

**CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, SEPTEMBER 12, 2023 at 6:30 PM**



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, September 12, 2023, in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah with an electronic option via Zoom phone and video conferencing. Persons with disabilities who may need assistance should contact the City Recorder at least 24 hours prior to this meeting.

In addition to in-person attendance, individuals may join via phone or video, using Zoom. Note, attendees joining virtually may make public comments through video conferencing, and participant must have their video on and working to speak. Attendees who wish to present photos or documents to the Planning Commission must attend in person. Those who join via phone may listen, but not comment.

In the event the electronic portion of the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end virtual access to the meeting. Reasons for removing an individual or ending virtual access to the meeting include but are not limited to the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements, or actions, and other any action deemed inappropriate.

Ability to participate virtually is dependent on an individual's internet connection. To ensure comments are received regardless of technical issues, please have them submitted in writing to City Planner, Greg Schindler, at gschindler@sjc.utah.gov by 3:00 p.m. on the day of the meeting.

Instructions on how to join the meeting virtually are below.

Join South Jordan Planning Commission Electronic Meeting September 12, 2023 at 6:30 p.m.

- Join on any device that has internet capability.
- Zoom link, Meeting ID and Meeting Password will be provided 24 hours prior to meeting start time.
- Zoom instructions are posted <https://www.sjc.utah.gov/254/Planning-Commission>

THE MEETING WILL BEGIN AT 6:30 P.M. AND THE AGENDA IS AS FOLLOWS:

- A. **WELCOME AND ROLL CALL – Commission Chair Michele Hollist**
- B. **MOTION TO APPROVE AGENDA**
- C. **APPROVAL OF THE MINUTES**
 - C.1.** August 22, 2023 - Planning Commission Meeting Minutes
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**
- G. **ACTION**

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. MINERS COVE NORTH PRELIMINARY SUBDIVISION PLAT

Address: 10435 S. 2200 W.

File No: PLPP202300048

Applicant: Jeffrey Almond

H.2. KINGS LANDING PRELIMINARY SUBDIVISION PLAT

Address: 10828 S. 1055 W.

File No: PLPP202300080

Applicant: Devan Hatch

I. LEGISLATIVE PUBLIC HEARINGS

J. OTHER BUSINESS

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

: §

COUNTY OF SALT LAKE)

I, Cindy Valdez, certify that I am the duly appointed City Deputy Recorder of South Jordan City, State of Utah, and that the foregoing Planning Commission Agenda was faxed or emailed to the media at least 24 hours prior to such meeting, specifically the Deseret News, Salt Lake Tribune and the South Valley Journal. The Agenda was also posted at City Hall, on the City's website www.sjc.utah.gov and on the Utah Public Notice Website www.pmn.utah.gov.

Dated this 7th day of September, 2023

Cindy Valdez

South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
August 22, 2023**

Present: Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Steven Catmull, Commissioner Laurel Bevans, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, GIS Coordinator Matt Jarman, IS Tech Phill Brown, Meeting Transcriptionist Diana Baun, Planner Miguel Aguilera, Planner Andrew McDonald

Others: Merri-Lu Jackman, Serena Xie, Zhang Xie, Jon Bowen, Drew Jackman

Absent: Commissioner Aaron Starks

**6:30 P.M.
REGULAR MEETING**

A. WELCOME AND ROLL CALL – *Chair Michele Hollist*

Commissioner Michele Hollist welcomed everyone to the Electronic Planning Commission Meeting and excused Commissioner Aaron Starks who was unable to attend.

B. MOTION TO APPROVE AGENDA

Commissioner Gedge motioned to approve tonight’s agenda as published. Chair Hollist seconded the motion; vote was unanimous in favor. Commissioner Starks was absent from the vote.

C. APPROVAL OF THE MINUTES

C.1. August 8, 2023 Planning Commission Meeting Minutes

Commissioner Darby motioned to approve the August 8, 2023 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion. Vote was unanimous in favor. Commissioner Starks was absent from the vote.

D. STAFF BUSINESS - *None*

E. COMMENTS FROM PLANNING COMMISSION MEMBERS

Commissioner Laurel Bevans gave a brief review of the August 15, 2023 City Council Meeting.

F. SUMMARY ACTION - *None*

G. ACTION - *None*

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. CONDITIONAL USE PERMIT FOR DETACHED ACCESSORY GARAGE

Address: 11149 S 2865 W
File No.: PLCUP202300113
Applicant: Jon Bowen

Planner Miguel Aguilera reviewed background information from the Staff Report.

Commissioner Nathan Gedge referenced a similar application during the last meeting, which was presented as one item. He asked if there was a reason this application was being done as two separate items tonight.

Planner Aguilera believes it was combined because the ADU will be in the detached garage, and the garage needs the CUP.

Commissioner Gedge asked to confirm that if there is a detached building/ADU, the primary residence must be occupied by the property owner.

Planner Aguilera responded yes, and in the packet is a signed affidavit stating the property owner must reside on the property.

Chair Michele Hollist asked for confirmation that the application was asking for two exceptions to the normal ordinances, a height exception and a square footage exception.

Planner Aguilera responded they are asking for three exceptions, the height, the average wall height of the garage, and the windows.

Chair Hollist asked if the same restriction applies to windows on a primary residence.

City Planner Greg Schindler responded that it is not the same requirement, and reviewed the details from the code.

Commissioner Laurel Bevans asked for the total square footage.

Planner Aguilera responded the garage square footage is proposed to be 2108 square feet, which is less than the home. That is the footprint of the garage only, not including the ADU space.

Planner Schindler noted that it might have been missed on the staff report, but the floor area is more than 4 feet above grade, not the windows. This means there technically is no issue with these windows.

Jon Bowen (Applicant) the windows are just for ambient light, you can't look through them to see his neighbors. In regards to the height of the building, where it sits on the lot there is some grade that goes down. Where it is three feet taller than the existing structure, it actually sits about level and you wouldn't notice it from the street. He has a deep acre lot and this will be back far enough that most wouldn't even notice. As far as the square footage with the existing house, some of the homes on the street are the big lots with small footprints like his and he is just trying to get additional value for his house and make the ADU functional with more square footage. He is not asking for more than the 1500, just enough to make the living space functional.

Commissioner Bevans asked if they are pouring a concrete driveway between the fence and detached garage.

Mr. Bowen responded that right now there is asphalt millings along there, but he will probably pour an apron in front of it.

Commissioner Bevans asked if a permanent driving surface is poured, would that require an encroachment permit.

Planner Schindler responded that you can pour over a utility easement. However, if the owner of the easement or anyone related to that easement needs to come in and repair something underneath it will be the applicant's responsibility to replace the concrete.

Commissioner Gedge acknowledged that Planner Aguilera confirmed an affidavit that Mr. Bowen is the primary resident, but he asked the applicant to confirm that.

Mr. Bowen responded that he did complete that affidavit.

Chair Hollist opened the public hearing for comments.

Drew Jackman (Resident) – I live across the street and I really have no problem with this at all, I think it's great he's building it. There are some issues that you are trying to figure out, which make sense and I think you should do that. My concern was with the letter that was sent out. The letter was sent out stating that this was a detached garage, and that's what it left it as. I think it was the city who kind of "fell down" on not stating that it was more than that. I just wanted to note that there was a break in that process. You addressed it at the beginning that it could be the fact that it's broken into two different items, and I have the same question; why didn't the city state what was really being built, it just said it was a garage. I do not have a problem with them building it, I think that's just fine.

Chair Hollist closed public comment and asked staff to explain the restriction on the wall height, why it is separate from the total building height in the code since she thinks the total building height in theory takes care of both things.

Planner Aguilera responded that staff did not find any detriments for any of the heights associated with the building.

Planner Schindler was unsure of the reason for the 16 foot limit, it may have to do with the fact that if you have 16 feet of wall height you are likely to have two floors. If you have more than 16 feet, obviously windows, doors, etc., are going to be taller. Also, you have to have a roof pitch on these buildings as well, and once you get over 16 feet you might not be able to get the roof pitch to the minimum required and would probably make it taller than the main house on the main lot.

Chair Hollist asked if they are required to notice neighbors regarding an ADU application.

Planner Aguilera responded that he doesn't believe so. This notice was mainly for the conditional use permit for the garage, and he doesn't believe he mentioned the ADU in the notice.

Chair Hollist asked about the grading of the lot mentioned by the applicant and the proposed detached garage being approximately the same height as the primary residence when accounting for the slope.

Planner Aguilera wasn't familiar with how the grading is reviewed, but from the site plans he reviewed it looked like the building was going to exceed the house height, and that's what this was based off of; the total height of the detached garage would increase and there was no comparison based on elevation since a grading plan was not included with the application.

Chair Hollist didn't have any concerns with this CUP since it's on such a large lot.

Commissioner Steve Catmull noted that it goes a long way when neighbors are noticed and then support or don't oppose something like this, and he was appreciative of the feedback received today. He wonders if it makes sense to review the code regarding the 16 foot height limit, since you'd think more people are building a little higher than eight foot levels and closer to nine feet.

Chair Hollist still believes that if something exceeds the measurements of the primary structure it should be reviewed.

Commissioner Catmull wasn't suggesting changing that, just that they should consider what might need to go before. There would still be a maximum height for an ADU, but the last few applications they've seen have come in at between 16 and 17 feet. After listening to the conversation today with staff, he feels that limit might have been more for a different time and may need to be updated based on current design preferences. Regarding the noticing, he feels like anything that has a public hearing should have a notice. If items are listed as separate items under Public Hearings, then there should probably always be a public notice sent out.

Chair Hollist agreed, as that is the point of having a public hearing.

Commissioner Catmull understands that isn't exclusive to public hearings, since you can have a business starting up with no public hearing, but if there is a public hearing he thinks there should be public notice.

Chair Hollist asked if the property could be eligible for a flag lot in the future.

Planner Aguilera was unsure, they would have to measure the frontage and look at the subdivision density.

Planner Schindler doesn't believe it would be eligible since there are only two ways to get a flag lot, either the lot is twice the size of the average lot size in the subdivision or the frontage is at least 125 feet wide. Either way, the subdivision can't go over density and they have to meet the minimum lot size on the site. Since this doesn't have the size required or the frontage width, it wouldn't appear to be eligible.

Commissioner Darby motioned to approve File Number PLCUP202300113, Conditional Use Permit for a Detached Accessory Garage, with no conditions based on the findings and conclusions listed in the report.

Commissioner Bevans asked if the windows needed to be specifically excluded since the report incorrectly indicated they needed a conditional use permit.

Planner Schindler suggested that since it's not mentioned in the motion, they would really only be approving the conditional use permit for the detached accessory garage.

Commissioner Gedge suggested using verbiage that the approval is subject to all South Jordan City Codes and Ordinances being met.

Motion failed due to lack of second.

Commissioner Gedge asked if a business license search was done for the property, and if there are any current active businesses at this location.

Planner Aguilera did not do a search for that.

Mr. Bowen responded that there is not a business currently operating at this address. He also addressed the height, noting that there is a rock retaining wall on one side, which showed there was some grading there he will have to re-grade when this is done for the driveway to the detached garage. He also noted that he was trying to do a 14 foot garage door on the RV garage, which is currently only 12 feet as he was trying to shrink things down to get to the 16 foot limit. He would really like to put it up at 14 feet if possible, but he's not sure if there is a way to do that since he is not exceeding the 25 feet and would give him a more functional RV portion of the garage.

Commissioner Trevor Darby asked if he raised that, would that make the wall 18 feet.

Mr. Bowen said it's an average wall height, and in the front some of the walls are under the 16 foot maximum. On that north face it would raise that up two more feet.

Chair Hollist wouldn't be comfortable voting on something where they haven't seen the final plans. If the applicant wanted to present those plans, she recommends tabling this item and having the applicant come to a future meeting.

Planner Schindler noted that raising that height would raise the average wall height, so it would be a good idea to have all the information before making that decision.

Commissioner Gedge asked if this is tabled and brought back, would they have to re-open the public hearing and re-notice everyone.

Assistant City Attorney Greg Simonsen responded that there would not be a second hearing on the same thing.

Chair Hollist asked if there were public drawings or elevations released with the notices for this hearing.

Planner Schindler responded no.

Chair Hollist said that based on staff information she would be comfortable with tabling this and reviewing an amended motion without another public hearing.

Commissioner Gedge asked if the applicant would be amenable to that plan, taking the plans back and doing new drawings before working with staff to have it re-presented to the commission.

Mr. Bowen was okay with redoing the drawings to indicate the taller garage and bringing it back to the commission.

The commission and staff discussed options for the hearing on the ADU, since a public hearing is not required for the ADU permit.

Mr. Bowen decided, after the discussion, that he would like to just leave the garage height as it is.

Attorney Simonsen asked Mr. Bowen if Ivory Homes is connected to this application since their stamp is on the drawings.

Mr. Bowen responded that he works for Ivory Homes and they are the contractor on this project.

Commissioner Gedge motioned to approve this Conditional Use Permit, File No. PLCUP20230013, based on this evening's discussion and the staff report presented this evening, with no conditions but subject to all South Jordan codes and ordinances are met.

Chair Hollist seconded the motion. Roll Call Vote was 5-0, unanimous in favor. Commissioner Starks was absent from the vote.

H.2. DETACHED ACCESSORY DWELLING UNIT (ADU) - GUESTHOUSE

Address: 11149 S 2865 W
File No.: PLALU202300120
Applicant: Jon Bowen

Planner Miguel Aguilera reviewed background information from the Staff Report.

Chair Michele Hollist asked if off street parking was still required for ADUs.

Planner Aguilera responded one spot is required off street, and the proposed spots are shown on the drawings.

Commissioner Nathan Gedge asked to confirm that this unit could not be rented out for short-term rental.

Planner Aguilera reviewed the code.

Jon Bowen (Applicant) noted that this home, as well as others on the street, have a smaller footprint and he does plan to eventually do an add-on to the home. This current proposed ADU size is to make it functional, and he is already limited with the current size of his home. He also noted that his elderly mother is the intended occupant of this ADU.

Chair Hollist opened the public hearing for comments. There were no comments and the hearing was closed.

Commissioner Bevans motioned to approve File No. PLALU202300120, Detached Accessory Dwelling Unit (ADU) – Guesthouse.

Motion died due to lack of second.

Commissioner Gedge motioned to approve File No. PLALU202300120, Detached Accessory Dwelling Unit/Guesthouse, based on this evening’s discussion and staff report, consisting of 1137 square feet which exceeds 35% of the current main structure; subject to an active conditional use permit that has been approved by the city and all South Jordan City codes and ordinances being met. Chair Hollist seconded the motion. Roll Call Vote was 5-0, unanimous in favor. Commissioner Starks was absent from the vote.

H.3. CONDITIONAL USE PERMIT FOR A RESTAURANT USE IN THE COMMERCIAL-COMMUNITY (C-C) ZONE.

Address: 10468 S Redwood Road
File No.: PLCUP202300138

Applicant: Zhong Xie

Planner Andrew McDonald reviewed background information from the Staff Report.

Commissioner Nathan Gedge asked why a restaurant is considered a conditional use in this area.

City Planner Greg Schindler explained the history from 2016 changes in the city code.

Commissioner Gedge noted that there are several similar businesses within a short distance of this location and asked if there were any restrictions or concerns with that.

Planner Schindler responded that he didn't believe there were any concerns from the city or staff.

Commissioner Gedge asked about any possible traffic or pedestrian concerns with this location being so close to the high school. He assumes not since Astro Burger is right there next to it and hasn't had any issues.

The applicant didn't have anything to add to the staff report.

Chair Michele Hollist opened the public hearing for comments. There were no comments and the hearing was closed.

Commissioner Gedge motioned to approve File No. PLCUP202300138, Conditional Use Permit, with no conditions at the address listed above, subject to all South Jordan City codes and ordinances being met. Chair Hollist seconded the motion. Roll Call vote was 5-0, unanimous in favor; Commissioner Starks was absent from the vote.

I. LEGISLATIVE PUBLIC HEARINGS - *None*

J. OTHER BUSINESS

City Planner Greg Schindler shared that there are currently two items scheduled for the next meeting.

Chair Michele Hollist asked to discuss a possible future training and Assistant City Attorney Greg Simonsen discussed that with the commission.

ADJOURNMENT

Chair Hollist motioned to adjourn the August 22, 2023 Planning Commission Meeting. Commissioner Darby seconded the motion; vote was unanimous in favor. Commissioner Starks was absent from the vote.

The August 22, 2023 Planning Commission Meeting adjourned at 7:34 p.m.

UNAPPROVED

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 09/12/2023

Issue: MINERS COVE NORTH
PRELIMINARY SUBDIVISION PLAT
Address: 10435 S. 2200 W.
File No: PLPP202300048
Applicant: Jeffrey Almond

Submitted by: Andrew McDonald, Planner I
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Miners Cove North preliminary subdivision plat, File No. PLPP202300048.

ACREAGE: Approximately 1.21 Acres
CURRENT ZONE: Commercial-Neighborhood (C-N)
CURRENT USE: Commercial Office
FUTURE LAND USE PLAN: Economic Center (EC)

NEIGHBORING ZONES/USES: North – Residential (R-1.8) / Bingham H.S.
South – Residential (R-4)
West – Residential (R-1.8)
East – Residential (R-4)

STANDARD OF APPROVAL:

Once all application requirements have been met, redline corrections made, revised plans and plat submitted and City staff approval given, the preliminary subdivision plat application will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with chapter 16.04 of this title. The Planning Commission shall receive public comment at the public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the project does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application. (Ord. 2007-01, 1-16-2007)

City Code § 16.10.060

BACKGROUND:

The applicant is requesting that the Planning Commission approve a preliminary subdivision plat for the Miners Cove North subdivision located at 10435 South 2200 West. The property currently has an existing multi-tenant space building that was developed through a Site Plan

application in the early 2000s. The Record of Survey included shows the existing development of the property.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The subject property meets City Code requirements of the Municipal Code.
- The project meets the sewer and the culinary water requirements.
- Fencing will include an existing 6’ precast masonry fence along the south and east boundaries.
- No landscape improvements are required with this project.
- The subdivision will use existing access off South Jordan Parkway and 2200 West.
- When Lot 2 develops, it will require a site plan application be submitted and approved by the Commission before building permits can be applied for.

Conclusion:

- The proposed preliminary subdivision plat application meets the City Code requirements and as such 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 proposed Application.
- Schedule the Application for a decision at some future date.

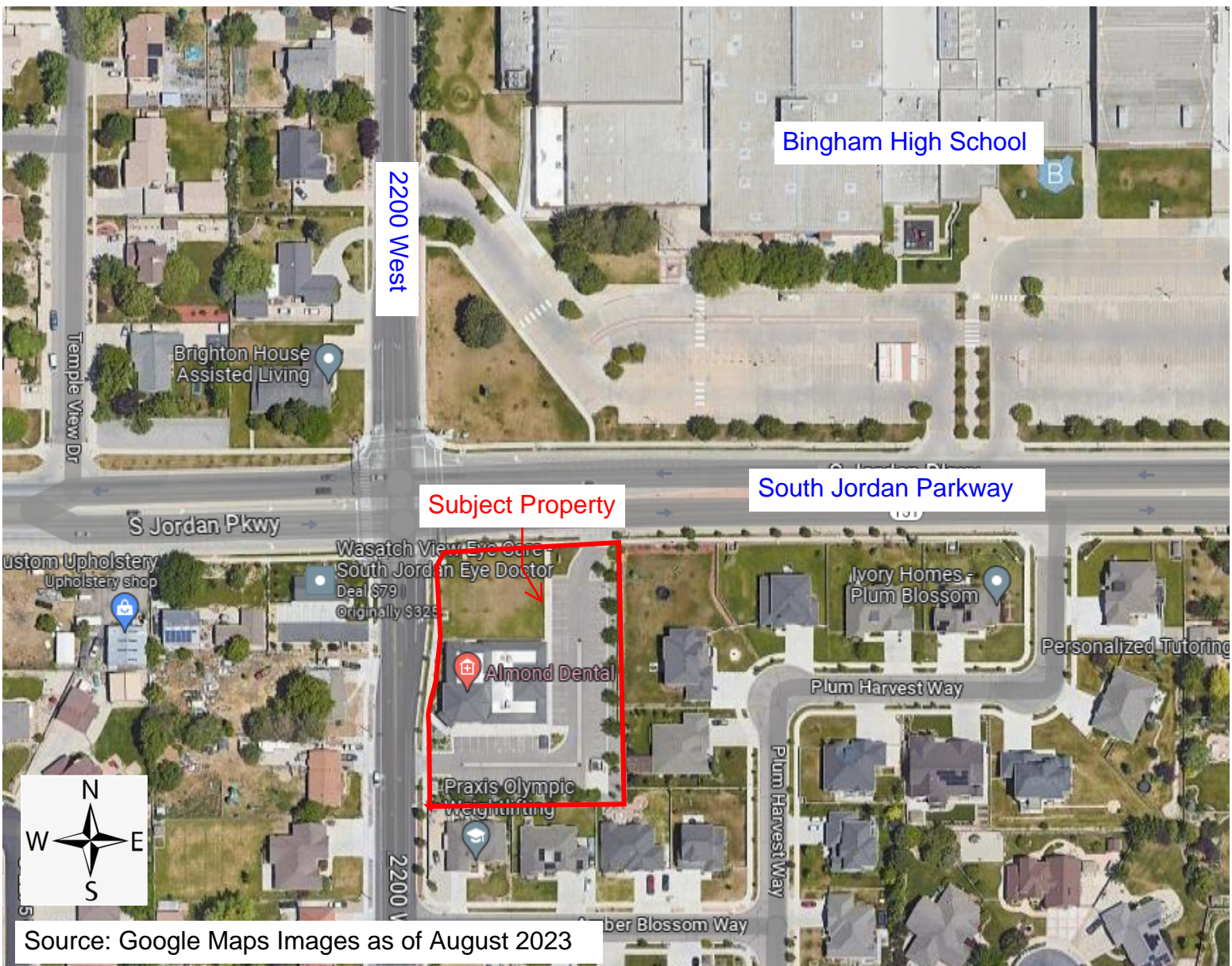
SUPPORT MATERIALS:

- Location Map
- Current Zoning / Future Land Use Map
- Record of Survey
- Preliminary Subdivision Plat

Andrew McDonald
Andrew McDonald (Sep 5, 2023 15:46 MDT)
 Andrew McDonald
 Planner I, Planning Department

Brad Klavano
Brad Klavano (Sep 5, 2023 16:40 MDT)
 Brad Klavano, P.E.
 Director of Engineering Services

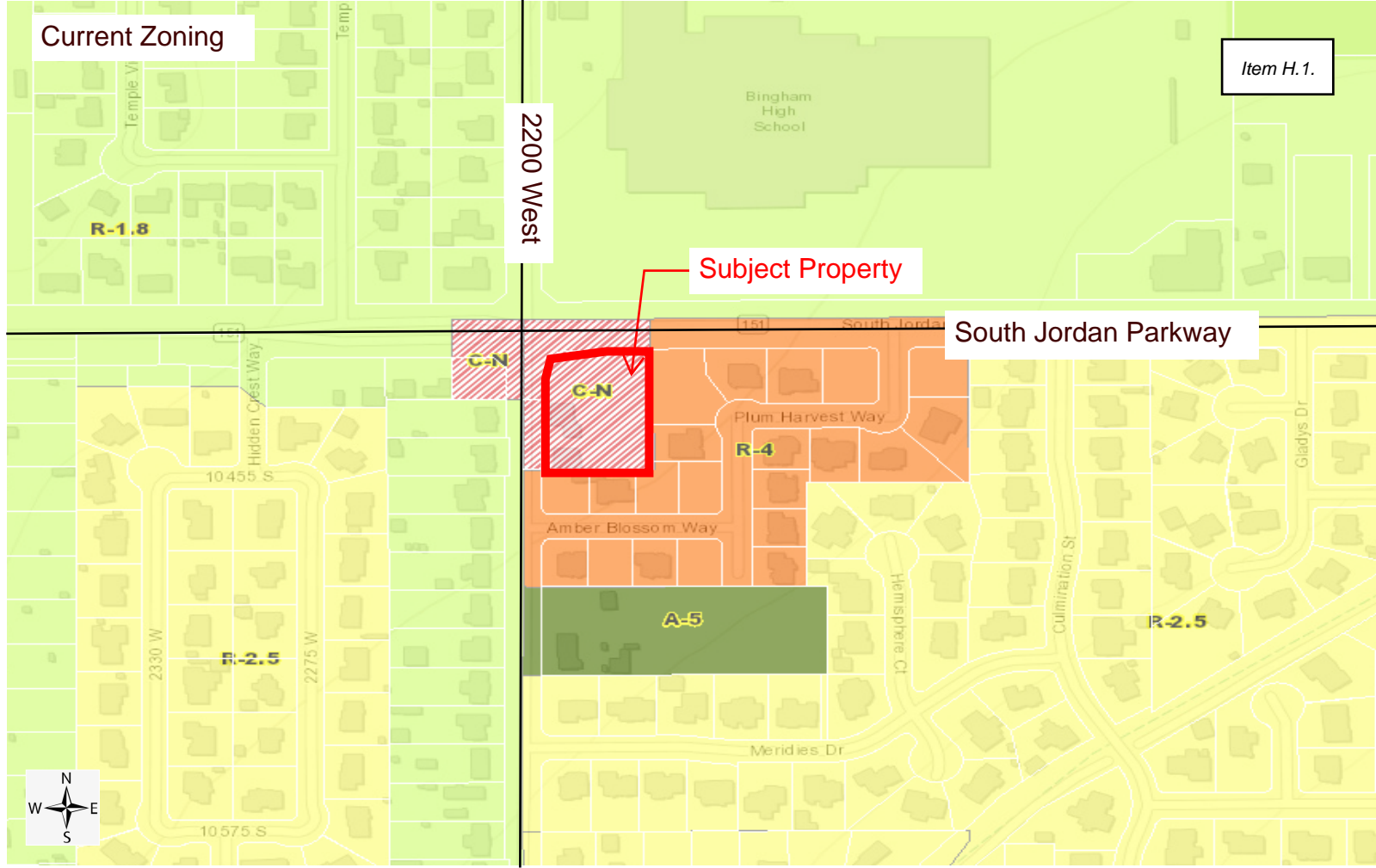
Location Map



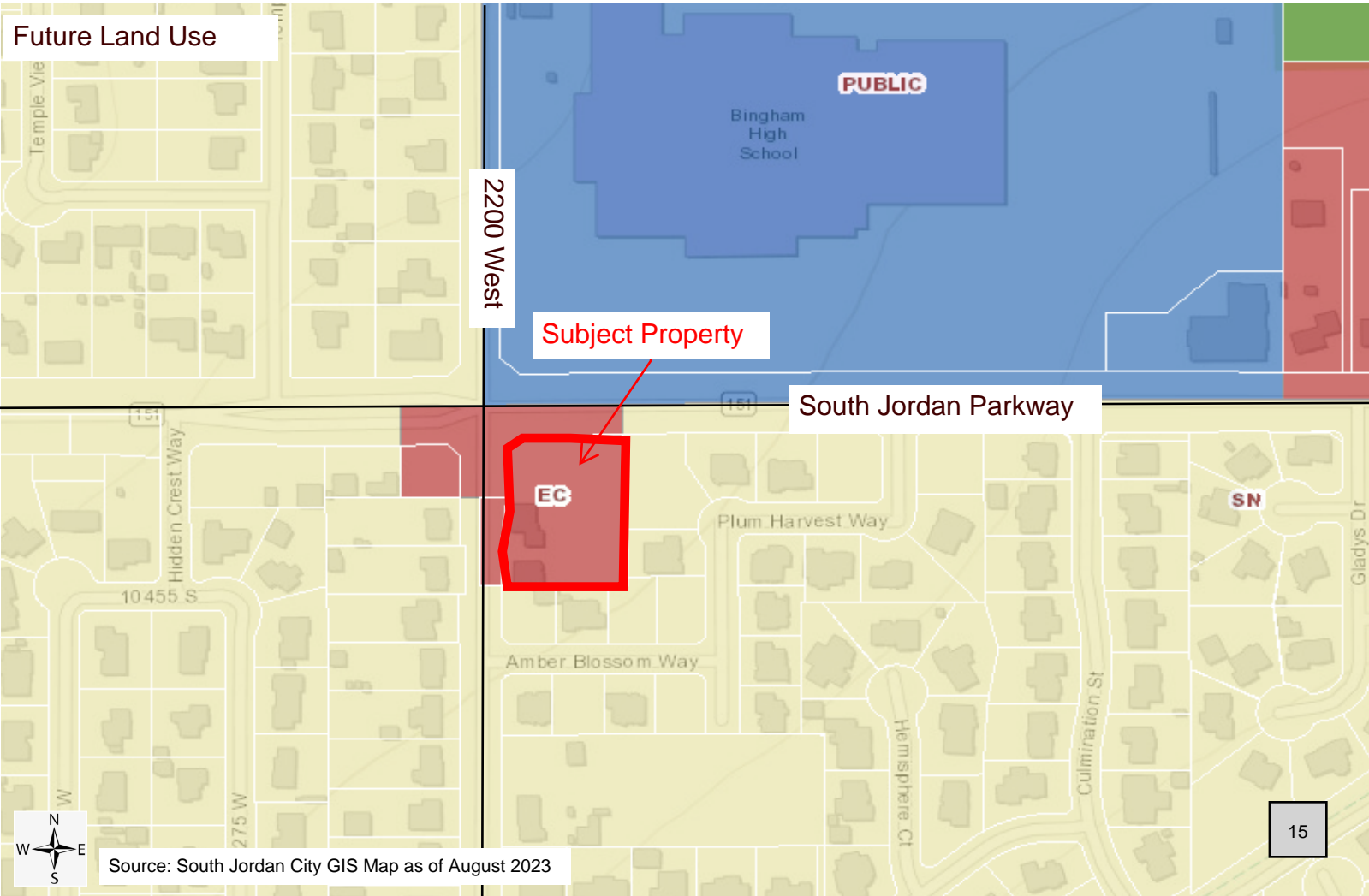
Source: Google Maps Images as of August 2023

Current Zoning

Item H.1.

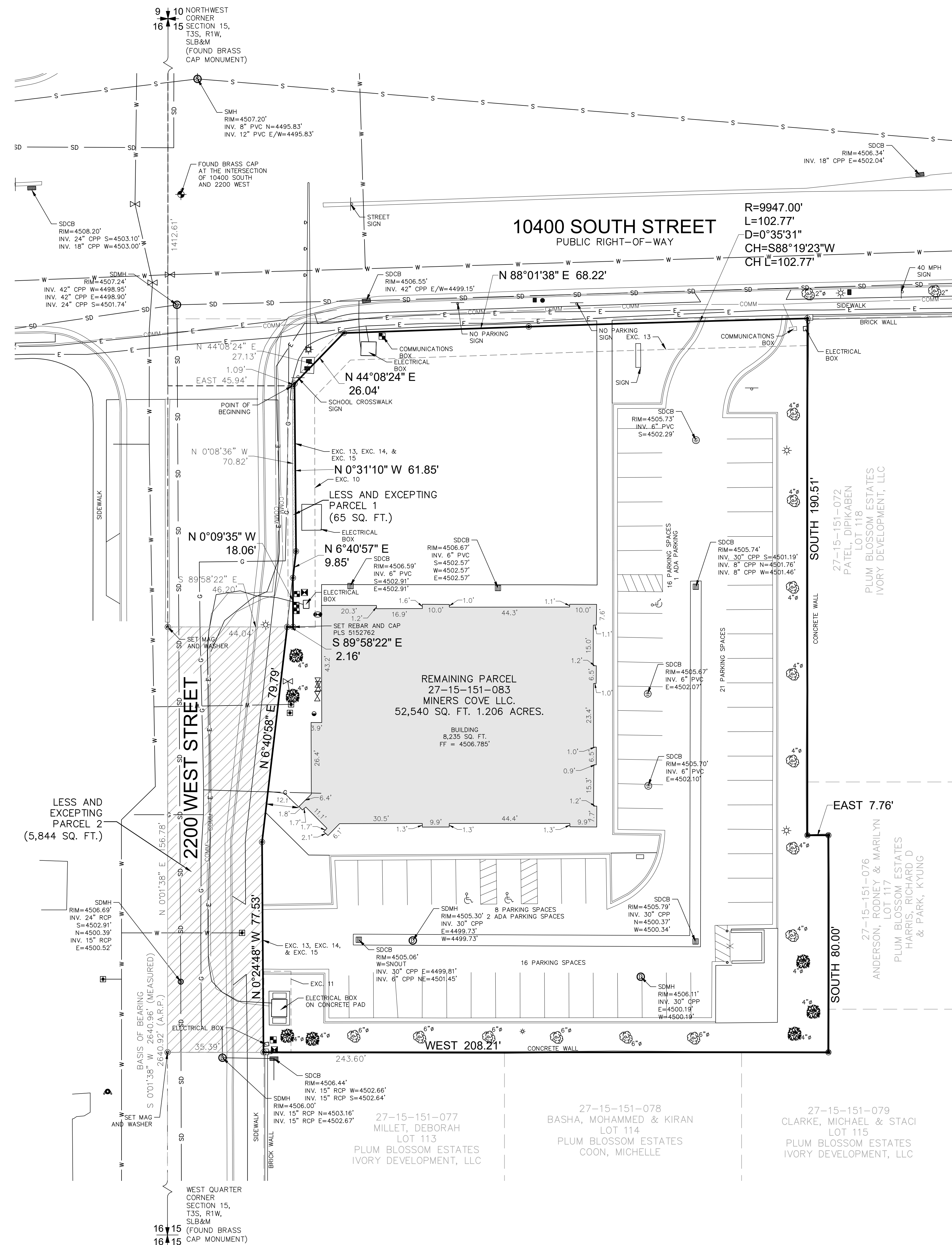


Future Land Use



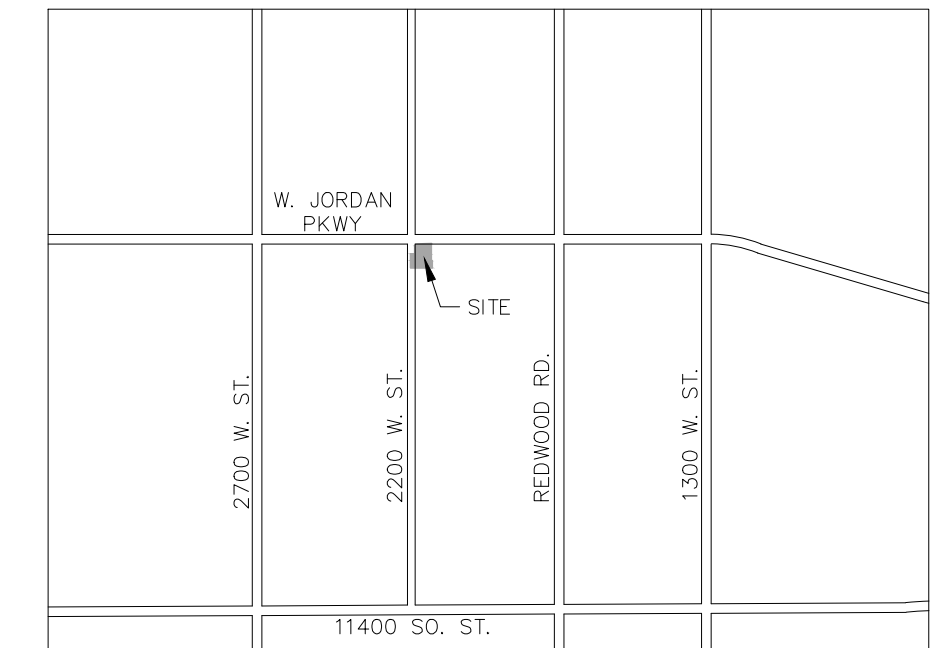
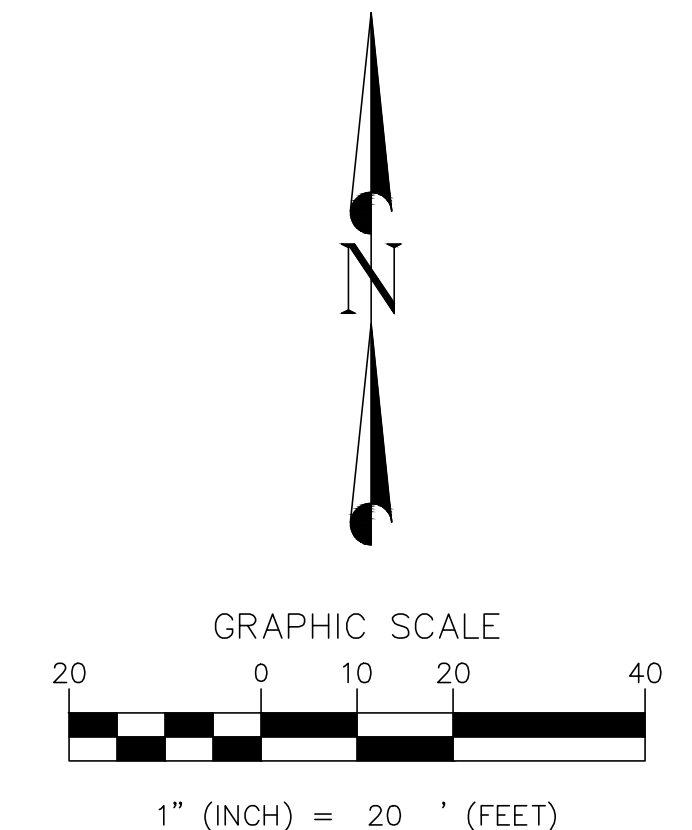
Source: South Jordan City GIS Map as of August 2023

ALTA / NSPS LAND TITLE SURVEY
10435 SOUTH 2200 WEST
SOUTH JORDAN, UT 84095



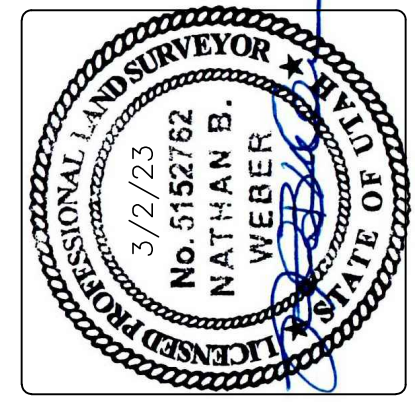
LEGEND

	Electric Line		Water Valve
	Gas Line		Fire Hydrant
	Storm Drain Line		Water Meter
	Sanitary Sewer Line		Water Manhole
	Water Line		Irrigation Control Box
	Communications Line		Irrigation Control Valve
	Easement Line		Property Corner
	Boundary Line		Sanitary Sewer Manhole
	Edge of Asphalt		Storm Drain Control Box
	Fence Line		Electrical Handhole
	Adjoiner Line		Electric Meter
	Section Line		Cable Box
	Tie Line		Light
	Parcel 1 Less and Excepting (65 SQ. FT.)		Street Sign
	Parcel 2 Less and Excepting (5,844 SQ. FT.)		Tree (Size As Noted)
	Monument		Pine Tree (Size As Noted)
	Quarter Section Corner		
	Section Corner Monument		



REVISIONS

BY	DATE	DESCRIPTION



Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
ALTA & NSPS Surveys

DIAMOND LAND SURVEYING

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Midvale, Utah 84047
Phone (801) 286-5095 Fax (801) 286-5032
www.diamondlandsurveying.com

ALTA/NSPS LAND TITLE SURVEY
10435N SOUTH 2200 WEST
SOUTH JORDAN, UTAH 84095

JEFF ALMOND

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DATE PLOTTED 3/2/23

JOB No. 23-018

SHEET 2 OF 2

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

MINERS COVE NORTH SUBDIVISION

LOCATED IN NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH
AUGUST 2023

GENERAL PLAT NOTE

- AGREEMENT FOR MULTI UNIT CONNECTION TO COMMON SEWER LATERAL RECORDED JUNE 19, 2017 AS ENTRY NO. 12558472 IN BOOK 10569 AT PAGE 77.
- AGREEMENT FOR MULTI UNIT CONNECTION TO COMMON SEWER LATERAL RECORDED JUNE 19, 2017 AS ENTRY NO. 12558472 IN BOOK 10569 AT PAGE 77 & COMMERCIAL SEWER CONNECTION AGREEMENT RECORDED JUNE 19, 2017 AS ENTRY NO. 12558473 IN BOOK 10569 AT PAGE 82.
- AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED MAY 22, 2008 AS ENTRY NO. 10434267 IN BOOK 9609 AT PAGE 2657. (10.0' WIDE).
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFICORP, AN OREGON CORPORATION D/B/A ROCKY MOUNTAIN POWER BY INSTRUMENT RECORDED MARCH 12, 2014 AS ENTRY NO. 11816815 IN BOOK 10216 AT PAGE 6532.
- POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBED BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTES, EASEMENTS, CC&R'S OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE WITH ALL NOTES, EASEMENTS, CC&R'S, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES FACILITIES IN THE PUE.
- SHALLOW SEWER DEPTHS: CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

FINISHED FLOOR ELEVATION NOTE

THE FINISH FLOOR ELEVATION AT THE CENTER OF THE LOT SHALL NOT EXCEED FOUR FEET ABOVE THE THE AVERAGE TOP BACK OF CURB AS MEASURED ALONG THE FRONTAGE FOR EACH LOT.

GROUNDWATER NOTE

MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO HIGH OR FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.

TITLE REPORT NOTE

SURVEYOR AND/OR ENGINEER CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED IN THE TITLE REPORT DATED FEBRUARY 3, 2023 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY ARE SHOWN ON THIS PLAT. OWNER FURTHER CERTIFIES THAT THE LEGAL DESCRIPTION OF THE PROPERTY REFERENCED IN THE TITLE REPORT MATCHES THE DESCRIPTION SHOWN ON THIS PLAT.

ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. 17-27A-063(4)(C)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT EFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PERSPECTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

APPROVED THIS _____ DAY OF _____, A.D. 20____

ROCKY MOUNTAIN POWER

DOMINION ENERGY
DOMINION ENERGY CORPORATION

DOMINION ENERGY DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY DOMINION CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THAT PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, A.D. 20____

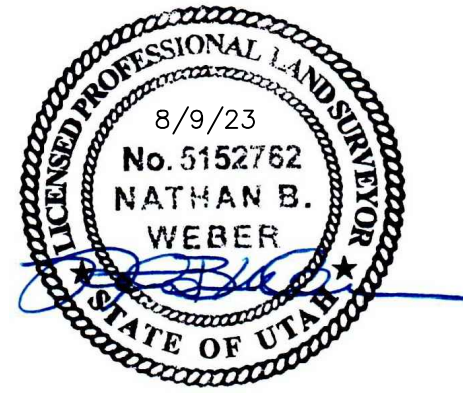
BY: _____

DOMINION ENERGY DOMINION ENERGY CORP.

SHEET 1 OF 1

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9A-603 OF THE UTAH CODE, I, NATHAN B. WEBER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 5152762 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.
I FURTHER CERTIFY THAT ON BEHALF OF DIAMOND LAND SURVEYING, LLC, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, SHOWN AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS MINERS COVE NORTH SUBDIVISION AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.
I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.



RECORD OF SURVEY # S2016-12-0982

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15 AND RUNNING THENCE SOUTH 0°1'38" WEST 1412.61 FEET ALONG THE SECTION LINE AND EAST 46.70 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 2200 WEST STREET AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 44°08'24" EAST 26.04 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 10400 SOUTH STREET;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

(1) NORTH 88°01'38" EAST 68.22 FEET TO A POINT ON A CURVE AND

(2) NORTHEASTERLY 102.77 FEET ALONG THE ARC OF A 9947.00 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS SOUTH 1°58'22" EAST, THROUGH A CENTRAL ANGLE OF 0°35'31" WITH A LONG CHORD OF NORTH 88°19'23" EAST 102.77 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 190.51 FEET;

THENCE EAST 7.76 FEET;

THENCE SOUTH 80.00 FEET;

THENCE WEST 208.21 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF 2200 WEST;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES:

(1) NORTH 0°24'48" WEST 77.53 FEET;

(2) NORTH 6°40'58" EAST 79.79 FEET;

(3) SOUTH 89°58'22" EAST 2.16 FEET;

(4) NORTH 0°09'35" WEST 18.06 FEET;

(5) NORTH 6°40'57" EAST 9.85 FEET AND;

(6) NORTH 0°31'10" WEST 61.85 FEET TO THE POINT OF BEGINNING.

CONTAINS 52,540 SQ. FT. OR 1.206 ACRES

CONTAINS 2 LOTS

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT I/WE _____, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE

MINERS COVE NORTH SUBDIVISION

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNERS HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES, AND DO FURTHERMORE HEREBY DEDICATE THE AREA HEREON DESCRIBED AS A SHARED STORM DRAIN EASEMENT FOR THE PURPOSES OF MAINTAINING ABOVE GROUND IMPROVEMENTS AND UNDERGROUND UTILITY LINES BOTH TO THE NORTH OF THE EXISTING BUILDING AS WELL AS THE SHARED ACCESS EASEMENT THROUGHOUT THIS SITE PERTAINING DIRECTLY FOR THE PURPOSE OF UPKEEP, REPAIRS AND REPLACEMENTS AS NECESSARY. IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____ A.D., 20____

MINERS COVE LLC

BY: _____

ITS: _____

STATE OF UTAH)

COUNTY OF SALT LAKE) SS

ON THIS _____ DAY OF _____, IN THE YEAR 20____, APPEARED BEFORE ME, _____, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE IS A _____ OF MINERS COVE LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE/SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY SIGNATURE _____

MINERS COVE NORTH SUBDIVISION

LOCATED IN NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH
AUGUST 2023

SURVEYOR: NATHAN WEBER, PLS



6891 South 700 West Ste. 150
Midvale, Utah 84047
Phone (801) 266-5099 Fax (801) 266-5032
office@diamondlandsurveying.com
www.diamondlandsurveying.com

SALT LAKE COUNTY RECORDER

RECORDED # _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE

REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____ DEPUTY, SALT LAKE COUNTY RECORDER

9 + 10
16 + 15
NORTHWEST CORNER OF SECTION 15,
T3S, R1W, SL&M
(FOUND BRASS CAP MONUMENT)

FOUND BRASS CAP
AT THE INTERSECTION
OF 10400 SOUTH
AND 2200 WEST

N 44°08'24" E
26.04'

EAST 46.70'

N 0°31'10" W
61.85'

N 6°40'57" E
9.85'

N 0°09'35" W
18.06'

S 89°58'22" E
2.16'

LEGEND

- Subdivision Boundary Line
- Lot Line
- (10') Public Utility Easement (P.U.E.) Line
- Rocky Mountain Power Easement
- Shared Storm Drain Easement
- Shared Access Easement
- Plum Blossom Estates Adjacent Property Lines
- Section Line
- Tie Line
- Monument
- Quarter Section Corner
- Section Corner Monument
- Property Corner

2200 WEST STREET
PUBLIC RIGHT-OF-WAY

S 0°01'38" W 2640.96' (MEASURED)
2640.92' (A.R.P.)

WEST QUARTER CORNER SECTION 15,
T3S, R1W, SL&M
(FOUND BRASS CAP MONUMENT)

16 + 15
16 + 15

10400 SOUTH STREET
PUBLIC RIGHT-OF-WAY

N 88°01'38" E
68.22'

R=9947.00'
L=102.77'
D=0°35'31"
CH=N88°19'23"E
CH L=102.77'

SEE GENERAL
PLAT NOTE #1

POINT OF
BEGINNING

SEE GENERAL
PLAT NOTE #2

SEE GENERAL
PLAT NOTE #3

Lot 2
17,330 SQ. FT.
0.398 ACRES
10433 S. 2200 W.
2183 W. SOUTH
JORDAN PARKWAY

Lot 1
35,211 SQ. FT.
0.808 ACRES
10435 S. 2200 W.

EXISTING 6' PRECAST
MASONRY FENCE

EXISTING 6' PRECAST
MASONRY FENCE

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MASONRY FENCE

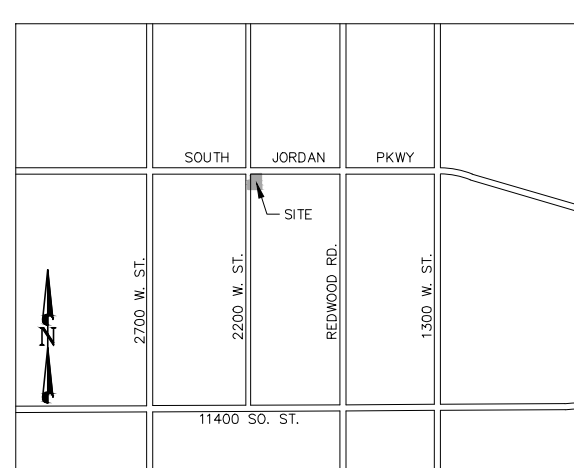
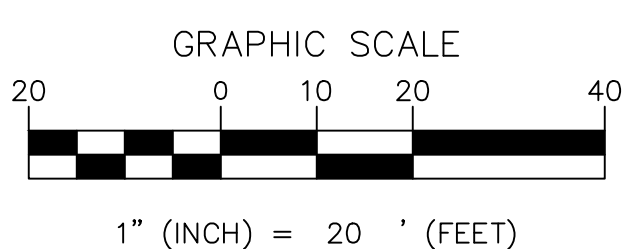
EXISTING 6' PRECAST
MASONRY FENCE

EXISTING 6' PRECAST
MASONRY FENCE

EXISTING 6' PRECAST
MASONRY FENCE

EXISTING 6' PRECAST
MASONRY FENCE

EXISTING 6' PRECAST
MASONRY FENCE



VICINITY MAP
NO SCALE

SOUTH VALLEY SEWER DISTRICT	COMCAST	SALT LAKE COUNTY HEALTH DEPARTMENT	CENTURY LINK COMMUNICATIONS
APPROVED THIS _____ DAY OF _____, A.D. 20____, BY S.V.S.D.	APPROVED THIS _____ DAY OF _____, A.D. 20____, BY COMCAST.	APPROVED THIS _____ DAY OF _____, A.D. 20____, BY HEALTH DEPARTMENT.	APPROVED THIS _____ DAY OF _____, A.D. 20____, BY CENTURY LINK COMMUNICATIONS.
SOUTH VALLEY SEWER DISTRICT	COMCAST	SALT LAKE CO. HEALTH DEPARTMENT	CENTURY LINK COMMUNICATIONS
SOUTH JORDAN CITY PLANNER	SOUTH JORDAN CITY ENGINEER	APPROVAL AS TO FORM	SOUTH JORDAN CITY
APPROVED THIS _____ DAY OF _____, 20____, BY SOUTH JORDAN CITY PLANNER.	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____.	APPROVED THIS _____ DAY OF _____, A.D. 20____, BY SOUTH JORDAN CITY.
SOUTH JORDAN CITY PLANNER	SOUTH JORDAN CITY ENGINEER	SOUTH JORDAN CITY ATTORNEY	ATTEST: CITY RECORDER CITY MAYOR

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 09/12/2023

Issue: KINGS LANDING
PRELIMINARY SUBDIVISION PLAT
Address: 10828 S. 1055 W.
File No: PLPP202300080
Applicant/Developer: Devan Hatch

Submitted by: Andrew McDonald, Planner I
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Kings Landing preliminary subdivision plat, File No. PLPP202300080, subject to the list of requirements in the recommendation section of this staff report.

ACREAGE:	Approximately 4.132 Acres
CURRENT ZONE:	Residential (R-1.8)
CURRENT USE:	Vacant/Undeveloped Land
FUTURE LAND USE PLAN:	Agricultural Preservation (AP)
NEIGHBORING ZONES/USES:	North – Agricultural (A-5) South – Residential (R-2.5) West – Residential (R-1.8 / R-2.5) East – Residential (R-1.8) Professional Office (P-O) Roseman University

STANDARD OF APPROVAL:

Once all application requirements have been met, redline corrections made, revised plans and plat submitted and City staff approval given, the preliminary subdivision plat application will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with chapter 16.04 of this title. The Planning Commission shall receive public comment at the public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the project does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application. (Ord. 2007-01, 1-16-2007)

City Code § 16.10.060

BACKGROUND:

The applicant is requesting that the Planning Commission approve a preliminary subdivision plat for the Kings Landing Subdivision (formerly known as Hatch Subdivision) located at 10828 South 1055 West. The property currently is undeveloped, vacant land that the applicant is proposing to develop into six single-family residential lots. The Planning Commission recommended approval of the rezone from A-5 to R-1.8 earlier this year on January 20, 2023, and the City Council approved the rezone on February 8, 2023. The rezone required an Engineering Infrastructure Analysis and a Fiscal Impact Analysis. These have been included in the supporting materials of this report. The proposed subdivision is similar to the concept plan the applicant presented with the rezone.

City Code requires that public notice of hearing items be sent to the owners of record of properties that are within 300 feet of the subdivision boundary lines. Additional notice was sent to the five residential properties at the end of 1055 west that are solely accessed from the public right-of-way, 1055 West.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The underlying zone (R-1.8), restricts density to 1.8 units per acre. The subdivision has a gross density of 1.45 units per acre, and a net density of 1.65 units per acre.
- Lots 1 & 2 are .805 and .825 acres respectfully. Lots 3-6 are half-acre lots.
- All lots will be accessed from a public right-of-way (ROW) called Kings Landing Court (10828 S.). Lots 1 and 2 will be accessed via a private 20-foot driveway.
- The applicant is required to install a “knuckle” at the end of 1055 West to better distinguish the end of the public ROW from the start of the private road, and provide City maintenance and service vehicles better clearance and a turnaround area for their operations.
- The portions of 1055 West adjacent to the project will be fully improved with at 55 foot ROW. The west half of 1055 West will be dedicated with the plat. The east half will be dedicated with a separate development application for property also owned by the applicant.
- The overall grade change of the property from 1055 West to the proposed subdivision’s west boundary is 55 feet. The elevation change is gradual until nearing the edge of lots 1 and 2. Lots 1 and 2 sit roughly ten to 20 feet higher than the lower lots (3-6).
- The applicant will construct a six-foot-tall Rhino Rock fence along the subdivision’s west and south boundaries.
- The subdivision will not have on-site stormwater infrastructure or connections into existing City services because there is no storm drain system in 1055 West. The applicant is proposing to construct an off-site stormwater detention basin on property owned by the applicant (10827 S. 1055 W.) but not included in the proposed subdivision. After water is detained in the basin, it will discharge into the Beckstead Ditch, which the City controls. The detention basin will exist as an easement recorded against the property (10827 S. 1055 W.) and is shown in the Overall Drainage Plan included in the supporting materials. A draft of the maintenance agreement and easement is also included.

- Retaining walls will be constructed on the northwest boundary corner of Lot 2, and the east sides of lots 1 and 2. City Code requires that these proposed retaining walls receive separate permit approval. The applicant currently has an application (PRRW202301420) in review with City Staff, and must receive approval of the permit before final subdivision approval.
- There is an existing 20-foot-wide sewer easement located along the east property lines of lots 1 and 2. South Valley Sewer has consented to the details of the project, and the encroachment of utilities and retaining walls within its easement (see attached consent letter).
- Lots 1 and 2 will connect to the existing sanitary line, and a new sewer line connection will be installed to connect 1055 west to an existing line on Roseman University property. Construction of the new sewer line will require the applicant to close 1055 West. The applicant is currently working with City staff to finalize the traffic plans outlining how residents south of the construction will retain access to their homes during construction.

Recommendation:

- City staff recommends the Planning Commission take public comments, 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 City staff. City staff's recommendation of approval is subject to all City Code requirements being satisfied before final subdivision plat approval, including the following department reviews and approvals:
 1. The Engineering Department approves the Stormwater Facilities Maintenance Agreement & Easement and it is recorded against the property.
 2. The Building Department approves the retaining wall permit (PRRW202301420).
 3. The Fire Department approves the location of the fire hydrant for lots 1 and 2.
 4. Engineering and Public Works Departments approval of:
 - a. Water and sanitary sewer plans; and
 - b. Water model and storm drain report calculations for discharge of stormwater into the Beckstead Ditch.
 5. Engineering and Fire Departments approval of a temporary detour access and traffic plan that maintains access for residents that live on 1055 West south of the construction.
 6. Engineering Department approval of an encroachment permit for the construction of the sewer line that will cross 1055 West before beginning construction.

ALTERNATIVES:

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

SUPPORT MATERIALS:

- Location Map
- Current Zoning / Future Land Use Map
- Record of Survey
- Preliminary Subdivision Plat
- Overall Site Plan
- Overall Grading Plan
- Enlarged Grading Plan (Stormwater Discharge)
- Overall Utility Plan
- Off-site Stormwater Facilities Maintenance Agreement
- Off-site Stormwater Facility Easement
- South Valley Sewer Letter of Consent
- Overall Sanitary Sewer Plan (C001)
- Engineering Infrastructure Analysis
- Fiscal Impact Analysis
- Notice of Revisions



Andrew McDonald
Planner I, Planning Department

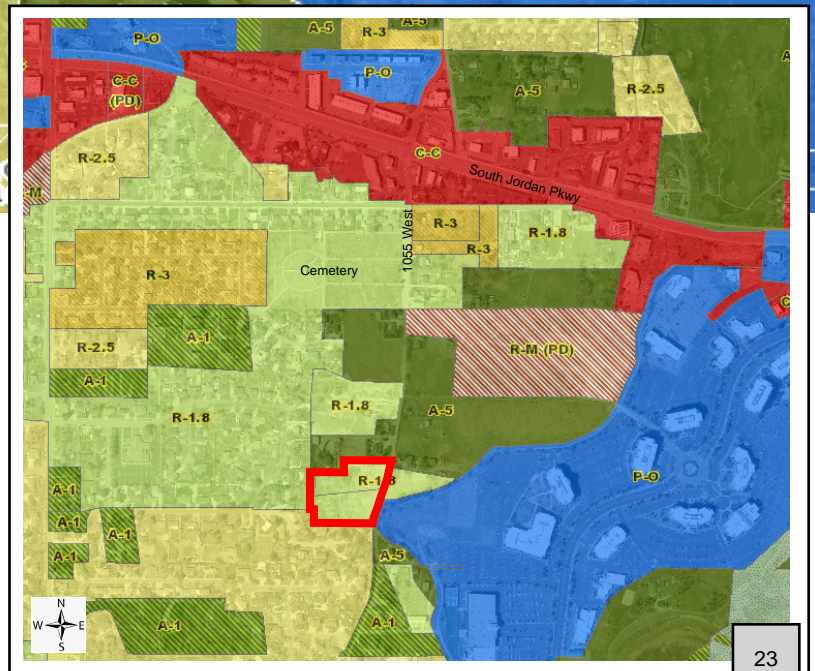
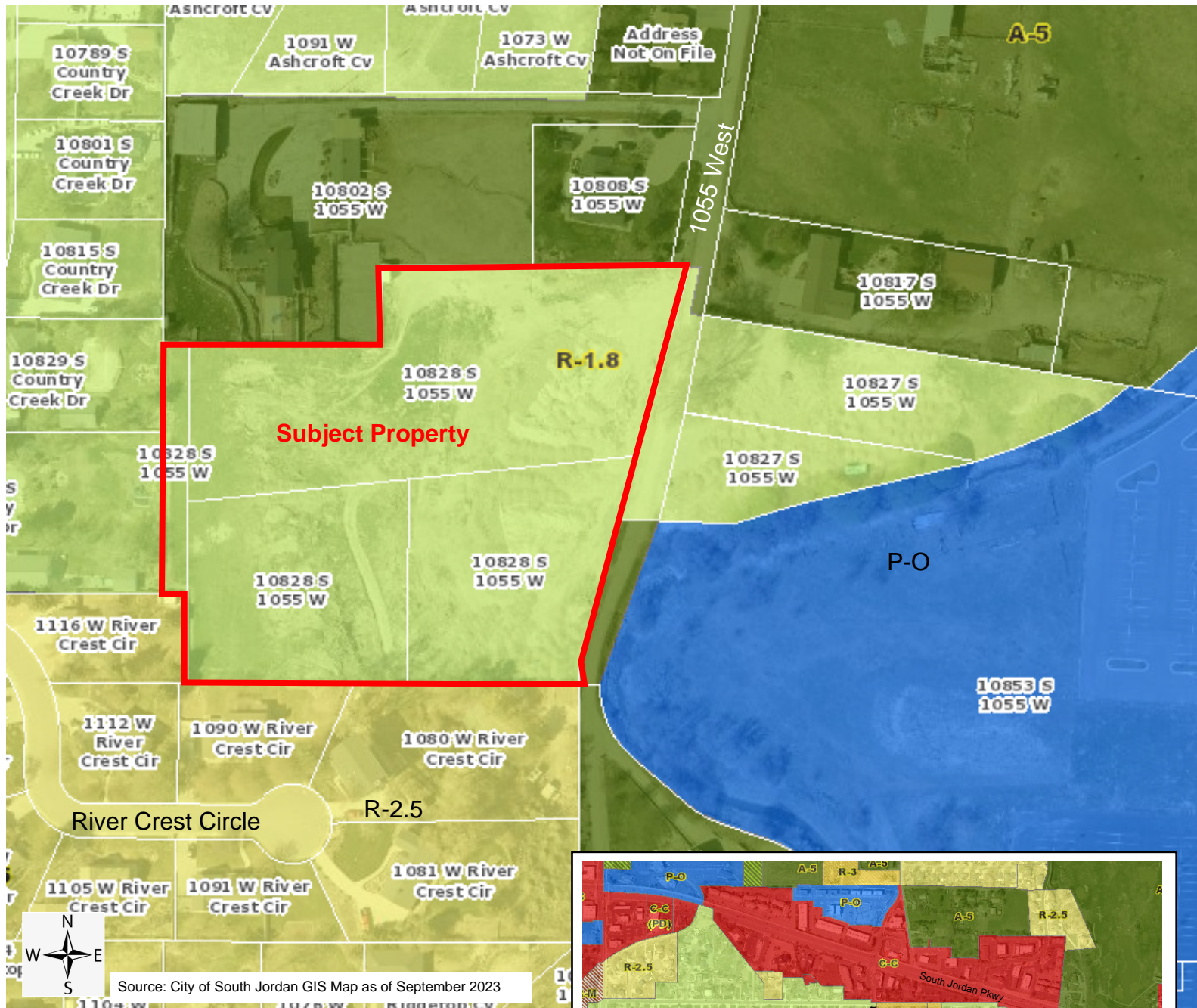
Location Map

Item H.2.



Current Zoning Map

Item H.2.



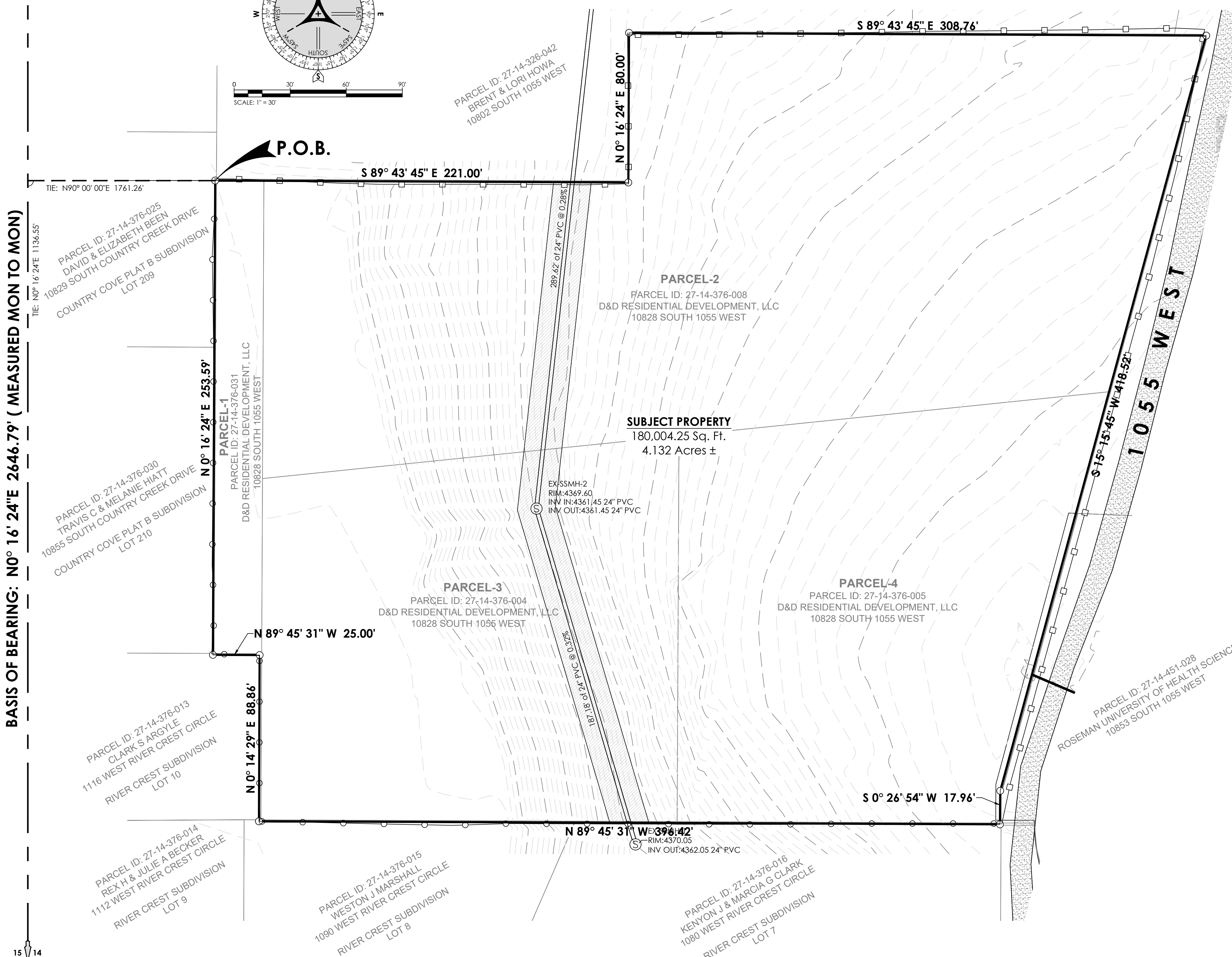
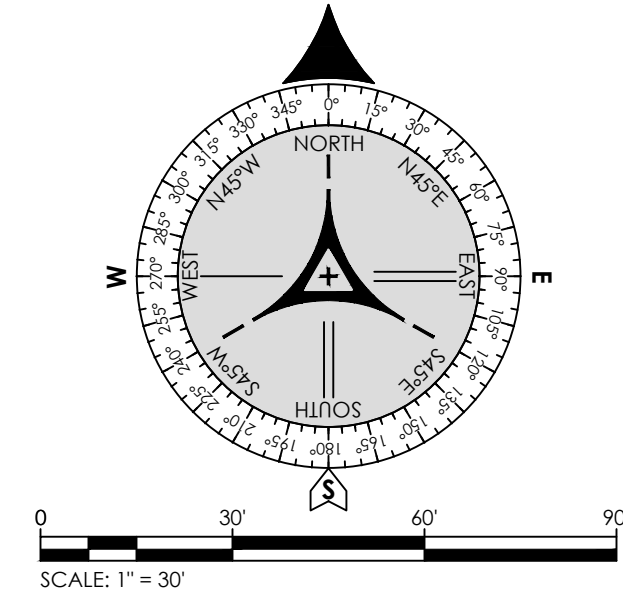
PROJECT PATH: E:\PROJECTS\22-022 HATCH SUBDIVISION SURVEY\KINGS LANDING SURVEY.dwg

PLOT DATE: Friday, July 14, 2023 4:30:59 PM

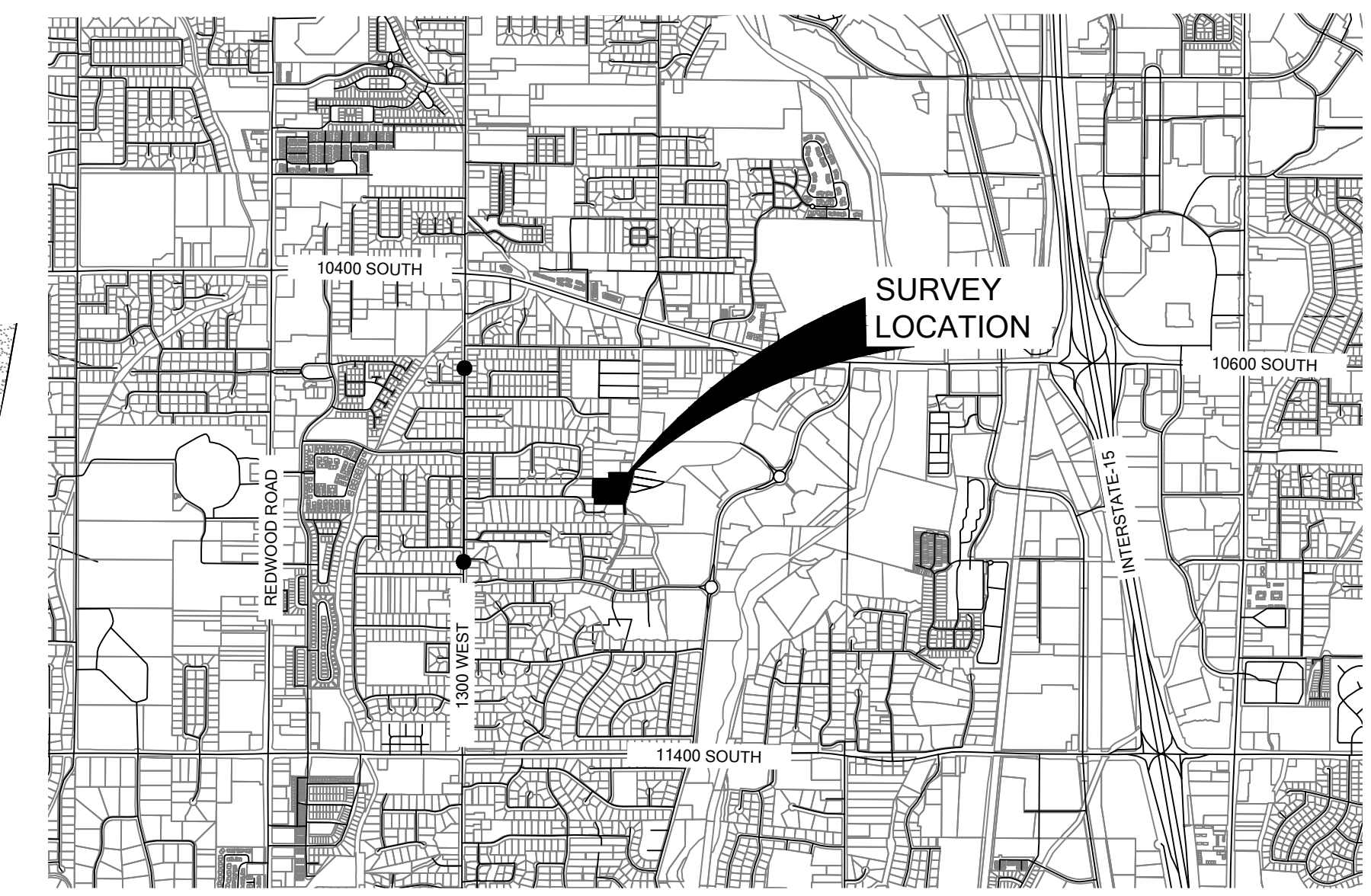
PAPER SIZE: ARCH expand D (36.00 x 24.00 inches)

BASIS OF BEARING: N0° 16' 24"E 2646.79' (MEASURED MON TO MON)

15 14
S.L.Co # 3S1W1506
10600 SOUTH 1300 WEST
WEST 1/4 SECTION CORNER
STANDARD FLAT 3" BRASS
FOUND IN PLACE



15 14
22 23
P.O.C.
S.L.Co # 3S1W1501
11000 SOUTH 1300 WEST
SOUTHWEST SECTION CORNER
STANDARD FLAT 3" BRASS
FOUND IN PLACE



PARCEL LEGAL DESCRIPTIONS

PARCEL 1:
BEGINNING AT THE NORTHEAST CORNER OF LOT 10, RIVER CREST SUBDIVISION, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 253.43 FEET MORE OR LESS TO THE SOUTH LINE OF THE BRENT AND LORI HOWA PROPERTY; THENCE WEST 25.0 FEET; THENCE SOUTH 253.43 FEET TO THE NORTH LINE OF SAID LOT; THENCE EAST 25.0 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
BEGINNING AT A POINT WHICH IS SOUTH 1501.88 FEET AND EAST 1786.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 195.50 FEET; THENCE NORTH 80.00 FEET; THENCE EAST 309.50 FEET TO THE WEST LINE OF 1055 WEST STREET; THENCE ALONG SAID WEST LINE SOUTH 14°59'22" WEST 198.05 FEET; THENCE SOUTH 83°52'33" WEST 456.38 FEET; THENCE NORTH 160.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
BEGINNING AT A POINT WHICH IS SOUTH 1661.88 FEET AND EAST 1786.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 83°52'33" EAST 224.22 FEET; THENCE SOUTH 207.35 FEET; THENCE WEST 222.94 FEET; THENCE NORTH 183.43 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
BEGINNING AT A POINT ON THE WEST LINE OF 1055 WEST STREET, SAID POINT BEING SOUTH 1613.19 FEET AND EAST 2239.78 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID WEST LINE SOUTH 14°59'22" WEST 220.45 FEET; THENCE SOUTH 0°10'30" WEST 19.17 FEET; THENCE WEST 173.76 FEET; THENCE NORTH 207.35 FEET; THENCE NORTH 83°52'33" EAST 232.16 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

The Basis of Bearings for this survey is from the:
Southwest Corner of Section-14, T3S, R1W, SLB&M
North 00° 16' 24" East 2,646.79'
West 1/4 Corner of Section-14, T3S, R1W, SLB&M

COMPOSITE BOUNDARY DESCRIPTION


AN ENTIRE TRACT OF LAND DISCLOSED IN THAT WARRANTY DEED RECORDED JUNE 1, 2022, AS ENTRY No. 13962025 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER. SAID ENTIRE TRACT IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE SECTION LINE **NORTH 00° 16' 24" EAST 1136.55 FEET** TO A POINT OF INTERSECTION; THENCE **EAST 1761.26 FEET**, TO THE POINT OF BEGINNING.
THENCE ALONG THE BOUNDARY OF SAID TRACT THE FOLLOWING (9) COURSES:
1. SOUTH 89° 43' 45" EAST 221.00 FEET;
2. NORTH 00° 16' 24" EAST 80.00 FEET;
3. SOUTH 89° 43' 45" EAST 308.76 FEET TO WESTERN EDGE OF 1055 WEST;
4. SOUTH 15° 15' 45" WEST 418.52 FEET ALONG 1055 WEST;
5. SOUTH 00° 26' 54" WEST 17.96 FEET TO THE NORTHEAST CORNER OF THE RIVER CREST SUBDIVISION;
6. NORTH 89° 45' 31" WEST 396.42 FEET ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION;
7. NORTH 00° 14' 29" EAST 88.86 FEET ALONG THE NORTHEASTERN BOUNDARY OF SAID SUBDIVISION;
8. NORTH 89° 45' 31" WEST 25.00 FEET TO THE SOUTHEAST CORNER OF THE COUNTRY COVE PLAT-B SUBDIVISION;
9. NORTH 00° 16' 24" EAST 253.59 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.
CONTAINS 180,004 Sq. Ft. (4.132 ACRES) ± AND 6 LOTS

SURVEYOR'S NARRATIVE

The purpose of this survey is to determine the boundary of four subject properties and to provide an updated, composite legal descriptions for future land development. The boundaries are described according to the information located on the ground and per the official records with Salt Lake County.

SURVEYOR'S CERTIFICATE

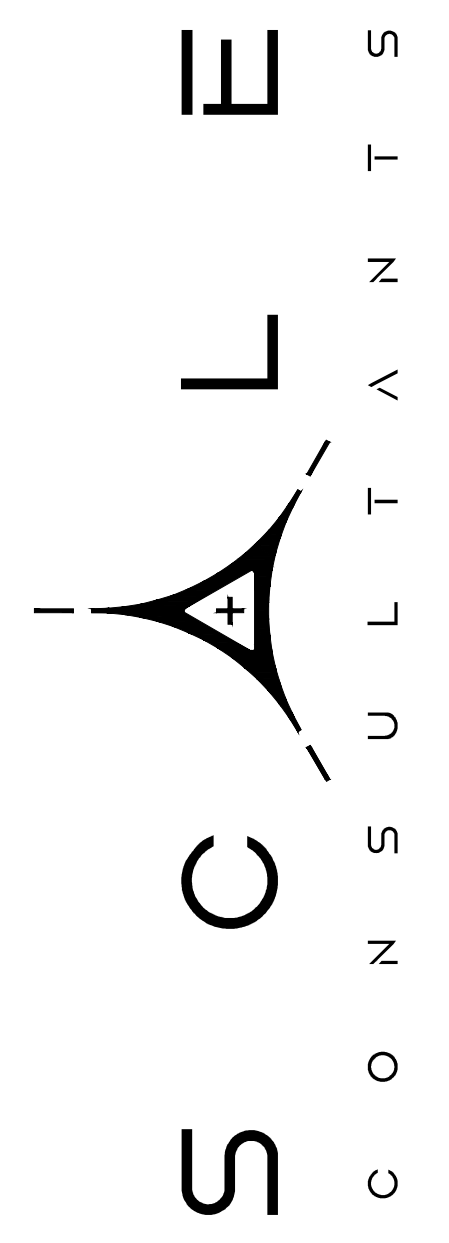
I, Gregory R. Wilson, a Professional Land Surveyor in the State of Utah, holding a license in accordance with "Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act" License No. 5579709, do hereby certify that:
1) This plat represents the results of a survey conducted under my supervision.
2) The survey was requested by Devan Hatch, with D & D Residential Development.
3) The land lies within the Southwest 1/4, Section 14, T3S, R1W, Salt Lake Base and Meridian.
4) The survey was completed on May 6th, 2023.
5) This plat complies with applicable statutes of this state, and any local ordinances in effect on the date that the survey was completed. The survey is also in accordance with Section 17-23-17, Utah State code.


July 14, 2023
Gregory R. Wilson, PLS 5579709,
(See Seal Above)

Item H.2.

REV	SURVEY DATE	COMMENT
A	JUN 28, 2023	1st Submittal

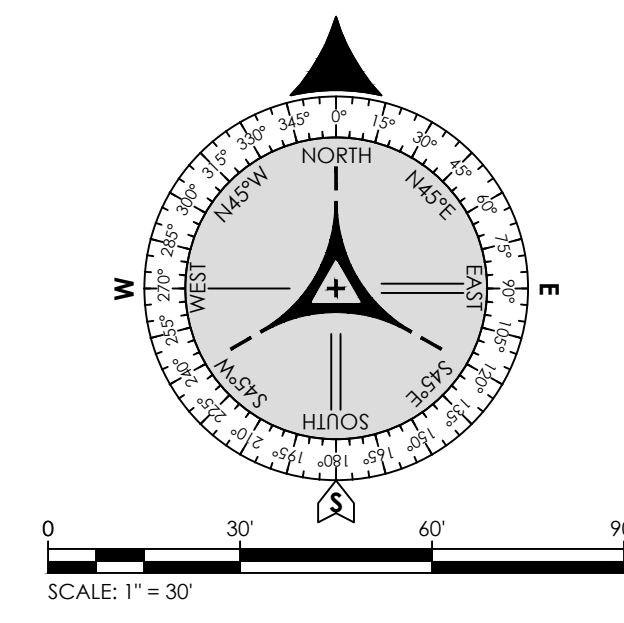
SCALE CONSULTANTS, P.C.
P.O. BOX 926, RIVERFON, UTAH 84065
(801) 664-6624



BOUNDARY SURVEY
D&D DEVELOPMENT BOUNDARY
10827 SOUTH - 1055 WEST
SOUTH JORDAN, UTAH
SOUTHWEST 1/4, SECTION-14, T3S, R1W, SLB&M

KINGS LANDING SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, UTAH



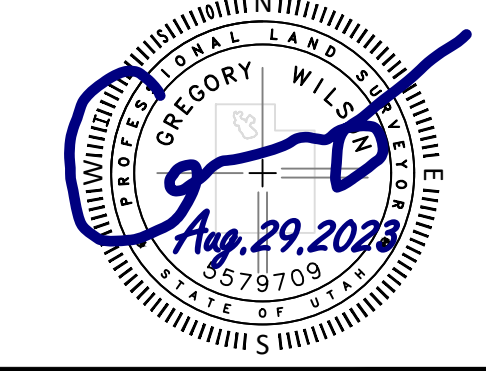
SURVEYOR'S CERTIFICATE

I, GREGORY R. WILSON, WITH SCALE CONSULTANTS, P.C.; A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS THE FOLLOWING:

- HOLDS LICENSE No. 5579709, IN ACCORDANCE WITH "TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT",
- I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 PER UTAH STATE CODE AND FILED SAID PLAT AS S2023-07-0000x IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR.
- I HAVE VERIFIED ALL MEASUREMENTS THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW CORRECTLY DESCRIBES THE LAND.
- THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO THREE LOTS, HEREAFTER TO BE KNOWN AS:
- I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

KINGS LANDING SUBDIVISION

Gregory R. Wilson
 Gregory R. Wilson, P.L.S. 5579709 Date 08.29.2023



BOUNDARY DESCRIPTION

AN ENTIRE TRACT OF LAND DISCLOSED IN THAT WARRANTY DEED RECORDED JUNE 1, 2022, AS ENTRY No. 13962025 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER. SAID ENTIRE TRACT IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE SECTION LINE NORTH 00° 16' 24" EAST 1136.55 FEET TO A POINT OF INTERSECTION; THENCE EAST 1761.26 FEET TO THE POINT OF BEGINNING.

THENCE ALONG THE BOUNDARY OF SAID TRACT THE FOLLOWING (9) COURSES:

- SOUTH 89° 43' 45" EAST 221.00 FEET;
- NORTH 00° 16' 24" EAST 80.00 FEET;
- SOUTH 89° 43' 45" EAST 308.76 FEET TO WESTERN EDGE OF 1055 WEST;
- SOUTH 15° 15' 45" WEST 418.52 FEET ALONG 1055 WEST;
- SOUTH 00° 26' 54" WEST 17.96 FEET TO THE NORTHEAST CORNER OF THE RIVER CREST SUBDIVISION;
- NORTH 89° 45' 31" WEST 394.42 FEET ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION;
- NORTH 00° 14' 29" EAST 88.86 FEET ALONG THE NORTHEASTERN BOUNDARY OF SAID SUBDIVISION;
- NORTH 89° 45' 31" WEST 25.00 FEET TO THE SOUTHEAST CORNER OF THE COUNTRY COVE PLAT-B SUBDIVISION;
- NORTH 00° 16' 24" EAST 253.59 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINS 180,004 Sq. Ft. (4.132 ACRES) AND 6 LOTS

OWNER'S DEDICATION

KNOW ALL MEND BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED, HEREAFTER KNOWN AS THE

KINGS LANDING SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNER(S) HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET. AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2023.

D & D RESIDENTIAL DEVELOPMENT, LLC

BY: _____
 PRINT NAME: DEVAN HATCH
 TITLE: MANAGING MEMBER

NOTARY ACKNOWLEDGMENT

STATE OF UTAH)
) SS
 COUNTY OF SALT LAKE)

ON THIS ____ DAY OF _____, IN THE YEAR 2023, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE MANAGING MEMBER OF D & D RESIDENTIAL DEVELOPMENT, LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION REGARDING THE KINGS LANDING SUBDIVISION, AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID D & D RESIDENTIAL DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE/SHE EXECUTED IT IN SUCH CAPACITY.

COMMISSION NUMBER _____
 MY COMMISSION EXPIRES _____

Print Name: _____
 A Notary Public Commissioned in Utah

LEGEND

- STREET MONUMENT
- PROPERTY CORNER, SET REBAR w/ WHITE CAP, STAMPED "SCALE"
- PUBLIC RIGHT OF WAY: DEDICATED TO SOUTH JORDAN CITY
- SHARED ACCESS & EMERGENCY ACCESS EASEMENT IN FAVOR OF LOTS 1 & 2
- 20' SEWER EASEMENT
- 15' WATER LINE EASEMENT IN FAVOR OF SOUTH JORDAN CITY
- BOUNDARY LINE
- LOT LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT LINE
- WATER & SEWER EASEMENT LINE
- 20' SHARED ACCESS & EMERGENCY EASEMENT LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

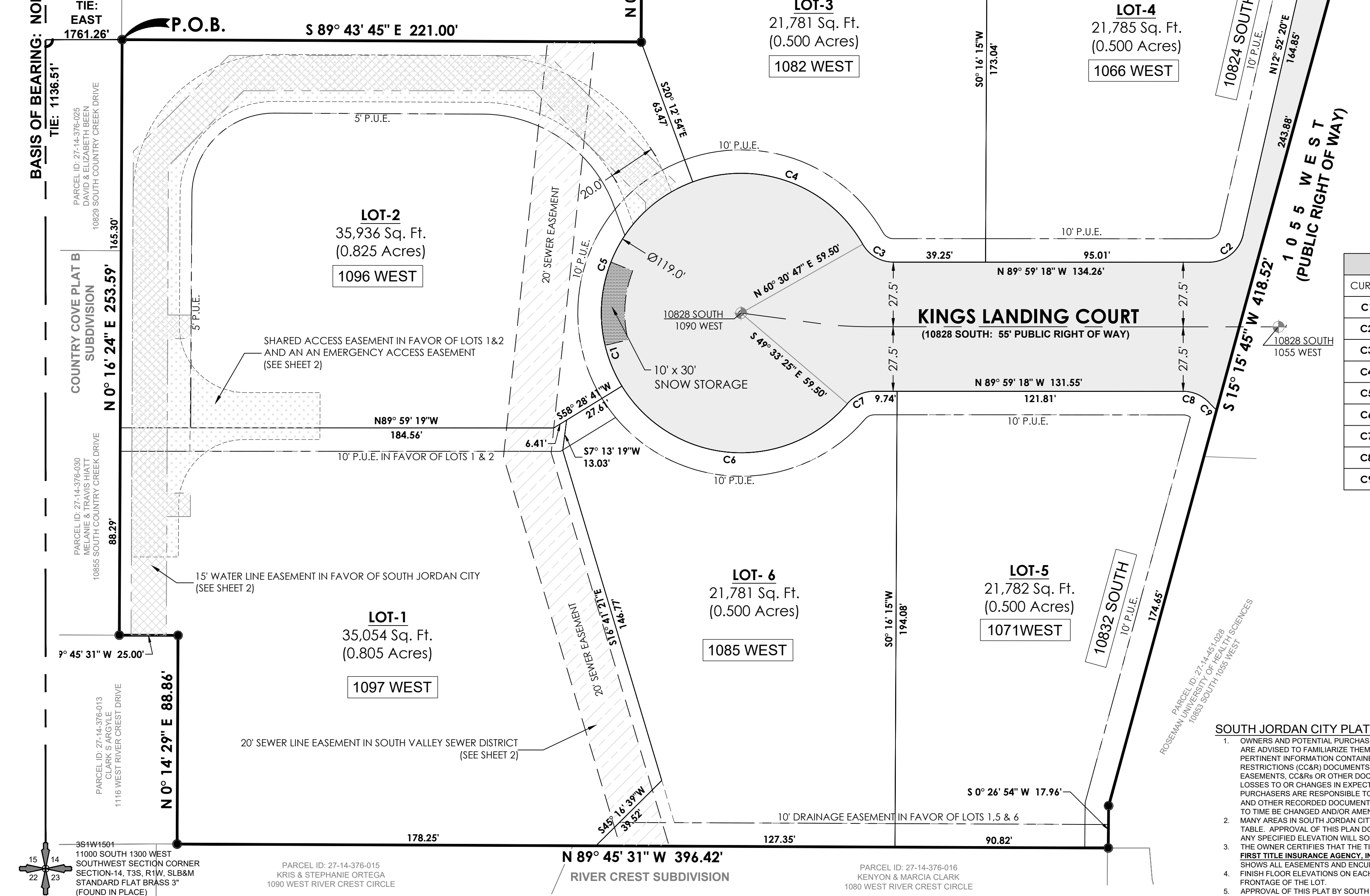
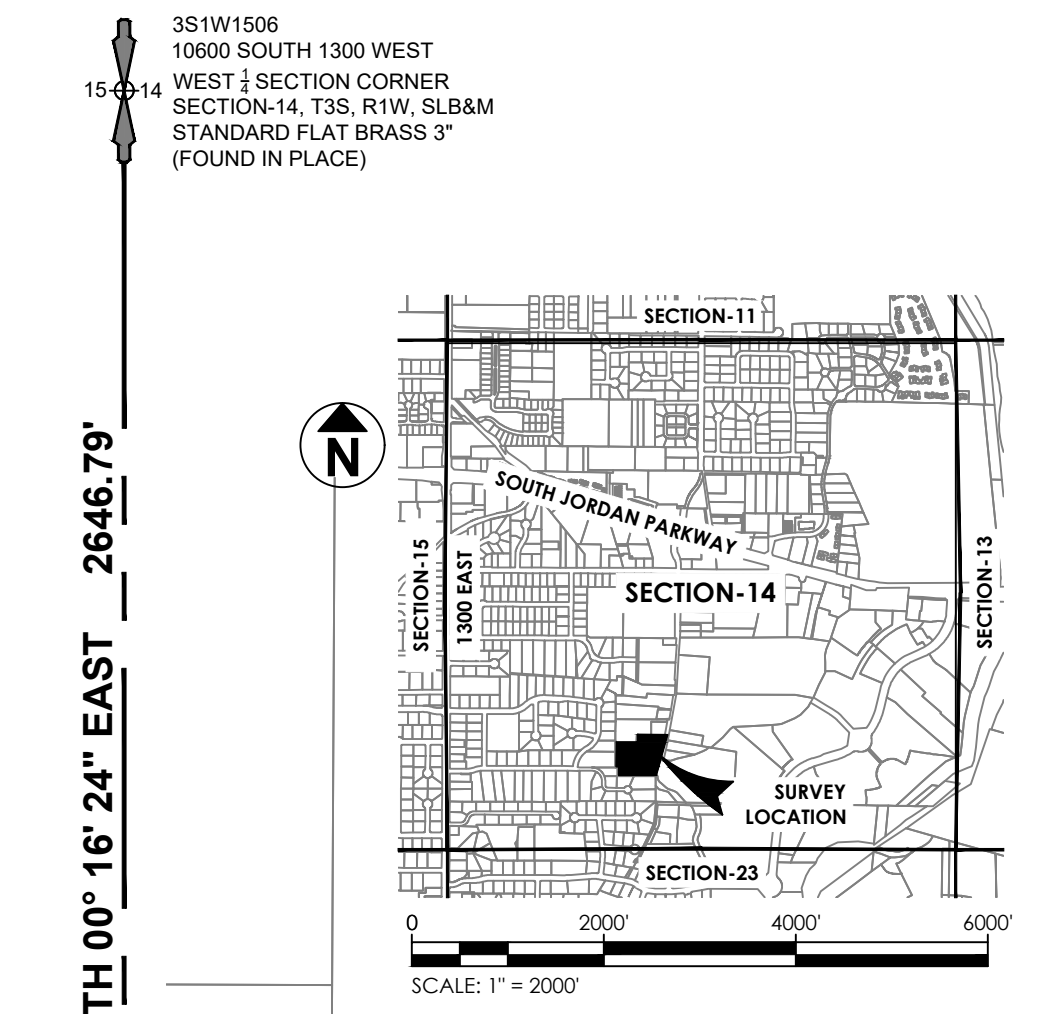
SCALE
 CONSULTANTS
 P.O. BOX 926 RIVERTON, UTAH 84035 (801) 664-6624



DEVELOPER:
 DEVAN HATCH
 D & D RESIDENTIAL DEVELOPMENT, LLC
 1396 WEST 200 SOUTH BUILDING 2E
 LINDON, UTAH 84042
 (801) 310-3808

KINGS LANDING SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, UTAH



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	59.50'	301.23'	290°04'12"	S5°28'41"W	68.20'
C2	15.00'	20.20'	77°08'22"	N51°26'31"E	18.70'
C3	15.00'	15.84'	60°30'05"	S59°44'15"E	15.11'
C4	59.50'	83.83'	80°43'41"	S69°51'04"E	77.07'
C5	59.50'	105.20'	101°18'25"	S19°07'53"W	92.03'
C6	59.50'	112.19'	108°02'06"	N85°32'22"W	96.29'
C7	15.00'	12.98'	49°34'07"	S65°13'39"W	12.58'
C8	15.00'	12.45'	47°33'07"	N66°12'44"W	12.09'
C9	45.00'	4.41'	5°37'08"	N45°14'45"W	4.41'

SOUTH JORDAN CITY PLAT NOTES:

- OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT (THE "PROPERTY") ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R) DOCUMENTS RECORDED AGAINST THE PROPERTY. FAILURE TO ADHERE TO THE NOTES, EASEMENTS, CC&R OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND BE IN COMPLIANCE WITH ALL NOTES, EASEMENTS, CC&R, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
- MANY AREAS IN SOUTH JORDAN CITY HAVE GROUNDWATER PROBLEMS DUE TO HIGH OR FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.
- THE OWNER CERTIFIES THAT THE TITLE REPORT DATED FEBRUARY 15, 2023, WHICH WAS PREPARED BY UTAH FIRST TITLE INSURANCE AGENCY, INC. WAS PROVIDED TO THE OWNER'S SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT.
- FINISH FLOOR ELEVATIONS ON EACH LOT WILL NOT EXCEED 4' ABOVE THE TBC ELEVATION ACROSS THE FRONTAGE OF THE LOT.
- APPROVAL OF THIS PLAT BY SOUTH JORDAN CITY DOES NOT MEAN THAT INDIVIDUAL LOT DRAINAGE TO A ROAD OR RETENTION FACILITY IS ASSURED. DEVELOPMENT AND GRADING MAY NECESSITATE SWALES AND OTHER DRAINAGE FACILITIES TO PROTECT INDIVIDUAL PROPERTIES. APPROVAL OF THIS PLAT ALSO DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT SWALES OR OTHER DRAINAGE FACILITIES ARE APPROPRIATE AND MAINTAINED NOR THAT DRAINAGE FROM ADJACENT PROPERTIES IS PREVENTED.
- LOTS 4 AND 5 TO FRONT ONTO KINGS LANDING COURT

STORM WATER NOTES:

- THIS SUBDIVISION BENEFITS FROM AN OFFSITE STORM WATER DETENTION BASIN LOCATED AT 10827 SOUTH 1055 WEST (PARCEL ID: 27-14-376-02). DATE RECORDED: _____ ENTRY No. _____ BOOK _____ PAGE _____
- LOTS 1 & 2 MUST ROUTE ALL STORM WATER COLLECTED FROM THE DRIVEWAYS AND ROOFS TO THE PRIVATE DRIVE.
- LOTS 3,4,5,6: ALL DRIVEWAYS AND ROOF DRAINS MUST BE ROUTED TO THE PUBLIC RIGHT OF WAY.

IRRIGATION NOTES:

- LOTS 3 & 4 MAINTAIN AN 10' EASEMENT FOR THE TAILWATER RECEIVED FROM THE BECKSTEAD 108' LATERAL. LOT OWNERS ARE REQUIRED TO MAINTAIN THE DITCH AND ENSURE THAT IRRIGATION WATER FLOWS FREELY THROUGH THEIR RESPECTIVE LOT.

DOMINION ENERGY UTAH NOTE:
 QUESTAR GAS COMPANY: DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-360-6532.

ROCKY MOUNTAIN POWER NOTE:
 1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(III) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THE PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 2.4. ANY OTHER PROVISION OF LAW

SOUTH VALLEY SEWER NOTES:
 1. THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY SEWER SERVICE TO THE PROPERTY OR ANY APPROVAL OF SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.
 2. 27 SALT LAKE COUNTY SEWER DISTRICT No. 1. ENTRY: 2699902, RECORDED: APRIL 4TH, 1975, BOOK: 3824, PAGES: 57-59; ENTRY: 2725448, RECORDED: JULY 15TH, 1975, BOOK: 3915, PAGES: 52-53; ENTRY: 2725448, RECORDED: JULY 15TH, 1975, BOOK: 3915, PAGES: 56-57; ENTRY: 2725449, RECORDED: JULY 15TH, 1975, BOOK: 3915, PAGES: 58-59; ENTRY: 2725450, RECORDED: JULY 15TH, 1975, BOOK: 3915, PAGES: 60-61.

UTILITY APPROVAL:
 ROCKY MOUNTAIN POWER _____
 DOMINION ENERGY _____
 COMCAST _____
 CENTURY LINK / LUMEN TECH. _____

SOUTH VALLEY SEWER DISTRICT
 APPROVED THIS ____ DAY OF _____, 2023
 BY THE SOUTH VALLEY SEWER DISTRICT.
 SOUTH VALLEY SEWER DISTRICT MANAGER

SALT LAKE COUNTY HEALTH DEPARTMENT
 APPROVED THIS ____ DAY OF _____, 2023
 BY THE BOARD OF HEALTH
 SALT LAKE COUNTY HEALTH DEPARTMENT

CITY ENGINEER
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND IS HEREBY APPROVED.
 SOUTH JORDAN CITY ENGINEER DATE _____

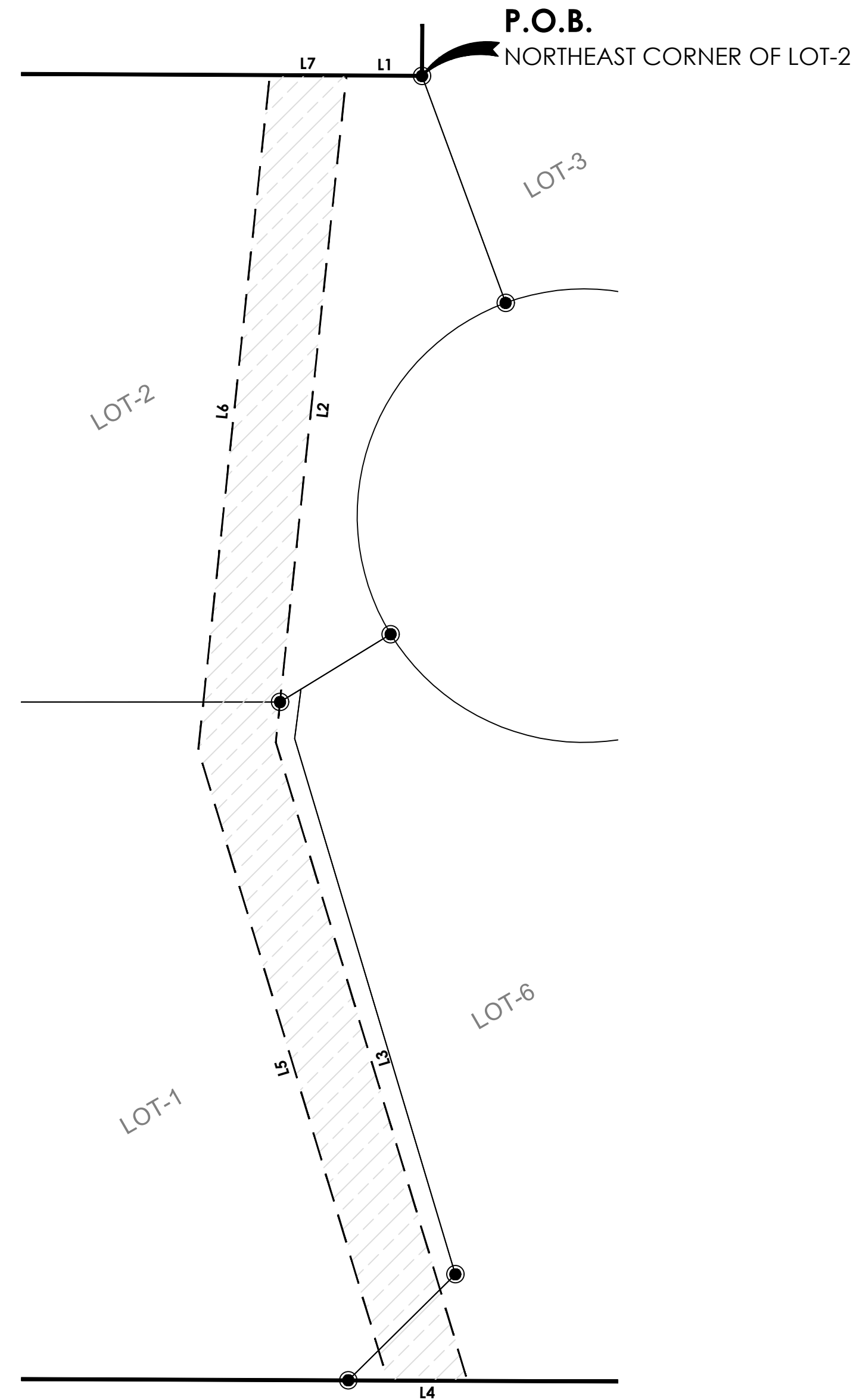
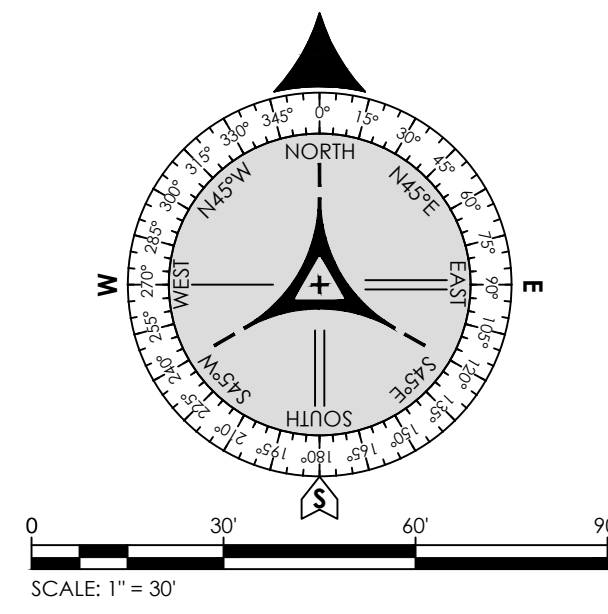
CITY PLANNER
 APPROVED THIS ____ DAY OF _____, 2023, BY THE SOUTH JORDAN CITY PLANNER
 SOUTH JORDAN CITY PLANNER

OFFICE OF THE CITY ATTORNEY
 APPROVED AS TO FORM THIS ____ DAY OF _____, 2023.
 ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR
 APPROVED AS TO FORM THIS ____ DAY OF _____, 2023.
 MAYOR
 ATTEST: CITY RECORDER

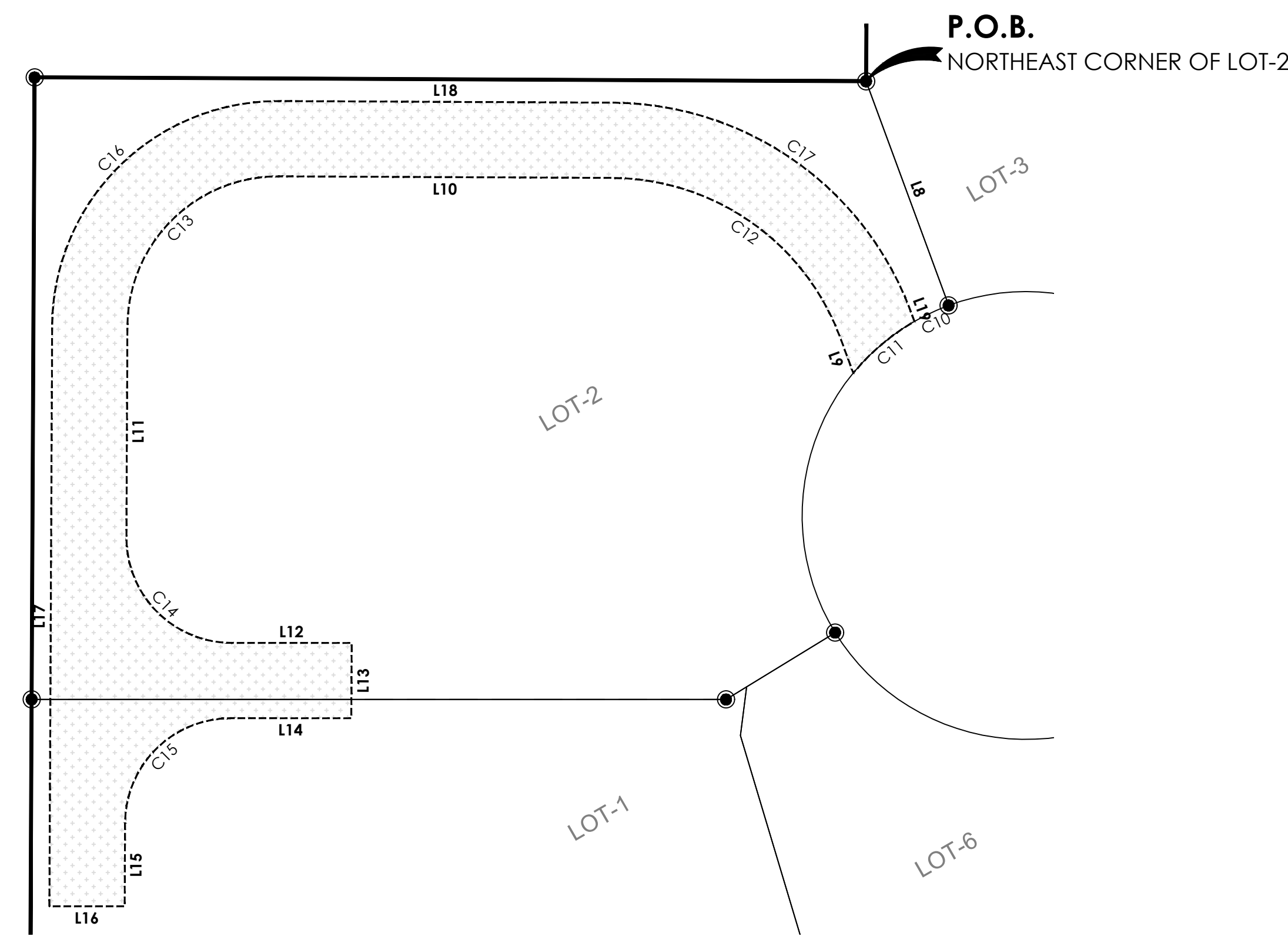
RECORD NO. _____ **SALT LAKE COUNTY RECORDER**
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEES _____ DEPUTY SALT LAKE COUNTY RECORDER
 NUMBER: _____
 ACCOUNT: _____
 SHEET: 1
 OF 2 SHEETS

PROJECT PATH: E:\PROJECTS\22-022 HATCH SUBDIVISION\DWGS\22-022-0 PLAT.dwg
 PLOT DATE: Thursday, August 24, 2023 12:21:35 PM
 PAPER SIZE: ARCH expanded D (36.00 x 24.00 inches)



1 SOUTH VALLEY SEWER DISTRICT EASEMENT
Scale: 1" = 30'

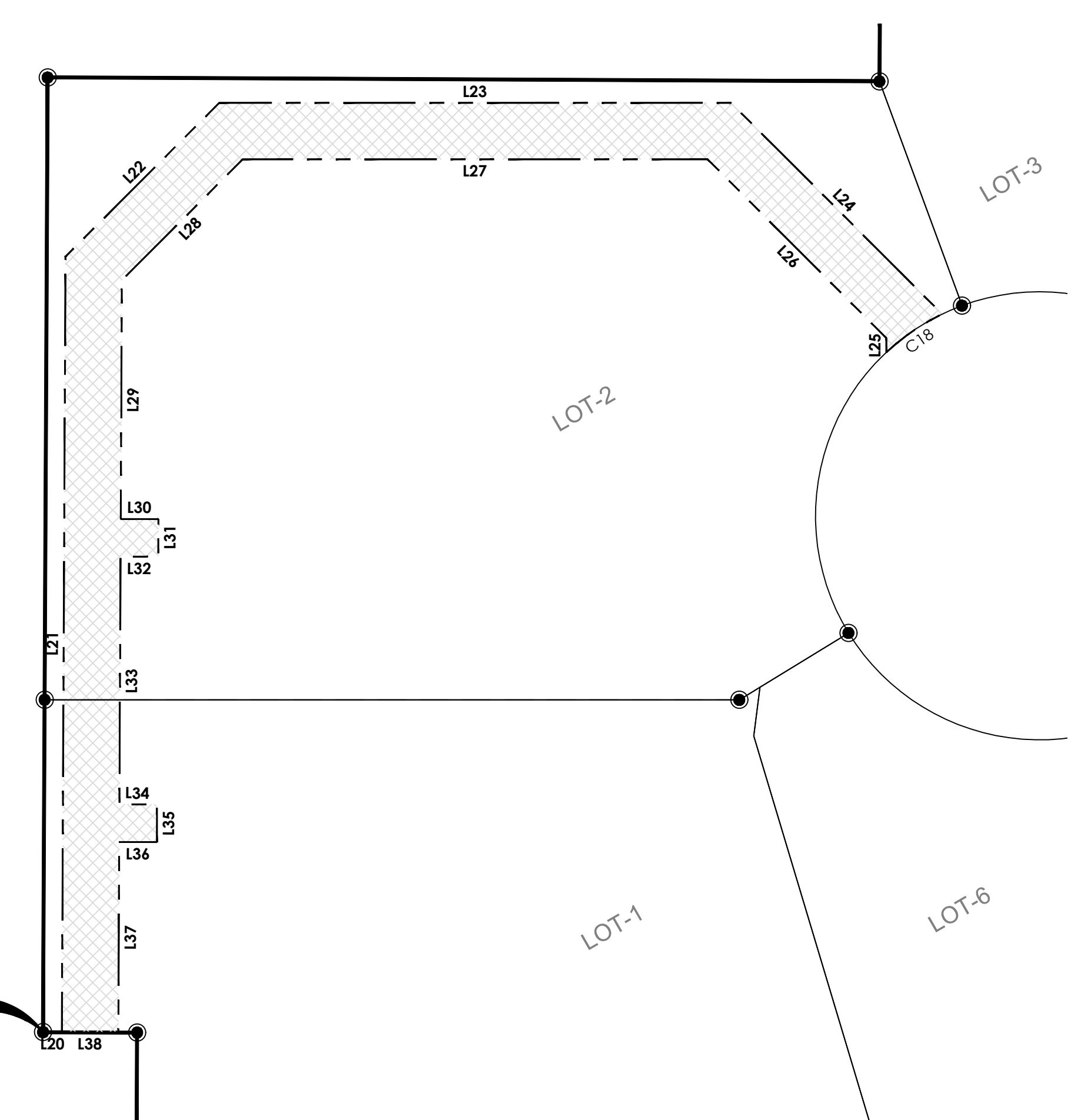
LINE	LENGTH	BEARING
L1	19.81'	N90° 00' 00"W
L2	175.87'	S06° 02' 58"W
L3	174.96'	S16° 41' 21"E
L4	20.91'	N89° 45' 31"W
L5	172.89'	N16° 41' 21"W
L6	177.87'	N06° 02' 58"E
L7	20.10'	S89° 43' 45"E



2 SHARED ACCESS & EMERGENCY EASEMENT
Scale: 1" = 30'

LINE	LENGTH	BEARING
L8	63.47'	S20° 12' 54"E
L9	9.94'	N20° 12' 54"W
L10	88.59'	N89° 43' 45"W
L11	56.06'	S00° 16' 24"W
L12	31.87'	S89° 59' 19"E
L13	20.00'	S00° 16' 24"W
L14	32.13'	N89° 59' 19"W
L15	22.13'	S00° 16' 24"W
L16	20.00'	N89° 59' 19"W
L17	154.28'	N00° 16' 24"E
L18	88.59'	S89° 43' 45"E
L19	2.67'	S20° 12' 54"E

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C10	59.50'	10.05'	9°40'32"	S64° 56' 50"W	10.04'
C11	59.50'	21.40'	20°36'10"	S49° 48' 29"W	21.28'
C12	65.00'	78.86'	69°30'51"	N54° 58' 20"W	74.11'
C13	40.00'	62.83'	89°59'51"	S45° 16' 19"W	56.57'
C14	28.00'	44.11'	90°15'43"	S44° 51' 28"E	39.69'
C15	28.00'	43.85'	89°44'17"	S45° 08' 32"W	39.51'
C16	60.00'	94.25'	89°59'51"	N45° 16' 19"E	84.85'
C17	85.00'	103.13'	69°30'51"	S54° 58' 20"E	96.92'



3 WATERLINE EASEMENT
Scale: 1" = 30'

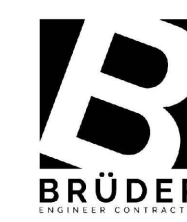
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L20	5.00'	S89° 45' 31"E
L21	206.01'	N00° 16' 11"E
L22	57.77'	N45° 00' 00"E
L23	135.94'	N90° 00' 00"E
L24	79.33'	S45° 00' 00"E
L25	3.77'	N00° 00' 00"E
L26	67.16'	N45° 00' 00"W
L27	123.51'	S90° 00' 00"W
L28	45.38'	S45° 00' 00"W
L29	63.43'	S00° 15' 58"W

LINE	LENGTH	BEARING
L30	10.00'	S89° 43' 36"E
L31	10.00'	S00° 16' 24"W
L32	10.00'	N89° 43' 36"W
L33	65.79'	S00° 16' 26"W
L34	10.00'	S89° 43' 49"E
L35	10.00'	S00° 16' 11"W
L36	10.00'	N89° 43' 49"W
L37	50.61'	S00° 16' 11"W
L38	15.00'	N89° 45' 46"W

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C18	59.50'	18.04'	17°22'16"	S55° 33' 32"W	17.97'

LEGEND

- PROPERTY CORNER, SET REBAR w/ WHITE CAP, STAMPED "SCALE"
- SHARED ACCESS & EMERGENCY ACCESS EASEMENT IN FAVOR OF LOTS 1 & 2
- 20' SEWER EASEMENT
- 15' WATER LINE EASEMENT IN FAVOR OF SOUTH JORDAN CITY
- BOUNDARY LINE
- LOT LINE
- 15' WATERLINE EASEMENT LINE
- WATER & SEWER EASEMENT LINE
- 20' SHARED ACCESS & EMERGENCY EASEMENT LINE



DEVELOPER:
DEVAN HATCH
D & D RESIDENTIAL DEVELOPMENT, LLC
1396 WEST 200 SOUTH BUILDING 2E
LONDON, UTAH 84042
(801) 310-3808

KINGS LANDING SUBDIVISION

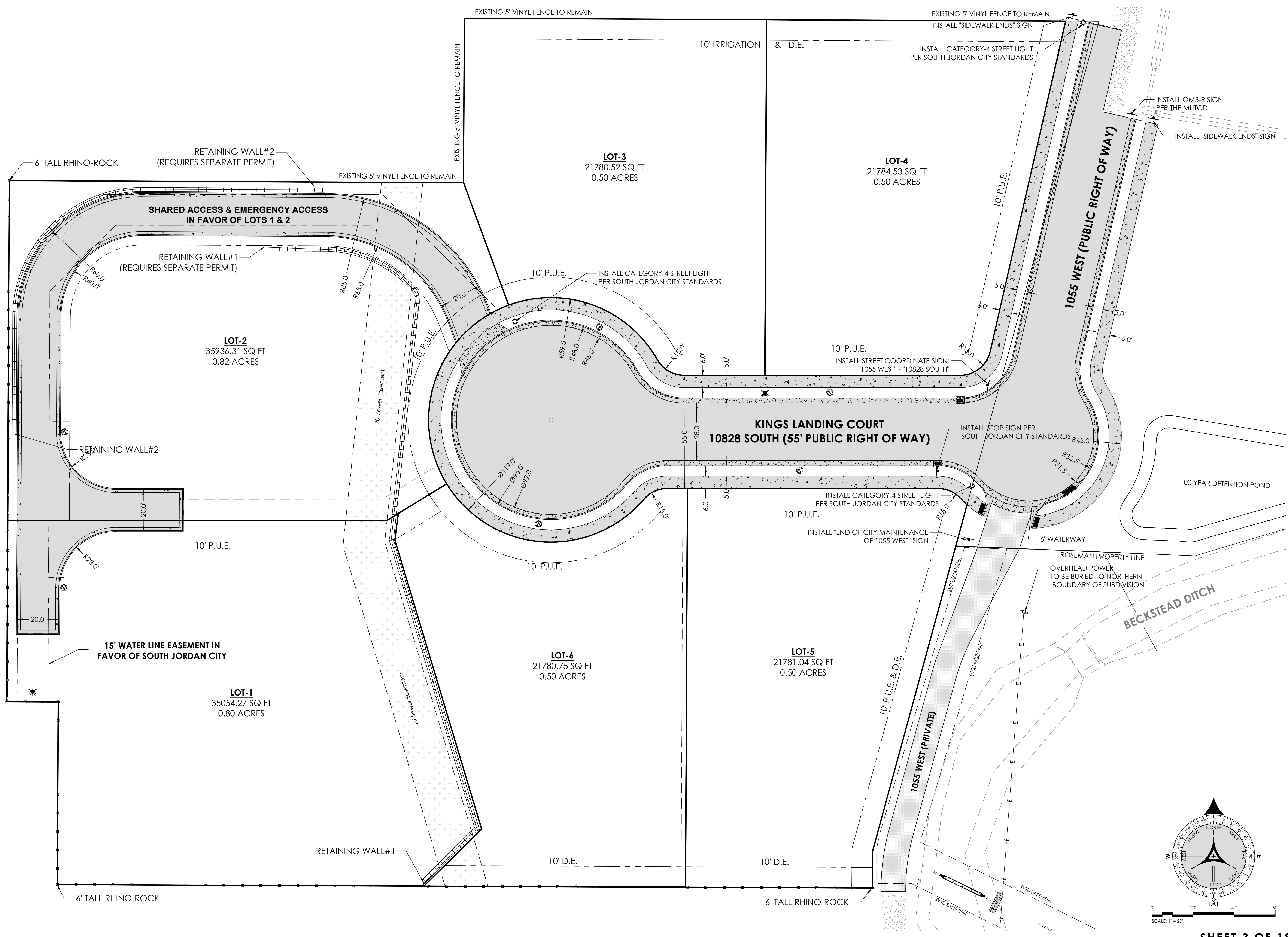
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, UTAH

RECORD NO. _____ SALT LAKE COUNTY RECORDER		NUMBER: _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____		ACCOUNT: _____
DATE: _____	TIME: _____	BOOK: _____
_____	_____	PAGE: _____
FEES _____	DEPUTY SALT LAKE COUNTY RECORDER _____	
_____	SHEET: _____	
_____	OF _____ SHEETS	

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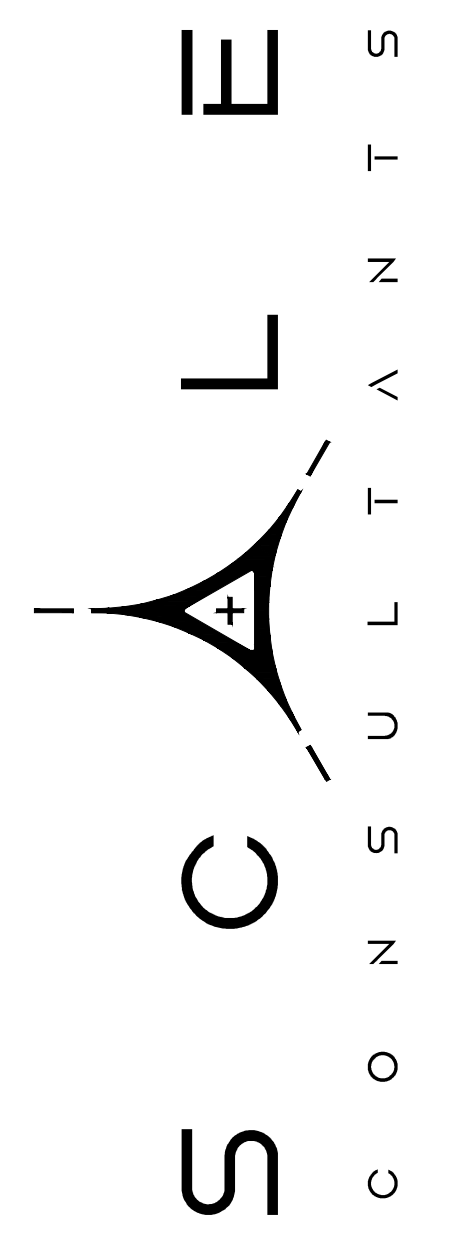
PLOT DATE: Tuesday, August 29, 2023 9:05:39 AM

PAPER SIZE: ARCH expand D (36.00 x 24.00 inches)



REV	DATE	COMMENT
A	MAY 05, 2023	1st Submittal
B	JUN 17, 2023	2nd Submittal
C	AUG 18, 2023	3rd Submittal

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
(801) 664-6624



OVERALL SITE PLAN
KINGS LANDING SUBDIVISION
 10828 SOUTH - 1055 WEST
 SOUTH JORDAN, UTAH
 SOUTHWEST 1/4, SECTION-14, T3S, R1W, SLB&M

C100

SHEET 3 OF 18

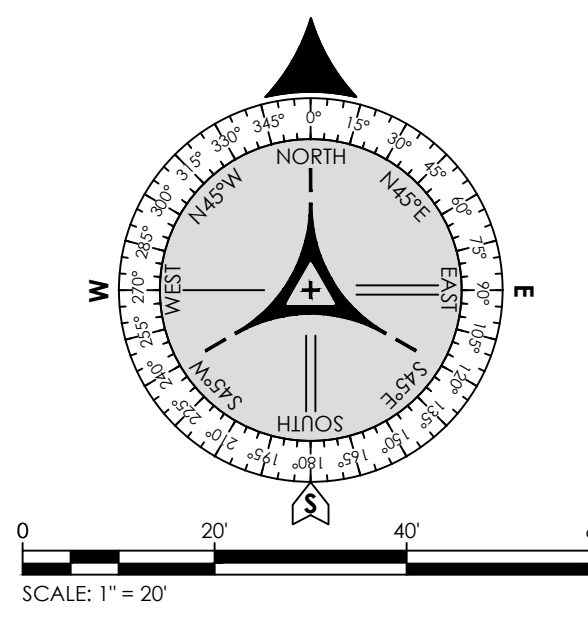
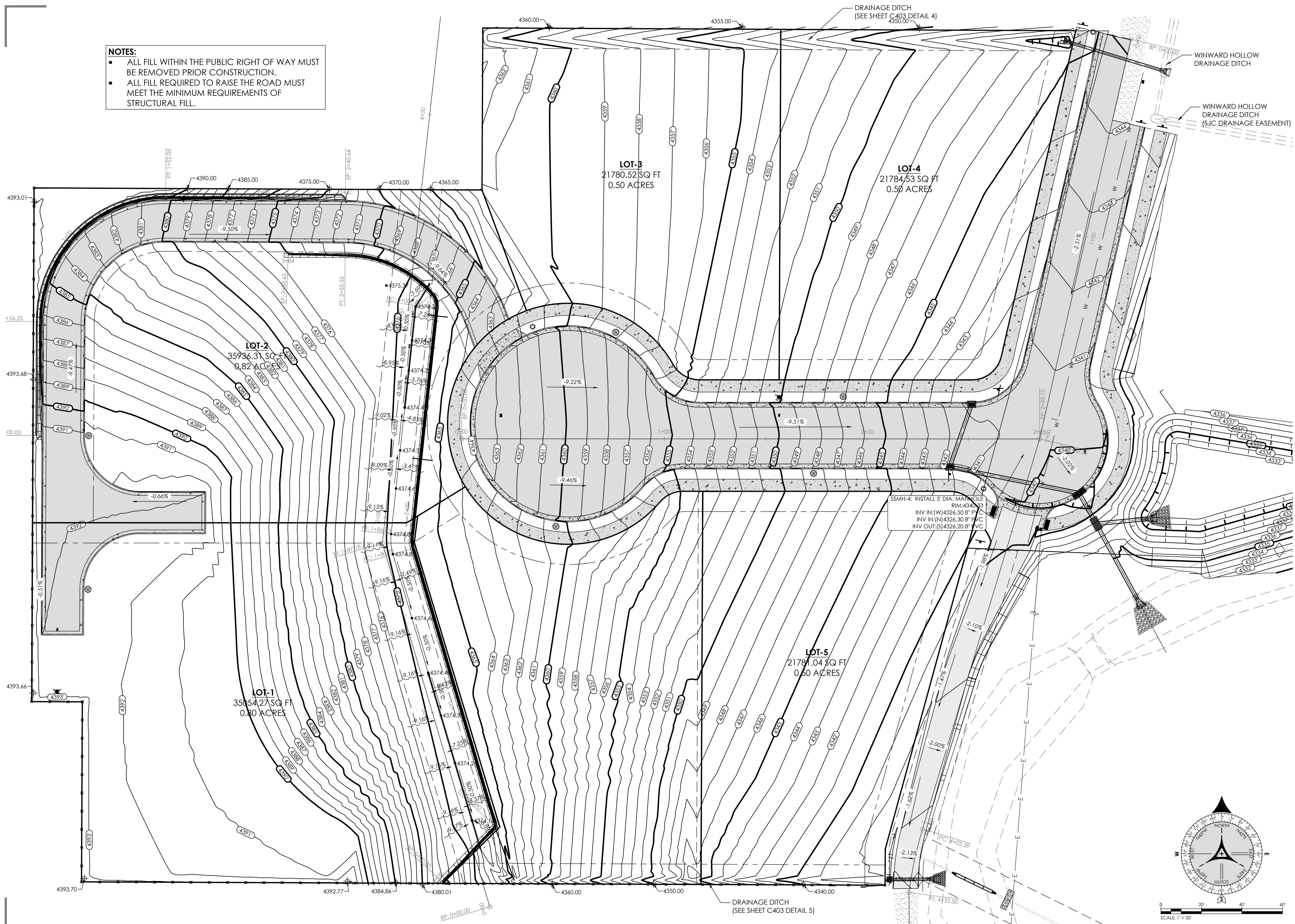
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PLAN PROFILE_B3.dwg

PLOT DATE: Tuesday, August 29, 2023 9:05:38 AM

PAPER SIZE: ARCH expand D (36.00 x 24.00 inches)

NOTES:

- ALL FILL WITHIN THE PUBLIC RIGHT OF WAY MUST BE REMOVED PRIOR CONSTRUCTION.
- ALL FILL REQUIRED TO RAISE THE ROAD MUST MEET THE MINIMUM REQUIREMENTS OF STRUCTURAL FILL.



REV	DATE	COMMENT
A	MAY 05, 2023	1st Submittal
B	JUN 17, 2023	2nd Submittal
C	AUG 18, 2023	3rd Submittal

SCALE CONSULTANTS, P.C.
RIVERVIEW, UTAH 84096
(801) 664-6624

SCALES

S C O N S U L T A N T S



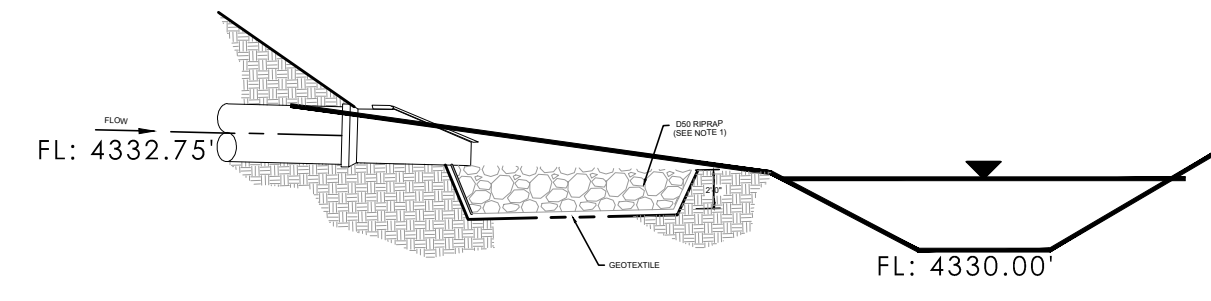
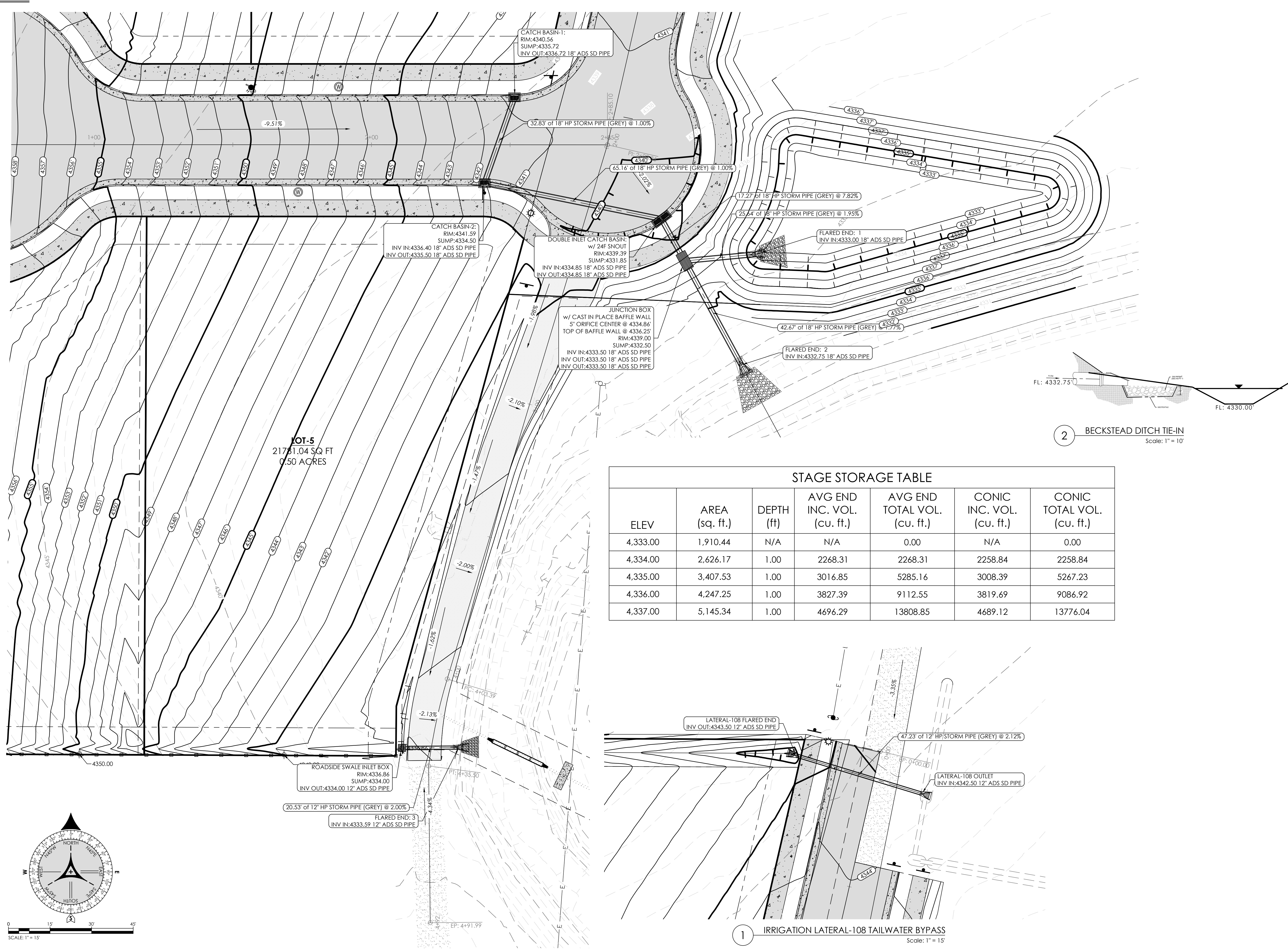
OVERALL GRADING PLAN
KINGS LANDING SUBDIVISION
 10828 SOUTH - 1055 WEST
 SOUTH JORDAN, UTAH
 SOUTHWEST 1/4, SECTION-14, T3S, R1W, SLB&M

200

PROJECT PATH: E:\PROJECTS\22-022 HATCH SUBDIVISION\DWGS\22-22.2 PLAN\PROFILE_R3.dwg

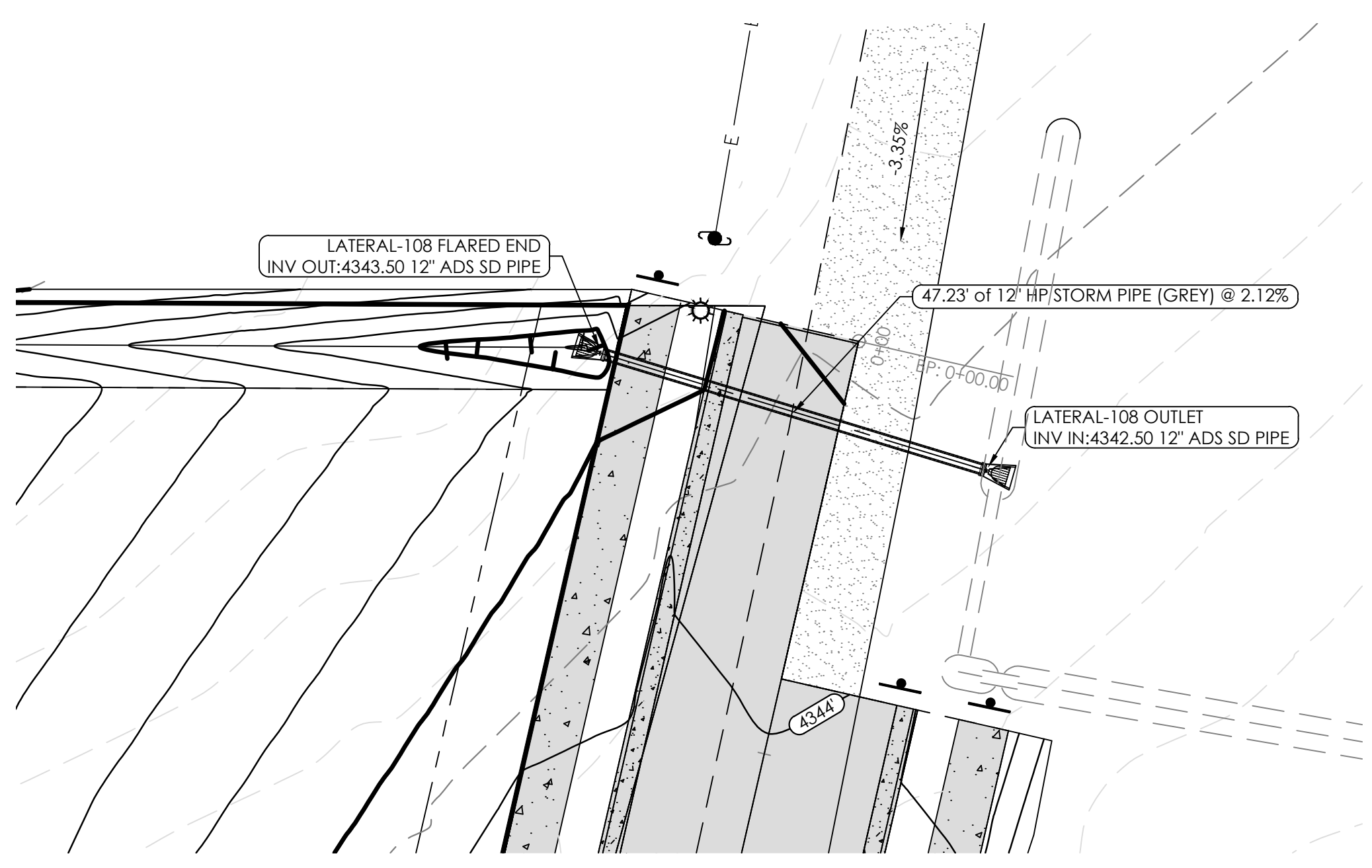
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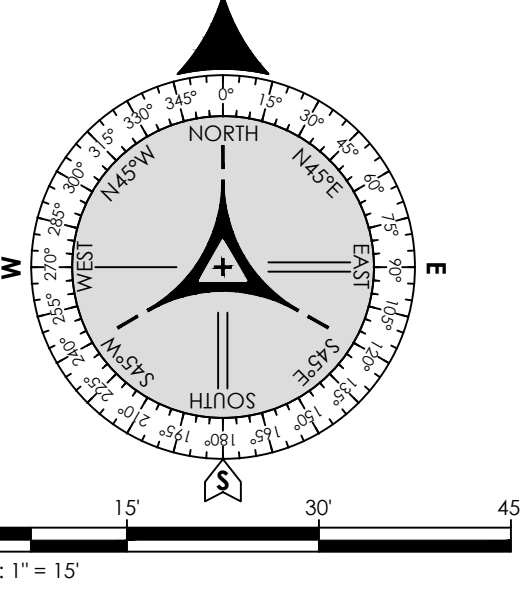


2 BECKSTEAD DITCH TIE-IN
Scale: 1" = 10'

STAGE STORAGE TABLE						
ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
4,333.00	1,910.44	N/A	N/A	0.00	N/A	0.00
4,334.00	2,626.17	1.00	2268.31	2268.31	2258.84	2258.84
4,335.00	3,407.53	1.00	3016.85	5285.16	3008.39	5267.23
4,336.00	4,247.25	1.00	3827.39	9112.55	3819.69	9086.92
4,337.00	5,145.34	1.00	4696.29	13808.85	4689.12	13776.04



1 IRRIGATION LATERAL-108 TAILWATER BYPASS
Scale: 1" = 15'



LOT-5
217,811.04 SQ FT
0.50 ACRES

REV	DATE	COMMENT
A	MAY 05, 2023	1st Submittal
B	JUN 17, 2023	2nd Submittal
C	AUG 18, 2023	3rd Submittal

S C O N S U L T A N T S

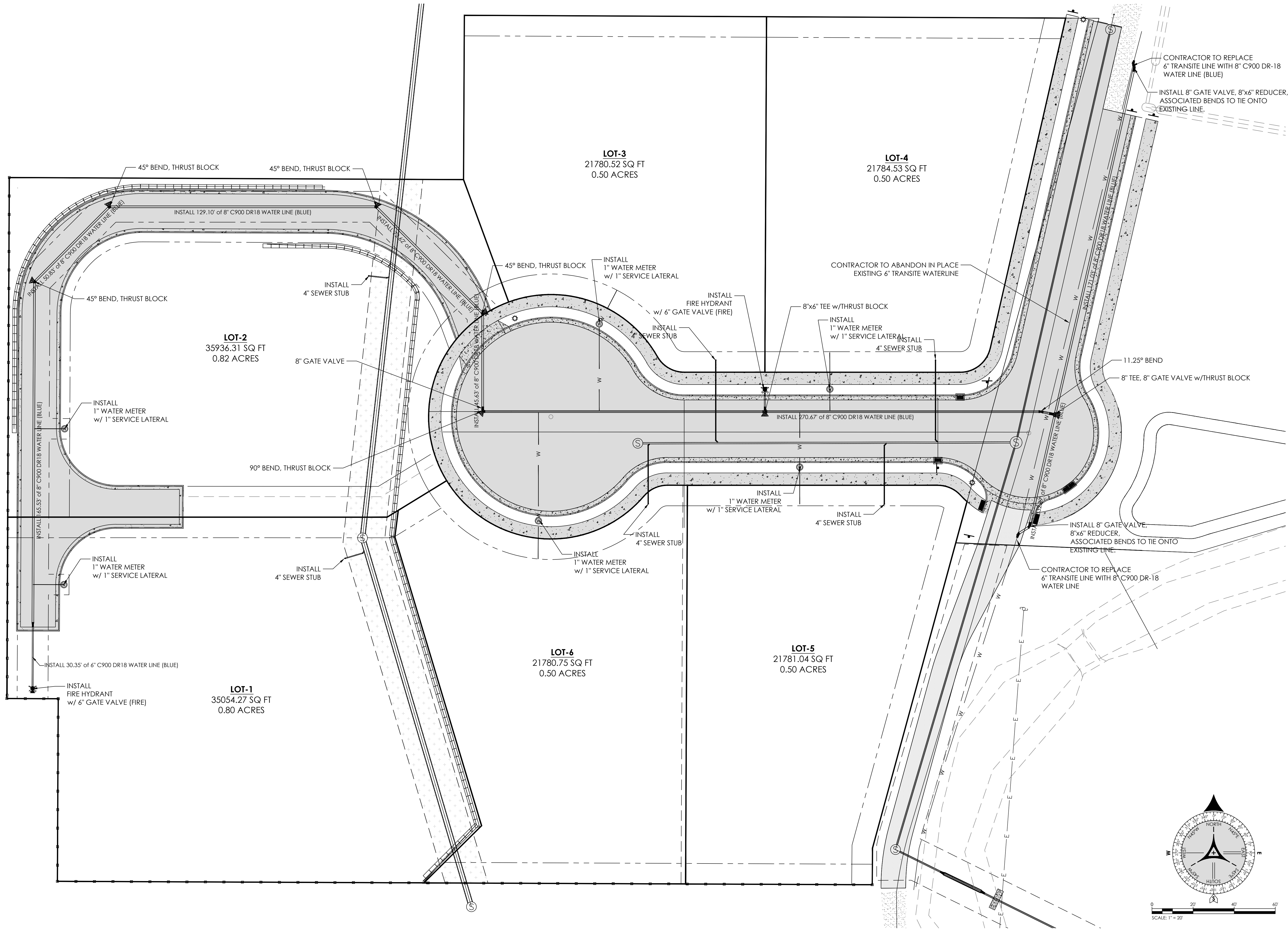


ENLARGED GRADING PLAN
KINGS LANDING SUBDIVISION
10828 SOUTH - 1055 WEST
SOUTH JORDAN, UTAH
SOUTHWEST 1/4, SECTION-14, T3S, R1W, SLB&M

PROJECT PATH: E:\PROJECTS\22-022 HATCH SUBDIVISION\DWGS\22-22.2 PLAN\PROFILE_R3.dwg

PLOT DATE: Tuesday, August 29, 2023 9:05:39 AM

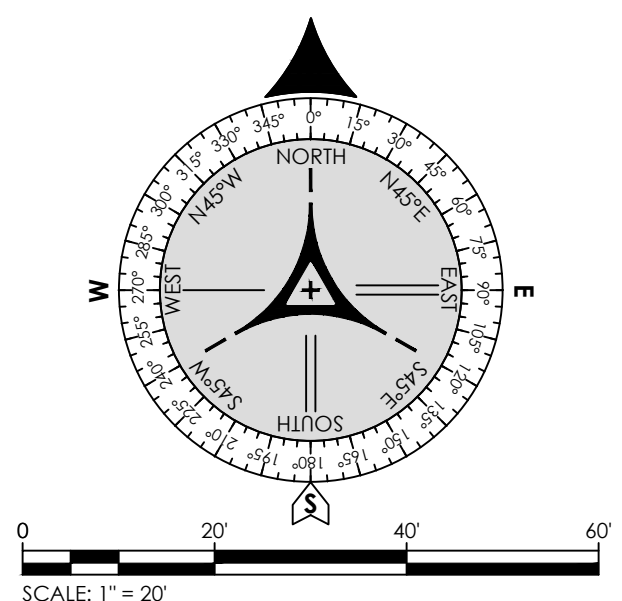
PAPER SIZE: ARCH expand D (36.00 x 24.00 inches)



REV	DATE	COMMENT
A	MAY 05, 2023	1st Submittal
B	JUN 17, 2023	2nd Submittal
C	AUG 18, 2023	3rd Submittal

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
(801) 664-6624

SCOTT A. WILSON
REGISTERED PROFESSIONAL ENGINEER
No. 3579709
EXPIRES 12/31/2025



OVERALL UTILITY PLAN
KINGS LANDING SUBDIVISION
 10828 SOUTH - 1055 WEST
 SOUTH JORDAN, UTAH
 SOUTHWEST 1/4, SECTION-14, T3S, R1W, SLB&M

CW300

After recording, please mail to:

City of South Jordan
Attn: City Recorder
1600 Towne Center Drive
South Jordan, Utah 84095

Affects Parcel No(s): 27 - 14 - 37 7 - 002

Property/Subdivision: Kings Landing

Project Name: Kings Landing

STORMWATER FACILITIES MAINTENANCE AGREEMENT

This Stormwater Facilities Maintenance Agreement (this “Agreement”) is made between the City of South Jordan, a Utah municipal corporation (the “City”), and by D & D Residential Development, LLC, a A Utah Limited Liability Company (“Owner”).

RECITALS

A. The City is authorized and required to regulate and control the disposition of storm and surface waters within the City, as set forth in the South Jordan City Stormwater Ordinance, as amended (“Ordinance”), adopted pursuant to the Utah Water Quality Act, as set forth in Utah Code § 19-5-101, *et seq.*, as amended (“Act”).

B. The Owner hereby represents and acknowledges that it is the owner in fee simple of certain real property more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the “Property”).

C. The Owner desires to build or develop the Property and/or to conduct certain regulated construction activities on the Property which will alter existing storm and surface water conditions on the Property and/or adjacent lands.

D. In order to accommodate and regulate these anticipated changes in existing storm and surface water flow conditions, the Owner desires to build and maintain, at the Owner’s expense, a storm and surface water management facility and control measures (“Stormwater Facilities”) on the Property.

E. The Stormwater Facilities are more particularly described and shown in the final civil engineering plan or subdivision plat approved for the Property and related engineering drawings, and any amendments thereto, which plans and drawings are on file with, and have been approved by, the City, and are hereby incorporated herein by this reference (“Development Plan”).

F. As a condition of Development Plan approval, and as required as part of the City's Small MS4 UPDES General Permit from the State of Utah, the Owner is required to enter into this Agreement addressing the maintenance requirements for the Stormwater Facilities.

The parties agree as follows:

1. **Construction of Stormwater Facilities.** The Owner shall, at its sole cost and expense, construct the Stormwater Facilities in accordance with the plans and specifications identified in the Development Plan and any amendments thereto, which have been approved by the City.

2. **Maintenance of Stormwater Facilities.** The Owner shall, at its sole cost and expense, adequately maintain the Stormwater Facilities on the Property. Owner's maintenance obligations shall include all pipes and channel built to convey stormwater, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance, for purposes of this Agreement, is defined as keeping the Stormwater Facilities in good working condition so that the Stormwater Facilities are performing their design functions. In the event that a maintenance schedule is set forth in the Development Plan, such maintenance schedule shall be followed.

3. **Annual Inspection of Stormwater Facilities.** The Owner shall, at its sole cost and expense, inspect the Stormwater Facilities and submit an inspection report and certification to the City annually. The purpose of the inspection and certification is to assure safe and proper functioning of the Stormwater Facilities. The annual inspection shall cover all aspects of the Stormwater Facilities, including, but not limited to, the structural improvements, berms, outlet structure, pond areas, access roads, vegetation, landscaping, etc. Deficiencies shall be noted in the inspection report. The report shall also contain a certification as to whether adequate maintenance has been performed and whether the structural controls are operating as designed to protect water quality. The annual inspection report and certification shall be due by July 31st of each year, commencing the year after the Stormwater Facilities are constructed and complete, and shall be on forms acceptable to the City to be submitted to the Storm Water Department either by Email or postal mail.

4. **City Oversight Inspection Authority.** The Owner hereby grants permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the Stormwater Facilities whenever deemed necessary by the City. The City shall give the Owner not less than 48 hours prior notice of an inspection, except in the event of an emergency. Inspections shall be conducted in a reasonable manner and at reasonable times, as determined appropriate by the City. The purpose of the inspections shall be to determine and ensure that the Stormwater Facilities are being adequately maintained, are continuing to perform in an adequate manner, and are in compliance with the Act, the Ordinance, and the Development Plan. The Owner shall be entitled to have its representative accompany the City's inspectors on the Property.

5. **Notice of Deficiencies.** If the City reasonably finds that the Stormwater Facilities contain any defects or are not being adequately maintained, the City shall send the Owner written notice of the defects or deficiencies and provide Owner with a reasonable time to cure such defects or deficiencies ("Notice of Deficiency" or "Notice"). The Notice shall be hand-delivered to the Owner or sent certified mail to the Owner at the Property address.

6. **Owner to Make Repairs.** The Owner shall, at its sole cost and expense, make such repairs, changes or modifications to the Stormwater Facilities within the cure period stated in the Notice of Deficiency.

7. **The City's Corrective Action Authority.** If the Owner fails to correct the items in the Notice of Deficiency, the City may enter upon the Property and take whatever steps are reasonably required to correct any deficiencies and may charge the costs of such repairs to the Owner. It is expressly understood and agreed that the City is under no obligation to maintain or repair the Stormwater Facilities, and in no event shall this Agreement be construed to impose any such obligation on the City. The actions described in this Section are in addition to and not in lieu of any and all legal remedies available to the City as provided by law for Owner's failure to remedy deficiencies or any other failure to perform under the terms and conditions of this Agreement.

8. **Reimbursement of Costs.** In the event the City performs any work or expends any funds to correct any deficiency in the Notice, including without limitation, labor, use of equipment, supplies, materials, the Owner shall reimburse the City upon demand, within thirty (30) days of receipt of supporting documentation. After said thirty (30) days, such amount shall be deemed delinquent and shall be subject to interest at the rate of ten percent (10%) per annum. The Owner shall also be liable for any collection costs, including attorneys' fees and court costs, incurred by the City in collection of delinquent payments or enforcement of this Agreement.

9. **Successor and Assigns.** This Agreement shall be recorded in the Salt Lake County Recorder's Office and the covenants and agreements contained herein shall run with the land and whenever the Property shall be held, sold, conveyed or otherwise transferred, it shall be subject to the covenants, stipulations, agreements and provisions of this Agreement which shall apply to, bind and be obligatory upon the Owner hereto, its operators, successors, or assigns, and shall bind all present and subsequent owners of the Property.

10. **Severability Clause.** The provisions of this Agreement shall be severable and if any phrase, clause, sentence or provision is declared unconstitutional, or the applicability thereof to the Owner, its successors and assigns, is held invalid, the remainder of this Agreement shall not be affected thereby.

11. **Utah Law and Venue.** This Agreement shall be interpreted under the laws of the State of Utah. Any and all suits for any claims or for any and every breach or dispute arising out of this Agreement shall be maintained in the appropriate court of competent jurisdiction in Salt Lake County, Utah.

12. **Indemnification.** The Owner specifically and expressly agrees to indemnify, and save and hold harmless the City (including without limitation its elected and appointed officers, employees, successors, and assigns) from and against any and all demands, liabilities, claims, damages, actions, attorney fees, or other costs incurred by the City and/or proceedings in law or equity (including reasonable attorneys' fees and costs of suit), to the extent caused by or resulting from any negligence, gross negligence, intentional misconduct, or under any other actionable fault of the Owner (including without limitation its employees, agents, operators, subcontractors, or contractors) in the performance or failure of performance of the Owner provided herein, or to be provided hereunder.

13. **Amendments.** This Agreement shall not be modified except by written instrument executed by the City and the Owner of the Property at the time of modification, and no modification shall be effective until recorded in the Salt Lake County Recorder’s Office.

14. **Subordination Requirement.** If there is a lien, trust deed or other property interest recorded against the Property, the trustee, lien holder, etc., shall be required to execute a subordination agreement or other acceptable recorded document agreeing to subordinate their interest to the Agreement.

15. **Exhibit B.** The Stormwater Facilities Maintenance Plan (SWFMP) must adapt to change in good judgment when site conditions and operations change and when existing programs are ineffective. Exhibit B will not be filed with the agreement at the County Recorder but is included by reference and kept on file with the City Recorder. Revision applications must be filed with the City Stormwater Division and amended into the LTSWMP on file with the South Jordan City recorder.

[Signature page to follow]

DRAFT COPY

This Agreement is effective on the date that the last party executes this Agreement as indicated by the date stated under that party's signature line.

THE CITY ACKNOWLEDGMENT

Signature: _____
Name: _____
Title: _____
Date: _____

State of Utah)
 :ss
County of Salt Lake)

On this _____ day of _____, 20_____, personally appeared before me _____
_____, who being by me duly sworn, did say that he is the _____
of South Jordan City, a municipal corporation, and that said instrument was signed in behalf of the
City by authority of its governing body and said signatory acknowledged to me that the City executed
the same.

Witness my hand and official seal.

(Notary signature)

(notary seal)

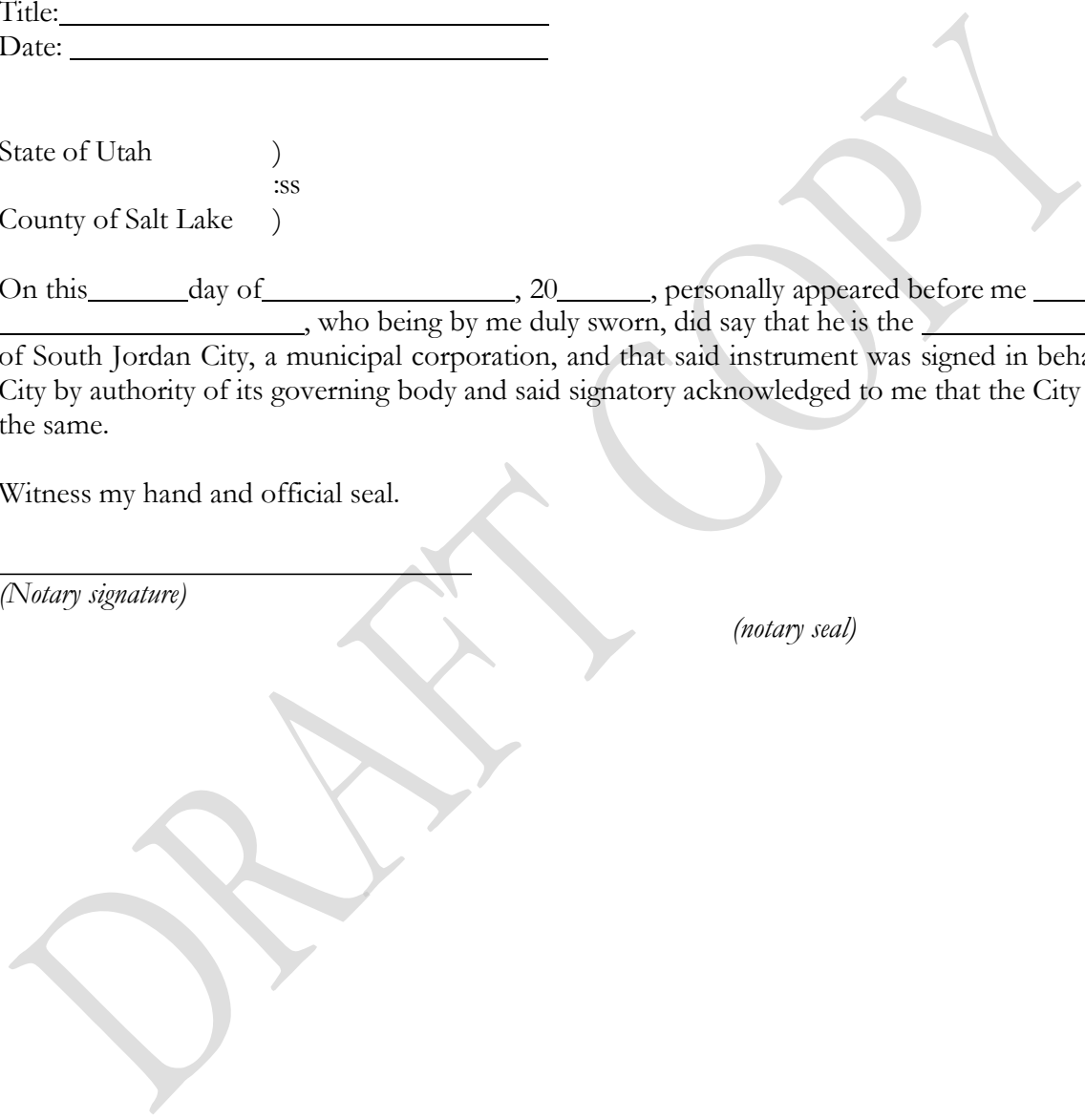


EXHIBIT A

(Property Legal Description)

DRAFT COPY

**SUPPLEMENTAL CONTACT INFORMATION
SHEET FOR
SOUTH JORDAN CITY
STORMWATER FACILITIES
MAINTENANCE
AGREEMENT**

CONTACT INFORMATION

Name (Main Contact): _____ Phone: _____

Address: _____

City: _____ State: _____ Zip: _____

Contact Person: _____ Phone: _____

Contact Email: _____

SECONDARY CONTACT INFORMATION (ASSIGNED/ OR DEPARTMENT)

Name (Main Contact): _____ Phone: _____

Address: _____

City: _____ State: _____ Zip: _____

Contact Person: _____ Phone: _____

Contact Email: _____

After recording, please mail to:

City of South Jordan
 Attn: City Recorder
 1600 Towne Center Drive
 South Jordan, Utah 84095

Affects Parcel No(s): **27-14-377-002**

Property/Subdivision: **Kings Landing**

Project Name: **Kings Landing**

STORMWATER FACILITY EASEMENT

The undersigned **Devan Hatch, Manager of D & D Residential Development, LLC;** hereinafter referred to as Grantor(s), of City of South Jordan, Salt Lake County, State of Utah, in consideration of Ten Dollars (\$), receipt of which is acknowledged, and the prospective benefits to be derived by reason of the locating, establishing, constructing, and maintaining public improvements, as hereinafter described, do hereby convey to South Jordan City, an easement and rights of ways for a stormwater system and related appurtenance hereinafter more particularly designated and described, over, below and across lands owned by Grantor(s) and situated in the County of Salt Lake, State of Utah and more particularly described as follows:

COMMENCING FROM THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;

THENCE ALONG THE SECTION LINE **NORTH 00° 16' 24" EAST 1027.23 FEET** TO A POINT OF INTERSECTION; THENCE **EAST 2315.77 FEET**, TO THE POINT OF BEGINNING.

THENCE ALONG THE BOUNDARY THE FOLLOWING (5) COURSES:

1. SOUTH 80° 17' 15" EAST 116.13 FEET;
2. SOUTH 23.20 FEET;
3. SOUTH 73° 22' 15" WEST 95.98 FEET;
4. NORTH 87° 43' 19" WEST 45.69 FEET;
5. NORTH 18° 41' 15" EAST 72.26 FEET TO THE POINT OF BEGINNING.

CONTAINS 6,452 Sq. Ft. (0.148 ACRES)

Grantors hereby agree that South Jordan City, its officers, employees, agents, representatives, contractors, and assigns shall have the right of ingress to and egress from the above-described property with such equipment and materials as is necessary to install, maintain, operate, repair, inspect, protect, remove, replace, or relocate stormwater facilities as may be required from time to time by South Jordan City.

Grantors shall have the right to use said premises except for the purpose for which this easement is granted, provided such use shall not interfere with said stormwater facilities and the conveyance of runoff over the surface and through such facilities. Grantors shall not build, construct, or permit to be built or constructed any building or permanent structure over or across said easement.

South Jordan City shall have the right to remove permanent structures or trees within the easement. South Jordan City shall restore or repair, at the City's expense, wood, vinyl, and chain link fences, grass, soil, shrubbery, bushes, flowers, other low-level vegetation, sprinkler system, irrigation system, gravel, asphalt, or ordinary flat work damaged or displaced from the exercise of the easement rights. Once removed by South Jordan City, trees shall not be replaced by the City.

Grantors also agree that they shall construct for the benefit of South Jordan City, and in accordance with City construction standards, and maintain the surface grade of the following described improvements within the easement and rights of way and shall, upon acceptance by the City, dedicate to the City the completed improvements described hereafter:

A stormwater detention basin, a grated flared-end outlet, and an associated pipe

Grantors, their successors, and assigns to the property(s), agree to preserve and protect the stormwater system described in the easement, and at no time permit a project or activity that will affect the purpose, conveyance, and volume of the system within the boundaries of said perpetual easement.

Grantor(s) release South Jordan City from any and all claims for damages arising in any way or incident to the future exercise of the easement over, below, and across the described land.

These covenants and the related terms and rights of way for the easement shall run with the land and be enforceable against all future landowners.

[Signature pages to follow]

THE OWNER(S) ACKNOWLEDGMENT

Owner: D & D Residential Development, LLC

By: _____

Name: Devan Hatch

Title: Manager

Date: _____

Representative Capacity Acknowledgement

State of _____)

County of _____)
§

On this _____ day of _____, 20____, personally appeared before me,

Devan Hatch (*name of document signer(s)*), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the, Manager (*title of office*) of, D & D Residential Development, LLC (*name of legal entity*) and that said document was signed by him/her in behalf of said legal entity by Authority of its Bylaws, Resolution of its Board of Directors, Trust documents or other authorizing documents and said, Devan Hatch (*name of document signer(s)*) acknowledged to me that said legal entity and owner executed the same.

Witness my hand and official seal.

(Notary signature)

(Notary seal)

EXHIBIT A
(EASEMENT DEPICTION)

DRAFT COPY



South Valley Sewer District

1253 West Jordan Basin Lane · Bluffdale, Utah 84065
P.O. Box 629 · Riverton, Utah 84065
Phone: 801-571-1166 · Fax: 801-571-5339

August 15, 2023

Devan Hatch
10828 South 1055 West
South Jordan, UT 84095

Dear Property Owner(s):

Lot #1 & 2 of the Kings Landing Subdivision located at 10828 South 1055 West in South Jordan has public utility easements on the property. South Valley Sewer District does not have an ownership interest in any of the public utility easements for sewer service. It is the policy of the District that all sanitary sewer lines are located within a Sanitary Sewer Easement whenever possible.

Please be advised, that the District does own and maintain a sanitary sewer pipeline and easements on your property. This pipeline and easements have not and will not be abandoned by the District. A copy of the easement(s) are enclosed for your convenience (Easement #2564287)

The District understands that you are constructing a rock retaining wall. All South Valley Sewer District fees have been paid in full. South Valley Sewer District does not have any concerns regarding this project at this time

If you have any questions, please contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matthew M. Garn', is written over a light blue horizontal line.

Matthew M. Garn, PE
District Engineer

Part of the Southwest quarter of Section 14, T.3S., R.1W.,
Salt Lake Base and Meridian.

BEGINNING on the South line of said Section 14 at a point
lying Westerly 626.8 feet, more or less, from the South quarter
corner of said Section and running thence N. 23° 45' E. 490
feet; thence N. 8° 00' W. 175 feet; thence N. 47° 15' W. 250
feet; thence N. 17° 45' W. 200 feet; thence N. 1° 15' E. 300
feet; thence N. 47° 00' E. 210 feet; thence N. 5° 20' E. 350
feet; thence N. 78° 47' E. 270 feet; thence N. 83° 30' E. 250
feet, more or less, to the East line of said Southwest quarter
of Section 14 and a point lying Northerly 1848 feet from the
South quarter corner of said Section.

Tract No. SW14-1
Owner: Jensen and Wilkinson, Inc.
Permanent Easement: 0.266 acs. (580 l.f.)

Tract No. SW14-2
Owner: Thomas K. and Wanda L. Edmunds
Permanent Easement: 0.055 acs. (120 l.f.)

Tract No. SW14-3
Owner: Luane Williams
Permanent Easement: 0.300 acs. (655 l.f.)

Tract No. SW14-4
Owner: Claude J. and Dianne S. Tucker
Permanent Easement: 0.098 acs. (213 l.f.)

Tract No. SW14-5
Owner: Wendell C. & Sharon A. Rasmussen
Permanent Easement: 0.073 acs. (160 l.f.)

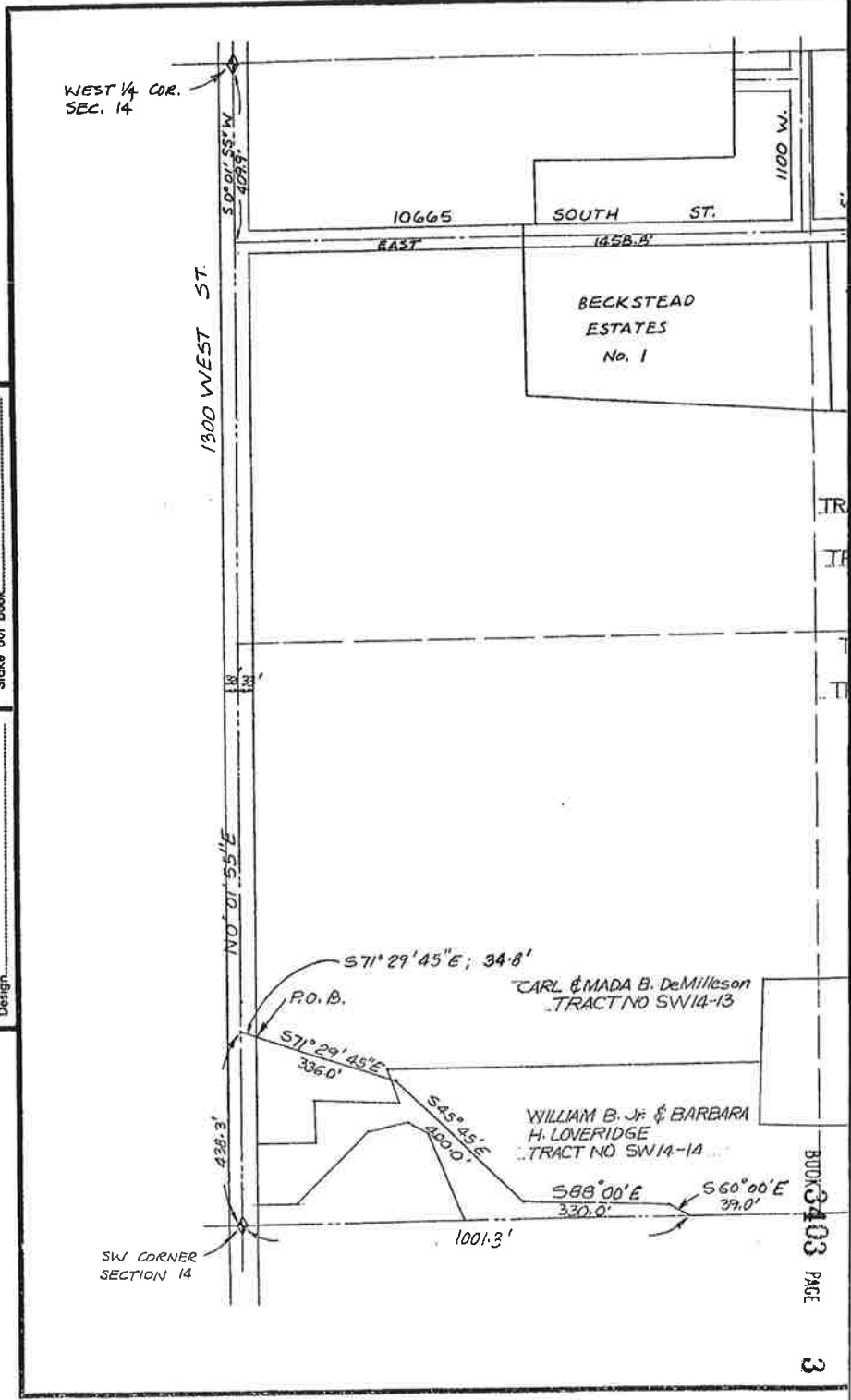
Tract No. SW14-6
Owner: John C. and Laura L. Tucker
Permanent Easement: 0.060 acs. (130 l.f.)

Tract No. SW14-7
Owner: George R. and LaDawn L. Thomas
Permanent Easement: 0.043 acs. (95 l.f.)

Tract No. SW14-8
Owner: John and Essie H. Wheedon
Permanent Easement: 0.134 acs. (292 l.f.)

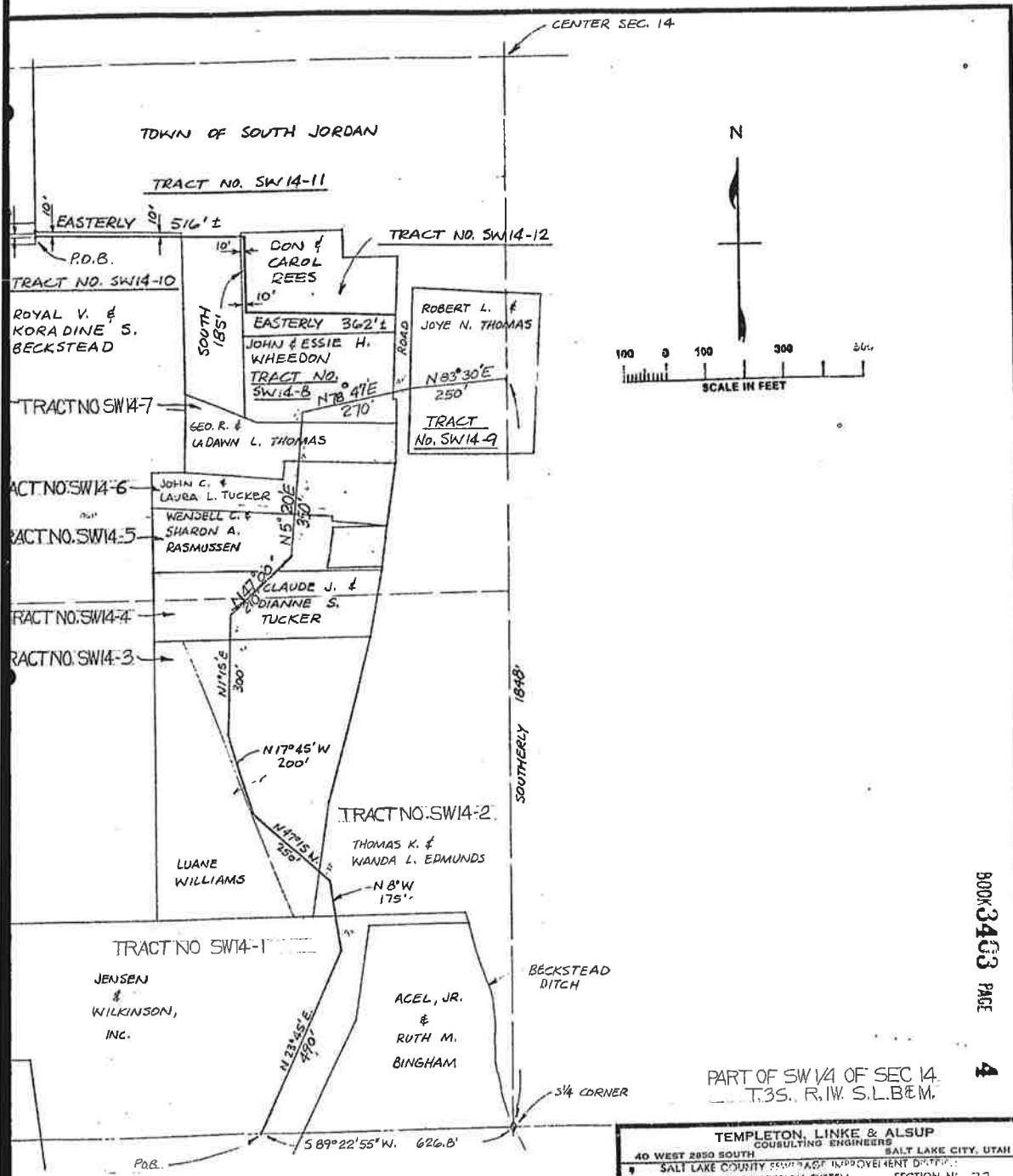
Tract No. SW14-9
Owner: Robert L. and Joye N. Thomas
Permanent Easement: 0.115 acs. (250 l.f.)

BOOK 3485 PART 2



Field book.....	Inspector's book.....
Topog plotted.....	As constructed.....
Design.....	Stake out book.....

BOOK 3403 PAGE 3



BOOK 3463 PAGE 4

PART OF SW 1/4 OF SEC 14,
T.35. R.1W. S.L.B.M.

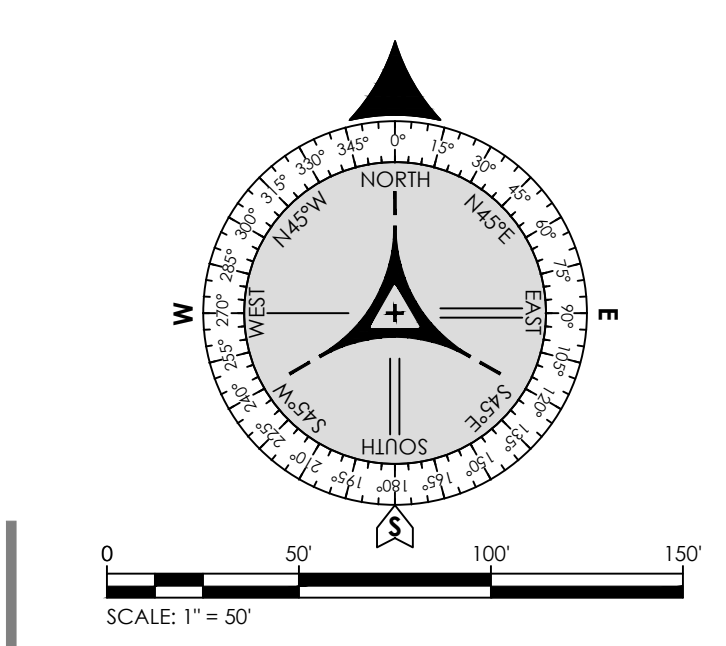
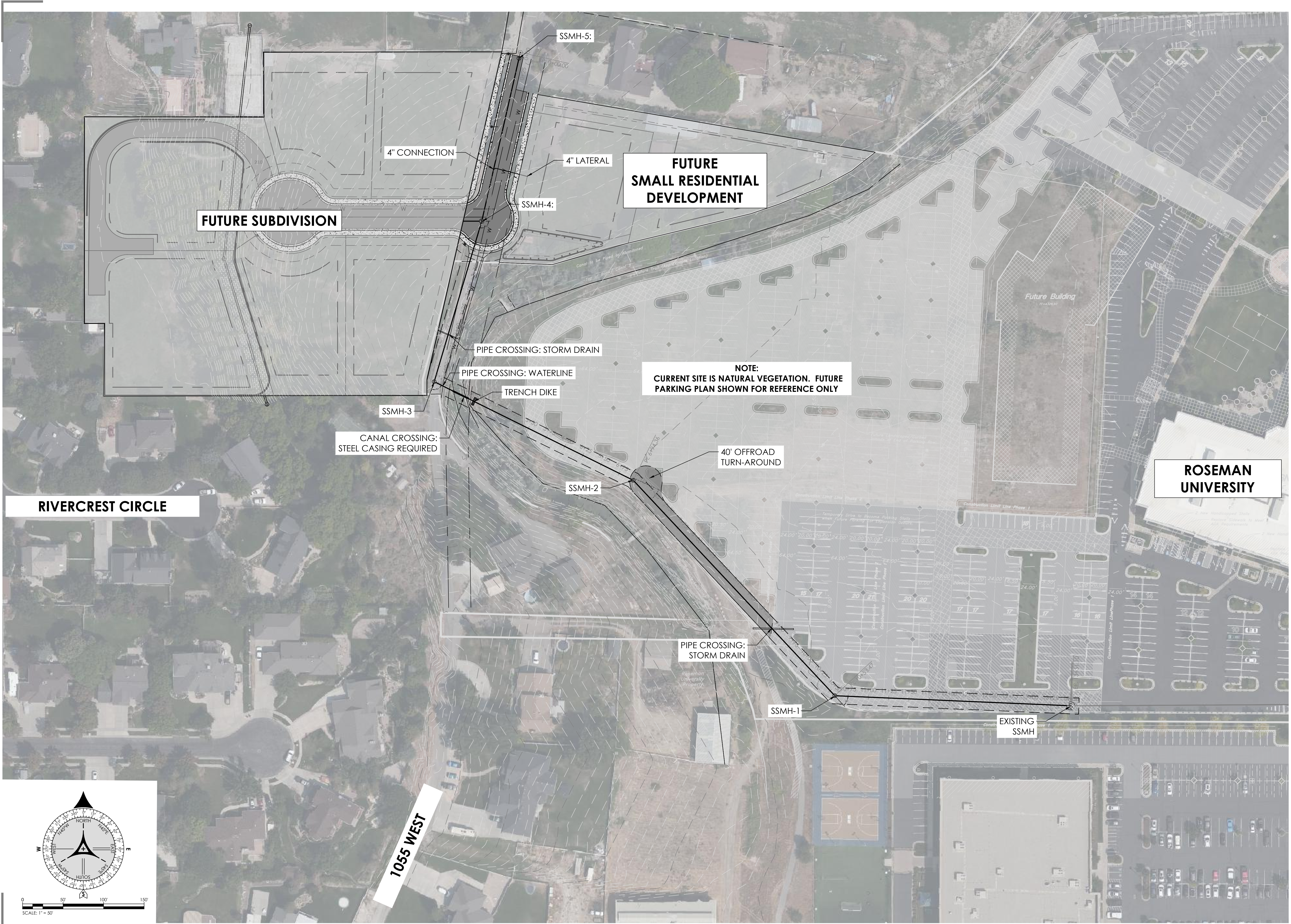
2	4/25/73	Added Easement	S.P.P.
1	4/13/73	Added Easement from Beckstead	JMck
NO	LATE	REVISION	BY

TEMPLETON, LINKE & ALSUP CONSULTING ENGINEERS 40 WEST 2850 SOUTH SALT LAKE CITY, UTAH	
SALT LAKE COUNTY SEWERAGE IMPROVEMENT DISTRICT SEWAGE COLLECTION SYSTEM	SECTION NO. 22
EASEMENT DESCRIPTION	
DRAWN <i>J.M.P.</i>	SCALE AS SHOWN
CHECKED <i>[Signature]</i>	DATE FEB 1973
APPROVED <i>[Signature]</i>	DWG. NO. 22-E10 FILE NO.

PROJECT PATH: EA\PROJECTS\22-022 HATCH SUBDIVISION\DWGS\22-222
PLAN PROFILE.dwg

PLOT DATE: Monday, April 3, 2023 4:59:10 PM

PAPER SIZE: ARCH expand D (36.00 x 24.00 inches)



REV	DATE	COMMENT
A	FEB 09, 2023	1st Submittal
B	MAR 20, 2023	Corrected Plans per S.V.S.D Comments
C	MAR 30, 2023	Corrected Plans per S.V.S.D Comments
D	APR 04, 2023	Corrected Plans per S.V.S.D Comments

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

S C O U N T Y U T A H

S C A L E



OVERALL WASTEWATER SYSTEM
1055 WEST SEWER MAIN
 10828 SOUTH - 1055 WEST
 SOUTH JORDAN, UTAH
 SOUTHWEST 1/4, SECTION-14, T3S, R1W, SLB&M

LAND USE AMMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Hatch Subdivision	10828 S 1055 W
----------------------------	-------------------	----------------

Planner Assigned	Andrew McDonald
Engineer Assigned	Jared Francis

The Engineering Department has reviewed this application and has the following comments:

Transportation: *(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)*

The subject property will be accessed from 1055 West. The development will be required to install public right of way improvements along the portion of 1055 West that borders the project, and dedicate the necessary right of way. The project is proposed to have a public street and cul-de-sac, providing frontage for 4 of the proposed lots. The remaining two lots will be accessed from a private drive extending off the end of the cul-de-sac.

Culinary Water: *(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)*

There is an existing City owned 6” water main in 1055 West. Fire hydrants will be required on site as per City standards. A water model will be required as part of the preliminary subdivision submittals.

Secondary Water: *(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)*

There does not appear to be a City owned secondary water system adjacent to the project. An engineer’s cost estimate will be required during the preliminary subdivision review to determine if it’s feasible per City code for the new development to provide a functioning secondary water system.

Sanitary Sewer: *(Attach letter from South Valley Sewer stating that this zone/land use change does not affect service and that any future project can be serviced by the District)*

There is a sewer main line running north and south on the west side of the subdivision that may be able to service the upper two, west most lots. A new sewer main may be required in 1055 West and within the project to provide service to the rest of the lots. Sewer main design and connection requirements will be determined by the South Valley Sewer District.

Storm Drainage: *(How will this area be serviced for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)*

In order to comply with State and City guidelines, the proposed development must retain on site, through use of approved low impact development devices and best management practices, all rainfall events less than or equal to the 80th percentile rainfall event. For storm events greater than the 80th percentile, the additional storm water must either be retained on site or discharged into an approved storm drain system. There is not an existing public storm drain system in 1055 West.

Other Items: *(Any other items that might be of concern)*

Report Approved:

Jared Francis
Development Engineer

1/17/23
Date

Brad Klavano
Brad Klavano, PE, PLS
Director of Engineering Services/City Engineer

1/17/23
Date

Project Analysis

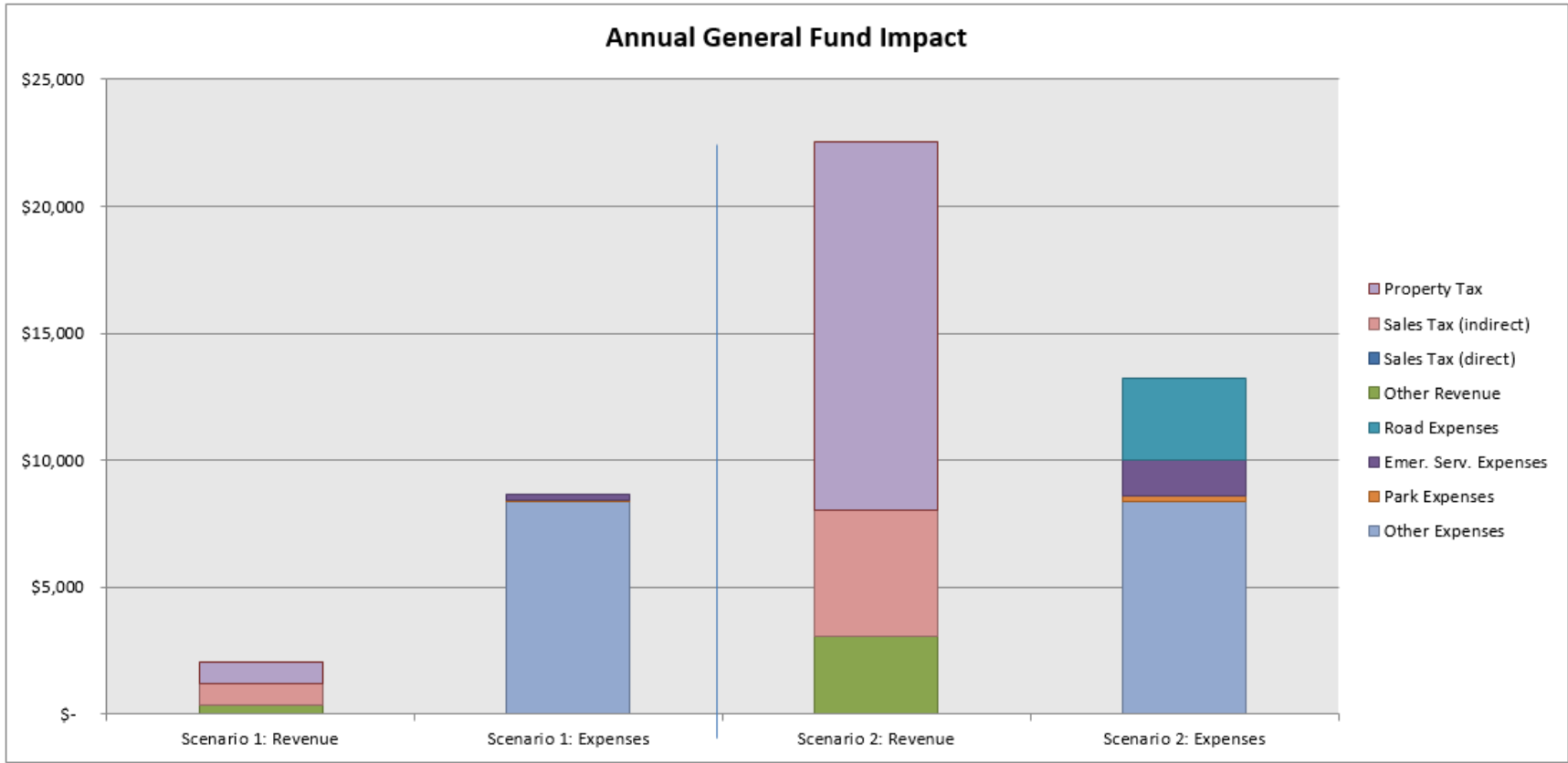
Project: Hatch Subdivision

December 7, 2022

Scenario Descriptions		Financial Summary by Scenario			
Scenario 1: No Change - R-1.8	Direct Impact (General Fund)	No Change - R-1.8		R-1.8	
No Change - Residential R-1.8 (2.15 acres), Agriculture A-1 (0.8 acres), Agriculture A-5 (2.47 acres)		Revenue	\$ 1,257	\$	17,601
		Property Tax	\$ 900	\$	14,505
		Sales Tax (direct)	\$ -	\$	-
		Other	\$ 357	\$	3,096
Scenario 2: R-1.8	Expenses	\$ 8,653	\$	13,241	
Residential R-1.8	Roads	\$ -	\$	3,232	
	Emergency Serv.	\$ 230	\$	1,382	
	Parks	\$ 41	\$	247	
	Other	\$ -	\$	-	
	Total	\$ (7,396)	\$	4,360	
	Per Acre	\$ (1,782.24)	\$	1,050.76	
	Per Unit	\$ (7,396.28)	\$	726.69	
	Per Person	\$ (2,096.03)	\$	205.94	
Indirect Impact					
	Potential Retail Sales	\$ 81,383	\$	488,296	
	Sales Tax (indirect)	\$ 827	\$	4,960	

*Other Revenue - Includes Permits, Licenses, Motor Vehicle Tax, Energy Sales & Use Tax, Telecommunications Tax, and Cable Franchise Tax.

** Other Expense - Includes all other General Fund Expenses excluding Roads, Emergency Services, and Parks.



Dawn R. Ramsey, *Mayor*
Patrick Harris, *Council Member*
Bradley G. Marlor, *Council Member*
Donald J. Shelton, *Council Member*
Tamara Zander, *Council Member*
Jason T. McGuire, *Council Member*

Item H.2.



PH: 801.446-HELP @SouthJordanUT

TO: *Devan Hatch* **DATE:** *September 06, 2023*
FROM: City of South Jordan
SUBJECT: **KINGS LANDING PRELIMINARY SUBDIVISION**
Preliminary Subdivision
(PLPP202300080)

Items to be addressed prior to approval of final subdivision application:

Fire Department Review Completed By: Russell Avery (ravery@sjc.utah.gov)

1. The location of the fire hydrant for Lots 1 & 2 does not meet requirements of the Fire Department.

Planning Department Review Completed By: Andrew McDonald (amcdonald@sjc.utah.gov)

- No Comments

Building Department Review Completed By: Ty Montalvo (tmontalvo@sjc.utah.gov)

- No Comments

The following Public Works Department reviews may require corrections as listed in the Engineering Department Review. For questions, contact the Engineering Department.

- Stormwater Division Review
- Water Division Review
- Streets Division Review
- External Agency Review

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Engineering Review Completed By: Jared Francis (jfrancis@sjc.utah.gov)

The following items are to be addressed before approval of the Final Subdivision application:

The following five items are pending the review of the updated storm drain calcs and easement (may already be addressed)

1. Storm Basin easement (C201)
2. 80% storm event (C201)
3. Basin drain in 72 hours (C201)
4. Update the storm calcs (C201)
5. More info on Beckstead ditch discharge (C201)

The following six items are currently outstanding, and require additional action be taken before the approval of the Final Subdivision application. The respective Civil Sheet pages have been identified:

1. Adjust the drawing to match the note with 24" of clearance. (302)
2. Include a foundation drain detail, address the groundwater issue (C401)
3. Cross section sewer pipe (C201) SVSD plans submitted but should be part of subdivision civil plans too.
4. Show how each lot will drain without flowing onto adjacent lots (C200)
5. Show the new water main on the profile drawing (C301 and C304)
6. Label amount of cover over private pipe, must be enough to keep it out of the street's structural cross section (C301) who will maintain this pipe?

Sincerely,

Andrew McDonald
Planner I