

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

Meeting Date: 6/14/2022

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**Issue:** SPENGA FITNESS CENTER  
SITE PLAN / CONDITIONAL USE PERMIT APPLICATION

**Address:** 3576 W Sojo Drive

**File No:** PLSPR202200048

**Applicant:** Braxton Thompson

**Submitted by:** Ian Harris, Planner I  
Shane Greenwood, Supervising Senior Engineer

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**Staff Recommendation (Motion Ready):** I move that the Planning Commission **approve** the Site Plan application and Conditional Use Permit application, file number **PLSPR20220048**, to allow for construction of a one-story fitness center in the MU-V zone at 3576 W Sojo Drive.

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<b>ACREAGE:</b>	0.552 acres
<b>CURRENT ZONE:</b>	MU-V (Mixed Use - Village) Zone
<b>CURRENT USE:</b>	Vacant Land
<b>FUTURE LAND USE PLAN:</b>	EC (Economic Center)
<b>NEIGHBORING ZONES/USES:</b>	North – MU-V (Strip Commercial) South – MU-V (Residential) West – BH-MU (Harmons / the District) East – MU-V (Vacant Land)

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## **STANDARD OF REVIEW:**

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements outlined in Chapter 16.24 and the requirements of the individual zone in which a development is proposed. All provisions of Title 16 & 17 of South Jordan City Code, and other City requirements shall be met in preparing site plan applications and in designing and constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions or deny the site plan.

## **CONDITIONAL USE REVIEW:**

A use is conditional because it may have unique characteristics that detrimentally affect the zone and therefore are not compatible with other uses in the zone, but could be compatible if certain conditions are required that mitigate the detrimental effect.

To impose a condition, the detrimental effect must be identified and be based on substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect. Further, under City Code Section 17.84.090.A:

1. A conditional use may be commenced and operated only upon:
  - a. Compliance with all conditions of an applicable conditional use permit;
  - b. Observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
  - c. Compliance with all applicable local, state, and federal laws.
2. A conditional use permit may be revoked by the city council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection A of this section.

No conditional use permit shall be revoked until after a public hearing is held before the city council. The permittee shall be notified in writing of such hearing. The notification shall state the grounds for complaint, or reasons for revocation, and the time and location of the hearing. At the hearing, the permittee shall be given an opportunity to be heard and may call witnesses and present evidence on his or her behalf. Upon conclusion of the hearing, the city council shall determine whether or not the permit should be revoked.

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### **BACKGROUND:**

The proposed development is located on a vacant parcel on the north side of Sojo Drive, a few parcels east of 3600 W and a couple parcels south of 11400 S. On the other side of Sojo Drive, the parcel faces single-family residential homes on 0.10 acre parcels.

The project consists of a commercial building (a fitness center) with the front entrance oriented inward, facing north toward the commercial strip mall on the neighboring parcel. The south façade includes a mix of materials, relief features and windows elevated near the top of the ground level for privacy, along with landscaping. The main parking area will be to the north, with four stalls to the east of the building.

Auto access will be through two main routes. One is to the southeast off Sojo Dr., toward the southern end of the parcel. The other is to the north of the lot, off an east entrance from 3600 W.

The building is one story. The veneer of the building will be a mix of stone, metal, wood-like cladding, and glass. The building's colors are a mix of auburn, gray, and black, in addition to large amounts of glass, particularly at the entrance. The building is 26 feet high. The building received a positive recommendation from the Architectural Review Committee (ARC), with the addition of relief features on the south façade.

Landscaping will be a variety of trees (deciduous and evergreen), shrubs, groundcovers, and grasses. Cobble will be used as mulch around the building and parking lot islands. The landscaping plans meet city landscaping requirements for trees, ground cover, and water efficiency standards.

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## **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:**

### **Findings:**

- The MU-V (or VMU) zone has been repealed by the city. The Highridge Commercial development agreement governs the subdivision.
- The development agreement requires a Conditional Use Permit for the construction of a fitness center.
- Operations will be typical for the company (5:00 AM at earliest to 9:00 PM at latest)
- All uses will be indoor.
- The Architectural Review Committee reviewed the proposed building on April 27, 2022. The project received a positive recommendation with minor comments about relief features along the south façade. Despite not being required for the zone, the applicant added them.
- The project meets the Planning and Zoning (Title 17) and the Subdivision and Development (Title 16) Code requirements.

### **Conclusion:**

- The proposed project will meet the requirements of the Subdivision and Development (Title 16) and the Planning and Zoning (Title 17) Codes and thus it should be approved.

### **Recommendation:**

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

## **ALTERNATIVES:**

- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

## **SUPPORT MATERIALS:**

- Location Map
- Zoning Map
- Site Plan
- Floor Plan
- Landscape Plan
- Building Elevations
- Operations Plan

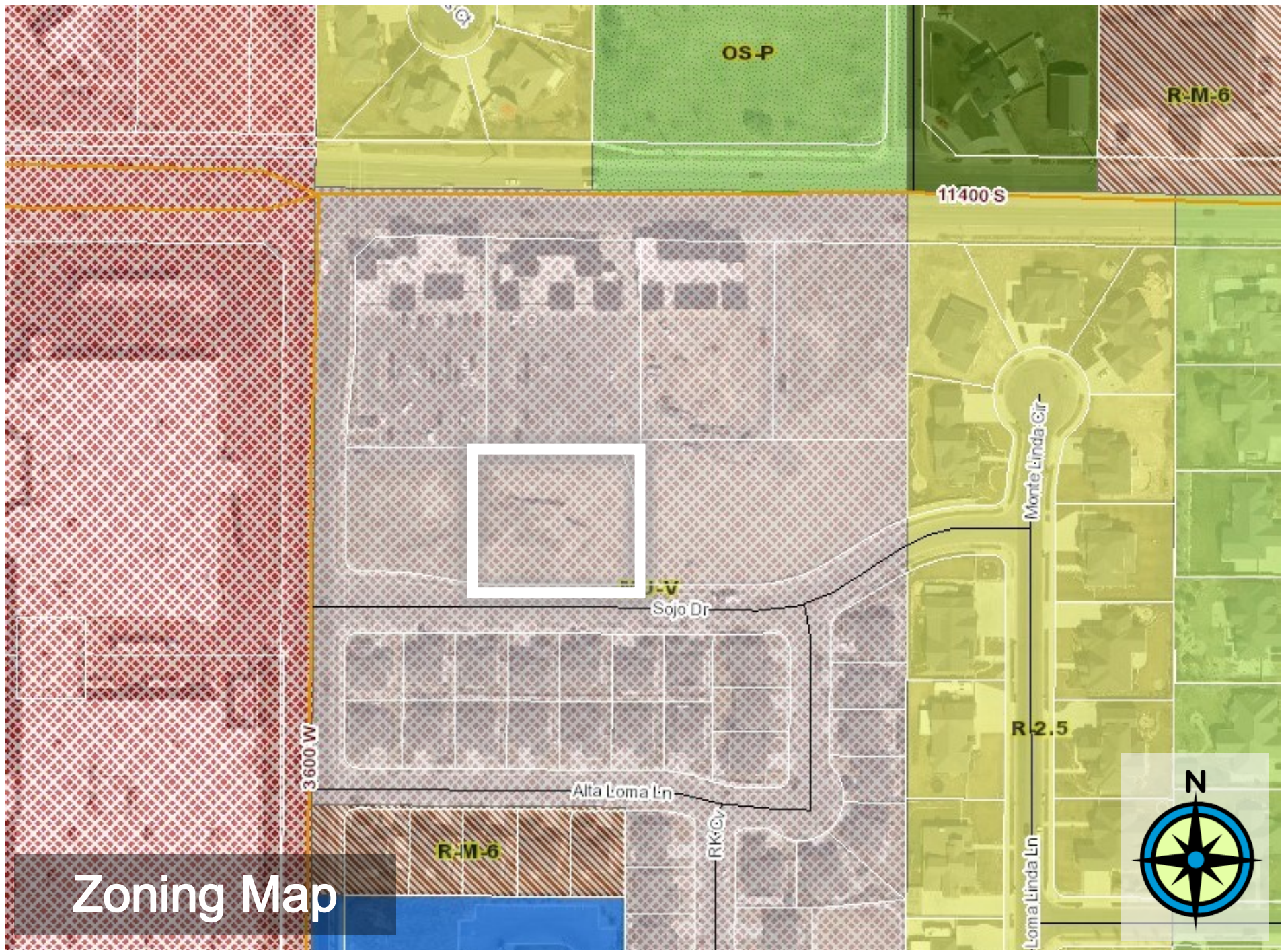
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Ian Harris  
Planner I  
Planning Department



Location Map



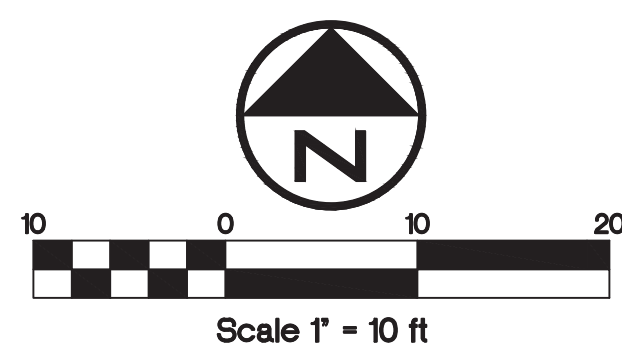


Zoning Map



# SPENGA BUILDING

## SITE PLAN, UTILITY PLAN, AND GRADING & DRAINAGE PLAN



- DRAWING NOTES:
1. GRADING FOR WESTERLY LOT SHALL BE FLATTENED TO MATCH PROPOSED GRADES.
  2. GRADING AROUND BUILDINGS SHALL PROVIDE 5 PERCENT SLOPE FOR A MINIMUM OF 10 FEET AWAY FROM THE BUILDING IN PERVIOUS AREAS AND 2 PERCENT SLOPE FOR A MINIMUM OF 10 FEET AWAY FROM THE BUILDING IN IMPERVIOUS AREAS.
  3. SLOPE OF ALL HANDICAP ACCESSIBLE RAMPS ARE NOT TO EXCEED 1:12 OR 8.33%.
  4. ALL CONSTRUCTION SHALL COMPLY WITH SOUTH JORDAN CITY'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
  5. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITIES SHOWN AND NOT SHOWN.
  6. STORM DRAINAGE FOR THIS SITE WAS PREVIOUSLY INCLUDED IN HIGHRIDGE ESTATES PHASE 2 DETENTION BASIN.
  7. ALL CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
  8. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
  9. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.
  10. THE NOSE-ON FOR THE SEWER LATERAL SHALL BE PERFORMED BY SOUTH VALLEY SEWER DISTRICT (SVSD) PERSONNEL. CONTACT SVSD AS AT LEAST 24 HOURS PRIOR TO CONSTRUCTION.

### LEGEND

- PROPOSED CONTOUR  
PROPOSED INDEX  
EXISTING CONTOUR EXISTING  
INDEX CONTOUR  
UTILITY EASEMENT  
BERM  
DRAINAGE DIRECTION  
EXISTING SPOT ELEVATIONS  
PROPOSED SPOT ELEVATIONS

**South Jordan City  
Planning Division**  
Reviewed for Code Compliance  
Date: 06/08/2022 By: Harris

### SPENGA BUILDING

SITE PLAN, UTILITY PLAN, AND  
GRADING & DRAINAGE PLAN  
SOUTH JORDAN, UTAH

DRAWN TMS CHECKED - PROJECT # 21142



DATE  
11-30-2021

SCALE  
1" = 10'

SHEET  
C101

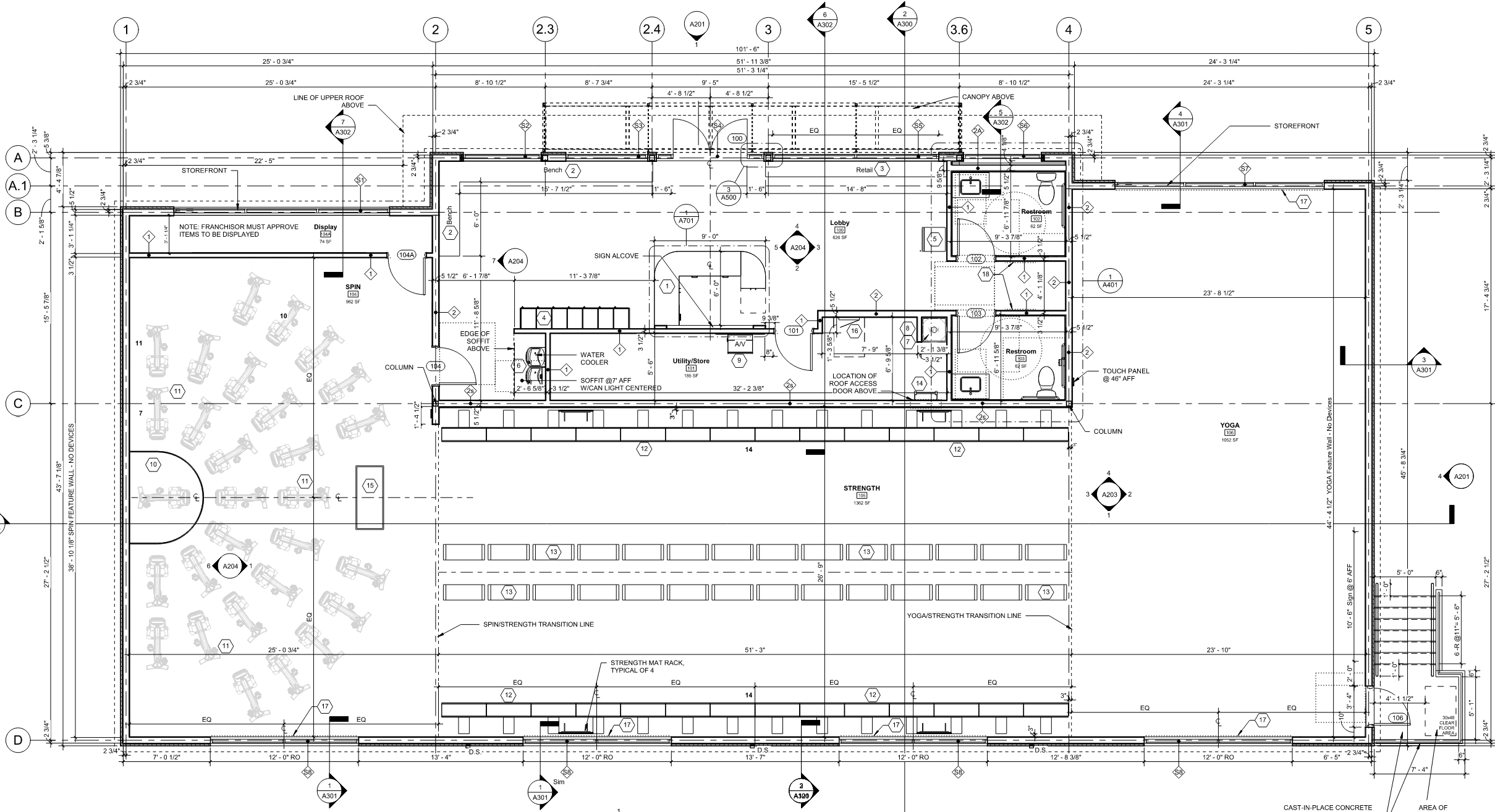
**City Engineer**  
City of South Jordan  
Approved 06/08/2022

*Barb Klawns* City Engineer

3600 WEST

G:\DATA\21142 Highridge Commercial Lot 103 Amendment\dwg\21142 Base.dwg  
PLOT DATE: May 11, 2022








1 FLOOR PLAN  
1/4" = 1'-0"

4,706 SF

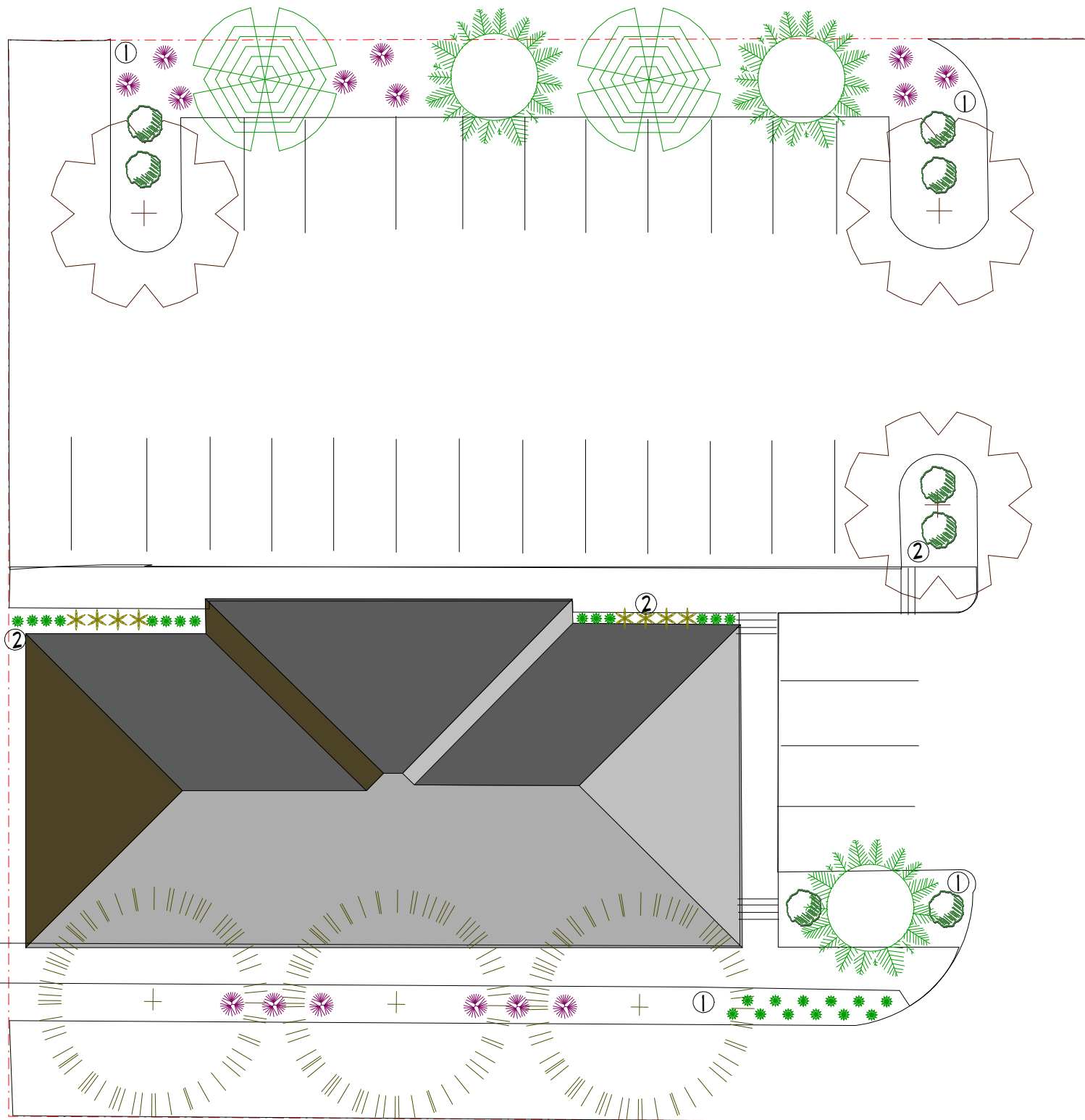
CAST-IN-PLACE CONCRETE  
LANDING WITH STEPS.  
PROVIDE STEEL PIPE GUARD &  
HANDRAIL W/ADA EXTENSIONS

AREA OF  
RESCUE  
ASSISTANCE



LEGEND	
QTY	COMMON NAME
FLOWER, GRASS	
26 	GRASS, FOERSTER'S FEATHER REED
FLOWER, PERENNIAL	
8 	DAYLILY, STELLA
SHRUB, EVERGREEN BROADLEAF	
8 	YEW, CUSPIDATA CAPITATA
15 	YUCCA, GOLDEN SWORD
TREE, DECIDUOUS	
3 	CRABAPPLE, SPRING SNOW
3 	LINDEN, GREENSPIRE
TREE, EVERGREEN	
3 	CEDAR, DEODAR 2
2 	CEDAR, DEODAR, GOLDEN

- ① 4" SOUTHTOWN COBBLE
- ② 1" SOUTHTOWN COBBLE



**South Jordan City**  
**Planning Division**  
*Reviewed for Code Compliance*  
Date: 06/08/2022 By: *J. Harris*

# SPENGA BUILDING LANDSCAPE PLAN

MARCH 9, 2022

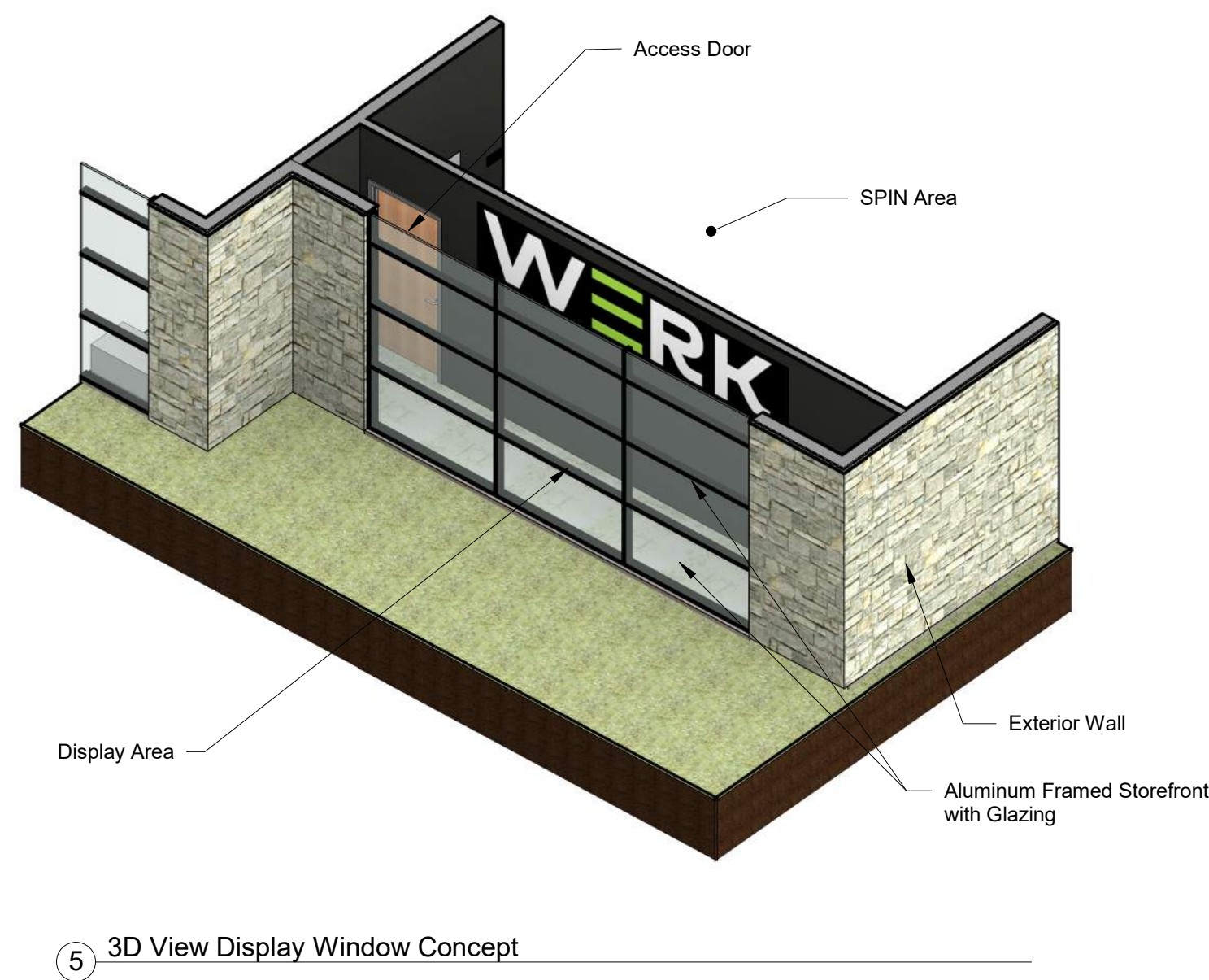
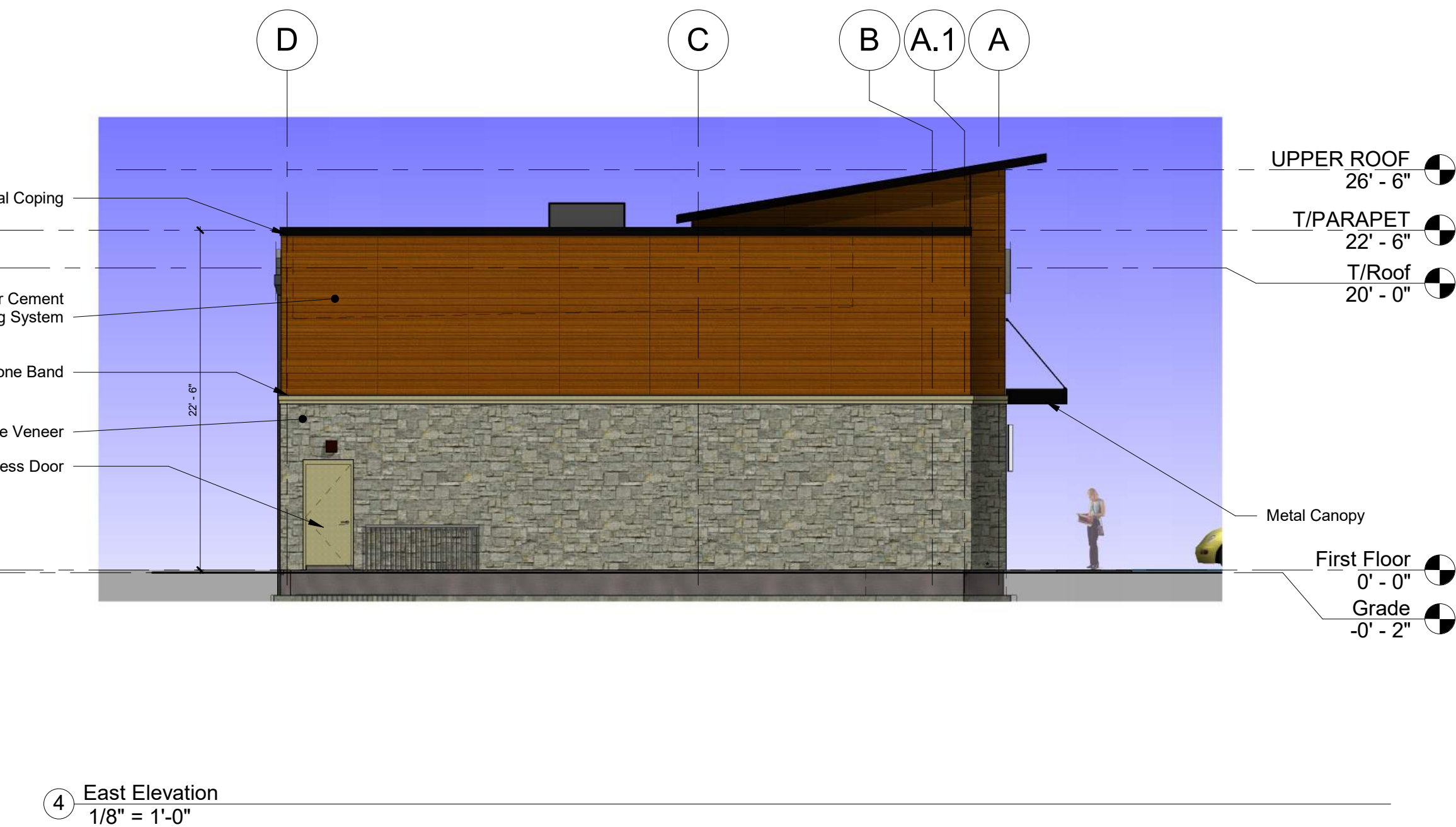
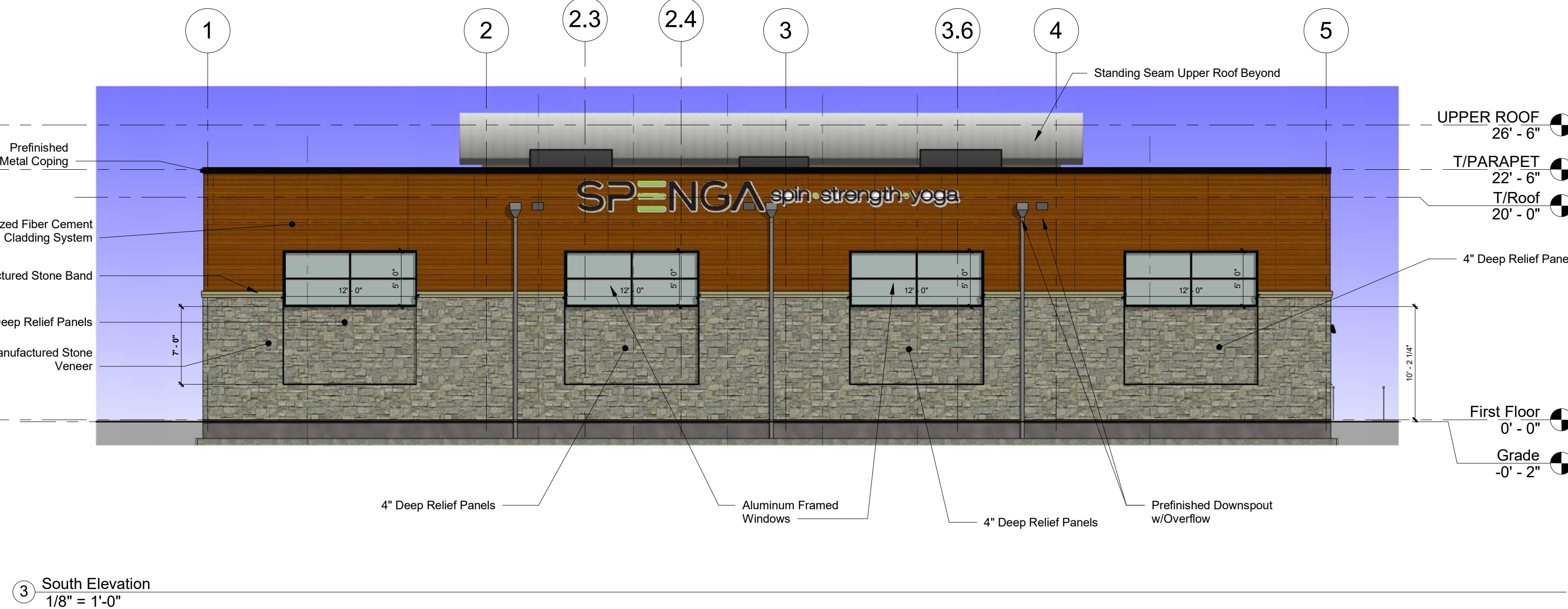
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2022-05-20 1:50:59 PM

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South Jordan City  
Planning Division  
Reviewed for Code Compliance  
Date: 06/08/2022 By: *P. Harris*



4 East Elevation  
1/8" = 1'-0"



5 3D View Display Window Concept

FOXFIELD CONSTRUCTION LTD.  
DESIGNERS, DEVELOPERS, & CONTRACTORS

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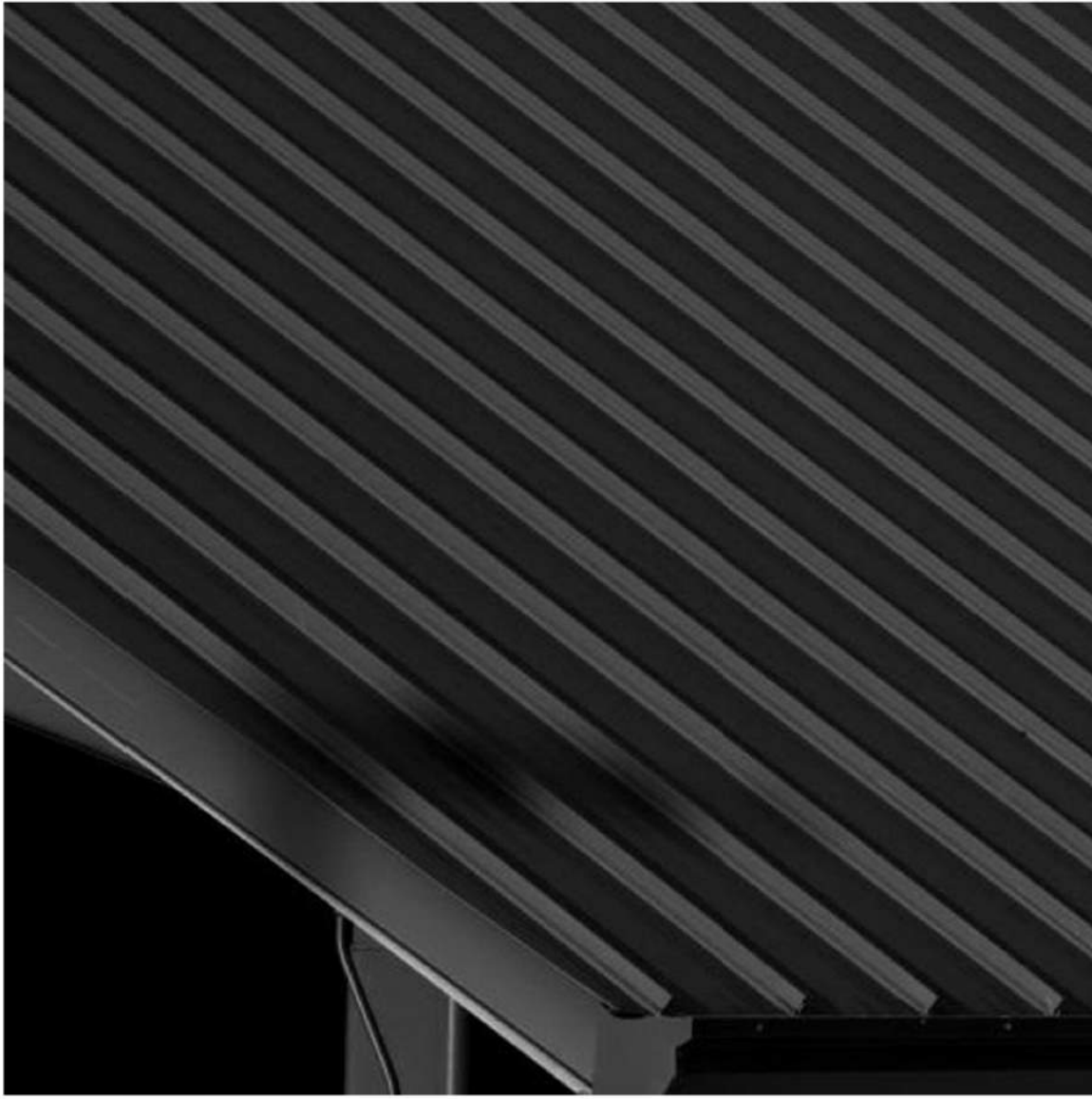
No.	Description	Date
7	Updates	12/09/2021
8	Preliminary Bid Set	02/18/2022
11	Relief Panels	05/20/2022

project architect/engineer: GID  
VES project number: 210336  
sheet title:

Rendered Elevations

sheet number:  
A200  
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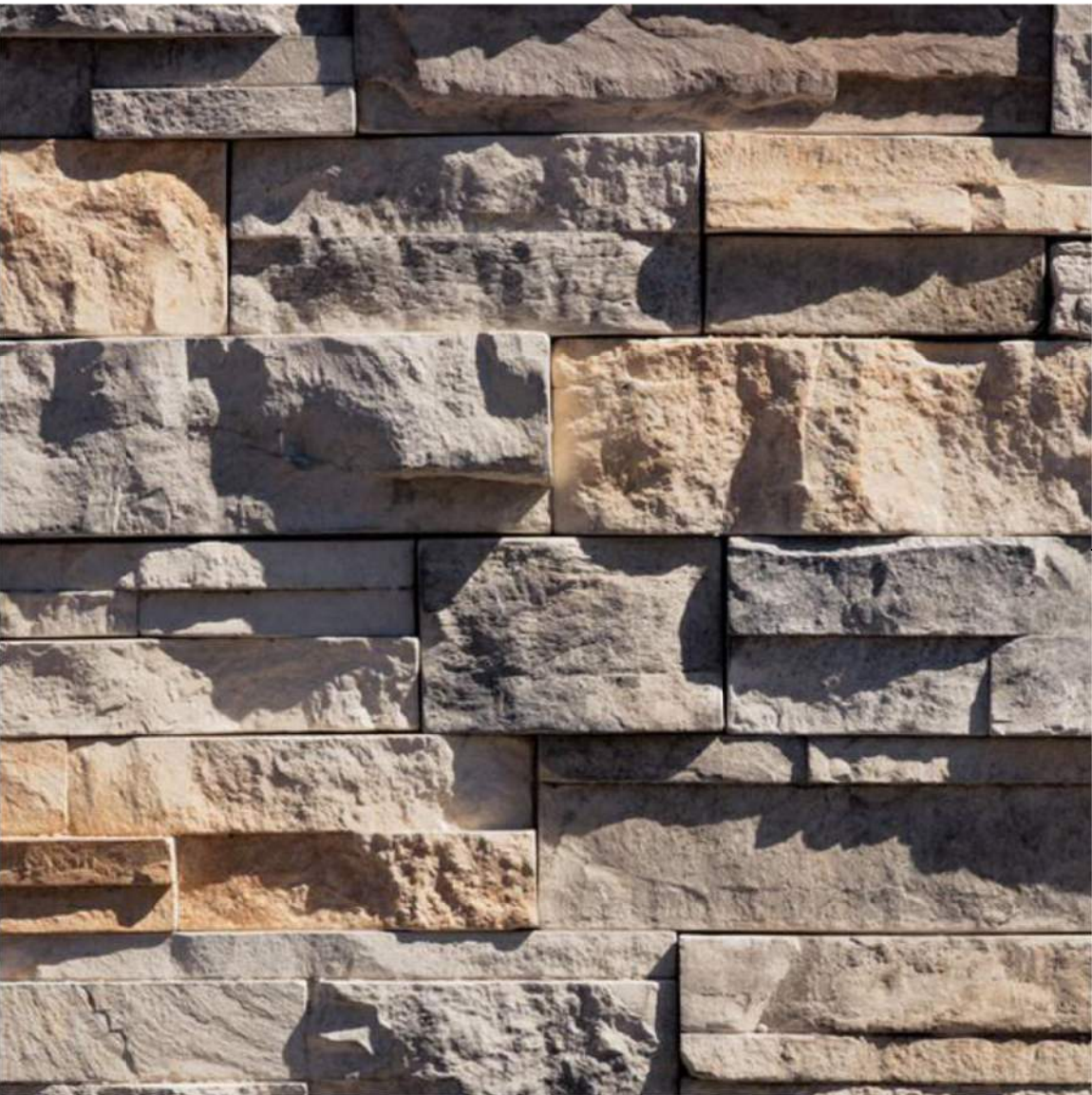




STANDING SEAM METAL ROOF, FASCIA, SOFFIT & EXPOSED FLASHING  
BASIS OF DESIGN PAC-CLAD  
COLOR: MANUFACTURER'S STANDARD BLACK



TONGUE & GROOVE ALUMINUM CLADDING SYSTEM  
BASIS OF DESIGN: LONGBOARD TONGUE & GROOVE "V" BOARD 6" (ALUMINUM)  
COLOR/PATTERN: TABLE WALNUT (WOOD LOOK FINISH)



MANUFACTURED STONE VENEER  
BASIS OF DESIGN: DUTCH QUALITY STONE  
COLOR/PATTERN: 'STACKED STONE', PRESTIGE



BLACK  
ALUMINUM



1 Rendered North Elevation



- STANDING SEAM METAL ROOF
- METAL COPING, BLACK
- TONGUE & GROOVE ALUMINUM CLADDING SYSTEM, 'TABLE WALNUT'
- MANUFACTURED STONE BAND
- MANUFACTURED STONE VENEER, 'STACKED STONE, PRESTIGE'
- ALUMINUM FRAMED STOREFRONT, BLACK

METAL ENTRY CANOPY, BLACK



ALUMINUM FRAMED STOREFRONT & WINDOWS  
BASIS OF DESIGN: KAWNEER  
PRODUCT & COLOR: TRIFAB 450 FRAMING SYSTEM, BLACK

PLEASE NOTE: ALTHOUGH THE IMAGES & COLORS WERE PROVIDED BY THE MANUFACTURERS LISTED ABOVE, ALL COLORS AND TEXTURES ARE CONSIDERED APPROXIMATE.



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3/16/2022

FOR THE ARCHITECTURAL  
PORTION OF THIS SET

No.	Description	Date
9	ISSUED FOR PERMIT	03/16/2022

project architect/engineer: Checker

VES project number: 210336

sheet title:

Proposed Colors &  
Materials

sheet number:

A800



## Initial Schedule & Employee Hours

The following schedule shows the hours of operation that we plan to start with. If demand increases, we will likely add classes in the middle of the day. Peak hours will be between 5 am and 9 am, and 5 pm to closing.

Staffing is minimal. There will typically be 1 Coach and 1 person at the front desk. Our General Manager will spend some time at the facility, but likely no more than 20 hours per week at any one location.

There are 28 stations and therefore, only 28 members in the gym at any one time. Transition between classes is 15 minutes which gives ample time for people coming and going.

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
5:00 AM	5am	5:30am	5am	5:30am	5am		
6:00 AM	6:15am	6:45am	6:15am	6:45am	6:15am	6am	
7:00 AM	7:30am		7:30am		7:30am	7:15am	7:30am
8:00 AM		8am		8am		8:30am	
9:00 AM	9am	9:30 AM	9am	9:30 AM	9am		9am
10:00 AM						10am	
11:00 AM							Close
12:00 PM						Close	
1:00 PM							
2:00 PM							
3:00 PM							
4:00 PM							
5:00 PM	5pm	5:30pm	5pm	5:30pm	5pm		
6:00 PM	6:15pm	6:45pm	6:15pm	6:45pm	6:30pm		
7:00 PM							
8:00 PM	7:30pm	Close	7:30pm	Close	Close		
9:00 PM	Close		Close				