

CITY OF SOUTH JORDAN  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS

August 12, 2014

**Present:** Chairman Russ Naylor, Commissioner Jason Haymore, Commissioner Sean D. Morrissey, Commissioner T. Earl Jolley, Commissioner Richard Feist, City Planner Greg Schindler, Planner Brad Sanderson, Planner David Mann, Assistant City Engineer Shane Greenwood, Assistant City Attorney Ryan Loose, City Recorder Anna West

**Absent:** Commissioner Beverly Evans

**Others:** See Attendance Log (Attachment A)

6:30 P.M.

**REGULAR MEETING**

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Naylor welcomed everyone to the meeting. All Commissioners present except Commissioner Beverly Evans.

B. Motion to Approve the August 12, 2014 Planning Agenda

**Commissioner Haymore made a motion to approve the August 12, 2014 Planning Commission Agenda. Commissioner Feist seconded the motion. Vote was unanimous in favor. Commissioner Evans was absent.**

C. Approval of the Minutes from the Meeting held on July 22, 2014

**Commissioner Jolley made a motion to approve minutes from the July 22, 2014 Planning Commission meeting as printed. Commissioner Haymore seconded the motion. Vote was unanimous in favor. Commissioner Evans was absent.**

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Calendaring Items

City Planner Schindler said I have been informed that the City Council still wants to meet with the Planning Commissioners regarding the repealed zones. Planner Jake Warner gave a presentation at the last Council meeting regarding what to do now since the zones were repealed. Jake will be doing that same presentation at the next Planning meeting on August 26<sup>th</sup>. We will keep you informed of the date when the Council meeting will take place.

B. Comments from Planning Commission Members

None

C. Staff Business

None

D. New Business

None

### III. CITIZEN COMMENT

Chairman Naylor opened the Citizen Comment. No speakers. He closed the Citizen Comment.

### IV. PUBLIC HEARINGS AND POTENTIAL \*\*ADMINISTRATIVE ACTION ITEMS

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

**A.1. Issue**            **DAYBREAK VILLAGE 7 PLAT 2  
PRELIMINARY PLAT**  
**Address:**        5370 West Daybreak Parkway  
**File No:**         SUB-2014.40  
**Applicant:**      Kennecott Land

City Planner Greg Schindler reviewed the background information on this item from the staff report. He read an email received from Rocky Mountain Power (Attachment B) stating their concerns on this item.

Commissioner Feist asked if there would still be an easement that would need to be there. City Planner Schindler said that is what staff is recommending. The easement will need to be recorded with the plat that covers the property. They will have to work out the specific details of the easement. Based on future development they have to provide access for the public, mainly for Rocky Mountain Power and for the Daybreak owners who have their RV's stored there. They have to be able to access 11800 South to be able to get to the site. We don't know if Kennecott will propose a realignment of the road or if they will design it with parking so there is access; we don't have any site plans to look at. Our recommendations to Council will be to require that access easement.

**Gary Langston**, 4700 Daybreak Pkwy, SJC; it was our intention as Kennecott Land, when we dedicated that small piece of right-of-way back in 2008, it was at that time to connect to 11800 South which went all the way down to Redwood Road and to Daybreak Parkway so that we didn't terminate access to that location. It was our intent that when Mountain View Corridor came through that we would then take that right-of-way back and be able to use this for commercial property in the future. The reason for that is Mountain View Corridor bisects 118<sup>th</sup> South and cuts off access back to the east. There is some existing paving that ends at the eastern edge of this subdivision, with that in mind, I agree 100% with the couple of things Mr. Schindler said. Kennecott Land wants to maintain our interest, which is through the community association, to provide access to the RV Park. We fully intend to provide access to the substation as well. There is an existing right-of-way along 118<sup>th</sup> South that we are not asking to vacate that now. We are open to the idea as it relates to the plat of recording an access

easement now or something that is recorded subsequent to the plat that would allow access to those two uses. We do want to move the location of the access further to the west so we can maximize the size of that triangular piece. Kennecott Land has met several times with South Jordan City staff and has talked through those different options and they may look like. We have had high level discussions with the HOA but have not engaged Rocky Mountain Power, but we are on board with what their proposal is.

Chairman Naylor opened the Public Hearing.

**Gordon Haight**, 9307 Copper Lane, SJC, said he is here representing Herriman City on this vacation. As far as the plat, we are comfortable with that. Our concern is that we have gone through a process with South Jordan, Riverton, and with UTA on a feasibility study that was completed a few years ago and in the study we were looking at the extension of the redline through Herriman into Riverton and down to Draper that would make a loop of this for a regional connection of the transit system. The study revealed that there were two final alignments that were considered; one, was coming up this piece of road that is being considered for abandonment and the second one was to come down Grand View Blvd. through Daybreak. That is a problematic issue with the alignment and feel that wouldn't be a great thing for the residents there and probably would be problematic for South Jordan. We are engaged with a 2 million dollar environmental document and we are about 4-5 months before we start having the public hearings where we will show the various alignments. We think this will keep us from having to see an alignment that would go through residential neighborhoods. I think there is some real need to have the public process go forward that we are engaged in with UTA to see which alignment comes out. It would be important to make in your recommendation to make the Council aware of those issues as you move forward with this project. Herriman recommends the Planning Commission not recommend the abandonment take place; (see attachment B).

Commissioner Haymore said it is obvious that the City Council is aware of this if they were participants in commissioning the study. I don't see this as being an impact on what we are proposing to do tonight.

Chairman Naylor closed the Public Hearing.

Commissioner Haymore asked if the subdivision would change if it were discussed that the road was moved one way or another.

City Planner Greg Schindler said when Mr. Langston spoke I don't think he was proposing to actually move the public street; I think he stated they would like to move the access further west. It could be privately owned but it would have public access with a public easement recorded.

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

**Commissioner Feist made a motion to approve File No. SUB-2014.40 Daybreak Village 7 Plat 2 Preliminary Plat with the following recommendations:**

- 1. That the City Council approves the vacation of the 5395 West right-of-way prior to the recording of the Daybreak Village 7 Plat 2 Subdivision; and**
- 2. That all South Jordan City requirements are met prior to recording the plat.**

**Commissioner Jolley seconded the motion. Roll Call Vote was unanimous 5-0 in favor.**

**B.1. Issue: DAYBREAK COMMERCE PARK PLAT 3  
PRELIMINARY PLAT**  
**Address:** 6220 West 10300 South  
**File No:** SUB-2014.39  
**Applicant:** Kennecott Land

City Planner Greg Schindler reviewed the background information on this item from the staff report.

Commissioner Feist asked if there was access to the public roads on the north side. City Planner Schindler said the commercial lots aren't required to have access to the street. If they develop those lots separately and they can't get access from Old Bingham Highway they can access through the other lots. They do have frontage for access.

**Gary Langston**, 4700 Daybreak Parkway, SJC; to clarify a few things, Greg is correct that we wouldn't directly access off of Old Bingham Highway. UTA owns the property along there. There could be an opportunity in the future where there is a back access where we would then work with UTA to get a crossing agreement. The intent here is that the projects would access either off Prosperity, Broken Rock Circle or Crimson View Drive. We were trying to make an anticipation of how many lots we may need for future development and more than likely we would do lot line adjustments to cater to a particular user.

Chairman Naylor opened the Public Hearing. No speakers. He closed the Public Hearing.

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

**Commissioner Haymore made a motion to approve File No. SUB-2014.39 with the staff recommendation that all South Jordan City Requirements are met prior to recording the plat for Daybreak Commerce Park Plat 3 Preliminary Plat. Commissioner Morrissey seconded the motion. Roll Call Vote was unanimous 5-0 in favor. Commissioner Evans was absent.**

**C.1. Issue: HIGHRIDGE ESTATES PHASE II  
PRELIMINARY SUBDIVISION**  
**Address:** 3480 West 11500 South  
**File No:** SUB-2014.28  
**Applicant:** Dave Freiss

Planner Brad Sanderson reviewed the background information on this item from the staff report.

Chairman Naylor opened the Public Hearing.

**Roger Rugg**, 11523 S. 3600 W., SJC; I am concerned about access of the heavy construction equipment going so close to my property. I also have concerns about the gophers and the damage they will do when they start the development that will send all the gophers to our backyards.

Chairman Naylor closed the Public Hearing.

The applicant, Dave Freiss, arrived at the meeting at this time.

Chairman Naylor asked Mr. Freiss if he has read the staff report and is aware of the conditions that staff is proposing if we are inclined to approve the application.

**Dave Freiss**, 4326 W. Elk Rim Rd, SJC; I have read it and I don't see a problem with it as long as we can work with the City in regards to construction access.

Chairman Naylor asked Mr. Freiss if he would address the request of Mr. Rugg. He is asking that the construction access road with all the dump trucks and heavy equipment be farther away from his property than the 10 feet where that road is located.

Mr. Freiss said one of the problems with the construction access is that there is already a driveway approach there. If we did that, where else would we be able to access it?

Chairman Naylor said if we were inclined to add to the staff's recommendations then it would have to be somewhere along the frontage and you may have to replace a few sections of curb and gutter.

Mr. Freiss said we have worked on this plan extensively and the City has seen the full set of drawings two times now so they have a pretty good handle on what we are trying to do there on the residential piece.

Chairman Naylor said the plan seen here tonight is basically the same as when we considered the zoning application. To update a couple of Commissioners that were not with us when this was approved, this was a pretty controversial hearing regarding the Village Mixed Use part which we are not considering here tonight. From my standpoint I agree with the conditions set by staff and I do feel with the amount of construction that is going into this property, if we're not going to let any of it go through the existing Highridge Estates then that does impose a hardship upon the property owner where the farmer lives.

Mr. Freiss said one thing we are concerned about is at some point we are going to have to access the residential portion through the Highridge Development. There is no way around it because at some point we will finish the road that goes from 3600 West to the residential portion and it would be unsafe and not prudent that we have people using that road at that time.

Chairman Naylor said by way of clarification, are you talking about construction traffic just for a period of time that the heavy equipment would physically be constructing the road and the utilities?

Planner Sanderson said that condition number 2, the very last sentence, states that "the duration of which is to be determined by the City Engineer." We left that kind of vague for that reason. At some point we recognize that the applicant will start developing parcel A and the homes will start being build and then occupied and that the one access might not be sufficient for all that. We left it open ended so that as it unfolds and develops that we can assess that and open those back up.

Chairman Naylor said when you talk about a construction road, to me that maybe has something to with the curb cut; they are probably going to have to blade it and they will probably have to put some kind of a gravel surface down to be able to get to it. Planner Sanderson said we are working through that with emergency personnel. He said you will see parcel A come back to you through a site plan review for the commercial and the assisted living portion, so you will be able to take another look at this and so will we as staff.

Commissioner Haymore asked about the timeframe for the access and how long it would be until access would be necessary. Planner Sanderson said the applicant wants to get started on this right away and would like to get the roads in before the winter season hits. If he stays on track they could be occupying homes by spring.

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

**Commissioner Jolley made a motion to approve Highridge Estates Phase II Preliminary Subdivision subject to the following provisions:**

1. That the applicant is to record an access easement and install a 24' wide secondary ingress and egress access to 3600 West prior to construction of any dwellings; and
2. No construction traffic associated with the development of this subdivision will be permitted to travel through High Ridge Estates Phase I. The Developer is to install a temporary barricade, at the west edge of 11520 S. & 11580 S., the type and duration of which shall be determined by the City Engineer; and
3. A 6" tall decorative masonry fence is required along 11400 S.; and
4. A storm water easement and 6' tall privacy fence is required around the proposed storm water facility; and
5. The applicant shall obtain written approval(s), as warranted by the City Engineer to discharge storm water into existing offsite system as proposed; and
6. That all South Jordan City requirements are to be met.

**Commissioner Morrissey seconded the motion. Roll Call Vote was 4-1 in favor. Chairman Naylor was opposed. Commissioner Evans was absent.**

**D.1. Issue:           BECKSTEAD LANE P.U.D.  
                              SUBDIVISION & CONDITIONAL USE PERMIT**  
**Address:           11081 South Beckstead Lane**  
**File No:            SUB-2014.27**  
**Applicant:        Boyd Brown**

Planner Brad Sanderson reviewed the background information on this item from the staff report. He said this project is subject to a Development Agreement and therefore have to do a design guideline book. The ARC gave a positive recommendation for the architecture of the homes.

**Boyd Brown**, 2121 S. McClelland Ave., SLC; (Applicant) present but had nothing to add.

Chairman Naylor said there was some discussion at ARC about the materials and percentages of stucco and the applicant was willing to make adjustments for the recommendations of the ARC and we appreciate them willing to do that.

Chairman Naylor opened the Public Hearing. No speakers. He closed the Public Hearing.

Commissioner Feist asked why the setback from the sidewalk to the garage is only 18'; why so short.

Planner Sanderson said they are small lots, around 4000 sq. feet on average. They are trying to maximize as much of the building as they can.

Commissioner Feist said I understand that's what you have to do to make it work but on other properties you design it with another four foot of land. Why not make it go a couple more feet to the west to gain a couple more feet in the driveway. Planner Sanderson said this is what is in their Master

Development Plan. They don't control all of the land there is another developer that owns that other piece to the east.

Mr. Brown said this is part of the Village Mixed Use and does comply with code as we understand it. In the design process we feel this is a good product as a transition between the single family homes and what will be developed along Redwood Road. The zone that did exist but doesn't exist anymore this is designed for that; we started designing this over a year ago. We have worked closely with staff and engineering to design this with the public right-of-way. Originally we looked at this as a private road with a HOA and feedback from staff and engineering was to not have the private roads. That might be part of the reason that we are limited for access. These are designed for two car garages and we believe the driveways are sufficient to get two more cars in front of the garage.

Commissioner Haymore said I agree with Commissioner Feist. I don't favor the setbacks but they do meet code.

#### **D.2. Potential Action Item – (See VI.D.1)**

**Commissioner Feist made a motion to approve Beckstead Lane P.U.D. Subdivision Design Guideline Book subject to the following requirements:**

**1. The setbacks shall be as follows:**

**Front: 11 feet minimum to porch – 18 feet to garage**

**Side: 5 Feet**

**Corner Side: 15 feet**

**Rear: 10 feet**

**2. 30' clear vision site triangles are to be provided per City codes or as otherwise determined by the City Engineer; and**

**3. That the Developer is to install all landscaping within the public right-of-way prior to building occupancy, or otherwise bond for such improvements, pending the weather constraints; and**

**4. That all South Jordan City requirements are to be met.**

**Commissioner Jolley seconded the motion. Roll Call Vote was unanimous 5-0 in favor.**

**Commissioner Evans was absent.**

**E.1. Issue: CULVER'S  
CONDITIONAL USE PERMIT AND SITE PLAN APPLICATION**  
**Address: 3372 West South Jordan Parkway**  
**File No: SP-2014.20**  
**Applicant: Tom Davis**

Planner David Mann reviewed the background information on this item from the staff report. Part of the design of these three parcels is to locate a shared trash enclosure on the middle parcel. That has been presented with an application recently submitted for retail location there. We are working with the applicant to make sure that will work for the trash company that will be making the pickups and that it will meet all of the requirements both architecturally as well as the location of the trash enclosure.

Chairman Naylor asked if the center building will be done by the time Culver's wants to open so they have some place to put their trash. Planner Mann said that is one of the things we have talked about and

they have said because Culver's is ahead of the center development, if it is going to be located on the center parcel that will be built prior to Culver's opening so it won't be an issue.

**Tom Davis**, 2411 Renn Haven Lane, Holladay; (Applicant); my wife Kristen and I are the Culver's franchisees and currently we have two locations in Salt Lake County and this will be the third location. We think Culver's is a great fit for the area.

Chairman Naylor opened the Public Hearing. No speakers. He closed the Public Hearing.

**E.2. Potential Action Item – (See IV.E.1)**

**Commissioner Haymore made a motion to approve Culver's Conditional Use Permit and Site Plan Application to allow for construction of a restaurant and drive-through on property located at 3372 West South Jordan Parkway, with the requirement that all City Department requirements are met. Commissioner Feist seconded the motion. Roll Call Vote was unanimous 5-0 in favor. Commissioner Evans was absent.**

**F.1. Issue: SHALEAH ESTATES SUBDIVISION AMENDMENT**  
**Address:** Approximately 4000 West Skye Drive  
**File No:** SUB-AMEND-2014.36  
**Applicant:** Kevin & Melissa Clarke

Planner David Mann reviewed the background information on this item from the staff report.

**Kevin Clark**, 9110 Daybreak Circle, SJC; we have not purchased the lot yet we have it under contract and part of the conditions is that a basement be approved before we can go ahead and purchase the lot. We have plans drawn up for the home that we want on site and to meet the requirement of the subdivision we have to have a two car garage and certain square footage requirements. We have plans that will work but we have to have a basement to meet the requirements.

Commissioner Feist asked Mr. Clark what the depth is of the home planned there. Mr. Clark said we have it stepped with 25 feet on one end and 35 feet on the other end. It is a unique lot but I think it is buildable.

Chairman Naylor opened the Public Hearing. No speakers. He closed the Public Hearing.

Commissioner Feist asked if anyone can address the setbacks in that area. City Planner Schindler said the setbacks are standard for the R-1.8 zone which is a 30' front yard setback, 25' in the rear and 10' on both sides. They have to keep a certain distance from the canal but we measure setbacks from the property line.

Chairman Naylor suggested staff look at the site plan and make sure that it meets all of the conditions of the zoning ordinance before the applicants put their money down on this.

Commissioner Haymore said as a matter of clarification, all we are doing tonight is changing the text on the plat to allow for a basement.

Commissioner Jolley asked if the 6' fence on the east side will be along the entire length of the parcel and is that fence on the furthest east side of the access road so will the Welby Jacob canal still have access inside the fence. Planner Mann said it will run along the canal easement line and there is an access road they will use. The fence will run the entire length.

**F.2. Potential Action Item – (See IV.F.1)**

**Commissioner Haymore made a motion to approve File SUB-AMEND-2014.33 for a text amendment to the Shaleah Estates Subdivision Plat, with the following conditions:**

- 1. That a vinyl 6' fence be installed along the canal easement line on the east side of the property; and**
- 2. That trees and sod be installed in the parkstrip along the entire length of the property according to the municipal code; and**
- 3. That all other City requirements are met.**

**Commissioner Jolley seconded the motion. Roll Call Vote was unanimous 5-0 in favor. Commissioner Evans was absent.**

**V. PUBLIC HEARINGS AND POTENTIAL \*LEGISLATIVE ACTION ITEMS**

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

**G.1. Issue: GEDGE, LIBERTY VENTURE, LORI VANCE  
REZONE FROM A-5 TO R-2.5**  
**Address: 873 West 10375 South**  
**File No: REZ-2014.12**  
**Applicant: Ken Olson**

City Planner Greg Schindler reviewed the background information on this item from the staff report.

Chairman Naylor asked if this meets the requirements for fire department apparatus. City Planner Schindler said that will be determined with the subdivision.

Commissioner Haymore asked if the existing home will be demolished. City Planner Schindler said the applicant can answer that, but I don't think it will be demolished; they will just build another one.

Chairman Naylor said if we do that the existing home would have to be a conforming lot wouldn't it. City Planner Schindler said if they are leaving the house they would have to meet all setbacks on the future lots but that is part of the reason why they are acquiring part of the city property to make it wide enough.

**Ken Olson**, 10291 Spring Crest Lane, SJC; we are asking for the rezone because the R-2.5 meets the master plan and that is what the surrounding properties are zoned. Right now there are four parcels and they are all out of compliance in the A-5 so they are non-conforming as they are now. We are asking to rezone to bring it into compliance. The home is staying and they will both meet the required setbacks. If that is not the case then we won't close on it.

Chairman Naylor opened the Public Hearing.

**Angelo Kallus**, 747 W. Jordan Cr. Dr.; I am the secretary of the Riverwalk Estates HOA. We don't have any issue with the rezoning. He said any houses that are built in that area would have access to our street, West Jordan Creek Drive, and because it's an HOA we maintain that street. We would ask that the plat have some wording that says the houses there would be part of the HOA. We are trying to maintain conformity with the houses in that area and because they would be using that private road and we do pay HOA fees every month to maintain that road, we would like that stipulation so that the houses that have access to West Jordan Creek Drive be part of the HOA.

Chairman Naylor asked if that would apply to of the both lots or just the one on the far east side? Mr. Kallus said the lots on the north side. The subject property wouldn't have access to Jordan Creek Drive.

City Planner Schindler said you would be seeing this when it comes back for future subdivision.

Chairman Naylor closed the Public Hearing.

#### **G.2. Potential Action Item – (See V.G.1)**

**Commissioner Morrissey made a motion to forward a recommendation of approval to the City Council to adopt Ordinance 2014-15-Z approving an amendment to the Zoning Map Rezoning from Agriculture (A-5) to Single-Family Residential (R-2.5) on property located at 873 West 10375 South. Commissioner Jolley seconded the motion. Roll Call Vote was unanimous 5-0 in favor. Commissioner Evans was absent.**

#### **VI. OTHER BUSINESS – NOT PUBLIC HEARINGS**

None

#### **ADJOURNMENT**

**Commissioner Morrissey motioned to adjourn. All Commissioners voted in favor. Commissioner Evans was absent.**

The August 12, 2014 Planning Commission meeting adjourned at 8:10 p.m.

Meeting Minutes were prepared by City Recorder Anna West.

**This is a true and correct copy of the August 12, 2014 Planning Commission meeting minutes, which were approved on August 26, 2014.**

*Anna M. West*

**South Jordan City Recorder**

Attachment A  
1/2



AUGUST 12, 2014

PLANNING COMMISSION MEETING SIGN IN SHEET

<u>PRINT NAME</u>	<u>ADDRESS</u>
Gordon Haight	9307 Copper Lane
Lori Vance	10291 Springcrest
NATHAN GEDGE	873 W 10375 S <sup>S</sup> <del>W</del>
Tawson Abplanalp	3848 Sage Rim Cove S.J.
Tom Davis	3372 W S.J. Parkway
GARY LANGSTON	4700 DAYBREAK PKWY
ROGER RUGG	11523 S 3600 W
<sup>Jared</sup> DAVID BENNETT	11517 Brown Summit
Angelo Kullas	747 W. Jordan Cr. Dr.
Donna Gode	873 W. 10375 S
Byrd Brown	2121 S. McClelland SE
Greg Fitt	2121 S. McClelland
Kirk Yang	6150 S. REDWOOD



**Greg Schindler**

---

**From:** Romney, Lisa <Lisa.Romney@rockymountainpower.net>  
**Sent:** Tuesday, August 12, 2014 10:20 AM  
**To:** Greg Schindler  
**Cc:** Bentley, Alene  
**Subject:** Rocky Mountain Power Comments on Kennecott Daybreak Village 7A Plat 2 Subdivision Application

Dear Greg:

Rocky Mountain Power received and reviewed the Notice of Public Hearing dated July 29, 2014 regarding the application of Kennecott Land for preliminary subdivision plat approval for the Kennecott Daybreak Village 7A Plat 2 Subdivision.

Based our conversation this morning, I understand that the issue of the public access easement will not be discussed by the Planning Commission, but will go before the City Council on Sept. 2<sup>nd</sup>, 2014. Rocky Mountain Power plans to have representation at the meeting on Sept. 2<sup>nd</sup> to stress the importance of maintaining convenient access to our substation located along 118<sup>th</sup> South, in the center of the Daybreak Village 7A Plat 2 subdivision.

Rocky Mountain Power needs consistent and regular access to the substation for maintenance, service, and emergencies. At a minimum, we access the substation on a monthly basis. The interval can be much higher during construction, repairs, service, and power restoration.

Please accept these concerns into record regarding the application. We look forward appearing before the City Council on Sept. 2, 2014.

Sincerely,

Lisa Romney  
Customer and Community Manager  
Rocky Mountain Power  
1569 West North Temple  
Salt Lake City, UT 84106  
801.875.2961 – Cell  
801.220.4425 - Work  
[lisa.romney@rockymountainpower.net](mailto:lisa.romney@rockymountainpower.net)

To report an outage call **1-877-508-5088**. After calling in your outage, call me on my cell so that I may keep you updated on the status.



Attachment C

August 12, 2014

South Jordan Planning Commission  
Attn: Greg Schindler

RE: Notice of Public Hearing, SUB-2014.40

Dear Planning Commission:

Herriman City has received notice of a proposed preliminary subdivision plat for the Kennecott Daybreak Village 7A Plat 2 Subdivision. The proposed plat indicates that the road connecting Daybreak Parkway to 11800 South, known as 5395 West, will be vacated. Herriman City strongly opposes this road vacation.

The Utah Transit Authority conducted a feasibility study in 2008 that identified the preferred alignment as crossing Mountain View Corridor at Daybreak Parkway and going south on 5395 West into Herriman. UTA is currently evaluating alignments for the Southwest Salt Lake County Transit Study and is still considering 5395 West as an option. Herriman City supports this alignment and feels it would provide the least expense to the public and provide the best service.

The Planning Department staff report indicates that only Daybreak and Rocky Mountain Power use the current access. When 11800 South was closed off by the completion of Mountain View Corridor, it eliminated access to much of the property that was adjacent to the road. Several months ago, Herriman and South Jordan commissioned a traffic study on this road. The study indicated that the current location of 5395 West is an acceptable intersection location.

Herriman City strongly recommends the Planning Commission recommend denial of the request to vacate the road and respectfully request the City Council discontinue the road vacation process.

If you have any questions, please feel free to call.

Sincerely,  
HERRIMAN CITY

Gordon M. Haight II, PE, PTOE  
Assistant City Manager