of high quality and complimentary to the character of the project. In general, and to promote human scale goals, the majority of building signs allowed will be at or near the first floor.

All signage should be appropriate to the use it represents, with a diverse range of sign types to promote interest and vitality.

Signage should be simple and clean with thoughtful placement and application/attachment methods.

Sign design should be appropriate to the architectural style and scale of the use and should never detract from the architectural character or pedestrian experience within the project.

City Staff may approve increases to the following allowed sign sizes by up to 25%.

## 1.0 Sign Types

### 1. Monument Signs

The following sign types may deviate from South Jordan Sign Code requirements as identified here.

#### (1) Major Project Monument Sign

- (a) Maximum Height 20 feet
- (b) Maximum Copy 80 square feet

#### (2) Minor Project Monument Sign

- (a) Maximum Height 14 feet
- (b) Maximum Copy 60 square feet

#### (3) Major Commercial Monument Sign

- (a) Maximum Height 20 feet
- (b) Maximum Copy 64 square feet

#### (4) Minor Commercial Monument Sign

- (a) Maximum Height 16 feet
- (b) Maximum Copy 64 square feet

## 2. General Requirements.

- (1) Materials used in the design of the monument base shall be compatible with the architecture of the building(s). Stone, wood, non-painted metals are thought to be the primary materials. Plastic and/or lexan are not permitted except to shield an internal light source where individual logos/lettering has been routed through a wood or metal fascia.
- (2) Monument signs may be double sided.
- (3) Monument Signs may be allowed within Public Road Rights of way if located within a round-about and proper site visibility is maintained.
- (4) All monument signs shall be located within a landscaped or plaza area. Landscaping shall be designed in a manner that minimizes the visual impact of the sign, without blocking the view of the sign from the specific area from which it is intended to be seen, or adversely affecting the safety of pedestrian and vehicular sight distance.

**Sign, Major Project Monument** – A sign which is incorporated into the landscape or architectural design scheme and displaying the name of the overall Project and is located at primary entrances to the project.

**Sign, Minor Project Monument** – A sign which is incorporated into the landscape or architectural design scheme and displaying the name of the overall Project and is located at secondary entrances to the project.

**Sign, Major Commercial Monument** – A sign which is incorporated into the landscape or architectural design scheme and displaying the name of a commercial center and is located at primary commercial entrances.

**Sign, Minor Commercial Monument** – A sign which is incorporated into the landscape or architectural design scheme and displaying the name of a commercial center and is located at secondary commercial entrances.

# 6.0 Signage

## 3. Design and construction standards

(1) Design details for the approved sign types listed above include the following (subject to City Staff review and compliance with the City Sign Ordinances):

- Primary materials for wall signs and projecting signs shall be wood, metal, concrete or stone; other materials may be considered with City Staff approval.
- Painted lettering is allowed.
- Pan channel lettering is allowed.
- Logos may be incorporated into signs.
- Plastic/plexiglass may be utilized for lettering only on wall and projecting signs, and may not be used as background surface.
- Light sources incorporated into signage should not be exposed or directly visible.
- Halo lighting may be utilized.
- Small spot lighting of sign surfaces and projecting signs may be considered.
- All signs utilizing raceways shall be eight (8) inches deep, unless otherwise approved by City Staff.
- All bolts, fasteners and clips shall be painted to match existing building colors.
- It shall be the sign contractor's responsibility to secure the signage components in a method so as not to create a hazard to the public.
- All penetration of the fascia, wall or projecting sign attachments shall be made waterproof by using gaskets and sealant.
- No labels will be permitted on the exposed surface of a sign unless otherwise required by the City.
- White or black lettering only may be used on glass door surfaces.



Figures 6.1. Monument Sign Example Images.

**DEVELOPMENT DATA**

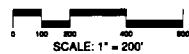
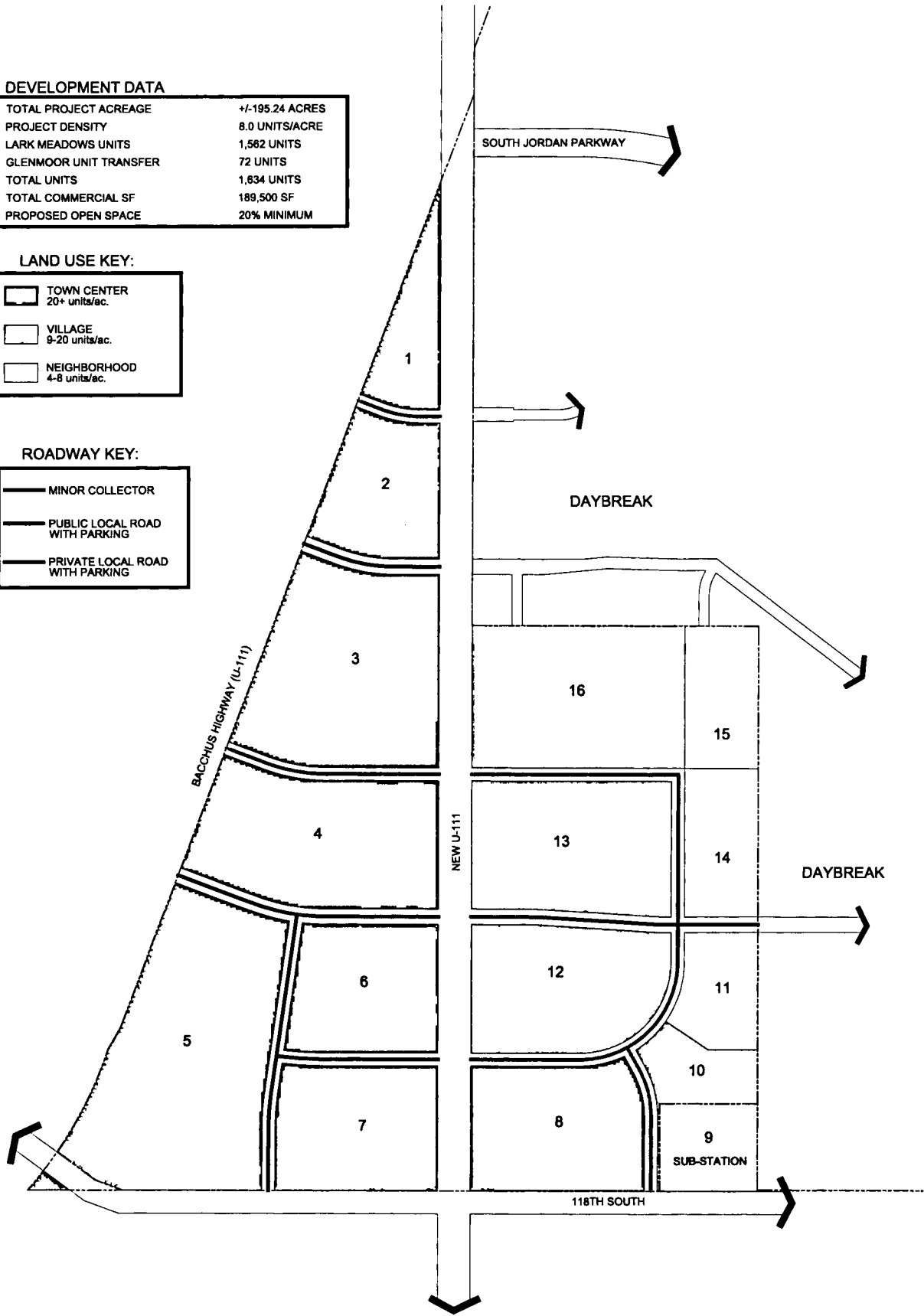
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PROJECT DENSITY	8.0 UNITS/ACRE
LARK MEADOWS UNITS	1,562 UNITS
GLENMOOR UNIT TRANSFER	72 UNITS
TOTAL UNITS	1,634 UNITS
TOTAL COMMERCIAL SF	189,500 SF
PROPOSED OPEN SPACE	20% MINIMUM

**LAND USE KEY:**

	TOWN CENTER 20+ units/ac.
	VILLAGE 9-20 units/ac.
	NEIGHBORHOOD 4-8 units/ac.

**ROADWAY KEY:**

	MINOR COLLECTOR
	PUBLIC LOCAL ROAD WITH PARKING
	PRIVATE LOCAL ROAD WITH PARKING



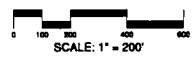
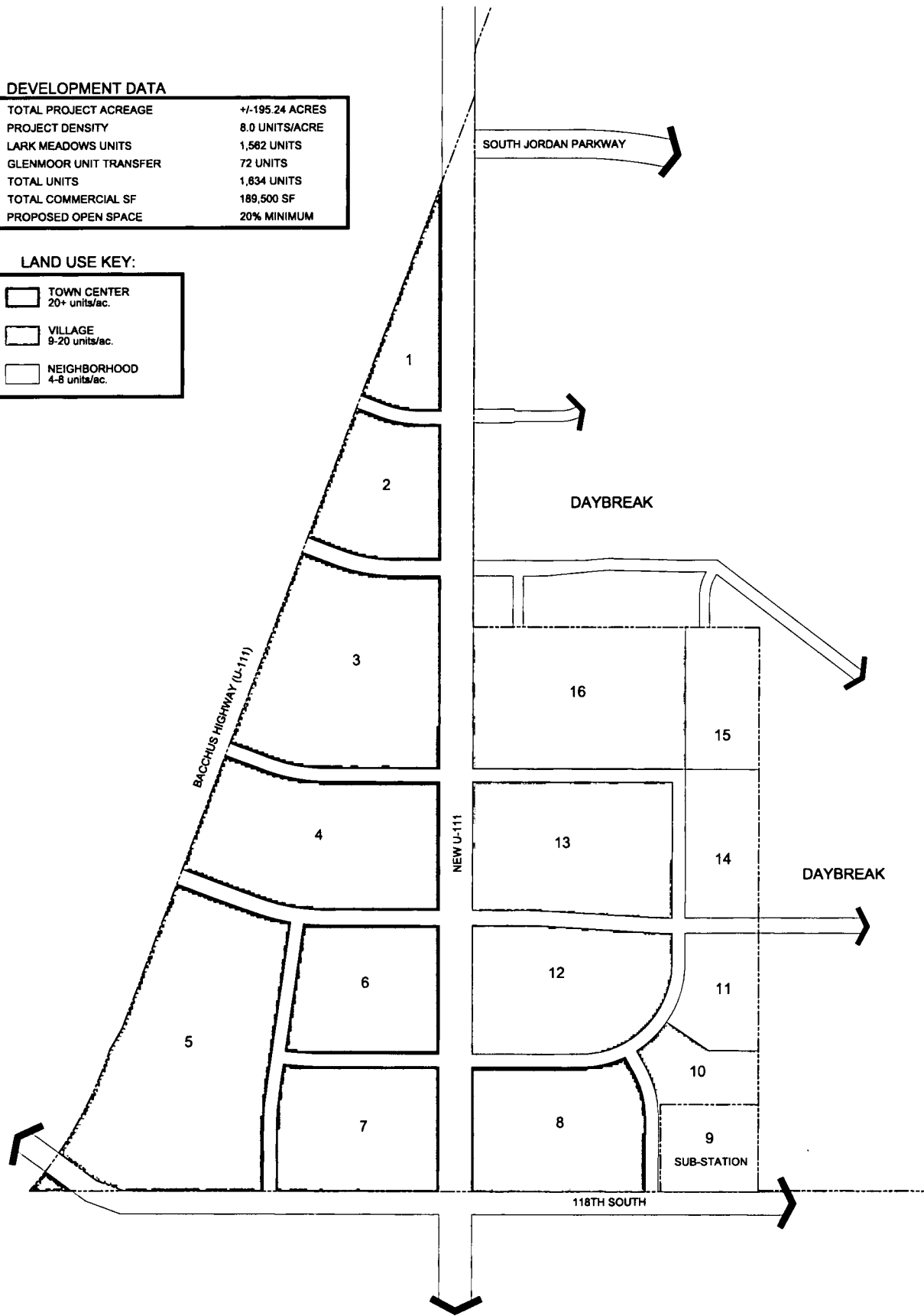
**SHORELINE**  
**MASTER ROADWAY PLAN**  
**EXHIBIT A**  
 SEPTEMBER 7, 2023

**DEVELOPMENT DATA**

TOTAL PROJECT ACREAGE	+/-195.24 ACRES
PROJECT DENSITY	8.0 UNITS/ACRE
LARK MEADOWS UNITS	1,562 UNITS
GLENMOOR UNIT TRANSFER	72 UNITS
TOTAL UNITS	1,634 UNITS
TOTAL COMMERCIAL SF	189,500 SF
PROPOSED OPEN SPACE	20% MINIMUM

**LAND USE KEY:**

	TOWN CENTER 20+ units/ac.
	VILLAGE 9-20 units/ac.
	NEIGHBORHOOD 4-8 units/ac.



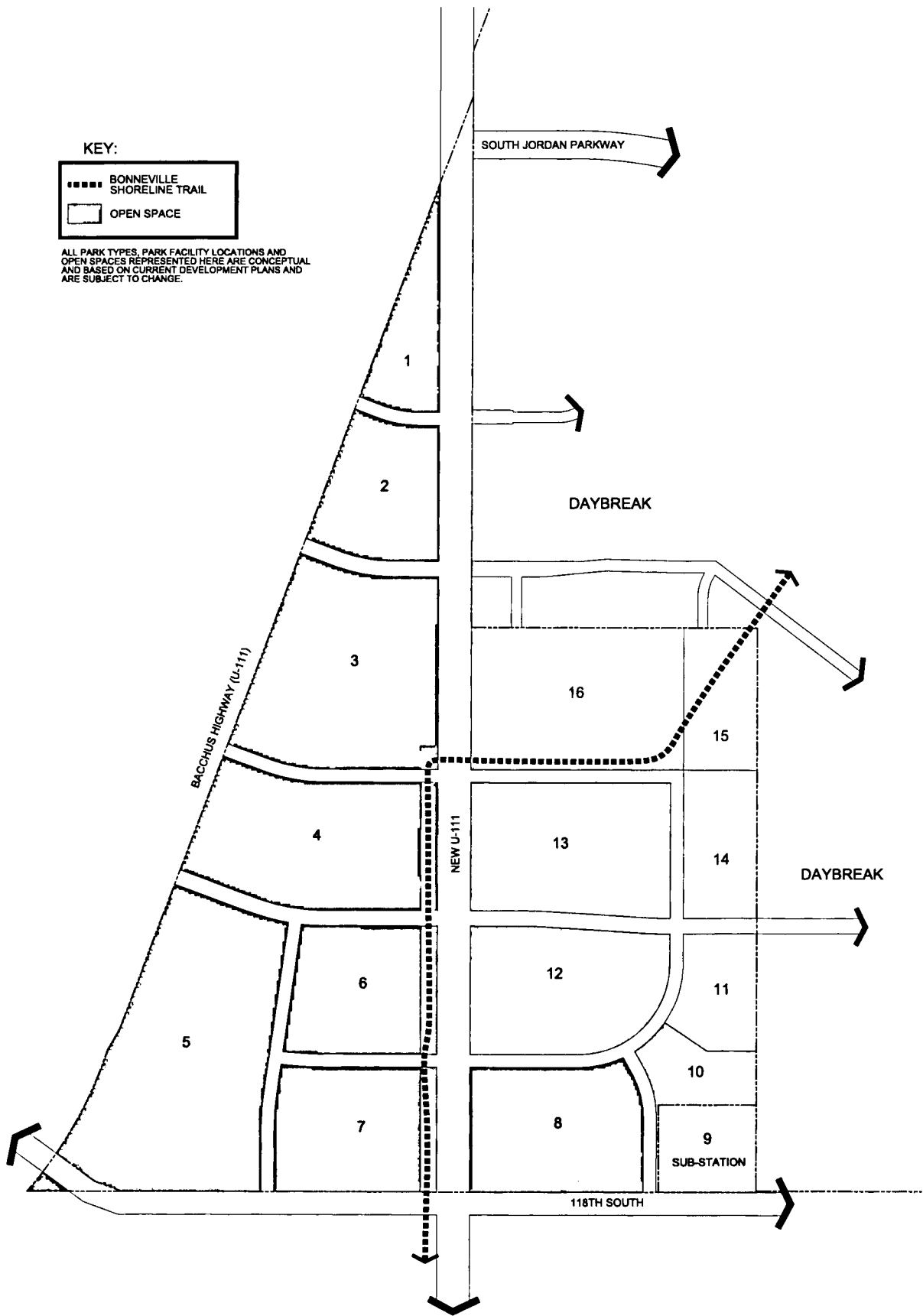
**SHORELINE**  
**MASTER LAND USE PLAN**  
**EXHIBIT B**  
 SEPTEMBER 7, 2023



KEY:



ALL PARK TYPES, PARK FACILITY LOCATIONS AND OPEN SPACES REPRESENTED HERE ARE CONCEPTUAL AND BASED ON CURRENT DEVELOPMENT PLANS AND ARE SUBJECT TO CHANGE.



# LARK MEADOWS

## OPEN SPACE AND TRAILS PLAN

### EXHIBIT C

OCTOBER 31, 2023

## **Exhibit D**

### **C-I ZONE and A-I ZONE City Code Provisions**

#### **CHAPTER 17.90 INDUSTRIAL ZONES**

##### **17.90.010: PURPOSE**

##### **17.90.020: DEVELOPMENT AND DESIGN STANDARDS**

##### **17.90.030: OTHER REQUIREMENTS**

##### **17.90.010: PURPOSE**

This chapter is established to provide standards and regulations, consistent with the city's general plan and the purposes and provisions of this title, for industrial areas in the city. This chapter shall apply to the following industrial zones established in chapter 17.20, "Zone Establishment", of this title: I-F and C-I zones. Uses may only be conducted in industrial zones in accordance with the regulations of this code. Allowed use (permitted and conditional), accessory use, temporary use, and other associated use regulations may be found in chapter 17.18, "Uses", of this title.

- A. I-F Zone: The purpose of the I-F (light industrial-freeway) zone is to provide areas along the interstate freeway for major commercial uses that are compatible with the freeway and dependent on freeway visibility and access. The I-F zone will provide areas for a variety of uses to promote economic diversity and stability and provide broad employment opportunities. Developments in the I-F zone should be upscale with attention given to coordination of traffic circulation and building placement. High architectural standards will maintain an appropriate introduction and gateway image for the city. The I-F zone should provide a pleasing and functional environment that represents the quality of life in the city but also enhances the commercial tax base of the city.
- B. C-I Zone: The purpose of the C-I (commercial-industrial) zone is to provide areas where research and development, light manufacturing, assembling, processing, packaging, warehousing, distribution, and related activities can be located and preserved without creating significant negative impacts on surrounding commercial, office, and residential uses. The C-I zone is also intended to prevent the introduction of more sensitive land uses that may undermine the industrial or business park nature of the zone. Buffering and harmonious integration of neighboring uses should provide for compatibility and continuity in aesthetic design and quality of life in and around the C-I zone.

##### **17.90.020: DEVELOPMENT AND DESIGN STANDARDS**

- A. Development Review: Uses proposed in industrial zones may only be established in conformance with the city's development review procedures of the city. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in industrial zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as allowed under state law.
- B. Area Requirements: Industrial zones shall comply with the requirements in the area requirements table below:

<b>Zone</b>	<b>Minimum Zone Area<sup>1</sup> (Acres)</b>	<b>Maximum Zone Area<sup>1</sup> (Acres)</b>	<b>Minimum Project Area<sup>2</sup> (Acres)</b>	<b>Minimum Lot Area (Acres)</b>
I-F	5	n/a	5	n/a
C-I	20	n/a	5	2

Notes

<sup>1</sup>"Zone area" is defined as all contiguous lots or parcels that have the same zoning designation. A zone area separated by a public right of way is considered to be 1 zone area.

<sup>2</sup>"Project area" is defined as a development for which preliminary plat or site plan approval has been proposed or granted.

- C. Density: There is no restriction on the number of lots or parcels or the number of buildings on a lot or parcel, except as may be limited by other standards, regulations, or requirements of this title (planning and zoning code), in industrial zones.
- D. Lot Width And Frontage: No minimum lot width is required for lots in industrial zones. Lots not fronting on a street must be accessible to the public via a recorded easement or right of way.
- E. Yard Area: The following yard area requirements shall apply to lots in Industrial Zones:
  - 1. The following minimum yard area requirements apply to main and accessory buildings:
    - a. The required yard area for front, side, and rear yards shall extend a distance of twenty feet (20') in the I-F Zone and forty feet (40') in the C-I Zone away from and along a property line adjacent to the edge of a public right-of-way (back of sidewalk for a typical street cross section). An alternative edge line to be used for measuring the minimum yard area may be established where an atypical street cross section exists and when recommended by the Planning Director and approved by the Planning Commission.
    - b. The required yard area for front, side, and rear yards shall extend a distance of thirty feet (30') in the I-F Zone and one hundred feet (100') in the C-I Zone away from and along a property line adjacent to a Residential or Agricultural Zone.
  - 2. The following may be projected into any required yard area in Industrial Zones:
    - a. Fences and walls in conformance to City codes and ordinances.
    - b. Landscape elements, including trees, shrubs and other plants.
    - c. Minor utility or irrigation equipment or facilities.
    - d. Decks not more than two feet (2') in height.
    - e. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks or similar architectural features attached to a building that do not extend more than two feet (2') into a side yard area or four feet (4') into a front or rear yard area.
    - f. Chimneys, fireplace keys, box or bay windows, or cantilevered walls attached to the building not exceeding eight feet (8') wide and extending not more than two feet (2') into a side yard or four feet (4') into a front or rear yard.

- F. **Parking And Access:** Parking areas and access in Industrial Zones shall meet requirements of chapter 16.26, "Parking And Access", of this Code; chapter 17.18, "Uses", of this title; and title 10, "Vehicles And Traffic", of this Code.
- G. **Fencing, Screening And Clear Vision:** The fencing, screening and clear vision requirements of this section shall apply to all Industrial Zones:
1. All mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.
  2. The boundary of an Industrial Zone that is not in or adjacent to a public right-of-way and that is adjacent to a Residential or Agricultural Zone shall be fenced with a six foot (6') high, decorative precast concrete panel or masonry fence as determined with development approval. A six foot (6') solid vinyl boundary fencing may be used in unusual circumstances such as when the Industrial Zone is adjacent to property which is master planned for nonresidential uses. A higher fence may be required or allowed in unusual circumstances. A building permit may be required for fences and walls according to applicable Building Codes. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined with development approval.
  3. No wall, fence or screening material shall be erected between a street and a front or street side building line in Industrial Zones, except as required by subsection G1 of this section.
  4. Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
- H. **Architecture:** The following exterior materials and architectural standards are required in Industrial Zones:
1. Applicants for development approval shall submit for site plan review architectural drawings and elevations, exterior materials, and colors of all proposed buildings. In projects containing multiple buildings, the applicant shall submit a design book that includes an architectural theme, features, exterior materials and colors governing the entire project.
  2. All building materials shall be high quality, durable and low maintenance.
  3. In the C-I Zone, building exteriors shall be constructed with a minimum of twenty five percent (25%) brick or stone. The balance of exterior wall area shall consist of brick, stone, glass, decorative block or concrete, simulated stone panels, and/or no more than fifteen percent (15%) stucco. Other materials may also be used for decorative accents and trim in the C-I Zone with development approval. Exterior wall area may not exceed forty percent (40%) glass.
  4. Exterior walls of buildings that are longer than sixty feet (60') in length shall have relief features at least four inches (4") deep at planned intervals.
  5. All sides of buildings shall receive design consideration.

6. Signs shall meet requirements of title 16, chapter 16.36 of this Code and shall be constructed of materials that are consistent with the buildings that they identify.
7. Buildings and structures in Industrial Zones shall not exceed the height shown in the maximum building height table below unless otherwise allowed in this title.

<b>Zone</b>	<b>Main Building</b>	<b>Other Structures</b>
I-F	No maximum	No maximum
C-I	50 feet	50 feet

8. The exteriors of buildings in Industrial Zones shall be properly maintained by the owners.
  - I. Grading And Drainage: All developments shall be graded to comply with subsection 16.10.040E9 of this Code and as required by the City Engineer to provide adequate drainage. Buildings shall be equipped with facilities that discharge of all roof drainage onto the subject lot or parcel.
  - J. Landscaping: The following landscaping requirements and standards shall apply in Industrial Zones. Landscaping in Industrial Zones is also subject to the requirements of Title 16, Chapter 16.30, “Water Efficiency Standards,” of this Code.
    1. The area of front, side, and rear yards along an adjacent property line and extending away from the property line a distance prescribed in the requirements of this subsection shall be landscaped with grass, trees, and other live plant material.
      - a. The required yard landscape area for a yard adjacent to a Residential or Agricultural Zone shall be not less than ten feet (10’).
      - b. The required yard landscape area for a yard adjacent to a public right-of-way, including the freeway right-of-way, shall be twenty feet (20’) in the I-F Zone and forty feet (40’) in the C-I Zone.
    2. All areas of lots or parcels in Industrial Zones not approved for parking, buildings, or other hard surfacing shall be landscaped and properly maintained with grass, deciduous and evergreen trees, and other plant material in conjunction with a landscape plan for the development that has been designed and prepared by a landscape architect and approved by the Planning Commission.
    3. A minimum of one tree per five hundred (500) square feet, or part thereof, of required landscaped yard areas is required in Industrial Zones in addition to other trees required in this section. A minimum of thirty percent (30%) of required yard area trees shall be minimum seven foot (7’) tall evergreens. Deciduous trees shall be minimum two inch (2”) caliper. Deciduous and evergreen trees required in this section need not be equally spaced but shall be dispersed throughout the required yard areas on the site.
    4. All collector street and other public and private park strips in Industrial Zones shall be improved and maintained by the adjoining owners according to specifications adopted by the City unless otherwise allowed with development approval. Park strip trees shall not be planted within thirty feet (30’) of a stop sign.

5. Trees shall not be topped and required landscape areas shall not be redesigned or removed without City approval. Property owners shall replace any dead plant material in accordance with the requirements of this chapter and the conditions of site plan or plat approval.
  6. The following landscaping requirements shall apply to parking areas:
    - a. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.
    - b. Shade trees shall be planted between double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum intervals of three (3) stalls and no farther than six feet (6') from the parking area. Shade trees are not required in parking rows which are adjacent to buildings.
    - c. All landscaped areas adjacent to parking areas shall be curbed.
  7. In the C-I Zone, a minimum five foot (5') landscaped planter shall be provided around building foundations, except at building entrances, drive-up windows, loading areas, and utility areas.
  8. Developments that are contiguous to canals, streams, or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any areas so included and perpetually preserved may be counted toward required yard space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without written approval of any entity or agency having jurisdiction over said waterways.
  9. All required landscaping shall be installed (or escrowed due to season) prior to occupancy.
  10. All landscaped areas, including adjoining public right-of-way areas, shall be properly irrigated and maintained by the owners.
- K. Lighting: The following lighting requirements shall apply in Industrial Zones:
1. Applicants for development approval shall submit a lighting plan, which shall also include a photometric analysis.
  2. Site lighting shall adequately light all parking areas, walkways, and common areas. Site lighting shall be designed or shielded to prevent glare on adjacent properties.
  3. Lighting fixtures on private property shall be architectural grade and consistent with the architectural theme of the development.
  4. Lighting fixtures on public property shall be architectural grade and consistent with a streetlight design approved by the City Engineer.

**17.90.030: OTHER REQUIREMENTS**

The following provisions shall apply in Industrial Zones:

1. Private Covenants: The developer of a condominium project in an Industrial Zone shall submit a proposed declaration of covenants to the City Attorney for review, including an opinion of legal counsel licensed to practice law in the State that the condominium meets

requirements of State law, and record the covenants with the condominium plat for the project.

2. Maintenance: All private areas in developments shall be properly maintained by the property owners.
3. Easements: Buildings may not be located within a public easement.
4. Phasing Plan: Applicants seeking development approval of a phased project shall submit for review at the time of preliminary plat or site plan approval a project phasing plan. Development shall be in accordance with the project phasing plan unless the City approves a revised project phasing plan.
5. Prior Created Lots: Nonconforming lots or parcels of land that legally existed or were created by a preliminary or final plat approval prior to the establishment of an Industrial Zone shall be brought into conformance with the requirements of this chapter prior to development.

## **CHAPTER 17.30 AGRICULTURAL ZONES**

### **17.30.010: PURPOSE**

### **17.30.020: DEVELOPMENT AND DESIGN STANDARDS**

### **17.30.030: OTHER REQUIREMENTS**

#### **17.30.010: PURPOSE**

This chapter is established to provide standards and regulations, consistent with the city's general plan and the purposes and provisions of this title, for agricultural areas in a growing suburban city. This chapter shall apply to the following agricultural zones as established in chapter 17.20, "Zone Establishment", of this title: A-5 and A-1 zones. Uses may only be conducted in agricultural zones in accordance with the regulations of this code. Allowed use (permitted and conditional), accessory use, temporary use and associated use regulations may be found in chapter 17.18, "Uses", of this title.

#### **17.30.020: DEVELOPMENT AND DESIGN STANDARDS**

- A. Development Review: Uses proposed in agricultural zones may only be established in conformance with development review procedures of the city. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in agricultural zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as otherwise allowed under state law.
- B. Lot Area: The area of any lot in agricultural zones shall not be less than the minimum lot area requirement identified in the minimum lot area table below. Every portion of a parcel being subdivided shall be included as a lot or lots in the proposed subdivision plat, right of way or as common, limited common or private ownership.

<b>Zone</b>	<b>Minimum Lot Area (Acres)</b>
A-5	5
A-1	1

- C. Lot Density: Only one single-family primary dwelling may be placed on a lot or parcel of land in an agricultural zone.
- D. Lot Width And Frontage: Each lot or parcel in an agricultural zone shall have a minimum lot width not less than the dimension in the minimum width column of the lot width and frontage table below. The minimum lot width shall be measured at the minimum front yard requirement (see subsection F of this section) that shall be determined from a point which corresponds to the midpoint of the front lot line. Each lot or parcel shall abut the right of way line of a public street a minimum distance not less than the dimension in the frontage (standard) column of the lot width and frontage table below, except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall abut the right of way or landscaped open space a minimum distance not less than the dimension in the frontage (diverged) column.

<b>Zone</b>	<b>Minimum Width</b>	<b>Frontage (Standard)</b>	<b>Frontage (Diverged)</b>
A-5	100'	100'	60'
A-1	100'	100'	60'

- E. Lot Coverage: The area of lot, parcel or private ownership area in an agricultural zone covered by buildings shall not exceed the percentage identified in the lot coverage table below of the total lot, parcel or private ownership area.

<b>Zone</b>	<b>Maximum Building Coverage</b>
A-5	20%
A-1	30%

- F. Yard Area: The yard area (setback) requirements below shall apply in all Agricultural Zones. Minimum yard areas are measured from the corresponding front, side and rear property lines of lots or from the boundaries of private ownership areas. A land use permit shall be obtained prior to the construction of any accessory building for which a building permit is not required. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks of the proposed accessory building and other information as needed shall be submitted for review.



1. Minimum Yard Area Requirements

Zone	Front Yard (Interior And Corner Lots)	Front Garage	Front Yard (Cul-De-Sac Lots)	Side Yard (Standard)	Side Yard (Corner Lot Street Side)	Rear Yard (Interior Lot)	Rear Yard (Corner Lot)
A-5	30'	30'	25'	10'	25'	25'	10'
A-1	30'	30'	25'	10'	25'	25'	10'

2. Minimum Yard Area Requirements For Accessory Buildings:

- a. Location: Accessory buildings may not be located between the front building line of a main building and the right-of-way that determines the front yard area.
  - b. Side Yard: An accessory building may be located in a side yard, including a street side, if located no closer than the minimum side yard requirement for the main building pursuant to this subsection F, except that accessory buildings no greater than ten feet (10') in height and not containing habitable space may be located no closer than five feet (5') from the side property line or boundary.
  - c. Rear Yard: An accessory building may be located in a rear yard no closer than three feet (3') from the side or rear property line or boundary and increased by one foot (1') for each foot of building height in excess of sixteen feet (16'), except that the setback shall be increased to no closer than five feet (5') from the side or rear property line or boundary when adjacent to a right-of-way, which shall be increased by one foot (1') for each foot of building height in excess of sixteen feet (16').
3. Buildings Used To Shelter Animals: Buildings used for the housing or shelter of animals shall be located a minimum distance of forty feet (40') from any existing dwelling or neighborhood street right-of-way or, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right-of-way line.
4. Projections: The following may be erected on or projected into any required yard space in Agricultural Zones:
- a. Fences and walls in conformance with this Code.
  - b. Agricultural crops, landscape or garden elements, including trees, shrubs and other plants.
  - c. Utility or irrigation equipment or facilities.
  - d. Decks not more than two feet (2') high.
  - e. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks, awnings or similar architectural features attached to the building and not enclosed by walls, extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
  - f. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building no greater than eight feet (8') wide and extending no more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.

- G. **Parking And Access:** Parking areas and vehicle access in Agricultural Zones shall meet the requirements of title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title and title 10 of this Code (Traffic Code). A driveway may only directly access a collector or arterial street with approval of the Utah Department of Transportation ("UDOT") for UDOT streets, or with approval of the City Engineer for City streets.
- H. **Fencing, Screening And Clear Vision:** The fencing, screening and clear vision requirements of this section shall apply in Agricultural Zones.
1. **Utility Screening:** In nonresidential and nonagricultural developments, all mechanical equipment, antennas (where possible), loading areas and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles in nonresidential developments shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.
  2. **Incompatible Land Use Screening:** Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.
  3. **Rear And Side Yard Fencing:** A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.
  4. **Front Yard Fencing:** A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in clear vision areas, according to Section 16.04.200 (J). A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.
  5. **Clear Vision Area:** Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
  6. **Collector Street Fencing:** Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right-of-way in an Agricultural Zone shall be constructed according to section 16.04.200 of this Code.
- I. **Architecture:** The following exterior materials and architectural standards are required in Agricultural Zones:
1. **General Architectural Standards:**
    - a. All building materials shall be high quality, durable and low maintenance.
    - b. The exteriors of buildings in Agricultural Zones shall be properly maintained by the owners or owners' association.
    - c. Signs shall meet the requirements of title 16, chapter 16.36, "Sign Ordinance", of this Code and shall be constructed of materials that are consistent with the buildings they identify.
    - d. Main buildings shall be no greater than thirty five feet (35') high.

2. Architectural Standards For Main Buildings:
  - a. Residential main buildings shall include a minimum two car garage (minimum twenty-two feet (22') by twenty-two feet (22'), or an approved equivalent area).
  - b. The minimum total floor area, finished and unfinished, of any residential main building shall be one thousand (1,000) square feet not including a garage.
  - c. The front of the house shall be accessible by a pedestrian from the adjacent right-of-way.
3. Architectural Standards For Accessory Buildings:
  - a. Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.
  - b. The footprint of an accessory building in Agricultural Zones shall not exceed the footprint of the main building, including the footprint of an attached garage, except as approved by the Planning Commission as a conditional use permit.
  - c. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:
    - 1) Openings (e.g., windows and doors) that are visible from the subject property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.
    - 2) The average wall height shall not exceed sixteen feet (16') above grade.
  - d. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum one to twelve (1:12) roof pitch over a majority of the structure.
  - e. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled Planning Commission meeting.
- J. Landscaping: The following landscaping requirements and standards shall apply in Agricultural Zones. Landscaping in Agricultural Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
  1. The front and street side yards of single-family lots shall be fully improved and properly maintained. Improvements shall include not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in acceptable live plant material unless otherwise approved with a conditional use permit.

2. All collector street and other public and private park strips in Agricultural Zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the City unless otherwise allowed with development approval.
3. Where an adjacent park strip in a residential right-of-way is at least five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip, except that park strip trees shall not be planted within thirty feet (30') of a stop sign. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.
4. In developments that have a principal use other than residential or agricultural, the following landscaping requirements shall also apply:
  - a. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.
  - b. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sport or play areas, is required. At least thirty percent (30%) of all required trees shall be minimum seven foot (7') evergreens. Deciduous trees shall be a minimum two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.
  - c. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.
  - d. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.
  - e. All landscaped areas shall be curbed.
5. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any area so included and perpetually preserved as open space may be counted toward required open space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without approval of any entity or agency having jurisdiction over said waterways.
6. All required landscaping in yard areas and open spaces shall be installed prior to occupancy unless deferred pursuant to section 16.04.300, "Deferred Improvements", of this Code.
7. Property owners shall properly irrigate and maintain all landscaped areas, including those in adjacent public right-of-way areas that are not maintained by the City.
8. Required trees may not be topped and required landscape material may not be removed in Residential Zones without City approval.

9. Dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.
- K. Lighting:
1. A lighting plan shall be submitted with all new developments that have a principal use that is not agricultural or residential.
  2. Lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.
  3. Lighting fixtures in all developments that have a principal use that is not agricultural or residential shall be architectural grade and consistent with the architectural theme of the development.
  4. Lighting fixtures on public property shall be approved by the City Engineer.
- L. Streets: Streets in Agricultural Zones shall meet the requirements of section 16.04.180, "Streets", of this Code, except that private streets and gated communities are prohibited in Agricultural Zones.

### **17.30.030: OTHER REQUIREMENTS**

1. Grading: All developments shall be graded as required by the City Engineer to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel. (Ord. 2015-10, 7-7-2015; amd. Ord. 2016-05, 5-3-2016; Ord. 2019-01, 3-5-2019)
2. Maintenance: All private areas of lots or parcels shall be properly maintained by the owners.
3. Phasing Plan: A project phasing plan shall be submitted for review at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the City.
4. Common Areas: All common area improvements in developments, including, but not limited to, buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, streetlights and signs not specifically dedicated to the City or accepted for ownership or maintenance by the City shall be perpetually owned and maintained by the property owners of the development or their agents through a special taxing district or owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the City.
5. Prior Created Lots: Lots or parcels of land that legally existed or were created by a preliminary or final plat approval prior to the establishment of an Agricultural Zone shall not be denied a building permit solely for reason of nonconformance with the requirements of this chapter.
6. Approval: Before building permits are issued, all projects shall have been approved according to the provisions and requirements of this Code and the applicable plat recorded with the Salt Lake County Recorder's Office.
7. Open Space: Any open space provided within a subdivision to be jointly owned, maintained and preserved by an owners' association and/or special assessment area acceptable to the City shall be labeled and recorded as common area or as a perpetual open space easement. Private yard areas may not be counted as required open space. The City may determine the location of open space in a subdivision by considering topography,

drainage or other land features. The City may require a cash bond or a letter of credit to guarantee installation of improvements.

8. **Developer Requirements:** Developers of projects that will include common area, private streets, shared private improvements, or shall otherwise include restrictive covenants shall submit a proposed declaration of conditions, covenants, and restrictions ("CC&Rs") to the City for review. The CC&Rs shall be recorded concurrently with the final plat and, except where the City has agreed to and executed documents to guarantee the establishment of a special assessment area, shall include the following:
  1. An opinion of legal counsel licensed to practice law in the State that the project meets requirements of State law.
  2. Provisions for a homeowners' association, maintenance of all buildings, streets, sidewalks, other improvements and common areas, adherence to City conditions and standards applicable to the development at the time of approval, snow removal, and other items recommended by City staff and approved by the Planning Commission.
  3. Language required by section 17.04.300 of this title.

## **Exhibit E**

### C-C Zone and PD ZONE City Code Provisions

#### **CHAPTER 17.60 COMMERCIAL ZONES**

##### **17.60.010: PURPOSE**

##### **17.60.020: DEVELOPMENT AND DESIGN STANDARDS**

##### **17.60.030: OTHER REQUIREMENTS**

##### **17.60.010: PURPOSE**

This chapter is established to provide standards and regulations, consistent with the city's general plan and the purposes and provisions of this title, for commercial areas in the city. This chapter shall apply to the following commercial zones established in chapter 17.20, "Zone Establishment", of this title: C-N, C-C, and C-F zones. Uses may only be conducted in commercial zones in accordance with the regulations of this code. Allowed use (permitted and conditional), accessory use, temporary use, and other associated use regulations are found in chapter 17.18, "Uses", of this title.

- A. C-N Zone: The purpose of the C-N zone is to provide areas where small scale commercial retail and service uses may be located to accommodate the daily needs of local residents and passing motorists. Uses should be harmoniously integrated with surrounding neighborhoods and impose minimal detriment resulting from traffic, lighting, noise, or other negative effects.
- B. C-C Zone: The purpose of the C-C zone is to provide areas for large scale community or regional retail and service uses. These areas will generally be located near major transportation hubs but should be designed to buffer neighboring residential areas. Coordinated circulation, architecture and landscaping and a balance of uses should be incorporated in developments.
- C. C-F Zone: The purpose of the C-F zone is to provide areas along the interstate freeway for major commercial uses that are both compatible with and dependent on freeway visibility and access. Developments should be generally upscale with attention given to coordination of traffic circulation and building placement. Developments should provide a pleasing and functional environment that represents the quality of life in the city and also enhances employment opportunities and the retail tax base of the city.

##### **17.60.020: DEVELOPMENT AND DESIGN STANDARDS**

- A. Development Review: Uses proposed in commercial zones may only be established in conformance with the city's development review procedures. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in commercial zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as allowed under state law.
- B. Area Requirements: Commercial zones shall comply with the requirements in the area requirements table below. A C-N zone shall not be established when located within one-third (1/3) mile of another commercial zone (C-N, C-C, or C-F).

Zone	Minimum Zone Area (Acres) <sup>1</sup>	Maximum Zone Area (Acres) <sup>1</sup>	Minimum Project Area (Acres) <sup>2</sup>	Minimum Lot Area (Acres)
C-N	1	10 <sup>3</sup>	1	n/a
C-C	5	n/a	1	n/a
C-F	5	n/a	1	n/a

Notes

<sup>1</sup>"Zone area" is defined as all contiguous lots or parcels that have the same zoning designation. A zone area intersected by a public right of way is considered as 1 zone area.

<sup>2</sup>"Project area" is defined as a development for which preliminary plat or site plan approval has been proposed or granted.

<sup>3</sup>A C-N zone area not traversed by a public right of way shall not exceed 5 acres.

- C. Density: There is no restriction on the number of lots or parcels or the number of buildings on a lot or parcel, except as may be limited by other standards, regulations, or requirements of this title (planning and land use ordinance), in commercial zones.
- D. Lot Width And Frontage: No minimum lot width is required for lots in Commercial Zones. Lots not fronting on a street must be accessible to the public via a recorded easement or right-of-way.
- E. Yard Area: The following yard area requirements apply to lots or parcels in Commercial Zones:
  - 1. The following minimum yard area requirements apply to main and accessory buildings:
    - a. The required yard area for front, side, and rear yards shall extend a distance of twenty feet (20') away from and along a property line adjacent to the edge of a public right-of-way (back of sidewalk for a typical street cross section). An alternative edge line to be used for measuring the minimum yard area may be established where an atypical street cross section exists and when recommended by the Planning Director and approved by the Planning Commission.
    - b. The required yard area for front, side, and rear yards shall extend a distance of thirty feet (30') away from and along a property line adjacent to a Residential or Agricultural Zone.
  - 2. The minimum yard area requirement may be reduced, when the reduction does not violate clear vision requirements of this Code, in the following circumstances:
    - a. The required yard area of subsection E1a of this section may be reduced from twenty feet (20') to ten feet (10') for buildings designed with a public entrance to the building that is oriented toward and directly connected to the adjacent right-of-way by a pedestrian walkway and the side of the building that is oriented to the right-of-way includes architectural elements that distinguish it as the primary pedestrian access to the building.
    - b. Should an adjacent Residential or Agricultural zoned property have a future land use designation that is not residential or agricultural, the required yard area of subsection E1b of this section may be reduced if approved by the Planning Commission with site plan review.
  - 3. The following may be projected into any required yard area in Commercial Zones:
    - a. Fences and walls in conformance to City codes and ordinances.
    - b. Landscape elements, including trees, shrubs and other plants.
    - c. Minor utility or irrigation equipment or facilities.
    - d. Decks not more than two feet (2') in height.



- e. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks or similar architectural features attached to a building that does not extend more than two feet (2') into a side yard area or four feet (4') into a front or rear yard area.
  - f. Chimneys, fireplace keys, box or bay windows, or cantilevered walls attached to the building not exceeding eight feet (8') wide and extending not more than two feet (2') into a side yard or four feet (4') into a front or rear yard.
- F. Parking And Access: Parking areas and access in Commercial Zones shall comply with title 16, chapter 16.26, "Parking And Access", of this Code; chapter 17.18, "Uses", of this title; title 10, "Vehicles And Traffic", of this Code; and the following:
- 1. Surface parking areas, except for approved street parking, shall not be located between a building and a public right-of-way on lots or parcels adjacent to a public right-of-way. This requirement shall only apply to one side of a lot or parcel that is adjacent to a public right-of-way on multiple sides.
  - 2. Surface parking areas, except for approved street parking, located within thirty feet (30') of a public right-of-way shall be screened by grading, landscaping, walls/fences, or a combination of these, to a height of three feet (3') above the surface of the parking area.
  - 3. The Planning Director may approve an exception to the requirements of this subsection F if he or she determines that any of the requirements are not reasonably possible based on the unique characteristics of the site.
- G. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply to all Commercial Zones:
- 1. All mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.
  - 2. The boundary of a Commercial Zone that is not in or adjacent to a public right-of-way and that is adjacent to a Residential or Agricultural Zone shall be fenced with a six foot (6') high, decorative precast concrete panel or masonry fence as determined with development approval. A six foot (6') solid vinyl boundary fencing may be used in unusual circumstances such as when the Commercial Zone is adjacent to property which is master planned for nonresidential uses. A higher fence may be required or allowed in unusual circumstances. A building permit may be required for fences and walls according to applicable Building Codes. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined with development approval.
  - 3. No wall, fence or screening material shall be erected between a street and a front or street side building line in Commercial Zones, except as required by subsection G1 of this section.
  - 4. Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
- H. Architecture: The following exterior materials and architectural standards are required in Commercial Zones:
- 1. Applicants for development approval shall submit for site plan review architectural drawings and elevations, exterior materials, and colors of all proposed buildings. In projects containing multiple buildings, the applicant shall submit a design book that includes an architectural theme, features, exterior materials and colors governing the entire project.
  - 2. All building materials shall be high quality, durable and low maintenance.

3. In the C-N Zone, exterior walls of buildings shall be constructed with a minimum of fifty percent (50%) brick or stone. The balance of exterior wall area shall consist of brick, stone, glass, decorative integrally colored block and/or no more than fifteen percent (15%) stucco or tile. Other materials may also be used for decorative accents and trim in the C-N Zone with development approval. Roofs in the C-N Zone shall be hipped or gabled with a minimum six to twelve (6:12) pitch.
4. Exterior walls of buildings that are longer than sixty feet (60') in length shall have relief features at least four inches (4") deep at planned intervals.
5. All sides of buildings shall receive design consideration.
6. Signs shall meet requirements of title 16, chapter 16.36 of this Code and shall be constructed of materials that are consistent with the buildings that they identify.
7. Buildings and structures in Commercial Zones shall not exceed the height shown in the maximum building height table below unless otherwise allowed in this title.

<b>Zone</b>	<b>Main Building</b>	<b>Other Structures</b>
C-N	35 feet	25 feet
C-C	35 feet	35 feet
C-F	No maximum	No maximum

8. The exteriors of buildings in Commercial Zones shall be properly maintained by the owners.
  - I. Grading And Drainage: All developments shall be graded to comply with subsection 16.10.040E9 of this Code and as required by the Planning Department to provide adequate drainage. Buildings shall be equipped with facilities that discharge of all roof drainage onto the subject lot or parcel.
  - J. Landscaping: The following landscaping requirements and standards shall apply in Commercial Zones. Landscaping in Commercial Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
    1. The area of front, side, and rear yards along an adjacent property line and extending away from the property line a distance prescribed in the requirements of this subsection shall be landscaped with grass, trees, and other live plant material.
      - a. The required yard landscape area for a yard adjacent to a residential or agricultural zone shall be not less than ten feet (10'), except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.
      - b. The required yard landscape area for a yard adjacent to a public right of way shall be twenty feet (20'), except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.
    2. All areas of lots or parcels in commercial zones not approved for parking, buildings, or other hard surfacing shall be landscaped and properly maintained with grass, deciduous and evergreen trees, and other plant material in conjunction with a landscape plan for the development that has been designed and prepared by a landscape architect and approved by the planning commission.
    3. A minimum of one tree per five hundred (500) square feet, or part thereof, of required landscaped yard areas is required in commercial zones in addition to other trees required in this section. A minimum of thirty percent (30%) of required yard area trees shall be minimum seven foot (7') tall evergreens. Deciduous trees shall be minimum two inch (2")

caliper. Deciduous and evergreen trees required in this section need not be equally spaced but shall be dispersed throughout the required yard areas on the site.

4. All collector street and other public and private park strips in commercial zones shall be improved and maintained by the adjoining owners according to specifications adopted by the city unless otherwise allowed with development approval. Park strip trees shall not be planted within thirty feet (30') of a stop sign.
  5. Trees shall not be topped and required landscape areas shall not be redesigned or removed without city approval. Property owners shall replace any dead plant material in accordance with the requirements of this chapter and the conditions of site plan or plat approval.
  6. The following landscaping requirements shall apply to parking areas:
    - a. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.
    - b. Shade trees shall be planted between double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum intervals of three (3) stalls and no farther than six feet (6') from the parking area. Shade trees are not required in parking rows which are adjacent to buildings.
    - c. All landscaped areas adjacent to parking areas shall be curbed.
  7. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights of way in the landscaping of the project and the urban trails system. Any areas so included and perpetually preserved may be counted toward required yard space for the development. If approved by the city engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without written approval of any entity or agency having jurisdiction over said waterways.
  8. All required landscaping shall be installed (or escrowed due to season) prior to occupancy.
  9. All landscaped areas, including adjoining public right of way areas, shall be properly irrigated and maintained by the owners.
- K. Lighting: The following lighting requirements shall apply in commercial zones:
1. Applicants for development approval shall submit a lighting plan, which shall include a photometric analysis.
  2. Site lighting shall adequately light all parking areas, walkways, and common areas. Site lighting shall be designed and/or shielded to prevent glare on adjacent properties.
  3. Lighting fixtures on private property shall be architectural grade and consistent with the architectural theme of the development.
  4. Lighting fixtures on public property shall be architectural grade and consistent with a streetlight design approved by the city engineer.

#### **17.60.030: OTHER REQUIREMENTS**

- A. Private Covenants: The developer of a condominium project in a commercial zone shall submit a proposed declaration of covenants to the city attorney for review, including an opinion of legal counsel licensed to practice law in the state that the condominium meets requirements of state law, and record the covenants with the condominium plat for the project.
- B. Maintenance: All private areas in developments shall be properly maintained by the property owners.
- C. Easements: Buildings may not be located within a public easement.
- D. Phasing Plan: Applicants seeking development approval of a phased project shall submit for review at the time of preliminary plat or site plan approval a project phasing plan. Development shall be in accordance with the project phasing plan unless the city approves a revised project phasing plan.

- E. Nonconforming Lots Or Parcels: Nonconforming lots or parcels of land that legally existed or were created by a preliminary or final plat approval prior to the establishment of a commercial zone shall be brought into conformance with the requirements of this chapter prior to development.

**17.130.050: PLANNED DEVELOPMENT FLOATING ZONE**

**17.130.050.010: PURPOSE**

**17.130.050.020: ESTABLISHMENT**

**17.130.050.030: AMENDMENTS**

**17.130.050.010: PURPOSE**

The purpose of the Planned Development Floating Zone (PD) is to allow for flexibility in the application of zoning regulations and development provisions of this title to advance a public interest through prescriptive requirements of a development plan and development agreement approved by the City Council. The PD may be applied to specific geographical areas ("districts") in circumstances that address a unique situation, confer a substantial benefit to the City, or incorporate design elements or a mixture of uses that represent a significant improvement in quality over what could otherwise be accomplished by standard zoning and development provisions. Such circumstances may include, but are not limited to: improvements in open space and amenities, environmental and resource preservation, tree and vegetation protection, slope accommodations, improved infrastructure efficiency, exceptional and innovative site or building design, increased public benefits, and complementary integrated land uses. The City Council shall consider the purpose of the base zone, the future land use, and the impacts on and from surrounding properties when approving a PD District.

**17.130.050.020: ESTABLISHMENT**

A. Procedure:

1. Concept: A concept plan, that includes a preliminary site layout, basic sketches of proposed buildings, and a general understanding of proposed uses, shall be submitted for City Council review. Applicants are encouraged to work with staff prior to application to achieve an understanding of the surrounding area, the purpose of the base zone, and the goals and policies of the City's general plan. The Council shall provide advisory comments and recommendation regarding the concept plan to assist in the preparation of the development plan according to subsection B of this section. No action will be taken by the Council, and comments and recommendations will not obligate, compel, or constrain future action by the Council.
2. Rezone: A PD District shall only be established upon approval by the City Council as a rezone according to the provisions of chapter 17.22, "Zoning Amendments", of this title and as may be required elsewhere in this title, except that the requirement for a conceptual plan in subsection 17.22.030D of this title shall be replaced with a development plan according to subsection B of this section. Except in those instances where the Applicant is the City of South Jordan the development plan shall be approved by development agreement in conjunction with the rezoning

approval. If the Applicant is the City of South Jordan the development plan may be approved as part of the rezone without a development agreement.

3. Concurrent Site Plan Or Preliminary Subdivision (Optional): At the applicant's option and with the approval of the Planning Director, the applicant may submit a site plan application and/or preliminary subdivision application to be processed concurrently with a PD rezone. In the case of concurrent applications, Planning Commission approval of a concurrent site plan and/or preliminary subdivision shall be contingent on the City Council's approval of the PD rezone.

B. Development Plan Requirements:

1. A written statement shall be provided that explains the intent of the proposal, explains how the PD provisions will be met, and identifies the requested revisions to standard zoning and development provisions.
2. A map and other textual or graphic materials as necessary to define the geographical boundaries of the area to which the requested PD District would apply.
3. A development plan shall also include:
  - a. Site plan/conceptual subdivision plan;
  - b. Circulation and access plan;
  - c. Building elevations, materials, and colors;
  - d. Landscape and open space plan;
  - e. Signage plan;
  - f. Lighting plan; and
  - g. Allowed uses.

C. Prohibited:

1. Sexually oriented businesses shall not be allowed in a PD District where otherwise prohibited by this Code.
2. A PD District shall not be approved in the P-C Zone or Single-Family Residential Zones (R-1.8, R-2.5, R-3, R-4, R-5).
3. Residential density shall not exceed units per acre on properties outside of designated Station Area Plan (SAP) areas where the City of South Jordan is not the applicant.

D. Effect Of Approval:

1. All of the provisions of this Code, including those of the base zone, shall be in full force and effect, unless such provisions are expressly waived or modified by the approved development plan and/or development agreement.
2. An approved PD District shall be shown on the zoning map by a "-PD" designation after the designation of the base zone district.
3. No permits for development within an approved PD District shall be issued by the City unless the development complies with the approved development plan.
4. The Planning Director may authorize minor deviations from an approved development plan to resolve conflicting provisions or when necessary for technical or engineering considerations. Such minor deviations shall not affect the vested rights of the PD District and shall not impose increased impacts on surrounding properties.

E. Vested Rights:

1. A property right that has been vested through approval of a PD District shall remain vested for a period of three (3) years or upon substantial commencement of the

project. A property right may be vested, or an extension of a vested property right may be granted, for a period greater than three (3) years only if approved by the City Council through an approved PD District.

2. Substantial commencement shall be the installation of infrastructure, a building having started construction, or as determined by the Planning Director based on significant progress otherwise demonstrated by the applicant. A project that has not substantially commenced may, at the discretion of the property owner, develop according to the base zone. A project that has substantially commenced shall not deviate, in whole or in part, from the approved PD District, unless amended per section 17.130.050.030 of this section 17.130.050.

#### **17.130.050.030: AMENDMENTS**

Any application to amend an approved PD District shall be processed as a zone text amendment, except that an application to extend the district boundaries shall be processed as a rezone. Except in those instances where the Applicant is the City of South Jordan any amendment to an approved PD District requires that the corresponding development agreement also be amended.

**Exhibit F**

RESOLUTION R2023-52

**RESOLUTION R2023 - 52**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE MAYOR TO SIGN A MASTER DEVELOPMENT AGREEMENT PERTAINING TO THE DEVELOPMENT OF THE PROPERTY LOCATED AT 7102 WEST 11800 SOUTH.**

**WHEREAS**, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah (the “City”) and is authorized to enter into master development agreements that it considers are necessary or appropriate for the use and development of land within the City pursuant to Utah Code § 10-9a-102, *et seq.*; and

**WHEREAS**, the City has entered into master development agreements from time to time as the City has deemed necessary for the orderly development of the City; and

**WHEREAS**, the Master Developer now desires to enter into an agreement for the purpose of developing and changing the zoning designation on property generally located at 7102 West 11800 South (the “Property”); and

**WHEREAS**, the City Council of the City of South Jordan (the “City Council”) has determined that it is in the best interest of the public health, safety and welfare of the City to enter into the Master Development Agreement for the orderly development of the Property.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:**

**SECTION 1. Authorization to Sign Master Development Agreement.** The City Council hereby authorizes the Mayor to sign the Master Development Agreement, attached hereto as **Exhibit A**.

**SECTION 2. Effective Date.** This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]



APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,  
 ON THIS 7 DAY OF November, 2023 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	<u>X</u>	___	___	___
Bradley Marlor	<u>X</u>	___	___	___
Donald Shelton	<u>X</u>	___	___	___
Tamara Zander	<u>X</u>	___	___	___
Jason McGuire	<u>X</u>	___	___	___

Mayor: *Dawn R. Ramsey*  
 Dawn R. Ramsey

Attest: *Aarna Crawford*  
 City Recorder

Approved as to form:

*Gregory Simonson*  
 Gregory Simonson (Nov 2, 2023 11:40 MDT)  
 Office of the City Attorney



## Exhibit G

### Accessory Dwelling Unit Floating Zone City Code Provisions

#### **17.130.030: ACCESSORY DWELLING UNIT FLOATING ZONE**

##### 17.130.030.010: PURPOSE

##### 17.130.030.020: REVIEW PROCESS

##### 17.130.030.030: PROHIBITIONS

##### 17.130.030.040: INSPECTIONS

##### 17.130.030.050: PRIOR USE

##### 17.130.030.060: APPEALS

#### **17.130.030.010: PURPOSE**

Accessory dwelling units or ADUs, as defined in section 17.08.010 of this Title, are intended to provide affordable housing units, economic relief to homeowners, and create desirable housing forms that appeal to households and individuals at a variety of stages in the life cycle. The Accessory Dwelling Unit Floating Zone provides regulations and design standards for ADUs. Acceptable ADUs shall be one of the following two (2) types (see section 17.08.010 of this Title for definitions):

**Internal Accessory Dwelling Unit:** An ADU, that qualifies as an internal ADU under Utah State Code, and is contained within the primary dwelling so that the ADU and the primary dwelling appear to be one unit, that includes a kitchen and bathroom separated from the primary dwelling by a wall, door, finished entryway, or other physical barrier that limits or restricts continuous free flow access to the ADU.

**Guesthouse:** An ADU that is detached from the primary dwelling that includes a kitchen and bathroom.

#### **17.130.030.020: REVIEW PROCESS**

The use of the Accessory Dwelling Unit Floating Zone may only be established in conformance with the review procedures of this section. Applicants shall follow the procedures, requirements, and standards of this Code. The use of the Accessory Dwelling Unit Floating Zone shall be conducted in accordance with approved plans.

- A. **Planning Department Approval:** All Internal Accessory Dwelling Units and guesthouses shall require the approval of the Planning Department before they are occupied. Applicants shall electronically submit to the Planning Department an accessory dwelling unit application that includes (1) a site plan that is drawn to scale that clearly shows the location of all existing and new structures, parking, driveways, and walkways; and (2) a floor plan that is drawn to scale with room labels and indicating designated use.
  1. **Resident Occupancy:** For all accessory dwelling units, the owner of the property, as reflected in title records, shall make his or her legal residence on the property as evidenced by voter registration, vehicle registration, driver's license, county assessor records or similar means.
  2. **Standards:** The Planning Department shall approve accessory dwelling unit applications upon the following standards being met:
    - a. **Zoning:** The Accessory Dwelling Unit Floating Zone shall be applied to conforming single-family dwellings in the following zones: A-5, A-1, R-1.8, R-2.5, R-3, R-4 and R-5. Guesthouses shall only be approved in the A-5, A-1, and R-1.8 Zones. Approved accessory dwelling units shall meet the requirements of the underlying zone. Only one (1) ADU is allowed per lot. ADUs are not allowed in conjunction with mobile homes or any form of attached housing units.
    - b. **Lot Size:** An internal ADU shall only be approved on a lot that is greater than six thousand (6,000) square feet in area. A guesthouse shall only be approved on a lot

that is equal to or greater than fourteen thousand five hundred twenty (14,520) square feet in area. The addition of an accessory dwelling unit shall not violate the maximum building coverage requirements outlined in sections 17.40.020 and 17.30.020 of this Title.

- c. Parking: A minimum of one (1) off-street parking spaces, in addition to those already required for the single-family home, shall be provided for an accessory dwelling unit and shall not render the required parking spaces for the single-family home inaccessible. All parking spots shall meet the requirements of Chapter 16.26 of this Code.
  - d. Setbacks: All ADUs that propose modifications visible from the exterior of the home (i.e., additions and remodels to the primary dwelling or construction of a guesthouse) shall comply with the following requirements:
    - 1) Setbacks, ADUs shall comply with the setbacks of the underlying zone or as approved with the subdivision. Guesthouses shall comply with the required setbacks of the underlying zone for an accessory building, however, in no case shall a guesthouse be located closer than ten feet (10') from a side or rear property line.
    - 2) Exterior Appearance: ADUs shall be designed so that the appearance of the lot, building structure, and landscaping retain the character of a single-family neighborhood.
    - 3) Architectural Compatibility: ADUs shall be designed and constructed to be compatible with the exterior of the primary dwelling (e.g., exterior materials, colors, and roof pitch) in order to maintain the appearance of the primary dwelling as a single-family dwelling.
  - e. Guesthouse Maximum Size: In all cases a guesthouse shall remain subordinate and incidental to the primary dwelling. No guesthouse shall have more than three (3) bedrooms. The floor space of a guesthouse shall comprise no more than thirty-five percent (35%) of the living area of the primary dwelling or be greater than one thousand five hundred (1,500) square feet, whichever is less, unless, in the opinion of the Planning Commission, a greater amount of floor area is warranted.
3. Affidavit: Applicants for ADUs shall sign and record an affidavit stating that the owner will comply with all regulations of the Accessory Dwelling Unit Floating Zone and will live in either the primary or accessory dwelling unit as their permanent residence. The affidavit shall also include authorization of annual inspections of the ADU by City Staff to ensure compliance with all regulations of the Accessory Dwelling Unit Floating Zone.
- B. Building Permit Requirements: In addition to the approval required from the Planning Department, all accessory dwelling units that propose construction or remodeling shall require a building permit from the Building Division and shall conform to all applicable standards in the City's adopted Building Codes. The applicant shall obtain all necessary building permits and pay applicable fees prior to any construction, remodeling, or use of any ADU. ADUs shall not be approved on properties that have outstanding ordinance or building violations or are nonconforming uses or structures. Floor plans, architectural elevations, and structural calculations, as may be required, shall be submitted to the Building Division.
  - C. Guesthouse Planning Commission Approval: In addition to the requirements of subsections A and B of this section, guesthouses that propose a floor area greater than thirty five percent (35%) of the living area for the primary dwelling or one thousand five hundred (1,500) square feet shall require review and approval by the Planning Commission.

### **17.130.030.030: PROHIBITIONS**

The installation of additional outside entrances visible from the street, separate utility meters, mailboxes, and addresses, is not permitted as such elements may compromise the appearance of the primary dwelling

as a single-family dwelling. Internal ADUs shall not be rented or offered as rental units for any period less than thirty (30) consecutive days.

**17.130.030.040: INSPECTIONS**

Yearly interior and exterior inspections may be required to determine compliance with all regulations of the Accessory Dwelling Unit Floating Zone, as may be deemed appropriate by City Staff. If the owner of the property containing an ADU violates the provisions of this Code, the City may hold a lien against the property as allowed in the Utah State Code.

**17.130.030.050: PRIOR USE**

An existing accessory dwelling unit may be approved if the ADU complies with the requirements of this section 17.130.030. If a certificate of occupancy was not issued at the time of construction or remodeling, the applicant shall apply for a building permit and the chief building official, or his designee, shall inspect the ADU for Code compliance. All documented violations shall be corrected prior to approval of the ADU. Any uses or dwellings which previously conformed to prior ordinances, including having obtained all necessary and applicable permits, but do not now conform due to adoption of this section 17.130.030, shall be permitted to continue as a legal nonconforming use.

**17.130.030.060: APPEALS**

Decisions by the Planning Department and/or the Planning Commission regarding the issuance or denial of an accessory dwelling unit may be appealed to the Appeals and Variance Hearing Officer in accordance with section 17.16.020.020 of this Code.