

**CITY OF SOUTH JORDAN**  
**PLANNING COMMISSION MEETING AGENDA**  
**CITY COUNCIL CHAMBERS**  
**TUESDAY, SEPTEMBER 09, 2025 at 6:30 PM**



Notice is hereby given that the South Jordan Planning Commission will hold a Planning Commission Meeting at 6:30 p.m. on Tuesday, September 9, 2025, in person in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah and virtually via Zoom phone and video conferencing. Persons with disabilities requesting assistance should contact the City Recorder at least 24 hours prior to the Meeting. The Agenda may be amended, and an Executive Session may be held at the end of the Meeting. Times listed are approximate and may be accelerated or delayed.

In addition to in-person attendance, the City intends to provide virtual access via Zoom for phone and video conferencing; however, virtual access is not guaranteed and may be limited by technical issues or connectivity constraints. Individuals may join via phone or video, using Zoom. In the event 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 any other action deemed inappropriate.

To ensure that comments are received, please submit them in writing to City Planner, Greg Schindler at [gschindler@sjc.utah.gov](mailto:gschindler@sjc.utah.gov) by 3:00 p.m. on the day of the meeting. Instructions on how to join virtually are provided below.

**Join South Jordan Planning Commission Electronic Meeting:**

- Join on any device that has internet capability.
- Zoom link, Meeting ID and 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 Nathan Gedge**

B. **MOTION TO APPROVE AGENDA**

C. **APPROVAL OF THE MINUTES**

C.1. **08/26/2025 PLANNING COMMISSION MEETING MINUTES**

D. **STAFF BUSINESS**

E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**

F. **SUMMARY ACTION**

G. **ACTION**

H. **ADMINISTRATIVE PUBLIC HEARINGS**

**H.1. ITEM NAME: DAYBREAK SOUTH STATION PLAT 3F**

Address: Generally located south and west of the intersection of Daybreak Parkway and Veruca Way (11612 S Vercua Way)  
File No: PLPP202500130  
Applicant: LHM Real Estate (Vagner Soares)

**H.2. ITEM NAME: MIMI'S COTTAGE CONDITIONAL USE PERMIT**

Address: 2306 W Old Rosebud Ln  
File No: PLCUP202500140  
Applicant: Chris Kotrodimos

**H.3. ITEM NAME: BINGHAM SENIOR SEMINARY SITE PLAN**

Address: 1940 W South Jordan Pkwy, South Jordan, UT 84095  
File No: PLSPP202500064  
Applicant: Adam Ferguson

**I. LEGISLATIVE PUBLIC HEARINGS**

**I.1. ITEM NAME: WATER ELEMENT, GENERAL PLAN AMENDMENT**

Address: 1600 West Towne Center Dr.  
File No: Resolution R2025-49  
Applicant: Joe Moss, Long Range Planner

**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](http://www.sjc.utah.gov) and on the Utah Public Notice Website [www.pmn.utah.gov](http://www.pmn.utah.gov).

Dated this 4th day of September, 2025.  
Cindy Valdez  
South Jordan City Deputy Recorder



**CITY OF SOUTH JORDAN  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
AUGUST 26, 2025**

Present: Chair Nathan Gedge, Commissioner Hollist, Commissioner Lori Harding, Commissioner Steven Catmull, Commissioner Bryan Farnsworth, Assistant City Attorney Greg Simonson, City Planner Greg Schindler, Planner Andrew McDonald, Planner Joe Moss, Assistant City Engineer Jeremy Nielson, Director Brian Preece, Deputy Recorder Cindy Valdez, IT Director Matt Davis, GIS Coordinator Matt Jarman.

Absent: Commissioner Sam Bishop

**6:32 P.M.  
REGULAR MEETING**

**A. WELCOME AND ROLL CALL –Chair Nathan Gedge**

Chair Gedge welcomed everyone to the Planning Commission Meeting and noted that (5) of the Planning Commissioner's are present. Commissioner Bishop was excused from tonight's Meeting. We have our new the appointed Commissioner Bryan Farnsworth, who will be able to ask questions participate. He just will not be able to vote.

**B. MOTION TO APPROVE AGENDA**

B.1. Approval of the August 26, 2025

**Commissioner Hollist motioned to approve the August 26, 2025 Planning Commission Agenda. Chair Gedge seconded the motion. Vote was 4-0 unanimous in favor; Commissioner Bishop was absent from the vote.**

**C. APPROVAL OF THE MINUTES**

C.1. Approval of the August 12, 2025 - Planning Commission Meeting Minutes.

**Chair Gedge motioned to approve the August 12, 2025 Planning Minutes with corrections. Commissioner Catmull seconded the motion. Vote was 4-0 unanimous in favor; Commissioner Bishop was absent from the vote.**

**D. STAFF BUSINESS**

Planner Greg Schindler said I don't know if I told you last meeting or not, but tonight will be Andrew's last meeting. He is moving on to Portland, Oregon, so he'll be not with us anymore. So we're happy for him, but sad that he's going.

## **E. COMMENTS FROM PLANNING COMMISSION MEMBERS**

Chair Gedge said I attended city council meeting last week and they did appointed our new Commissioner Bryan. Farnsworth, so that was unanimous, which is always a good sign when it's unanimous. Also, they had the public comment for the Bess Dental which we had heard two weeks ago in our meeting. They did table that item because at the last second an adjoining property owner joined that is part of this parcel, Jordan Valley Water Conservancy District. They will hear this at the next city council meeting, there will be no further public comment, and they will just have their deliberation on that hopefully. One other item they did pass is a parking lot size reduction for the new Bingham High School seminary. So if we do see that come before us in the future that did pass five in favor by the city council. So we have our city council direction that there was a change in parking lot requirement.

## **F. SUMMARY ACTION**

## **G. ACTION**

## **H. ADMINISTRATIVE PUBLIC HEARINGS**

### **H.1. NEW TWO STORY COMMERCIAL BUILDING SITE PLAN "ALMOND DENTAL PHASE 2"**

Address: 10435 S. 2200 W.

File No: PLSPR202400093

Applicant: Jordan Dejarnett; Mint Architecture

Planner Andrew McDonald reviewed background information on this item from the staff report.

Commissioner Harding said so the grass section that comes off of South Jordan Parkway is that a required length of "no parking" so if I'm reading correctly, that sign can be moved. Could additional parking be put between where that sign is?

Planner McDonald said possibly.

Commissioner Harding said and then at the same time if you go to the corner where the image shows all of the parking off of 2200 South, is there any requirement to have so many feet to the street there?

Planner McDonald said there is a public utility easement that runs along double frontage, and Rocky Mountain has one in that left corner.

Commissioner Harding said could they move the garbage over there and add parking to that?

Planner McDonald said they wouldn't be able to occupy that easement. It has active services in it, there are actual junction boxes installed there as well.

Commissioner Harding said so if I heard you right, there is a provision to allow for 69 spots.

Planner McDonald said the provision in city code that was referenced, staff does not support in this application. The requirement is for an assembly and recreation use. In this case, the dance studio is one parking stall per 100 square feet, or if you were to have four seats, doesn't matter if they're fixed or not, then you can have one stall per four seats and that is the provision that staff does not support given the issues identified in that report. The number that you're referring to is if we were to modify their original one per 250 approval for the whole development, which is both phases. It would still result in a number that is higher than the existing 64 stalls on site.

Commissioner Harding said and the change of the parking lot across the street doesn't affect it. We can't take that into accountability at the high school.

Planner McDonald said no. They must retain on their own property within this development.

Commissioner Catmull said what is the deficit then? Is it a five parking stall deficit? 64 current, 69 with that 250 number, using the 250 square foot per stall.

Planner McDonald said if we were to adjust the numbers, they would be roughly four to low 20s. Short.

Commissioner Catmull said how many?

Panner McDonald said number four to the low 20s short adjusting those ratios.

Commissioner Catmull said depending on what use goes in there?

Planner McDonald said correct. The extra five is based upon the current use as the medical clinic and the Empowered Dance size of their spaces.

Commissioner Catmull said can you also remind me what is the requirement for accessible parking spots? How many per how many slots?

Planner Greg Schindler said I think they have to have one for every 40 spaces.

Planner McDonald said they do have two on the south side of phase two, and two on the east side. Those two on the east side have to be removed and relocated further north to meet those requirements of access distance to that entry on the northeast corner of that building.

Commissioner Hollist said included are a couple of notes in your staff report regarding code that prohibits medical clinic uses within the CN zone and buildings with footprints exceeding 5000. How is a dental office currently operating there? Is that something that was approved before that code.

Planner McDonald said it was missed by staff, and they got away with it, per se. So the new building still has to comply if those uses are going to occupy any space within it.

Chair Gedge said so the current use is a grandfather non conforming because it was missed by staff initially, correct?

Planner McDonald said but if they discontinue, they would not be allowed to come back.

Commissioner Hollist said is that why this next building is now just a little bit smaller in the footprint, to come right under that 5000 within the second story.

Planner McDonald said correct.

Commissioner Hollist said in the packet that you provided us, I assume this is what was presented to the Architectural Review Committee, they've claimed that they've got 74 existing stalls on site. Do we have a way to confirm which set of documents is correct?

Planner McDonald said what's been presented in the report, the 64 is the valid number. It's been confirmed on the counts, and it's the number from the original approvals. The 74 is either a miscount or a typo.

Commissioner Hollist said in reviewing all the notes, "thank you" that was very helpful to have the meeting minutes from when we previously visited this. We made a motion the last time we saw this for the final or the preliminary subdivision, and we made it very clear that our approval was pending both a shared parking, a shared access, and a shared stormwater plan being presented. So, I am not convinced that this is actually a complete application. I am not ready to review it based on that. I'm just gonna throw that out there.

Commissioner Farnsworth said in the December 12, 2023 minutes, it says there's 26 parking stalls required, 22 for the dance studio and four for the dentist office. Why is there such a discrepancy in that number versus the presentation of parking and all of the other minutes and presentations?

Planner McDonald said with the site plan application staff took a deeper dive into the original approvals and found more accurate numbers. So what's been shown in the report is more accurate based upon the extent of the entire developments existence from when it first came to be, from phase two today.

Chair Gedge said with the building that you presented this evening on the northwest corner of South Jordan Parkway at 2200 West and the two accesses. Are there any concerns with vehicular traffic, with the increased vehicular traffic coming in here, and the parking issues that might go especially along 2200 west and South Jordan Parkway, if they are under parked?

Assitant City Engineer Nielson said there are parking concerns if they're under parked, if they're not meeting the city's parking ratios, just because of the because of the parking issues that already exist with Bingham High School.

Chair Gedge said know Bingham High School is a different application, different property. However, I know they've made some improvements to parking in their southwest corner locally,

mostly for teachers and visitors. Do we have any numbers from the school district of how that will improve their parking situation along 2200 west or overflow into neighboring properties such as this?

Commissioner Hollist said I would like to point out that when we saw this previously, it was brought to our attention that this site was actually selling and encouraging parking by students.

Assistant City Engineer Nielson said think it's going to be tough to tell it. I mean, they were able to gain another 90 parking stalls, which is fantastic, but when you see how many vehicles are already parking on the public streets, there's still going to be a lot of on street parking.

Commissioner Catmull said on the arc committee vote, it was that unanimous.

Planner McDonald said yes.

**Jeff Almond, (Owner)** said I am the owner of the property, and this is Jordan. He's kind of helping with the development and so forth. So he'll probably answer a lot of the questions. But one thing I guess, that I'd like to state is on that first building, I feel like there needs to be a correction on whether that was missed. Andrew mentioned that there was something that was missed in the planning, and I don't think that there was. We still did the 5000 square foot building, which is the dance studio, and we had to have a zero setback. Well, we asked if we could put two separate buildings with a zero setback, and they said yes. So there's a separation between the dance studio and my office that has a firewall, whatever it is that we had to put in. So it was approved. I don't know why they're saying that they that was missed. I don't know where the correction is on that, but I specifically remember addressing that issue. They said that the first building could only be a footprint of 5000 square feet. So we did do that, and then we did the firewall proofing and did a zero setback on the second where my office is. I just kind of wanted to clarify that a little bit, and then the parking issue.

**Jordan Dejarnett, (Mint Architecture)** said First of all, I would like to kind of address the few comments that Commissioner Hollist had. There was an updated storm water system that had been submitted, so that is now on record. And then in regard to the shared parking, in your last in that packet that you guys have there from the Assistant City Attorney Greg Simonson. He says that, since the owner is the owner of both lots that no shared access and or parking agreement is required and that's in page five at the last exhibit of what you guys had there with what Andrew had submitted. So with that being said, I don't feel that the owner is against doing a shared access agreement in the future. If he were to say, consider selling one of the lots and have that be an option with the parking as far as the one per 100 square feet for the dance studio right now it says in your code that it's also one per four seats. As Andrew had mentioned with that we have gotten confirmed numbers from the existing dance studio right now that they only have 16 seats, and so there would only be a requirement for four four stalls for their space currently, one thing to potentially consider is, although it's not written in the code, it would only be a requirement for four stalls for their space currently. Also, one thing to potentially consider is, although it's not written in the code, exactly what that portion of the parking kind of relates to, this isn't a performing arts theater. So there, it's just a rehearsal space where kids are getting dropped off

and for their dance class, and then they're getting picked back up. It's not a place where they're holding their recitals or anything like that. When they do that, they go off site and they host it at a very large a larger facility where family members and friends and people the community can come and watch those events. So that's where I think the one per 100 is suitable for something where it's more of an actual Recital Hall, rather than a place where they're rehearsing and it operates outside the hours of the existing dental clinic. With that, the owner has also mentioned that in talking with the dance studio that they would more than likely be considering to actually occupy the whole new building. And if they would like to expand the existing space that the dance studio is in just due to the current market, and what's kind of the best target audience for a new tenant would be someone that would be asking for office space. And so with that, that's one per 300 stalls, and he is planning on staying in his current location now. So with that, in this hypothetical situation, his current space and the square footage that he has requires 22 stalls in the office, if office was to occupy the existing dance studio space at the one per 300 that would require 13 stalls, that would then leave 29 stalls remaining for the dance studio. Which that would then, if you went with the route of one per four seats, that would give the dance studio an option to have 116 seats in that new facility, which is a massive amount of seats that the dance studio would ever put in that because they really only have, in this case, if they were to occupy both buildings. They would probably have two smaller lobbies, and that's currently just used for dancers that are either waiting for their class or waiting as their class to get out, or eating a snack after school before their class starts, type of thing. And that's really the only occupiable seating in the whole dance facility. So I guess with that, that's kind of our argument as to why we feel that with the current proposed 64 stalls it would be adequate, not only from the calculations that we've done, but then also from the standpoint of what is kind of going to be realistic for those because, they're not going to put 116 seats in the dance studio. The other thing with that too is, in the future, if the if the dance studio decides to vacate and he wants to then have office space for that whole new proposed building at the one per 300 that then puts the office building at requiring 64.9 stalls. So it'll really only requires us to at that point to then need one extra stall, which, by looking at the site plan, I'm confident we could accommodate.

Mr. Almond said someone had a question whether I'm still selling parking permits to Bingham students, and we have done this for eight years. We usually do about 30 parking spots. So I know that there is plenty of parking available for another building. We would never sell that many if we didn't feel like I have the space. I've had eight years of doing that with the experience of selling that it's never over parked. So I don't know if that's a way to put your mind at ease a little bit, because, I mean, if you look at the map there on the back side, on the east side, and then going north, against the building on the north side of that handicap, there's 28 parking stalls. And now, that's basically what we sell to the high school students, because we know that those parking are just free. They're never used. And we did that for my first year I was in there, just the whole basically East Side sat vacant. And so we have the idea, well, let's just sell to get some of the congestion off of 2200 let's sell some of those parking spots. So we've been doing that now for six years and there's never been a parking issue at all.

Commissioner Hollist said when do you anticipate that you'll begin construction on this, if it were approved?



Mr. Dejarnett said if I had to take a guess, we upon approval. Let's say you guys vote to approve tonight, and the owner chooses to then move forward with the continuation of the drawings. We're probably three, four months out from even submitting for permit, and then from there, there's going to obviously be one, two, maybe three rounds of comments in that turnaround period. And then each jurisdiction is different, but roughly it's about two weeks that the city has to be able to turn around city comments back to us, and then from there, we then schedule when we would like to start construction. So by the time that all comes around, I mean, we could also make sure that we coordinate with the owner, and we have it permanent and ready, but that we don't kind of forego the agreement that he has with those students, and then we don't potentially start construction until after the school year is over.

Commissioner Hollist said are you still letting the dance studio sublease to a preschool? I know that that was contributing to the build up on 2200 W.

Mr. Almond said no.

Commissioner Hollist said why the second story? Why the change? I guess, in what was presented previously.

Mr. Almond said the change from the original proposal of the just a single floor. I just wanted to max out the earning potential of the property. I was approached by another dentist in the South Jordan area. We were going merge our practices and so we just thought, with the design and the calculations, we could just do a two story and do more per square footage mainly just to maximize the property.

Commissioner Hollist said I was not able to find the comment from our city attorney, but my biggest concern when we saw this previously was the change from having the number two lot have any parking specifically allocated to it? I know that it's currently owned both by you, so apparently no issues. But what happens in the future when you sell off building two and building one, whoever's in it operating at whatever says this parking is technically ours, we don't grant you any access or parking spots. That's where my concern is coming from is for the future, you can't promise that you'll always own the both of these or that the same owner will own both because you subdivided it. Right?

Mr. Almond said I don't know the ins and outs of shared parking agreements, but if that was contingent on a sale, it certainly would obviously sign something that would accommodate and be fair for both buildings.

Chair Gedge said what are your current dental hours of operation, days of the week, hours of operation, and then, of course, the dance studio?

Mr. Almond said Monday, Tuesday, Wednesday, was it. But I am looking to expand my practice, bring on associates, and there's the potential we'd be open five to six days a week.

Chair Gedge said do you know the dance studio's hours of operation?

Mr. Almond said generally, they do Monday through Friday, I don't know exact time, but usually around 3:30 pm to probably 8:30 or 9:30pm.

Commissioner Catmull said my question is around the architecture committee, they made recommendations, and you heard staff say that they were not accepted. Could you give us some more details on why you chose not to accept the recommendation for further changes?

Mr. Dejarnett said the only thing that we didn't incorporate and or change was the issue about the parking. There was one prior iteration, and that was that we had less pitched roofs, and then it was brought to us that they would feel it's acceptable to then have 80% pitched roof and gabled or hip roofs and 0% flat, to be able allow screening of mechanical equipment for rooftop units and stuff. And so we went back in and addressed it and made that correction. In regards to the brick they didn't initially ask . We were planning on having a white painted brick, but that was another item that they didn't feel was acceptable, just because painted brick can be costly and you'd have to make it look good. It requires continual upkeep. So, that's why on that material board you have that other piece of brick there that would be the new proposed brick, that is a white brick that is not painted. Those are the only other items that really came from that meeting, per se, and even in the Architectural Review Committee meetings, they were more concerned about the architecture of the building rather than the parking. I know it was discussed a little bit, but it wasn't discussed at full length, like we were discussing it tonight. And then the other item was we had our main entry to the east towards the parking lot. But in order for us to encroach on or have a less setback towards South Jordan Parkway, we had to have our building entry towards the street facing side. Which we then updated our elevation to add in an entry, and adjusted the architecture to kind of accentuate that, this is the main entry, rather than facing east towards the parking lot. One other thing that I would like to add to in regard to the parking was, August 9, 2024 was when we submitted our third time of comments, and at that point was the last time that we had heard about the parking issue, per se. Now, there's more to that, and I'll get to that, but we ended up submitting three other times before being able to be before you guys. And at that point, other than September 4, 2024 when it was mentioned that there's still a potential concern, but nowhere in those city comments after that was there a parking question. So once we fulfilled that, once we addressed that comment after the third time, and then after the prior or the next three submissions, there was no city comments. We thought, we assumed it was resolved and that it was acceptable to the city. And then on September 4, 2024 is when we got a this letter that talks about the concern for the parking. Then on January 3, 2025 we got an email from the portal and that it had got pushed through, and our application was being deemed, either approved or accepted from the planning department to then move on forward to you guys. So from September to January, having those and still not addressing it in September, but then in January of this year, then basically deeming it accepted and allowing us to become before you. And if it wasn't accepted because of the parking then why are we here?

Commissioner Catmull said ust real quick follow up on that, because that was a mixture of several items. As far as the Architectural Review Committee, my understanding of what you said was that the brick was changed, and we see that reflection in there. The pitch and the percent of the roof that has to be pitched was set to 80% is what they wanted, is that where it is at?



Mr. Dejarnett said one of our earlier iterations of this building had less than 80% pitch roof, and the planning department then basically said that they would find it acceptable. If we were able to come to a new design where we were able to achieve 80% which is what we're at.

Commissioner Catmull said he architecture review committee was okay with your percentage, that was not a concern to them?

Mr. Dejarnett said correct.

Commissioner Catmull said so then I think the only thing I have on my list is the entrance was the sticky issue that was not resolved?

Mr. Dejarnett said it's resolved. That was one of the things that's updated in the package that you guys have, and what the city has is the main entry was changed to now be street facing, rather than East facing towards the parking lot.

Commission Catmull said I am just trying to reconcile what Planner McDonald's presentation said, because it said there was a remaining issue that was not resolved.

Mr. Almond said that 80% wasn't just a number that we thought up and then they said it was acceptable. It was one that the planning department brought to us and told us that if we could get to that, it was acceptable.

Chair Gedge opened the Public Hearing to comments.

**Regina Pikus, South Jordan** said I actually didn't come here for this, I am the applicant on a different item. I live right off 2200 W and I have a high schooler at Bingham, so I'm definitely familiar with this. The parking situation right now, and the traffic is a nightmare at Bingham. If the way I'm interpreting this, maybe I'm interpreting it wrong. If there's an additional almost 10,000 square feet, and right now there's 28 parking spots that are available to flux. I don't know how 28 parking spots are going to do for 10,000 additional feet. I definitely have big reservation because Bingham is a massive part of that parking equation. The kids at Bingham are still in a lottery system, and for sophomores are not allowed parking passes. Juniors are in a lottery system, and then seniors are the only ones that are guaranteed. So opening up the 90 new spots has been great. My child got a lottery Pass, which I feel like we hit the jackpot and but most of the new ones in the front everybody has to be gone by three o'clock, and you guys probably know that, but they use that space for for driving lessons, and so everybody has to vacate in the front, where every spot that's marked as blue. So during the morning commute, it's very, very congested.. Years ago, people were allowed to park on 2200 W and across 10400 S, which is South Jordan Parkway, but that has been cleared. Nobody's allowed to park there anymore. So it's it's tight. That's what I'm saying, I definitely have concerns with that.

Chair Gedge closed the Public Hearing.

Commissioner Harding said Andrew can you confirm those numbers that we heard with the future planning? We know it's all hypothetical, right now, but if the entire amount went to office,

that would only be one more needed. He has agreed to do a shared parking agreement. I just like the city to confirm that.

Chair Gedge said and that's the one per 300 square feet, correct?

Commissioner Harding said this is what I heard. If the dance takes a whole building, they would take 29 based on the seats, dental would be 22 and if office took over from the original building phase one, that would only be 13. But then, if the dance doesn't take all of that and it goes to Office, it would only be an additional one. I just want to make sure we're all on the same page based on code.

Planner Andrew McDonald said referring back to the report, staff cannot confirm those numbers because that is future speculation, so we can't engage with that. What we know is that there is a problem right now, and that is the whole basis for what's been presented to you. We will require what's required of code for those uses, as they are defined and how they apply in the chapters ratio. This is a 9897 square foot area building, and as that code applies, that is per floor area. If the applicant, slash property owner, wants the whole building to be occupied by the dance studio, that one per 100 ratio will apply to that whole building that calculates the 99 parking stalls required for that building alone. So again, referring back to the staff report, we can't speculate. What we do know has been reviewed and presented before you, there is an issue it remains unresolved, and that the applicant has not met that burden of proof to demonstrate that any potential that they want to bring into the property with any parking studies or analysis would provide a basis to have those conversations, which they haven't done.

Commissioner Hollist said as a mom that takes girls to dance studios, I've been thinking about this a lot. I think I agree with the applicant that we might not have a great metric for what a dance studio requires that cannot put on a recital. The number of chairs actually in there, again, really doesn't signal how many people might have parked there. I would actually think the number of studios might be more appropriate. You probably have a teacher and two parents per studio. And I know that's not in the code, so we can't go by that. I don't know if they were able to provide you a picture of their lobby and showed how many chairs would they fall under that definition of the recreation and assembly use well.

Planner McDonald said regardless if there's recital performance or not. This is a dance studio as defined under recreation and assembly, subcategory instruction and training, primarily engaged in the personal or group instruction of cultural sports or recreational activities such as dance, gymnastics, martial arts, music and similar activities. Whether or not they have recitals there or not that would bring in more traffic, our report and conclusion still stand that we have an issue with the parking in that use, and that that whole development as it currently is.

Commissioner Hollist said so why were we talking about the number of chairs at a previous meeting? There seemed to be another metric that the city was open to using for interpretation.

Planner McDonald said it was a conversation not pertaining to the standard of approval for that application. We did have to cycle around and clear up that yet that time you were focusing on the

standard of approval for the preliminary subdivided application, and then coming at tonight's site on application, you could circle around and bring back those concerns which staff has referenced. For the record, we still don't support the use of that reduction in this application. And if there's any questions, it would defer back to the director of the department for interpretation on the historical context of this project and property.

Commissioner Hollist said we talked about a traffic study potentially being a part of this final site plan. I don't know, visiting and confirming that during the daytime there are spots available, and at nighttime there are not. I'm very sensitive to the parking issue. Mr. Gedge lives right by a business development that we have a lot of heartburn over every time it comes up, because they are always under parked based on what's gone in. And apparently, once, historically, something's been there, you can never revoke that use. And I understand exactly why you're doing your due diligence here. And so I guess I'm trying to understand, I tend to agree with the applicant. I don't think I ever drove by it during preschool time, where we did receive testimony that can back up onto 2200 West and around the corner to the neighborhood. But when I go by during the day at Bingham, even with Bingham students there, I see spots available when I go by during dance hours. It does look busy, but I would have thought I could probably get in and still get a spot. But again, my biggest concern, which I stated right at the beginning, is a shared parking and access to ensure that the future property owners business providers have a designated number of spots allocated for their use. I think there might have been a question in there for him, like what would it take for the city staff to review on this particular case basis.

Planner McDonald said we would need to know and not speculate, which we wouldn't know until permit applications come in, where we have actual documents and complete applications to review and apply our code to. Outside of that, it's speculation, and we will stand by what we have gone on record with and what's in our code to support what we will apply.

Chair Gedge said so as we continue our deliberation, we're focused on what we should be doing as a commission to either approve, conditionally approve or deny. Can you help us with that?

City Attorney Ryan Loose said from from the standpoint of the legal requirements. The legal requirements are what they are until we know what the use is. Then you go on what the potential use could be. If the applicant wants to say that they will not invite themselves into not leasing to those higher parking uses, then any application for the higher parking uses would be rejected until such parking was created on site, which after building there's difficult, very difficult. So from that standpoint, the approved use, or the approval of the parking, would start to then stop any other use from coming into the building just by function. So if you approve the parking like it is now, with the building like it is now, that's what you approve, then uses that take more parking will not be allowed because they just functionally can't go into that space. And so what planning staff is advising is that, until you know the use, don't approve a parking, deny the request, have them cement their uses, then approve it that way so you know what the parking is.

Chair Gedge said another avenue for the applicant is if we were to go down that route, they could then apply to the city council for a code change to a different definition to allow the parking to be allowed on the use that they're proposing. Is that an option if we were to deny?

Director Brian Preece said they could also apply for a parking reduction, which is what the seminary across the street. The city council allowed to do a parking reduction with evidence.

Commissioner Harding said do we have the ability to put that stipulation in to avoid coming back? Meaning, if the city council approves a reduction, and verifies residency or type of use, so it avoids coming back here, or we don't.

City Attorney Loose said It would be a complicated motion, because you'd have to anticipate what the what you have to anticipate what the uses are that they would allow and reduce the parking for.

Commissioner Catmull said on the applicants questioning and answering of the Architecture Review Committee, as we went through those items, they did not identify an item that they felt like they refused to address, and they seemed to say so there was some sort of miscommunication somewhere in here. Can you illuminate some details as to what item is outstanding from the committee that they wanted addressed?

Planner McDonald said yes, to clarify, the Architectural Review, committee reviews the designs of the building. They do not review site plan issues, which includes the parking right? So there were no conversations in regards to the parking compliance issue that was being handled through staff according to code. The concerns that were initially discussed in the August 14th meeting, referring back to the presentation with a lack of main design entrances so they could utilize that setback reduction and be within 10 feet instead of having to be 20 on the South Jordan Parkway. Which (1) required redesigning the entryway to how you see it now and what you saw in the presentation on those slides is not what was presented at the recent one on the one before that on August 4<sup>th</sup>. They did make some changes, however, of the ones that were listed, the Committee on the 11th meeting did not recommend approval. They unanimously found that they were not adequate changes to address the concerns that they had expressed. They felt the applicant could have done more in the design to appease their concerns with the roofing issue, referring back to the presentation and discussion of how the CN zone does not allow it prohibits flat roofs, and explicitly states that all roofing shall be pitched or cabled in some fashion. Now, naturally, that means the entire roof. However, you're going to have rooftop mechanical equipment on this building. You do have it on phase one, the existing building, and it does need to be screened from line of sight. So reasonably with phase one and with the designs you see in phase two on that rooftop, calculation, what's left is flat space for them to put their equipment and how they need to access it. And reasonably, it is screened from view, and the 80% was a strong majority determined by the Director of Planning at the time, Mr. Schaefer Meyer, that number, in reference to looking at phase one, is solid enough to determine that it could be considered compliant, while still being reasonable with the mechanical bridge, but flat space still being there, even though explicitly the code says it shall not be flat.

Commissioner Catmull said I'm trying to sort out in my mind, the process of taking these four buildings, but two structures anyway, taking these and considering their use through time. As I look at the parking ratios, and if my calculations are correct, wherever they are ,if it was all office space, it could require as little as 51 or 171 if it was all assembly, if that was the use. So,

as you know in 10 or 15 years and new owners, new uses, how does the parking ratios get managed as new permits and uses come into a property?

Planner McDonald said the ratios are still applied as they're listed in the code, the requirement for 1626, parking ratios based upon how the uses are currently defined. So in this particular case, a dance studio is recreation and is simply one per 100 with the provision to reduce that which staff doesn't support the office use as city code defined which does not include a dentist office, despite that being in the name, dentist offices are medical clinic uses, by definition requires one per 200 which is the same as retail. All of these are permitted uses. So again, we can't speculate as to what the future could be, as we refer to in the presentation. We need to focus on what we do know. What we do know is that the uses that have been identified, and historically have existed, and the ratios have been applied, and those developments have been looked at and processed and etc. There's an issue that they are not resolving through their burden of proof to show what they are doing will meet that code. Here is a study that's looked at for the existing building and the size of the 17,000 that's being proposed on the floor space, and they've calculated using the uses and their ratios as is explained in the code, and has looked at the traffic flow and intake and those uses and whatever else the engineers and whoever prepares those, puts into it and can say that this is the intent. Here's the report, however, as it was recommended by Commissioner Hollist during at the end of those meetings, that would be considered part of their burden of proof, which they did not provide, even though it wasn't required of staff to provide, it still would have met or contributed to an evaluation of that burden of proof, which still overall, was not met.

Commissioner Catmull said the parking reduction, is that something that is binding, bound to the property, or is that between the city and the current owner?

Director Preece said I am not sure why we're saying parking reductions, even by staff, the code says that it's one per 100 or one per four seats. To me, that doesn't make sense that you can choose to have the number of chairs, and then if somebody said, Well, we're going to have four chairs, so we only need one parking space. What happens if they bring in more chairs as a removal? My interpretation of that is fixed seating, and I agree that it is poorly written and we should probably straighten that out, I mean, that's a huge disparity from one per 100 to four. And so I don't think in my opinion that was the intent of that code, to be able to choose between, we're going to bring in a few chairs, versus what it actual says. And so, my interpretation would be that it is fixed seating that's known. We know that that's we're going to fix those chairs. We deal with this with restaurants, which a restaurant is something that could happen here and they have booze. And if that's the case, then we say this is how many, but if they have movable chairs and what not, then we go by floor area. So I think this would be consistent with that. I think the reduction in parking by code is left up to the city council.

Commissioner Catmull said that's what I was referring to. I'm sorry, I may have miscommunicated. Is a reduction agreement going through the city council? Is that a binding agreement with the parties, or does it run on the land?

City Attorney Loose said It's not an agreement in my sense of the word, meaning the two party entering into it, it would be the council exercising their discretion to allow a lower limit, and that



would stand as to what the approval is. So if it's for a specific use, it would be for that use. So with the Bingham High seminary, it wasn't for an office building or a school, it was for a seminary use, or only teachers got to park there. That was explained in the terms, for lack of a better word or what exactly would happen. That was all known in the council that we will approve the lower limit for that. And so if an application was taken to the Council for this, they would have to do the same thing. They'd have to outline what they needed for why they needed less spaces. If the council found it reasonable, as long as they're not arbitrary, capricious or illegal, they can approve what they need to

Director Preece said they are replacing a building so they already had a number of parking spaces that was working. They also showed evidence of other seminaries at other schools around and how many worked for them. So they built their case to the city council.

Commissioner Hollist said I looked up the bingham seminary parking reduction request for their site plan application. This is a substantial reduction over what would normally be required for educational use and I think we all agree that it's reasonable. Let's say a homeschooling group came in and purchased that building in the future, obviously changing the use, potentially bringing a lot more cars. How do you balance that? Because it is my understanding that the land use, the underlying application would carry.

City Attorney Loose said they may not be able to get a business license, they may not be able to get tenant occupancy permits to change the inside, there's a lot that goes into when a new use comes in. I know what you're saying, is it still educational? The use wouldn't change, there would be a new tenant using the property in different way. Having people come there to park like the paradigm high school up on 3636 West, just behind the district. They're a private high school that has more cars. It's not the very big high school, but it's parking in this sort of scenario would be counted more, so we would deal with it that way. That's why it's really hard when you approve less.

Director Preece said and also, what was considered was it's only teachers that are parking there and that there is parking for students elsewhere.

Commissioner Hollist said my thoughts on that, and the city staff would probably have to tell the applicant how this would work, but potentially that we table this so that they can go in front of city council, present their evidence showing we're selling 30 parking spots.

Chair Gedge said that's where I'm leaning, because right now, based on our purview, we would have to deny, and so by giving them a pathway to table it, we're not denying it. We're not approving we're tabling until they can work something with the city council, that's up to our elected officials, and then maybe it can come back. We don't have to have the public comment again. We didn't have a clear direction on the number of stalls, not hypothetical anymore, which I understand staff's position, because we don't know what it might be, but you know, it could get built, and the next day it could be completely something different. We need to protect the future. I think that's one of our long term plan, our goals as the planning commission. So I'm in favor of table it.

Commissioner Farnsworth said is there anything the applicant could do to get staff comfortable with the lowered parking number for the dance studio, such as building fixed seating or traffic study or having contracts signed that show the uses? Is there anything the applicant can do to get staff comfortable?

Director Preece said these are always difficult, because you don't know what the future tenants are, and the applicant does the best they can. We do the best we can to try to figure out a parking number, but we are bound by the code, so we're not the ones that can give relief. It's the city council. I guess there's things such as deed restrictions they could put out that certain uses wouldn't be allowed, but that would, again be a whole nother process. We probably err on the side of over parking, and that's one of the flaws cities have. Most parking ordinances are overkill because they were designed planned for the day after Thanksgiving for retail things, but their parking may be exactly right, we may be wrong, but that's what our ordinance says.

Chair Gedge said I would like to ask the applicant to come back up, and ask him how he feel about us tabling it.

Mr. Almond said yes, I'm open to that. I know being there eight years that there's plenty of parking, it's not an issue. So yes, I am totally open to that. We will do whatever we can to make everyone feel comfortable about this.

Mr. Dejarnett said so from here going forward, if you are going to table this, what is our process moving forward?

Chair Gedge said our City attorney has recommended to a date certain, I believe, so we would table our ultimate decision. I don't know, the ample amount of time that City Council needs, they will work with you on that.

Director Preece said we don't have control on when they can get on the city council agenda. So we'd suggest that you table it for like, three planning commission meetings, unless they've made an application before the city council, and then we will come back the first meeting after the City Council meets.

Commissioner Hollist said I think there's also room for them to provide uses to city staff and have their numbers recalculated without even going to city council. I don't think we are saying they have to go in front of city council.

**Commissioner Hollist motioned to table File No. PLSPR202400097 New Two Story Commercial Building Site Plan “Almond Dental Phase 2” located at 10435 S 2200 West, pending the applicant working with staff to either provide site plan uses that are in compliance with current city parking codes, as well as to provide a joint parking access plan between the two subdivisions or going to city council and successfully petitioning for a reduction in parking requirements related to this site planChair Gedge seconded the motion.**

Deputy Recorder said, you stated the wrong file No. in your motion.

Commissioner Hollist amended the motion and restated the motion with the correct File No. PLSPR202400093. Chair Gedge seconded the amended motion.

Commissioner Hollist motioned to amend the last motion and add the shared parking agreement or work with city council on an application for a parking reduction and hat it comes back to us by the end of the year. Chair Gedge seconded the motion.

**Commissioner Hollist motioned to table File No. PLSPR202400093 New Two Story Commercial Building Site Plan “Almond Dental Phase 2” located at 10435 S 2200 West, pending the applicant working with staff to either provide site plan uses that are in compliance with current city parking codes, as well as to provide a joint parking access plan between the two subdivisions or going to city council and successfully petitioning for a reduction in parking requirements related to this site plan, and add the shared parking agreement or work with city council on an application for a parking reduction and hat it comes back to us by the end of the year. Chair Gedge seconded the motion; Roll Call Vote was 4-0 unanimous infavor. Commissioner Bishop was absent from the vote.**

#### **I. GENERAL PUBLIC COMMENT**

Chair Gedge motioned to add item I. General Public Comment to tonight’s agenda to allow for comments. Commissioner Hollist seconed the motion.

Chair Gedge said there was an item that was mailed to residents within our public noticing requirement. It was supposed to be on our agenda this evening for a conditional use permit at 2306 West old Rosebud lane. We will hear that at a subsequent Planning Commission meeting when that is properly noticed and on the Agenda. However, any comment that we take this evening that might be referring to this project, we'll ask our city recorder to please enter that as public comment to that future meeting.

Chair Gedge opened the General Public to comments.

**Regina Piku, South Jordan** said I'm here about Mimi's cottage, the agenda item that was supposed to be on the agenda tonight. File No. PLCUP202500140 this is for an ADU that we're building in the backyard. The majority of it is an extension of our main house, and then 1500 square feet of it is allocated to an ADU that my mom is going to live in. It's called Mimi's Cottage. This is my house. This is an existing pool house that's going to be demolished, and this right here, this is my neighbor to the west and It's the only neighbor that's affected.. So their primary residence is up here. They built before the no windows on the second floor was a rule, so they have windows. It is on their top floor. Nobody wants to look at each other. We are very happy to do whatever we need, but we need light coming in from that direction. There's the section that is closest to where I'm pointing. Here is part of our main house, and if we need to put frosted windows on that part, I'm totally fine with doing that. The part that is over here where I'm pointing is the upstairs bonus room for my mom and it's only 115 square feet. It's just can be



used as a crafting room, and we have been able to save all the mature trees here. So all of these trees that you see are still intact. The hole is dug and we have 50 foot tall trees there that we're to have privacy. We're also going to plant a few more trees here, just so she can have privacy in her little backyard and, and that's it.

Chair Gedge closed the General Public Comments.

## **J. LEGISLATIVE PUBLIC HEARINGS**

### **J.1. LEGISLATIVE UPDATES ZONING CODE TEXT AMENDMENT**

Address: 1600 W. Towne Center Drive, South Jordan, UT 84095

File No: PLZTA202500173 Ordinance 2025-16

Applicant: City of South Jordan

Chair Gedge motioned to recess for 5 minutes. Chair Gedge motioned to go back into session.

Planner Joe Moss reviewed background information from the staff report.

Chair Gedge said I'm assuming you're recommending a positive recommendation from us to city council so we are compliant?

Planner Moss said yes, that is correct.

Commissioner Catmull said how does this impact, or does it impact daybreak?

Planner Moss said the reason that we didn't include, and we referenced the uses section for that process instead of integrating any potential uses, is the PC zone is so customized that it also includes kind of customized uses. So those might be situations where those uses might not necessarily line up with every other zoning district. Typically, they'll start there, but then they'll modify as needed, depending on what the overall vision is for that particular zone.

Commissioner Catmull said it is a planned development?

Planner Moss said Daybreak would basically be under the existing development agreement that would not be affected by this particular change.

Commissioner Catmull said I like the material in the packet it gave me links to the state code and so forth, and clearly I didn't read it as well as I thought I had. But I did, I think I saw in there about architectural elements, including, not requiring a front yard fence and items like that.

Planner Moss said I think it was the 2021 bill that modified those architectural standards for single family. And like I said, those agriculture and residential zones have been changed and put into compliance with that for some number of years ago. For some reason, those changes didn't migrate to the redwood road mixed use zone. So for single family uses in that zone, we've just linked them up and modified them, , gotten rid of any requirement that is not in compliance with that legislation.

Director Preece said pretty much everything's allowed in the PC zone, except for a couple of things.

City Attorney Loose said here's one use that's not allowed, sexually oriented businesses or SOB'S, but as they're commonly known by, and we do know that pawn shops are conditional. All other uses are allowed. But going to your point, Commissioner Catmull, some of the other more recent changes, and I've had discussions with certain legislators about this, whether they be internal ad use, which are not allowed in the PC zone, but external have been from day one. And so it's just a thing about the way that both parties saw it back in 2004 to 2006 when they were negotiating it, the development agreement, and then a lot of the parking requirements. Those would remain the same because you have a contract binding the property, and there's the contracts clause of the US Constitution, which you can't necessarily go back and by fiat change that. Now some legislators disagree with me, because they want internal ADUs and things like that, but from the standpoint of just generally, the PC zone as applied to the daybreak development is its own thing. That's a planned community zone, and it's the zone you have to have 500 acres or more, and it's what they zone for Daybreak in that development.

Commissioner Farnsworth said the future PC zones like the Rio Tinto property would have to be negotiated to comply with the development.

Commissioner Hollist said you are taking care of a few additional things in addition to coming into compliance with state law, correct? There were some things under the mixed use that actually relate to us, but that wasn't triggered by the state requirements. So like your commercial office PUD or condominium projects now have to have five acres and be considered for approval by us, so that smaller than a conditional use.

Planner Moss said that was already in the existing redwood road mixed use. So, there was a little bit of organizational shuffling, because currently it spelled that out under the requirement if it was less than five acres to come to a 40 as a conditional use, it was listed individual in each of those zones. We just moved it to the spot where it was applicable to all of them, instead of having to restate it everytime.

Commissioner Hollist said since the state brought up these parking requirements, and apparently trimming two feet off of what we used to require, because apparently cars are getting smaller. I don't know, can we actually require residents to use them instead of storing stuff in them? I mean, are we going to play that game?

Planner Moss said equally no. It's a very difficult enforcement issue.

City Attorney Loose said from a code enforcement standpoint, it would be very hard to do anything past what you can see from a public court. Otherwise, it would be a violation of the Fourth Amendment search and seizure.

Commissioner Hollist said except that now certain lots don't have to be enclosed, they can be open.

City Attorney Loose said they openly store the stuff, then we'll tell them to go put it away. But if, by putting it away, they build a shed or garage and put it in there, then we can't see past that door unless they leave it open. But even then, I don't want to prosecute that case.

Commissioner Hollist my personal preference is off street parking. I know that Daybreak uses it as a calming measure. It's just not my preference.

Commissioner Harding said can you tell me how long someone can park a car in front of their house?

City Attorney Loose said I'd have to check the code, but without moving it, , it's either 48 or 72 hours without moving it. If someone parks, like a motorhome or a boat out there and it's there for several days, sometimes code enforcement will mark a tire with chalk and then take a picture, and they can tell if it turned.

Commissioner Harding said but that doesn't affect these, this lack of garage or the lack of parking off the strete, they're still not allowed to leave something in front of their house.

Planner Moss saidt hat wouldn't change any street parking requirement, our current would still be required to have those two off street parking spaces. The only difference is, on those affordable units they wouldn't be required to have them inside a garage, they could be uncovered spaces.

Planner Schindler said I found the code for how long a vehicle can be parked on the street. It says, it is unlawful to park, store or leave, or to permit the storing or leaving of any vehicle of any kind or any parts thereof that is in erect condition. 72 hours. Aand then it goes on to commercial vehicles. It's only 48 hours, and then back to and then back to watercraft trailers and so forth. It's back to 72 hours.

Chair Gedge opened the Public Hearing to comments. There were none. He closed the Public Hearing.

**Commissioner Harding motioned to send a positive recommendation for a File No: PLZTA202500173 Ordinance 2025-16 Legislativ Updates Zoning Code Text Amendment. Chair Gedge seconded the motion; Roll Call Vote was 4-0 unanimous in favor; Commissioner Bishop was absent from the vote.**

## **K. OTHER BUSINESS**

Chair Gedge said I would like just to make recommendation. I believe Mr. Farnsworth needs to be sworn in still, so can we get that done before we approve the agenda in minutes, so that way he can participate in the rest meeting.

Planner Schindler said he has to do the training before he gets sworn in, but if he has the training completed we can swear him in and he can vote.

Chair Gedge said and we can also recognize him in front of his friends and family who wish to attend that evening with the general public.

### **ADJOURNMENT**

**Chair Hollist motioned to adjourn. Commissioner Harding seconded the motion.**

**The Planning Commission Meeting adjourned at 9:15 p.m.**

DRAFT

# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: SEPTEMBER 9, 2025

## FILE OVERVIEW

Item Name	Daybreak South Station Plat 3F
Address	Generally located south and west of the intersection of Daybreak Parkway and Veruca Way (11612 S Veruca Way).
File Number	PLPP202500130
Applicant	LHM Real Estate (Vagner Soares)
Property Owner	LHM Real Estate
Staff Author	Greg Schindler
Presenter	Greg Schindler

## PROPERTY OVERVIEW

Acreage	2.303 Acres		
Current Zone	P-C (Planned Community)		
Current Land Use	Vacant		
General Plan Designation	Stable Neighborhood (SN)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	P-C	MU-TOD (U of U Medical Facility)
	<i>East</i>	P-C	SN (Veteran's Administration Clinic)
	<i>South</i>	P-C	SN (Early Light Academy Charter School)
	<i>West</i>	P-C	SN (7-Eleven)

## ITEM SUMMARY

A complete preliminary subdivision application for Daybreak South Station Plat 3F was submitted on July 3, 2025. The proposed subdivision will divide 2.303 acres into three lots.

## TIMELINE

- On July 1, 2025, the applicant submitted an incomplete application to Staff for review. The application was initially rejected and a revised application was submitted and deemed complete on July 3, 2025. Staff reviewed the application and worked with the applicant to revise the preliminary subdivision plat to conform to applicable city regulations. Two reviews were completed by staff with all required corrections completed on August 14, 2025. The application was reviewed by the following departments:
  - Planning:
  - Engineering:
  - Building:
  - Fire:
  - Public Works, Storm-water, Streets, Parks and Water Divisions

## REPORT ANALYSIS

Larry H. Miller Real Estate has filed an application that will divide 2.303 acres into three Commercial lots.

The property is located north of the Early Light Academy Charter School and west of the VA Clinic.

The subdivision is located within the boundaries of the Daybreak Town Center. Section 17.72.020 describes the Town Center designation as “designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single- and multi-family), public/semipublic, industrial and open space uses. This category may accommodate gross residential density of fifty (50) units per acre.”

The future land use designation for the property is Stable Neighborhood (SN). “Any new development, redevelopment, or rezoning within this designation shall be consistent with the surrounding land uses in order to maintain existing

character and quality of life for adjacent property owners.”

The anticipated use of the property has not been identified at this time.

## FINDINGS AND RECOMMENDATION

### Findings:

- The proposed subdivision is consistent with the City General Plan.
- All State and Local subdivision review requirements have been followed.
- The proposal complies with all City ordinances, the Daybreak Master Development Agreement and the Daybreak Master Subdivision requirements.

### Conclusions:

- The application is in conformance with the minimum requirements of South Jordan Municipal Codes [§16.10.040](#) and [§17.72.110](#) and the General Plan of South Jordan.

### Planning Staff Recommendation:

Staff recommends approval of the application based on the report analysis, findings, and conclusions listed above.

## PLANNING COMMISSION ACTION

### Required Action:

Final Decision

### Scope of Decision:

This is an administrative decision to be decided by the Planning Commission.

### Standard of Approval:

The Planning Commission shall receive comment at a public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the proposed subdivision does not meet City ordinances or sanitary

sewer or culinary water requirements, deny the preliminary subdivision plat application.

**Motion Ready:**

I move that the Planning Commission approve:

1. File PLPP202500130, Daybreak Plat 3F Preliminary Subdivision

**Alternatives:**

1. Recommend denial of the application.
2. Schedule the application for a decision at some future date.

## SUPPORTING MATERIALS

1. Attachments (Location Map, Proposed Preliminary Subdivision)

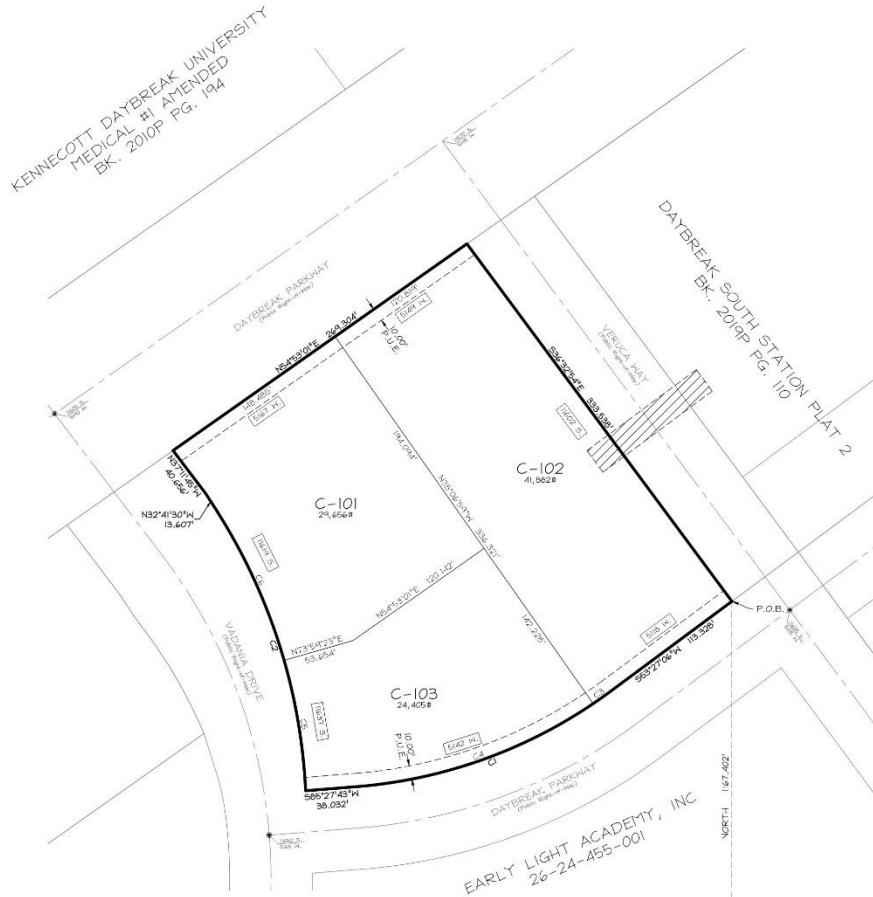


# Location Map



Item H.1.

# Subdivision Plat



SOUTHWEST COR. SECTION 24, T35, R21N, S12E, 1/4, S.L. CO. MONUMENT

3665.810'

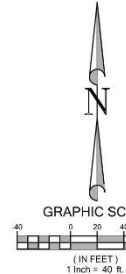
BASIS OF BEARING (DAYBREAK BASELINE SOUTHEAST)  
S89°55'30"E 13641.886' (MON. TO MON. MEAS.)

SOUTHEAST COR. SECTION 19, T35, R21N, S12E, 1/4, S.L. CO. MONUMENT

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	206.156	364.000	032°00'38"	S64°27'24"W	209.495
C2	224.163	429.139	02°55'43"	N77°43'38"W	221.623
C3	15.863	364.000	002°27'47"	N54°40'54"E	15.862
C4	140.243	364.000	02°53'56"	N70°41'18"E	186.191
C5	49.223	429.139	01°34'51"	S04°23'12"E	49.002
C6	124.940	429.139	01°40'52"	S24°21'04"E	124.499

**LEGEND**

- FOUND SALT LAKE COUNTY SECTION CORNER
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 1960 PAGE 7090



**PROPERTY CORNERS**

PROPERTY CORNERS TO BE SET WILL BE REBAR # CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

**PERIGEE CONSULTING**  
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Sheet 2 of 2

DAYBREAK PLAT 3F SUBDIVISION  
ATTENDING PARCEL D OF THE KENNECOTT DAYBREAK PLAT 3E SUBDIVISION

Located in the Southeast Quarter of Section 24, T35, R21N, S12E, Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDER  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FEE \$ \_\_\_\_\_

# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: SEPTEMBER 9, 2025

## FILE OVERVIEW

Item Name	Mimi's Cottage Conditional Use Permit
Address	2306 W Old Rosebud Ln
File Number	PLCUP202500140
Applicant	Chris Kotrodimos
Property Owner	Robert L Pikus; Regina G Pikus
Staff Author	Miguel Aguilera

## PROPERTY OVERVIEW

Acreage	1.00 Acres		
Recorded Subdivision	Triple Crown Estates		
Current Zone	R-1.8 (Single-family Residential)		
Current Land Use	SN (Stable Neighborhood)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	R-1.8	SN
	<i>East</i>	R-1.8	SN
	<i>South</i>	R-1.8	SN
	<i>West</i>	R-1.8	SN

## ITEM SUMMARY

The applicant is requesting the Planning Commission approve a Conditional Use Permit (CUP) for a proposed detached garage and guesthouse. The CUP is specific for the allowance for second story windows. Staff is recommending approval of the application.



## TIMELINE

- **July 10, 2025**, the applicant submitted a complete CUP application to Staff for review. The application was revised a total of 2 times to address all staff comments. The application was reviewed by the following departments:
  - Planning: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.

## REPORT ANALYSIS

**Application Summary:** The property owner is in the process of obtaining permits for the new detached structure. It will be a two-story building with a garage at ground level and an accessory dwelling unit at the second level. For now, the owner will continue with the building and ADU permit processes without the windows and will only be installed should the CUP be granted.

The building will be located 12 feet from the nearest property line to the west. The owner would like to install seven windows on the second story of the west façade to allow natural lighting into the loft and hallway. City code 17.40.020.13c states that “Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit: Openings (e.g., windows and doors) that are visible from the property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade”.

The applicant has indicated the owner will mitigate any potential detrimental effects of the proposed windows. The main detriment from these windows is the potential impact to privacy of neighboring properties. Opaque windows are a solution to this and the owner is willing to make these changes for approval of the windows. She has indicated that of the 7 proposed second story windows, she is willing to make four of them opaque. She would like the remaining three windows on the northern end of the west façade to remain normal glass so that a loft will have visibility to the outside.

## FINDINGS AND RECOMMENDATION

### Findings:

- The property owner has indicated the need for natural light on the second story of the structure.
- The property owner has indicated her willingness to mitigate potential detrimental effects by making the windows opaque. The four opaque windows will light a walkway in the structure.
- The non-opaque windows will be for the second-story loft.





- The proposed building will move forward with construction and include the second story, west façade windows only if the CUP is approved.

### Conclusions:

- The application is in conformance with all other minimum requirements of City Code §17.40 and §17.84.

### Planning Staff Recommendation:

**Staff recommends approval of the application** based on the report analysis, findings, and conclusions listed above.

## PLANNING COMMISSION ACTION

### Required Action:

Final Decision

### Scope of Decision:

This is an administrative decision to be decided by the Planning Commission.

### Standard of Approval:

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards.

The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects cannot be substantially mitigated with reasonable conditions of approval to achieve compliance with applicable standards.

### Motion Ready:

I move that the Planning Commission approves:

1. File PLCUP202500140: Mimi's Cottage Conditional Use Permit allowing second story window's on the proposed building's west façade, with the condition those windows be opaque or for lighting purposes only.

### Alternatives:

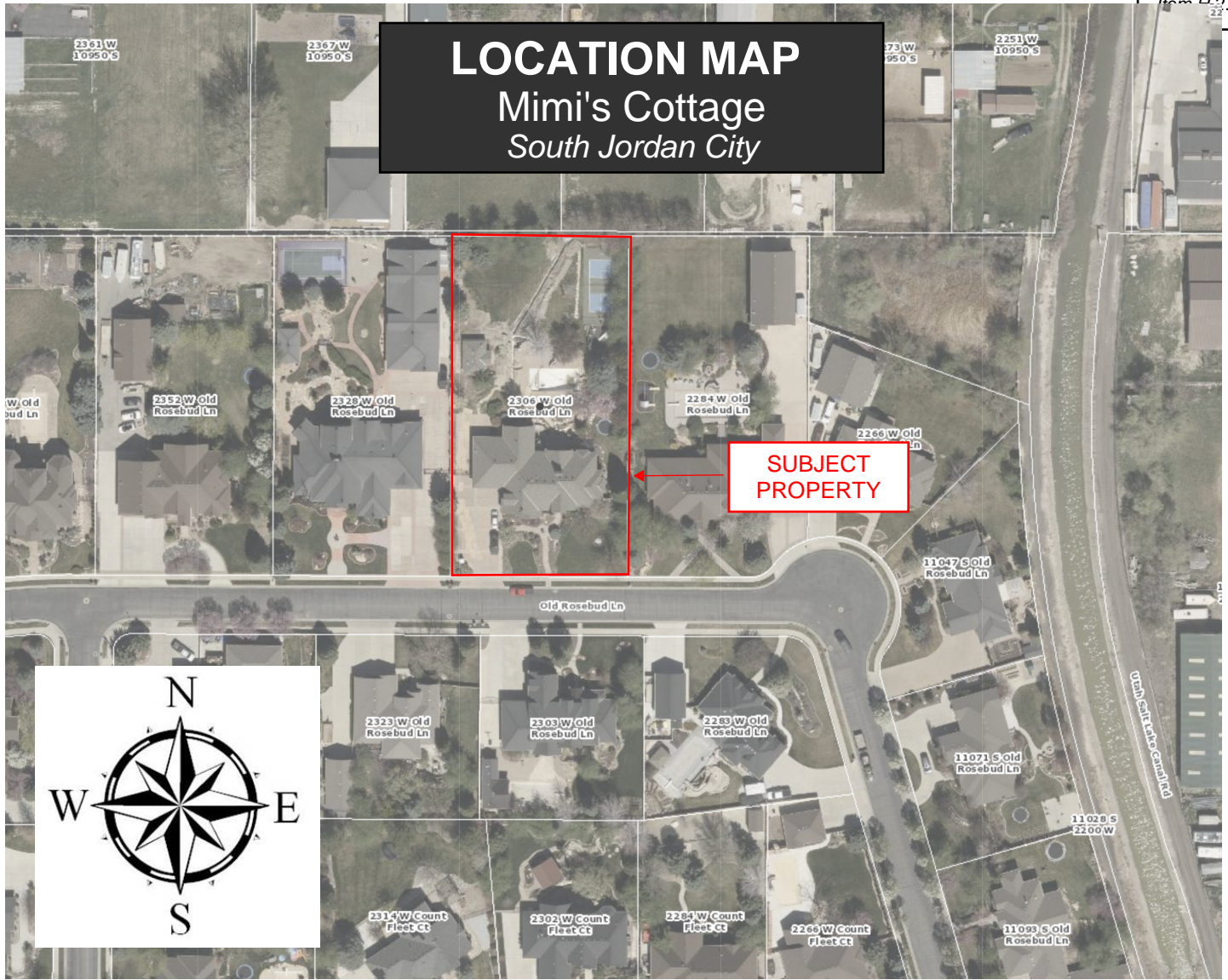
1. Approval with conditions
2. Denial of the application.
3. Schedule the application for a decision at some future date.



## SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Site Plan
4. Attachment D, Building Elevations



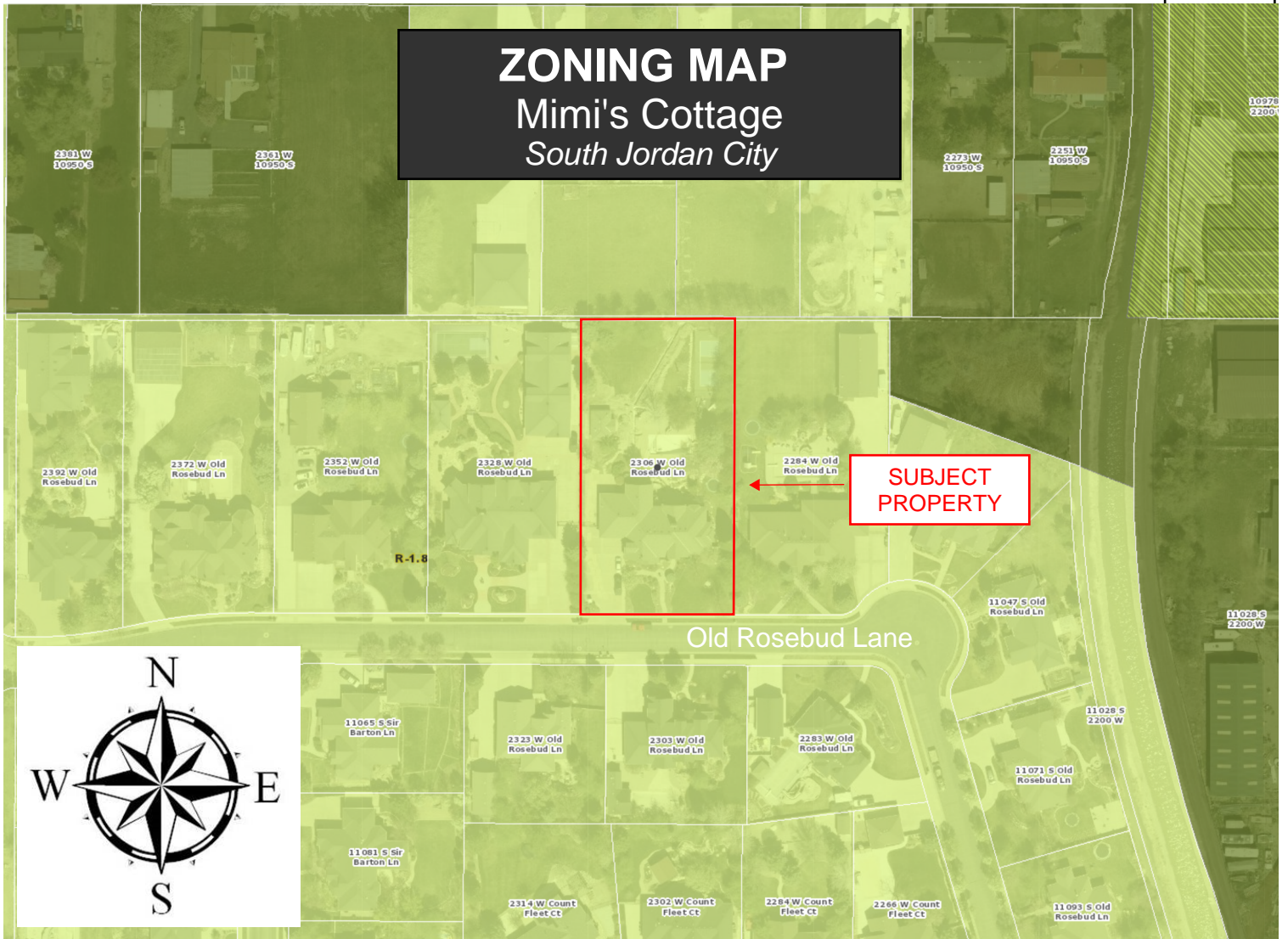




# ZONING MAP

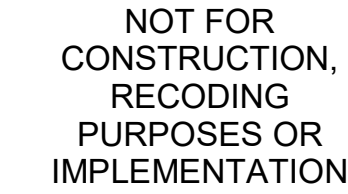
## Mimi's Cottage

### South Jordan City





## A

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## S0.0 STRUCTURAL

- or.

E1.0 LIGHTING & ELECTRICAL PLANS  
E1.1 LIGHTING AND ELECTRICAL PLAN

C

**MIMI'S COTTAGE**  
**POOL HOUSE & APARTMENT**  
2306 W Old Rosebud Ln  
South Jordan, UT 84095

COVER SHEET

PHASE  
↓  
**A-A2.1**

DISCIPLINE  
↓

TYPE  
↓

SEQUENCE IN TYPE  
↓

SHEET NUMBER

G0.1



## ABBREVIATIONS/ACRONYMS

A.B.	anchor bolt	FD	floor drain
A/C	air conditioning	FDN	foundation
ABV	above	FE	fire extinguisher
ADA	americans with disabilities act	FEC	fire extinguisher cabinet
ADD'L	additional	FGL	fiberglass
AFF	above finished floor	FHS	fire hose station
ALT	alternate	FIN	finish(ed)
ALUM	aluminum	FIN, FLR	finished floor elevation
ANOD	anodized	FP	fireplace
ANSI	american national standards institute	FRT	fire-retardant treated
APPR	approved	FS	footing step
APPROX	approximate	FT	feet
ARCH	architect(ural)	FTG	footing
ASPH	asphalt	GA	gage, guage
AUTO	automatic	GALV	galvanized
BD	board	GB	grab bar
BLDG	building	GD	grade(ing)
BLK	block	GF	government furnished
BO	bottom of _____	GI	government installed
BRG	bearing	GL	glass
BSMT	basement	GLB	glue laminated timber beam
BTWN	between	GYP, BD.	gypsum wall board
CF	cubic foot	HAS	headed anchor stud
CG	center of gravity	HB	hose bib
CI	cast iron	HC	hollow core
CJ	construction joint	HCAP	handicap
CL	center line or column line	HD	holdown
CLG	ceiling	HDR	header
CLR	clear(ance), category of logistical responsibility	HDWR	hardware
CMU	concrete masonry unit	HM	hollow metal
COL	column	HOR	horizontal
CONC	concrete	HR	hour
CONST	construction	HRDWD	hardwood
CONT	continuous, continue	HT	height
CPT	carpet	HTG	heating
CRS	course(s)	HVAC	heating/ventilating/air cond.
CSMT	cassment	HWH	hot water heater
CY	cubic yard	ID	inside diameter
DE	door elevation	INCL	include(d), (ing)
DET	detail	INSUL	insulate(d), (ion)
DF	drinking fountain	INT	interior
DF-L	douglas fir	JSN	joint schedule number
DIA	diameter	JT	joint
DIM	dimension	LAM	laminate(d)
DIV	division	LAV	lavatory
DL	dead load	LF	linear feet
DOD	department of defense	LH	left hand
DPR	dispenser	LL	live load
DR	door	LP	low pressure
DWB	deformed weldable bar	LTL	lintel
DWG	drawing	LVL	laminated veneer lumber
E	east	LW	lightweight
EA	each	MAS	masonry
EJ	expansion joint	MAT'L	material(s)
ELEC	electrical	MAX	maximum
ELEV, EL	elevation	MB	machine bolt
EMT	electrical metallic tubing	MBR	member
EN	edge nail	MC	medicine cabinet
EQ	equal	MECH	mechanic(al)
EQUIP	equipment	MED	medium
EST	estimate	MFR	manufacture(r)
EX	existing	MIN	minimum
EXP	expansion	MISC	miscellaneous
EXT	extinguisher	MLB	microllam beam
f'c	concrete 28 day strength	MMB	membrane
f'm	masonry strength	MO	masonry opening

## STANDARD SYMBOLS

ROOM DESIGNATION	ROOM NAME 101
DOOR DESIGNATION	101
WINDOW DESIGNATION	1t
ELEVATION, (VIEW)	
ELEVATION, (DATUM)	<hr/>
NORTH ARROW	
DETAIL	SIM
DRAWING TITLE	View Name 1/8" = 1'-0"
REVISION DESIGNATION	
GRID HEAD	

## LINE TYPES

MATCH

PROPERTY

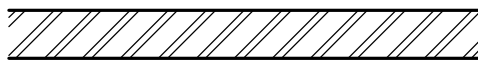

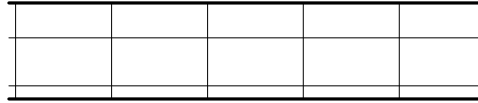
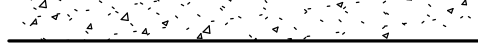
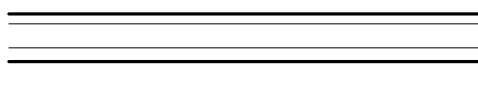

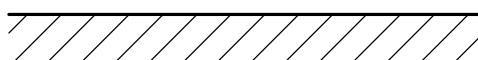

GRID

HIDDEN

REMOVAL

OVERHEAD

## ARCHITECTURAL MATERIALS

STEEL STUD	
GYPSUM BOARD CEILING / WALL	
LAY-IN ACOUSTICAL CEILING	
CONCRETE	
CARPET / TILE (SECTION)	
PLYWOOD (SECTION)	
MASONRY WALL	
TEMPORARY WALL	

## GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE (2021 EDITION) AND ALL LOCAL CODES, INCLUDING ANY AND ALL COVENANTS, RULES AND REGULATIONS ADOPTED BY THE CITY OF SOUTH JORDAN BUILDING DEPARTMENT.
2. COORDINATION OF WORK: THE GENERAL CONTRACTOR SHALL COMPARE ARCHITECTURAL SPECIFICATIONS AND DRAWINGS WITH MECHANICAL AND ELECTRICAL SPECIFICATIONS AND DRAWINGS. IF THERE ARE ANY DISCREPANCIES BETWEEN THEM, HE SHALL REPORT THE SAME TO THE ARCHITECT IN WRITING AND OBTAIN FROM THE ARCHITECT WRITTEN INSTRUCTIONS FOR NECESSARY CHANGES.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS AND DIMENSIONS AND CONDITIONS AT THE SITE.
4. ALL MATERIALS SHALL BE NEW (U.N.O.) AND BOTH MATERIALS AND WORKMANSHIP SHALL BE OF BEST QUALITY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY, SECURITY AND PROTECTION IN AND AROUND THE JOB SITE AND ADJACENT PROPERTIES (IF APPLICABLE).
6. ALL DETAILS AND NOTES ON DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSE WHERE UNLESS NOTED OR SHOWN OTHERWISE. CONSTRUCTION NOT SPECIFICALLY SHOWN, SHALL BE ACCOMPLISHED AS PER MINIMUM REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (2021 EDITION).
7. THE CONTRACTOR SHALL REVIEW, APPROVE AND VERIFY ALL SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND SIMILAR SUBMITTALS TO ASSURE THEY COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND SIMILAR SUBMITTALS SUBMITTED TO THE ARCHITECT WHICH HAVE NOT BEEN REVIEWED, APPROVED, VERIFIED, STAMPED AND SIGNED BY THE GENERAL CONTRACTOR WILL BE RETURNED TO THE GENERAL CONTRACTOR WITHOUT ACTION BY THE ARCHITECT. THE ARCHITECT WILL REVIEW THE SHOP DRAWINGS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT. THIS REVIEW BY THE ARCHITECT SHALL NOT BE CONSTRUED AS APPROVAL. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS BY THE ARCHITECT'S REVIEW.

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Designed by:	JTP	Submitted:	28 APR 2025	REV:
Drawn by:	CJK	File:		
Reviewed by:	JTP	Scale:	1 : 1	
Submitted by:	JTP	Project Number:	24034	

**MIMI'S COTTAGE**  
**POOL HOUSE & APARTMENT**  
2306 W Old Rosebud Ln  
South Jordan, UT 84095

## GENERAL NOTES, SYMBOLS, ABBREVIATIONS

SHEET NUMBER

## G0.2



1. ASSURE EXISTING GRADE ALLOWS SURFACE WATER TO DRAIN AWAY FROM HOUSE AT ALL POINTS. ASSURE DRAINAGE WATER IS DIRECTED TOWARD THE STREET OR TO AN APPROVED DRAINAGE COURSE, DO NOT DRAIN ON NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

03.26 4" CONCRETE FLOOR SLAB (INTERIOR, CONDITIONED SPACES) OVER A 6-MIL (0.006 INCH; 152 M) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES (152 MM) SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUBGRADE WHERE NO BASE COURSE EXISTS (R506.2.3) OVER A 4-INCH-THICK (102 MM) BASE COURSE CONSISTING OF CLEAN GRADED SAND, GRAVEL, CRUSHED STONE OR CRUSHED BLAST-FURNACE SLAG (R506.2.2 BASE)

23.01 AIR CONDITIONING CONDENSER

26.10 75KW GENERATOR LOCATION

32.04 8'-0" WIDE DOUBLE LOCKABLE GATE

NEW CONSTRUCTION

NEW CONCRETE

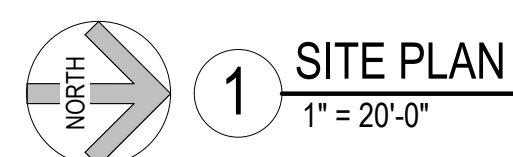
EXISTING CONCRETE

PROPERTY LINE    ————

EASEMENT        - - - - -

SETBACK         - . - . - .

ROAD             —————



SEVERAL TREES ARE DESIRED TO REMAIN WHEN POSSIBLE. CONTRACTOR  
TO CONSULT WITH HOMEOWNER BEFORE REMOVAL OF ANY TREES.

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Designed by:	Submitted:	REV:
JTP	28 APR 2025	
Drawn by:	File:	
CJK		
Reviewed by:	Scale:	
JTP	As indicated	
Submitted by:	Project Number:	
JTP	24034	

**MIMI'S COTTAGE**  
**POOL HOUSE & APARTMENT**  
2306 W Old Rosebud Ln  
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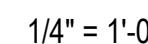
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SHEET NUMBER

A0.1

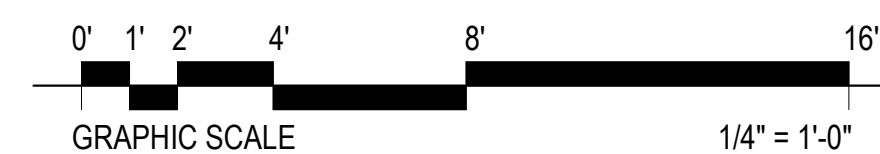


## A1.0





## A1.1



22.14 PEDESTAL SINK, CONTRACTOR TO CONSULT WITH OWNER

22.15 VANITY SINK, CONTRACTOR TO CONSULT WITH OWNER

22.17 SHOWER, CONTRACTOR TO COORDINATE FINISHES AND FIXTURES WITH OWNER

22.18 PROVIDE FLOOR DRAIN

22.19 PROVIDE PAN AND DRAIN UNDER WASHER

23.01 AIR CONDITIONING CONDENSER

23.02 VENT DRYER TO THE OUTSIDE, DUCTS SHALL BE CONSTRUCTED OF MINIMUM 0.016 INCH THICK RIGID METAL, HAVING SMOOTH INTERIOR SURFACES WITH JOINTS RUNNING IN DIRECTION OF AIR FLOW. MAXIMUM LENGTH OF EXHAUST DUCT SHALL NOT EXCEED 25 FEET (THE MAXIMUM LENGTH OF DUCT SHALL BE REDUCED 2.5 FEET FOR EACH 45 DEGREE BEND AND 5 FEET FOR EACH 90 DEGREE BEND. CLOTHES DRYER EXHAUST SHALL COMPLY WITH SECTION (M1502)

23.04 FURNACE

26.01 ELECTRICAL SUB-PANEL

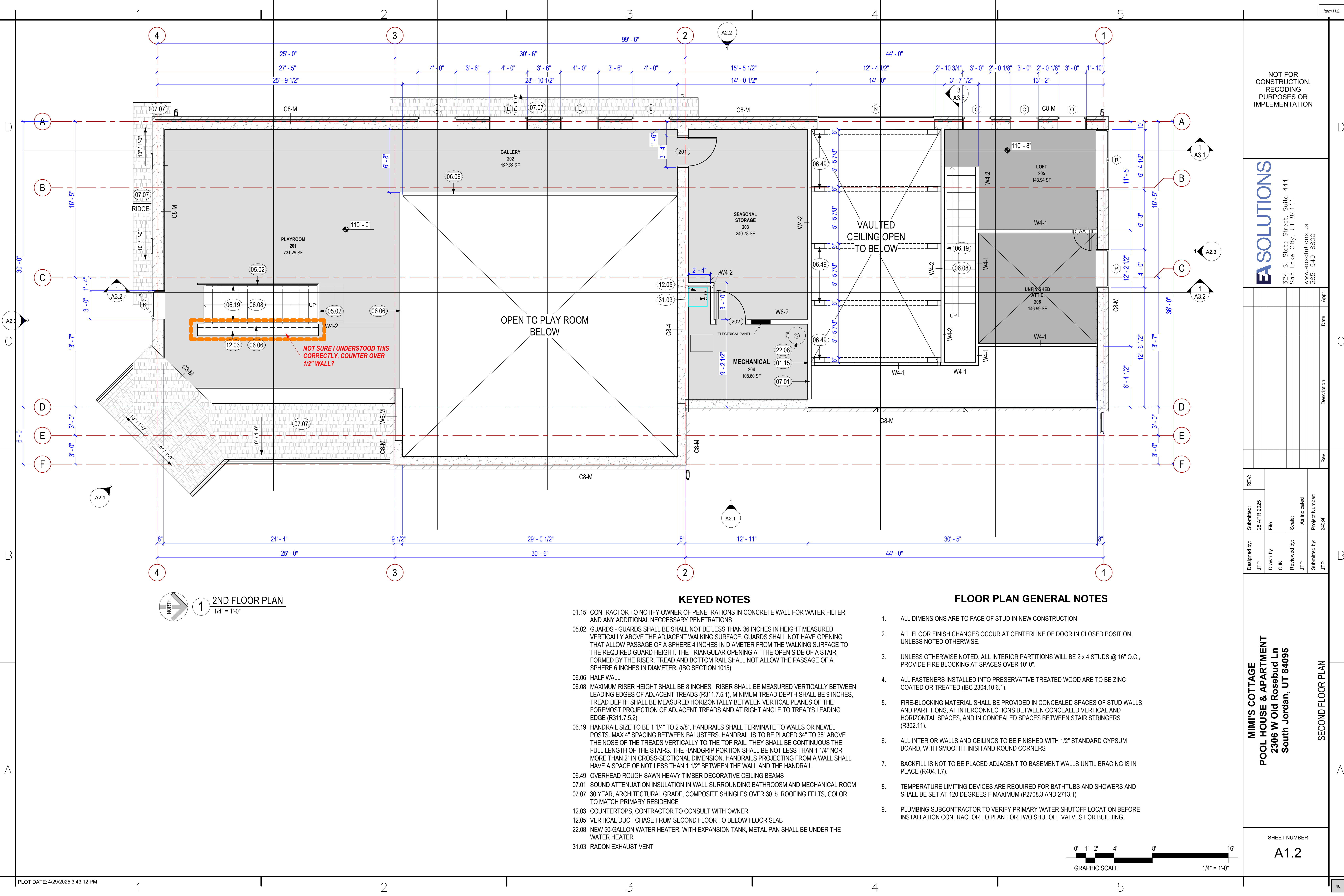
26.10 75KW GENERATOR LOCATION

31.03 RADON EXHAUST VENT

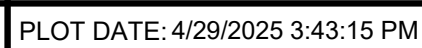
32.03 PAVERS/PATIO HARDSCAPE LAYOUT, CONTRACTOR TO CONSULT WITH OWNER

32.04 8'-0" WIDE DOUBLE LOCKABLE GATE

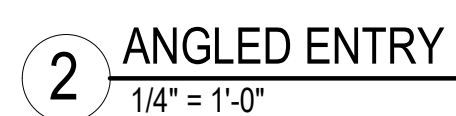






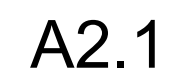






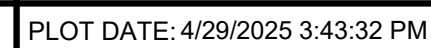
**MIMI'S COTTAGE**  
**POOL HOUSE & APARTMENT**  
2306 W Old Rosebud Ln  
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## EXTERIOR ELEVATIONS



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## A2.2





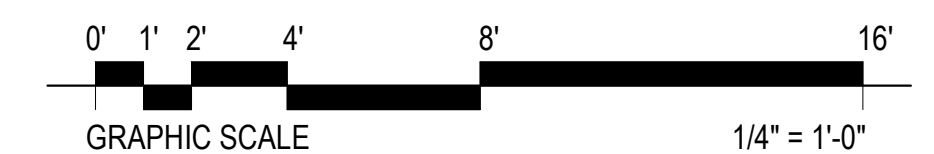


## KEYED NOTES

- |       |  |
|-------|--|
| 01.11 | CONTRACTOR TO CONSULT WITH OWNER ON RADIUS OF SOFFIT   |
| 04.01 | INSTALL BRICK VENEER WITH 22 GA TIES @ 16" O.C. EACH WAY WITH NO 9 WIRE AT 6" O.C. ASSURE WIRE LAPS OVER LEG OF TIE AS REQUIRED.   |
| 06.48 | TIMBER COLUMN. SEE STRUCTURAL  |
| 07.07 | 30 YEAR, ARCHITECTURAL GRADE, COMPOSITE SHINGLES OVER 30 lb. ROOFING FELTS, COLOR TO MATCH PRIMARY RESIDENCE   |
| 07.11 | EXTERIOR INSULATED FINISH SYSTEM (EIFS) OVER "TYVEK" BUILDING WRAP OR EQUIVALENT. COLOR TO MATCH PRIMARY RESIDENCE. PROVIDE CONTROL AND EXPANSION JOINTS AS RECOMMENDED BY EIFS MANUFACTURER |
| 07.12 | SOFFIT   |
| 07.13 | GUTTERS TO MATCH PRIMARY RESIDENCE   |
| 07.14 | METAL DOWNSPOUT  |
| 07.16 | FASCIA TO MATCH PRIMARY RESIDENCE  |
| 10.02 | 9 SF WINDOW WELL MINIMUM EXTENDING A MINIMUM OF 36" FROM WINDOW WITH PERMANENTLY AFFIXED EGRESS LADDER   |
| 32.04 | 8'-0" WIDE DOUBLE LOCKABLE GATE  |

### EXTERIOR ELEVATION GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD IN NEW CONSTRUCTION, AND TO BE VERIFIED IN FIELD BY CONTRACTOR.
2. APPLY FOUNDATION DAMPROOFING ON ALL BELOW GRADE SURFACES.



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	28 APR 2025		
	File:		
CJK	Drawn by:		
	CJK		
	Reviewed by:		
JTP	Scale:		
	As indicated		
	Submitted by:	Project Number:	
JTP		24034	
	Rev.	Description	Date
			Appr.

**MINI SCOTTAGE  
POOL HOUSE & APARTMENT  
2306 W Old Rosebud Ln  
South Jordan, UT 84095**

## LATERAL ELEVATIONS

SHEET NUMBER

## A2.3

# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: SEPTEMBER 9, 2025

## FILE OVERVIEW

Item Name	Bingham Senior Seminary Site Plan
Address	1940 W South Jordan Pkwy, South Jordan, UT 84095
File Number	PLSPR202500064
Applicant	Adam Ferguson
Property Owner	Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints
Staff Author	Miguel Aguilera, Planner I

## PROPERTY OVERVIEW

Acreage	0.96 acres		
Recorded Subdivision	Meets and Bounds Property		
Current Zone	Single-Family Residential (R-1.8)		
Current Land Use	Public		
Neighboring Properties	<i>Zone</i>		<i>Current Land Use</i>
	<i>North</i>	R-1.8	Public Education, Bingham High School
	<i>East</i>	R-1.8	Single-family Residential
	<i>South</i>	R-2.5	Single-family Residential
	<i>West</i>	R-1.8	Public Education, Bingham High School

## ITEM SUMMARY

The applicant is requesting the Planning Commission approve their site plan application. This application proposes a new seminary building to replace the existing structure next to Bingham High School. Staff is recommending approval of the application.

## TIMELINE

- **April 9, 2025** the applicant submitted a complete site plan application to Staff for review. The application was revised a total of 4 times to address all staff comments. The application was reviewed by the following departments:
  - Planning: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
  - Engineering: Staff reviewed the application and worked with the applicant revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
  - Fire: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
  - Fire: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
  - Building: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
  - Streets and Water: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
- **August 13, 2025**, the Architectural Review Committee (ARC) reviewed the proposed structure. The ARC gave a positive recommendation of the building's architectural renderings to the Planning Commission.
- **August 19, 2025**, the City Council approved Resolution R2025-47, allowing the site plan to proceed with a parking reduction.

## REPORT ANALYSIS

**Application Summary:** The new Bingham Seminary building will incorporate eight classrooms, space for staff offices, and a breakroom. The building's front orientation will be towards the west. A new walking path and landscape features will connect the building's entrance with the parking lot of Bingham High School. All of the on-site parking stalls will be located at the rear of the building on the east side of the lot. There are 15 stalls planned for the development.

A seminary use is not specified in the city code. The closest definitions within the code that could be provided for a seminary are a high school or a church use. In both of these categories, the parking requirement is greater than the spaces that currently exist or that will be provided in the new site plan. There are approximately 20 parking stalls at the existing seminary site. The high school use requires 15 stalls per classroom, equating to 120 stalls for 8 classrooms. A

church use requires 1 stall per 3 seats in fixed seating area plus 1 per 100 square feet of floor area of additional areas. There are 36 seats per classroom, which totals to 288 parking stalls required for the classrooms. This does not include any additional areas. Chapter 16.26.040 of the city code delegates the final decision of a parking reduction to the City Council. A parking reduction resolution was brought before the City Council and the Council approved the applicant's request for a parking reduction to 15 stalls.

The R-1.8 zone has a front setback of 30 feet. The existing setback and the proposed setback for the new building is approximately 27 feet. UDOT previously purchased frontage from the seminary site, which reduced the existing building's setback. City Code [§17.04.140](#) allows the new building to be at the existing setback. The new seminary building will meet the setback requirements for all its other sides.

## FINDINGS AND RECOMMENDATION

### Findings:

- There is no development agreement associated with this application.
- A seminary use is not defined in city code. The current zoning permits the closest defined uses of church and education. The seminary use is also existing on site.
- The City Council approved the applicant's request for a parking reduction.
- The expansion of South Jordan Parkway removed frontage from the existing property. The new building will be allowed to be constructed at the existing setback.
- UDOT approved the site's east parking entrance.

### Conclusions:

- The application is in conformance with the minimum requirements of the [Site Plan Review \(Title 16\)](#) and the [Planning and Zoning \(Title 17\)](#) Codes

### Planning Staff Recommendation:

**Staff recommends approval of the application** based on the report analysis, findings, and conclusions listed above.

## PLANNING COMMISSION ACTION

### Required Action:

Final Decision

### Scope of Decision:

This is an administrative decision to be decided by the Planning Commission.



### Standard of Approval:

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

### Motion Ready:

I move that the Planning Commission approve:

1. File PLSPR202500064, Bingham Senior Seminary Site Plan

### Alternatives:

1. Approval with conditions.
2. Denial of the application.
3. Schedule the application for a decision at some future date.

## SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Site Plan
4. Attachment D, Building Elevations
5. Attachment E, Photometric Plan
6. Attachment F, Resolution R2025-47

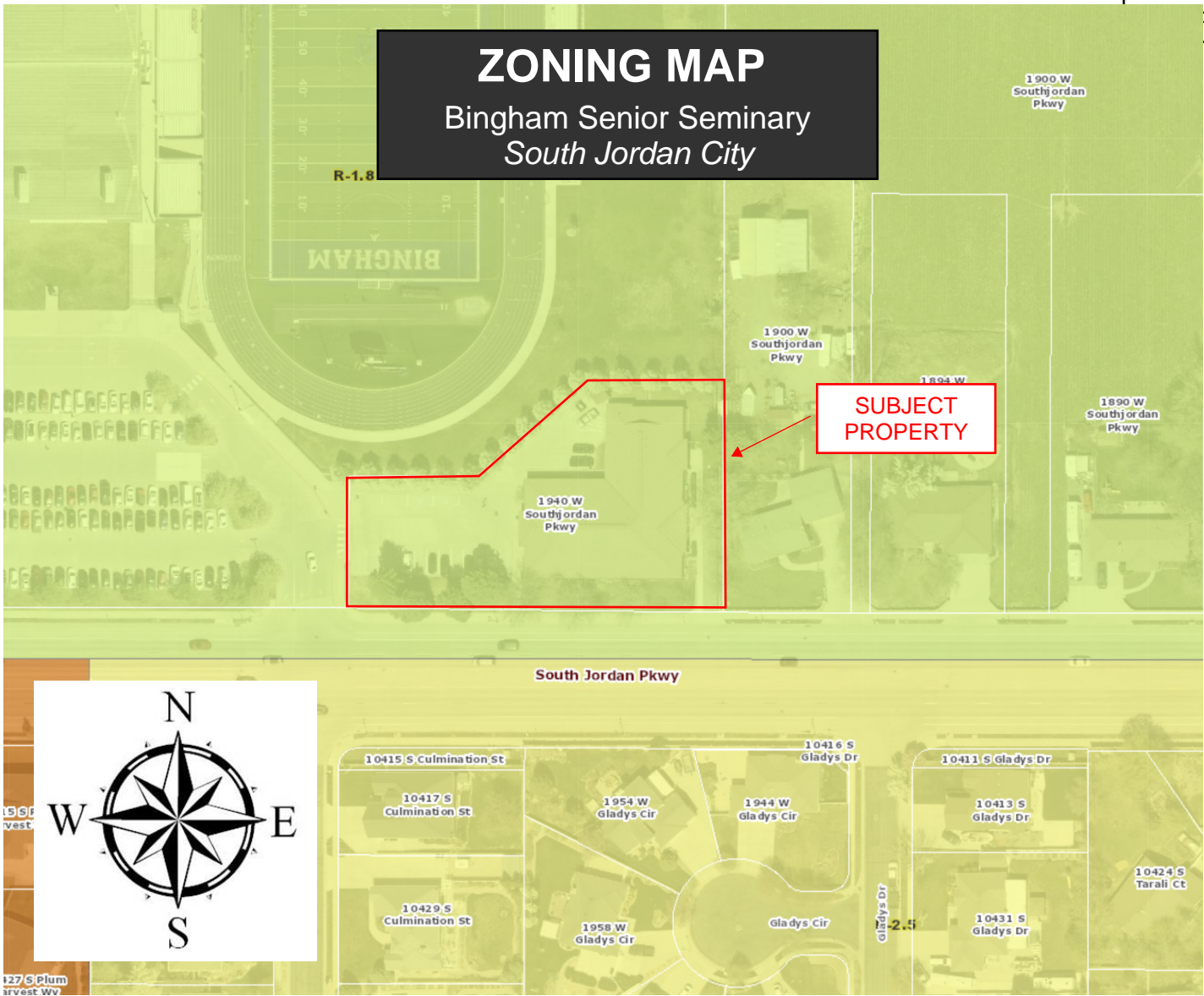
Bingham Senior Seminary  
South Jordan City

Bingham Senior Seminary  
South Jordan City



# ZONING MAP

Bingham Senior Seminary  
South Jordan City





11/11/2024 11:27:25 AM

A B C D E

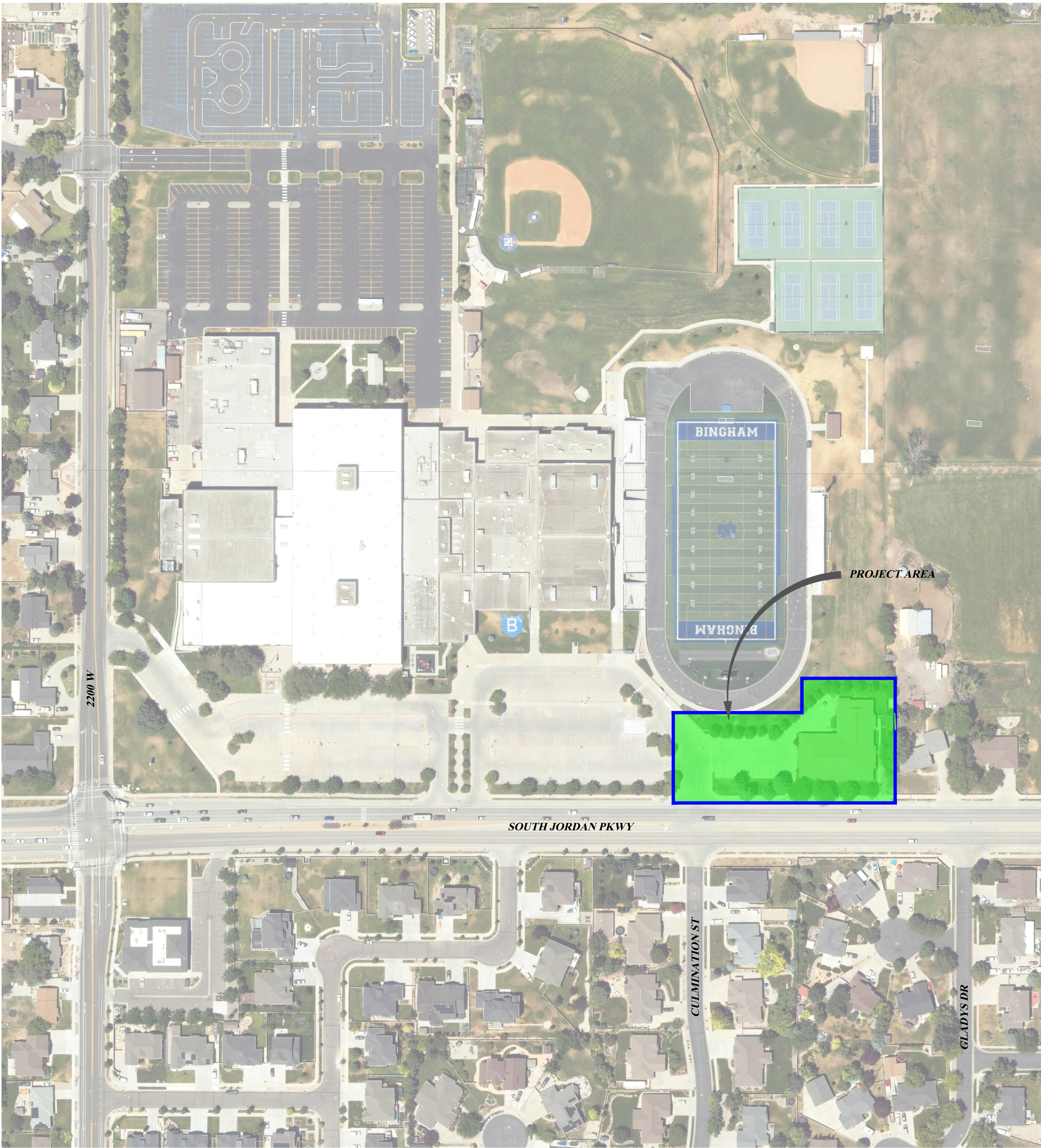
1 2 3 4 5 6

0' 1" 2"

# BINGHAM SEMINARY BUILDING CIVIL CONSTRUCTION DOCUMENTS

## THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

1940 S. JORDAN PKWY, SOUTH JORDAN, UT 84095



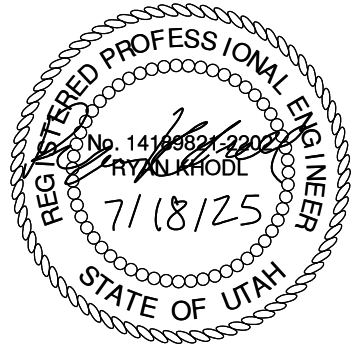
PROVIDE UNDERGROUND INJECTION CONTROL (UIC) REGISTRATION FROM UTAH DEPARTMENT OF WATER QUALITY FOR THE PROPOSED UNDERGROUND STORM WATER CHAMBERS.

### REFERENCE NOTES

#### CIVIL SHEET INDEX

COVER SHEET	C000
GENERAL NOTES	C001
GENERAL NOTES	C002
DEMO PLAN	C100
SITE PLAN	C200
GRADING PLAN	C300
UTILITY PLAN	C400
EROSION PLAN	C600
EROSION DETAILS	C601
DETAILS	C700
DETAILS	C701
DETAILS	C702
ROW AND SIGHT PLAN	C703

**Bingham Seminary Building**  
1940 S Jordan Pkwy, South Jordan, UT 84095  
The Church of Jesus Christ of Latter-Day Saints



Δ	DATE	REVISION
1	03/13/25	DESIGN REVISIONS
2	04/10/25	PERMIT SET
3	04/23/25	UDOT REVISIONS
4	05/03/25	CITY REVISIONS
5	06/25/25	REV 5
6	07/11/25	UDOT REVISIONS
7	07/18/25	CITY REVISIONS

PROJECT NUMBER

COVER  
SHEET

C000

**FFKR ARCHITECTS**  
730 Pacific Avenue • Salt Lake City, Utah 84104  
O 801.521.6186 • FFKR.COM





GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: SOUTH JORDAN CITY, INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- PROJECT MUST FOLLOW THE BUILDING CODES: 2012 IBC, 2003 ANSI 117.1, AND 1994 ADAAG.
- CONTRACTOR TO STRICTLY FOLLOW THE GSI SOILS REPORT DATED NOVEMBER 26, 2024. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE SOILS REPORT.
- TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO SOUTH JORDAN AND UDOT STANDARDS.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 72 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND, THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL DEMONSTRATE CURRENT BONDING ABILITY FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- THIS DRAWING SET IS NOT AN ALL-INCLUSIVE SET OF DRAWINGS. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: SOILS REPORT, LANDSCAPE PLANS, SITE ELECTRICAL AND LIGHTING PLANS, MECHANICAL PLANS, & ARCHITECTURAL PLANS.
- CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER AND/OR SOUTH JORDAN CITY.
- THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO SOUTH JORDAN REQUIREMENTS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR PRIOR TO ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS ALONG WITH ANY LOCAL CODES OR ORDINANCES.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- PRIOR TO STARTING EXCAVATION, A DIGGING PERMIT MUST BE REQUESTED THROUGH SOUTH JORDAN AND UDOT.
- THE CONTRACTOR SHALL CLEAR AND GRUB PRIOR TO EXCAVATION REMOVING ALL PLANT LIFE, GRASS, ROOT SYSTEMS, AND ALL SURFACE DEBRIS AS NEEDED TO PROVIDE A CLEAN SUB-BASE FOR THE WORK.
- NO ON SITE BURNING WILL BE PERMITTED.

UDOT NOTES

- UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHTOUT AT ANY TIME.
- WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
- ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00 – 9:00 AM AND 3:30 – 6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
- REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
- ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
- ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
- BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
- NO ROAD CUTS ALLOWED ON THIS JOB.
- FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC. 03575.
- ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
- FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
- OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
- OWNER, DEVELOPER, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
- TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGION'S TRAFFIC SIGNALS ENGINEER.
- PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
- DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT. REFERENCES 1. UTAH ADMINISTRATIVE CODE R930-6 (ACCESS MANAGEMENT) FOR A COMPLETE VERSION OF THE DEPARTMENT'S STANDARDS AND GUIDELINES REGARDING ACCESS PERMITS PLEASE REFER TO UTAH ADMINISTRATIVE CODE R930-6, WWW.UDOT.UTAH.GOV/GO/ACCESSMANAGEMENT. 2. AASHTO, A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS ("GREEN BOOK"), BOOKSTORE.TRANSPORTATION.ORG. 3. AASHTO, ROADSIDE DESIGN GUIDE, BOOKSTORE.TRANSPORTATION.ORG. 4. UTAH, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), WWW.UDOT.UTAH.GOV.
- ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.

ABBREVIATIONS

@	AT
AC	ASPHALTIC CONCRETE
&	AND
APPR	APPROXIMATELY
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ARV	AIR RELEASE VALVE
BDRY	BOUNDARY
BG	FINISH GRADE AT BUILDING
BVC	BEGIN VERTICAL CURVE
BRG	BEARING
BW	BOTTOM OF WALL
CAV	COMBINATION AIR VALVE
CB	CATCH BASIN
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
COB	CLEANOUT BOX
CONC	CONCRETE
DET	DETAIL
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DIST	DISTRICT
DWG	DRAWING
EA	EACH
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
ELEV	ELEVATION
ESMT	EASEMENT
EX OR EXIST	EXISTING

FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FT	FEET
HP	HIGH POINT
HORIZ	HORIZONTAL
HT	HIGH TEMPERATURE
HTW	HIGH TEMPERATURE WATER
HV	HIGH VOLTAGE
HYD	HYDRANT
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IRR	IRRIGATION
L	LENGTH
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OAE	OR APPROVED EQUAL
OC	ON CENTER
OH	OVERHEAD
P	POWER
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE

POC	POINT ON CURVE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE
PUE	PUBLIC UTILITY EASEMENT
PVT	POINT OF VERTICAL TANGENT
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
RCF	REINFORCED CONCRETE PIPE
REF	REFERENCE
ROW	RIGHT-OF-WAY
SS	SANITARY SEWER
SD	STORM DRAIN
SW	SIDEWALK
SCH	SCHEDULE
SF	SQUARE FEET
STA	STATION
STD	STANDARD
TA	TOP OF ASPHALT
TC	TOP OF CURB
TEMP	TEMPORARY
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL
VAR	VARIES
W	WATER
W/	WITH

SYMBOLS

STORM DRAIN

	STORM DRAIN MANHOLE
	STORM DRAIN COMBINATION BOX
	STANDARD STORM DRAIN INLET BOX
	DOUBLE STORM DRAIN INLET BOX
	STORM DRAIN CATCH BASIN
	STORM DRAIN FLARED-END SECTION
	STORM DRAIN CLEANOUT
	STORM DRAIN VAULT

SANITARY SEWER

	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER SEPTIC TANK
	SAND/OIL SEPARATOR

CULINARY WATER

	CULINARY WATER VALVE
	CULINARY WATER AIR RELEASE VALVE
	CULINARY WATER BLOWOFF VALVE
	CULINARY WATER BACKFLOW PREVENTER
	CULINARY WATER SHUTOFF VALVE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION

	CULINARY WATER BEND
	CULINARY WATER TEE
	CULINARY WATER CROSS
	CULINARY WATER CAP
	CULINARY WATER REDUCER
	CULINARY WATER WELL

IRRIGATION WATER

	IRRIGATION WATER VALVE
	IRRIGATION WATER BOX
	IRRIGATION MANHOLE
	IRRIGATION CONTROLLER
	IRRIGATION HEADS

GAS

	GAS VALVE
	GAS METER
	GAS RISER
	GAS TANK
	GAS VAULT
	GAS MANHOLE







ELECTRICAL

	ELECTRICAL METER
	ELECTRICAL BOX
	ELECTRICAL CABINET

REFERENCE NOTES

	ELECTRICAL PEDESTAL
	ELECTRICAL PULLBOX
	ELECTRICAL RISER
	ELECTRICAL TRANSFORMER
	POWER POLE
	LIGHT POLE
	SERVICE POLE
	GUY POLE
	GUY WIRE
	ELECTRICAL CONTROLLER
	ELECTRICAL MANHOLE
	ELECTRICAL VAULT

TELEPHONE

	TELEPHONE BOX
	TELEPHONE RISER
	TELEPHONE CABINET
	TELEPHONE PULL BOX
	TELEPHONE MANHOLE
	TELEPHONE VAULT



## REFERENCE NOTES

1. THE FOLLOWING SOUTH JORDAN CITY WATER NOTES ARE INTENDED FOR GENERAL WATER STANDARDS ONLY AND ARE NOT ALL INCLUSIVE. THE CITY HAS INCLUDED THE CULINARY WATER DESIGN AND CONSTRUCTION STANDARDS WITHIN THE CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE ENGINEERING DEPARTMENT. FOLLOWING WATER PLAN APPROVAL, FORTY-EIGHT (48) HOUR NOTICE SHALL BE GIVEN TO THE ENGINEERING INSPECTOR AND THE PUBLIC WORKS DEPARTMENT (253- 5230) PRIOR TO THE START OF CONSTRUCTION. NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO AN INSPECTION.
3. ALL WORK WITHIN SOUTH JORDAN CITY SHALL CONFORM TO SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS, AWWA AND APWA.
4. FOR RESIDENTIAL DEVELOPMENTS - THE DEVELOPER SHALL PURCHASE AND INSTALL METER BOXES AND SETTERS ACCORDING TO CITY STANDARDS ON NEWLY DEVELOPED LOTS AND REAL PROPERTY AT THE TIME OF WATER MAIN INSTALLATION. WATER METERS WILL BE SUPPLIED AND INSTALLED BY SOUTH JORDAN PUBLIC WORKS DEPARTMENT (AT DEVELOPER'S EXPENSE). THE DEVELOPER SHALL ALSO PROVIDE THE SITE ADDRESS, LOT NUMBER, METER SIZE AND PAY METER FEES PRIOR TO BUILDING PERMIT APPROVAL.
5. FOR COMMERCIAL AND CONDOMINIUM DEVELOPMENTS - THE DEVELOPER SHALL PURCHASE AND INSTALL METER BOXES AND SETTERS ACCORDING TO CITY STANDARDS. WATER METERS WILL BE SUPPLIED BY SOUTH JORDAN PUBLIC WORKS DEPARTMENT (AT DEVELOPER'S EXPENSE) AND INSTALLED BY DEVELOPER.
6. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTABLE WATER SAMPLE OBTAINED PRIOR TO COMMISSIONING THE NEW WATER LINE TO THE SOUTH JORDAN CITY CULINARY WATER DISTRIBUTION SYSTEM.
7. SOUTH JORDAN PUBLIC WORKS DEPARTMENT MUST APPROVE WATER SHUT DOWN WHICH MAY REQUIRE EVENING AND WEEKEND SHUT DOWN AS DEEMED NECESSARY, REQUIRING THE CONTRACTOR TO BE BILLED FOR OVERTIME. 48 HOUR NOTICE IS REQUIRED.
8. WATER SUB-OUT INSTALLATIONS WILL NOT BE CONSTRUED AS A COMMITMENT FOR WATER SERVICE.
9. CONDITIONAL APPROVAL OF VALVED OUTLET (6" AND LARGER):  
IN THE EVENT THE WATER PLANS SHOW ONE OR MORE VALVED OUTLETS EXTENDING OUT OF PAVED AREAS, INSTALLATIONS OF THESE OUTLETS IS ACCEPTABLE, HOWEVER, IF THE OUTLETS ARE INCORRECTLY LOCATED OR NOT USED FOR ANY REASON WHEN THE PROPERTY IS DEVELOPED, THE DEVELOPER SHALL ABANDON THE OUTLETS AT THE CONNECTION TO THE ACTIVE MAIN IN ACCORDANCE WITH THE CITY STANDARDS AND AT THE DEVELOPER'S EXPENSE.
10. ALL LINES TO BE PRESSURE TESTED ACCORDING TO SOUTH JORDAN CITY AND AWWA STANDARDS AND CHLORINATED PRIOR TO USE AND FINAL ACCEPTANCE.
11. ALL FITTINGS TO BE COATED WITH POLY FM GREASE AND WRAPPED WITH 8-MIL THICK POLYETHYLENE.
12. NO OTHER UTILITY LINES MAY BE PLACED IN THE SAME TRENCH WITH WATER LINE UNLESS APPROVED BY THE CITY ENGINEER.
13. ANY CONFLICT WITH EXISTING UTILITIES SHALL BE IMMEDIATELY CALLED TO THE ATTENTION OF THE CITY ENGINEER OR DESIGNER.
14. ALL WATER VAULTS WILL BE CONSTRUCTED PER CITY OF SOUTH JORDAN STANDARD DRAWINGS AND SPECIFICATIONS. NO VAULTS ARE ALLOWED IN TRAFFIC AREAS WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
15. LANDSCAPING AND IRRIGATION ADJACENT TO VAULTS SHALL DRAIN AWAY FROM VAULTS.
16. ONCE THE WATERLINE HAS BEEN TESTED, APPROVED AND CITY WATER IS FLOWING THROUGH THE PIPE, ONLY CITY PERSONNEL ARE AUTHORIZED TO SHUT DOWN AND CHARGE THE WATERLINE.
17. MEGALUG FOLLOWING RING OR AN APPROVED EQUIVALENT SHALL BE USED ON ALL FITTINGS.
18. APWA PLAN 562, CITY REQUIRES STAINLESS STEEL TIE-DOWN RESTRAINTS WITH TURNBUCKLES C 5/8"REBAR IS NOT ACCEPTABLE. MEGALUG FOLLOWERS REQUIRED ON ALL FITTINGS AND ALL DIMENSIONS OF THRUST BLOCKING STILL APPLY. THRUST BLOCKS MAY BE ELIMINATED IF HORIZONTAL TIE DOWN RESTRAINTS HAVE BEEN PRE-ENGINEERED AND RECEIVE PRIOR CITY APPROVAL.
19. WATER MAINS WILL BE HOT TAPPED AS CALLED OUT ON THE APPROVED PLANS. UNDER SPECIAL CIRCUMSTANCES, WHEN A CONTRACTOR SUBMITS A REQUEST FOR A SHUTDOWN CONTRARY TO THE APPROVED PLANS AND THE REQUEST IS APPROVED AT THE DISCRETION OF THE CITY ENGINEER OR DESIGNER, THE CONTRACTOR MUST PROVIDE 48-HOUR NOTICE TO NEIGHBORS AND NEIGHBORS WHO ARE AFFECTED. IF BUSINESSES ARE IMPACTED BY THE SHUTDOWN IT WILL BE DONE AFTER HOURS AND ALL OVERTIME FEES FOR CITY PERSONNEL, EQUIPMENT AND VEHICLES MUST BE PAID IN ADVANCE.
20. CONTRACTORS ARE REQUIRED TO WRITE THE LOT NUMBER WITH A BLACK PERMANENT MARKER ON THE INSIDE OF THE WATER METER BARRELS AS THEY ARE INSTALLED

## 53



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DEMOLITION NOTES

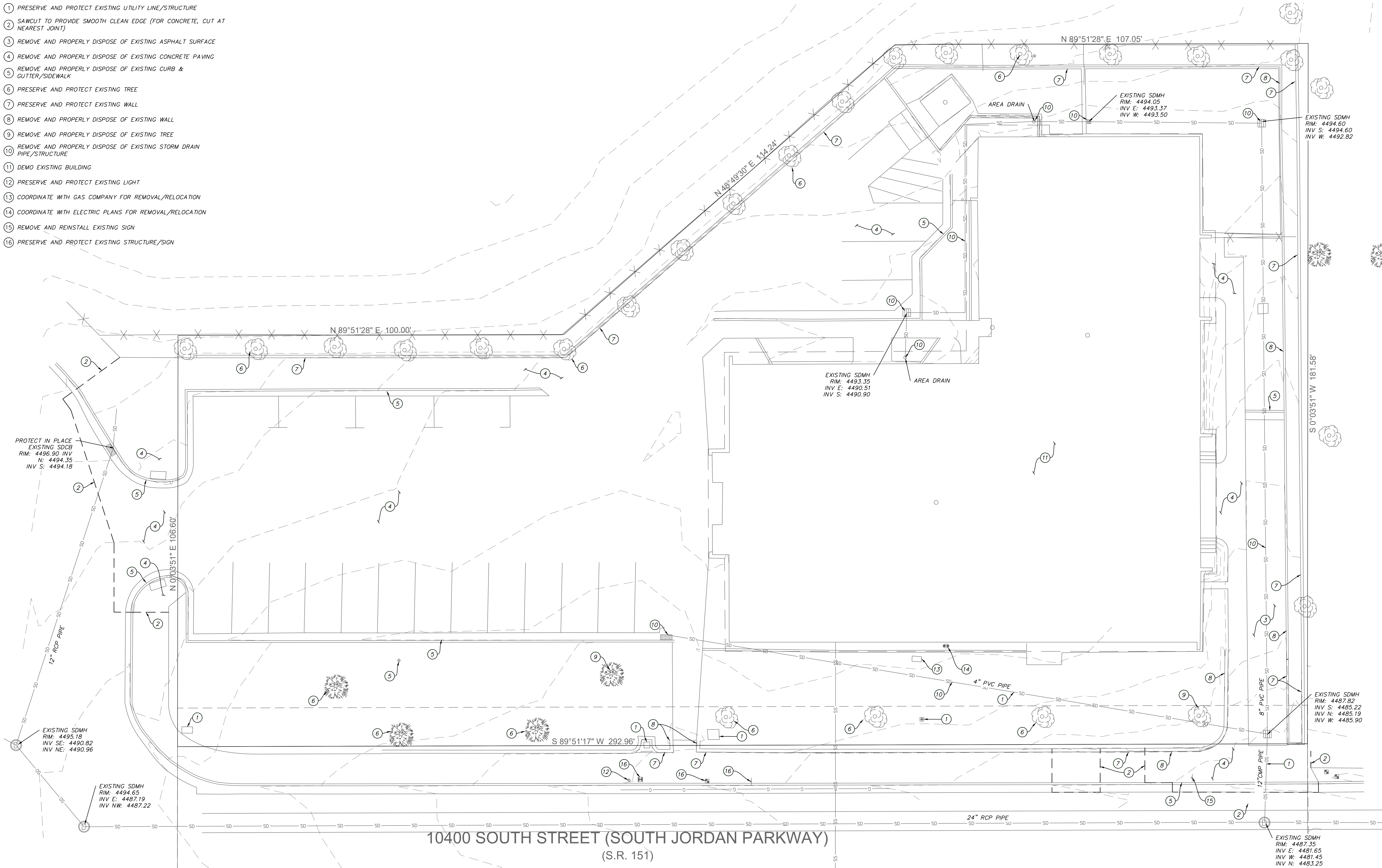
GENERAL NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM RECORD DRAWINGS AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES BEFORE BEGINNING DEMOLITION/CONSTRUCTION AND NOTIFY ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
2. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY THEMSELVES AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM THEIR OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.
3. CONTRACTOR TO COORDINATE WITH UTILITY OWNER AND APPLICABLE UTILITY PROVIDER PRIOR TO DEMOLITION ACTIVITIES.
4. CONTRACTOR TO STUB AND DEMOLISH UTILITIES AT LIMITS OF DISTURBANCE OR AS DIRECTED BY UTILITY PROVIDER OR OWNER.

KEYNOTES

- 1 PRESERVE AND PROTECT EXISTING UTILITY LINE/STRUCTURE
- 2 SAWCUT TO PROVIDE SMOOTH CLEAN EDGE (FOR CONCRETE, CUT AT NEAREST JOINT)
- 3 REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT SURFACE
- 4 REMOVE AND PROPERLY DISPOSE OF EXISTING CONCRETE PAVING
- 5 REMOVE AND PROPERLY DISPOSE OF EXISTING CURB & GUTTER/SIDEWALK
- 6 PRESERVE AND PROTECT EXISTING TREE
- 7 PRESERVE AND PROTECT EXISTING WALL
- 8 REMOVE AND PROPERLY DISPOSE OF EXISTING WALL
- 9 REMOVE AND PROPERLY DISPOSE OF EXISTING TREE
- 10 REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN PIPE/STRUCTURE
- 11 DEMO EXISTING BUILDING
- 12 PRESERVE AND PROTECT EXISTING LIGHT
- 13 COORDINATE WITH GAS COMPANY FOR REMOVAL/RELOCATION
- 14 COORDINATE WITH ELECTRIC PLANS FOR REMOVAL/RELOCATION
- 15 REMOVE AND REINSTALL EXISTING SIGN
- 16 PRESERVE AND PROTECT EXISTING STRUCTURE/SIGN

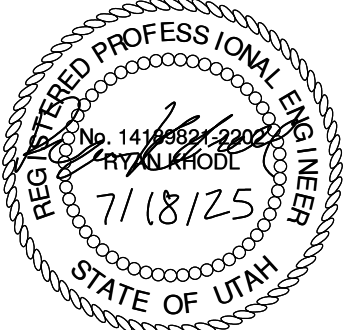
REFERENCE NOTES



FFKR ARCHITECTS



Bingham Seminary Building  
1940 S Jordan Pkwy, South Jordan, UT 84095  
The Church of Jesus Christ of Latter-Day Saints



Δ	DATE	REVISION
1	09/13/25	DESIGN REVISIONS
2	09/10/25	PERMIT SET
3	04/23/25	UDOT REVISIONS
4	05/03/25	CITY REVISIONS
5	06/25/25	REV 5
6	07/11/25	UDOT REVISIONS
7	07/16/25	CITY REVISIONS

PROJECT NUMBER

DEMO PLAN

C100



## SITE NOTES

## GENERAL NOTES

1. SEE GRADING DRAWINGS FOR ADDITIONAL DESIGN INFORMATION.
2. NO PHASING IS ANTICIPATED FOR THIS PROJECT.

## SCOPE OF WORK

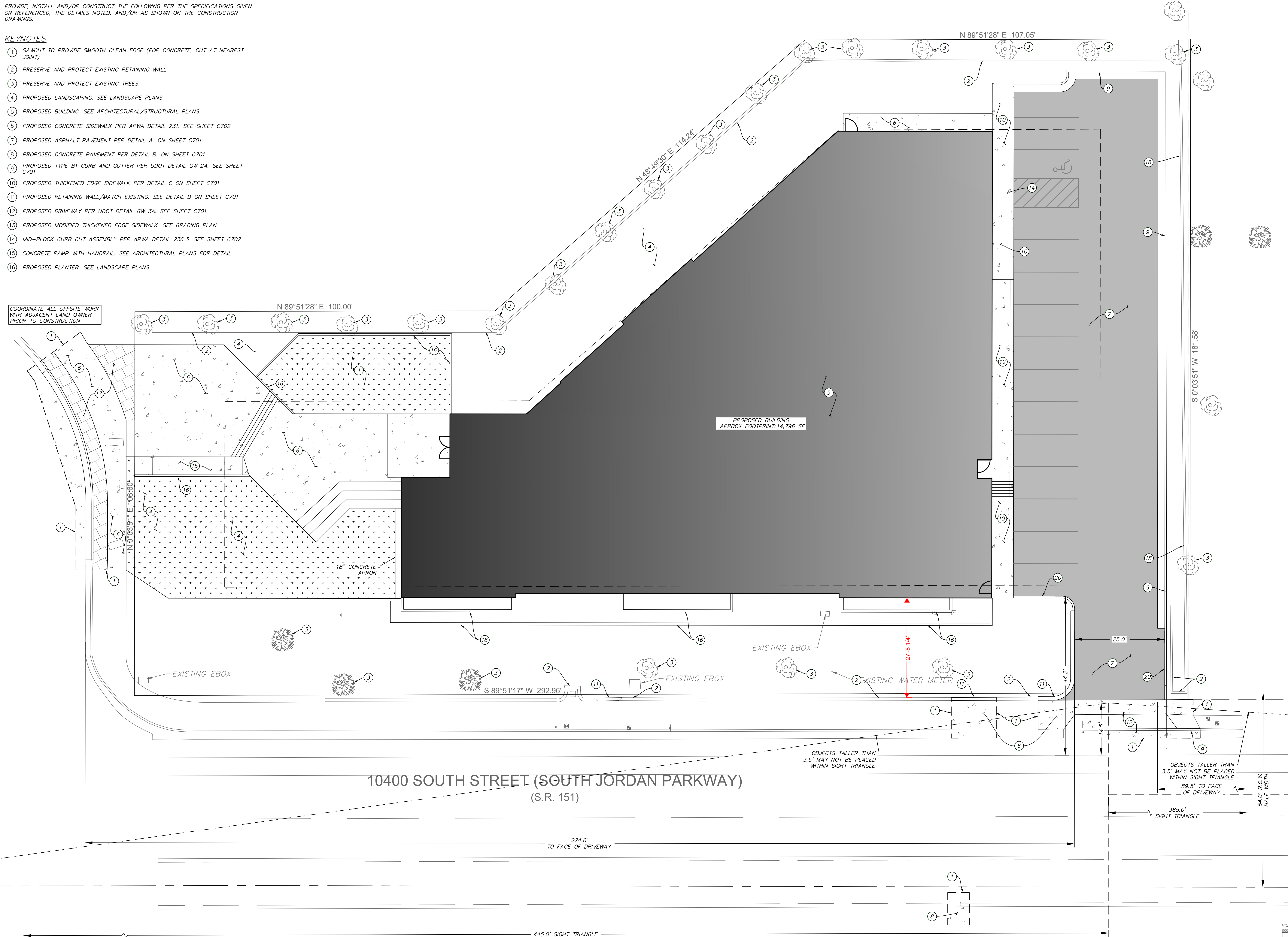
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

## KEYNOTES

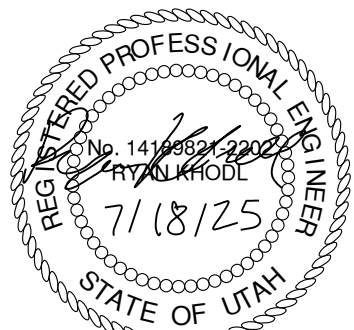
1. SAWCUT TO PROVIDE SMOOTH CLEAN EDGE (FOR CONCRETE, CUT AT NEAREST JOINT)
2. PRESERVE AND PROTECT EXISTING RETAINING WALL
3. PRESERVE AND PROTECT EXISTING TREES
4. PROPOSED LANDSCAPING. SEE LANDSCAPE PLANS
5. PROPOSED BUILDING. SEE ARCHITECTURAL/STRUCTURAL PLANS
6. PROPOSED CONCRETE SIDEWALK PER APWA DETAIL 231. SEE SHEET C702
7. PROPOSED ASPHALT PAVEMENT PER DETAIL A. ON SHEET C701
8. PROPOSED CONCRETE PAVEMENT PER DETAIL B. ON SHEET C701
9. PROPOSED TYPE B1 CURB AND GUTTER PER UDOT DETAIL GW 2A. SEE SHEET C701
10. PROPOSED THICKENED EDGE SIDEWALK PER DETAIL C ON SHEET C701
11. PROPOSED RETAINING WALL/MATCH EXISTING. SEE DETAIL D ON SHEET C701
12. PROPOSED DRIVEWAY PER UDOT DETAIL GW 3A. SEE SHEET C701
13. PROPOSED MODIFIED THICKENED EDGE SIDEWALK. SEE GRADING PLAN
14. MID-BLOCK CURB CUT ASSEMBLY PER APWA DETAIL 236.3. SEE SHEET C702
15. CONCRETE RAMP WITH HANDRAIL. SEE ARCHITECTURAL PLANS FOR DETAIL
16. PROPOSED PLANTER. SEE LANDSCAPE PLANS

17. STAMPED/COLORED CONCRETE (MATCH EXISTING).
18. PROTECT EXISTING PRECAST FENCE.
19. RETAINING WALL RAMP WITH HANDRAIL. SEE ARCHITECTURAL PLANS FOR DETAIL.
20. PROPOSED TYPE B4 CURB PER UDOT DETAIL GW-2A. SEE SHEET C701.

## REFERENCE NOTES



FFKR ARCHITECTS

730 Pacific Avenue • Salt Lake City, Utah 84104  
O 801.521.6186 • FFKR.COMTALISMAN  
CIVIL ENGINEERS  
1588 SOUTH MAIN STREET  
SUITE 200  
SALT LAKE CITY, UT 84115  
801.743.1500Bingham Seminary Building  
1940 S Jordan Pkwy, South Jordan, UT 84095  
The Church of Jesus Christ of Latter-Day Saints

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5	06/25/25	REV 5
6	07/11/25	UDOT REVISIONS
7	07/18/25	CITY REVISIONS

PROJECT NUMBER

SITE PLAN

C200



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## GRADING NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING THEM WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 96% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED GEOTECHNICAL ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTIONED IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS.
- CONTRACTOR SHALL BECOME FAMILIAR WITH EXISTING SOIL CONDITIONS.
- THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL AND DUST SUPPRESSION FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC INFORMATION SHOWN ON DRAWINGS C-600 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
- LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

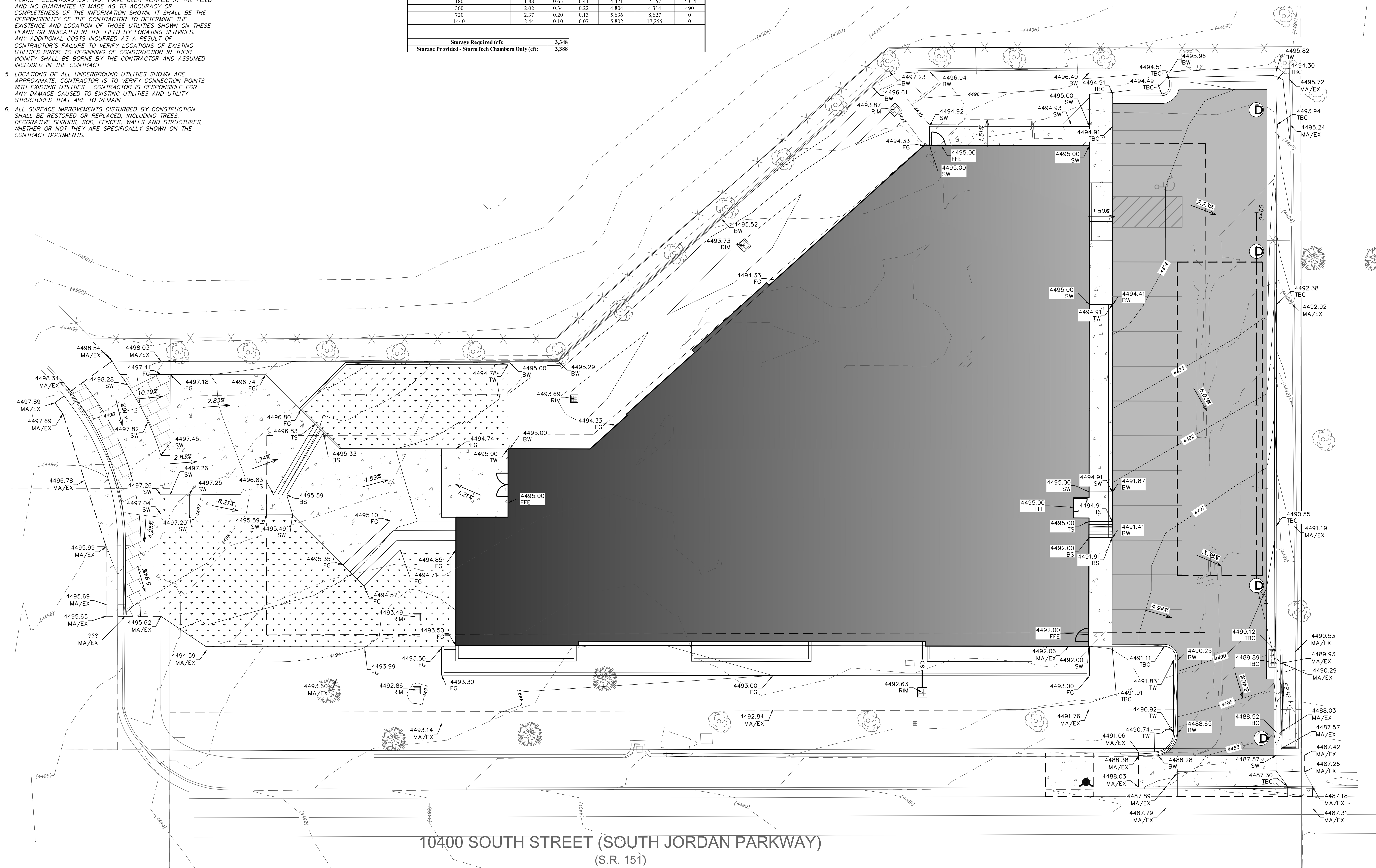
## ABBREVIATIONS

BW	BOTTOM OF WALL
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
MA	MATCH
SW	SIDEWALK
TA	TOP OF ASPHALT
TBC	TOP BACK OF CURB
TC	TOP OF CONCRETE
TS	TOP OF STEP
TW	TOP OF WALL

Post-Development Rational Method Calculations						
Project: Bingham Seminary						
DRAINAGE AREA						
Post-Developed Conditions						
	Area ft2	C	Land Use %			
Hardscape	27,539	0.90	63.3%			
Landscape	15,957	0.25	36.7%			
Total Basin	43,496					
Total (ac.):		0.999				
C average:		0.66				
Storm Data:		NOAA Atlas 14				
Frequency:		100 Year				
Rel./Acre (cf):		0.20	Max Release per Agency			
Rel. Rate (cfs):		0.20	Total release rate for this basin			
DETENTION CALCULATIONS						
Time	Precipitation	Intensity	Q	Runoff Volume	Release Volume	Req. Storage
min	in	in/hr	ft3/s	ft3	ft3	ft3
5	0.54	6.52	4.30	1,291	60	1,231
10	0.83	4.96	3.27	1,964	120	1,844
15	1.02	4.08	2.70	2,426	180	2,246
30	1.38	2.76	1.82	3,282	359	2,922
60	1.71	1.71	1.13	4,066	719	3,348
120	1.85	0.93	0.61	4,399	1,438	2,961
180	1.88	0.63	0.41	4,471	2,157	2,314
360	2.02	0.34	0.22	4,804	4,314	490
720	2.37	0.20	0.13	5,636	8,627	0
1440	2.44	0.10	0.07	5,802	17,255	0
Storage Required (cf):				3,348		
Storage Provided - StormTech Chambers Only (cf):				3,388		

South Jordan 80th Percentile Storm			
Project: Bingham Seminary			
Calculations based on Utah DEQ's 'A Guide to Low Impact Development within Utah' (December 2018)			
DRAINAGE AREA			
Developed Conditions			
Hardscape	Area (sf)	Land Use (%)	
Landscape	27,539	63.3%	
Total Drainage Area	15,957	36.7%	
Total (ac.):	1.00		
80th Percentile (in.):	0.46	Per South Jordan	
Impermeousness:	0.63		
Vol. Runoff Coeff (Rv)	0.56	Reese Method	
Vgoal (cf):	927	Vgoal=(Rv)*(Rainfall Depth)*(Drainage Area)	
SUB-BASIN SIZING			
Sub-Basin A	43,496		
Area (sf):	43,496		
Percentage of Site:	100%		
Storage Required (cf):	927		
Storage Provided (cf):	947	Retention Volume Below Orifice	

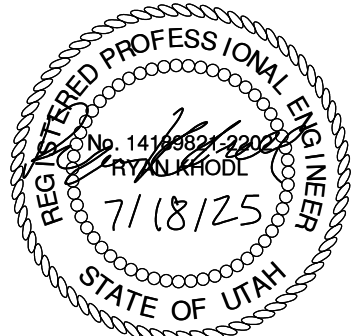
## REFERENCE NOTES



**FFKR ARCHITECTS**  
730 Pacific Avenue - Salt Lake City, Utah 84104  
O 801.521.6186 • FFKR.COM

**TALISMAN**  
1588 SOUTH MAIN STREET  
SUITE 200  
SALT LAKE CITY, UT 84115  
801.743.1300

**Bingham Seminary Building**  
1940 S Jordan Pkwy, South Jordan, UT 84095  
The Church of Jesus Christ of Latter-Day Saints



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6	07/11/25	USOT REVISIONS
7	07/18/25	CITY REVISIONS

PROJECT NUMBER

**GRADING PLAN**

C300

SCALE  
HORIZONTAL: 1" = 10'  
VERTICAL: 1" = 10'



UTILITY NOTES

GENERAL NOTES

- CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH PLUMBING AND ELECTRICAL DRAWINGS.
- A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM UDOT AND SOUTH JORDAN PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY.
- ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH JORDAN BASIN IMPROVEMENT DISTRICT SEWER STANDARDS AND SPECIFICATIONS.
- ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH UDOT AND SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW COMMUNICATIONS SERVICES TO BUILDINGS WITH APPLICABLE UTILITY PROVIDER.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
- LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- SEE ELECTRICAL PLANS FOR DRY UTILITY LOCATION, INSTALLATION AND DESIGN INFORMATION.

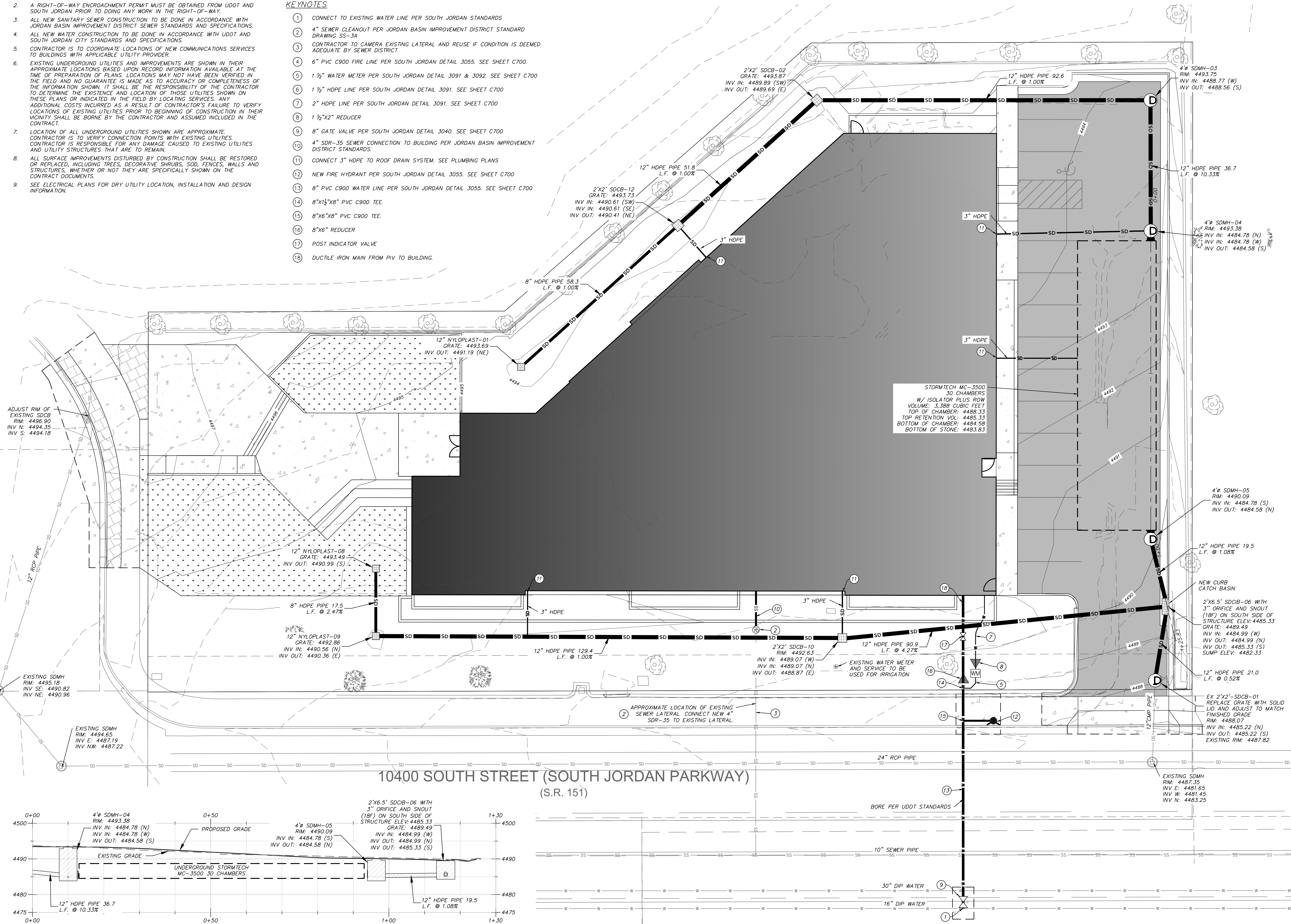
SCOPE OF WORK

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

KEYNOTES

- CONNECT TO EXISTING WATER LINE PER SOUTH JORDAN STANDARDS
- 4" SEWER CLEANOUT PER JORDAN BASIN IMPROVEMENT DISTRICT STANDARD DRAWING SS-3A
- CONTRACTOR TO CAMERA EXISTING LATERAL AND REUSE IF CONDITION IS DEEMED ADEQUATE BY SEWER DISTRICT
- 6" PVC C900 FIRE LINE PER SOUTH JORDAN DETAIL 3055. SEE SHEET C700.
- 1 1/2" WATER METER PER SOUTH JORDAN DETAIL 3091 & 3092. SEE SHEET C700
- 1 1/2" HDPE LINE PER SOUTH JORDAN DETAIL 3091. SEE SHEET C700
- 2" HDPE LINE PER SOUTH JORDAN DETAIL 3091. SEE SHEET C700
- 1 1/2"x2" REDUCER
- 8" GATE VALVE PER SOUTH JORDAN DETAIL 3040. SEE SHEET C700
- 4" SDR-35 SEWER CONNECTION TO BUILDING PER JORDAN BASIN IMPROVEMENT DISTRICT STANDARDS.
- CONNECT 3" HDPE TO ROOF DRAIN SYSTEM. SEE PLUMBING PLANS
- NEW FIRE HYDRANT PER SOUTH JORDAN DETAIL 3055. SEE SHEET C700
- 8" PVC C900 WATER LINE PER SOUTH JORDAN DETAIL 3055. SEE SHEET C700
- 8"x1 1/2"x8" PVC C900 TEE.
- 8"x6"x8" PVC C900 TEE.
- 8"x6" REDUCER
- POST INDICATOR VALVE
- DUCTILE IRON MAIN FROM PIV TO BUILDING.

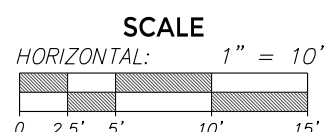
REFERENCE NOTES



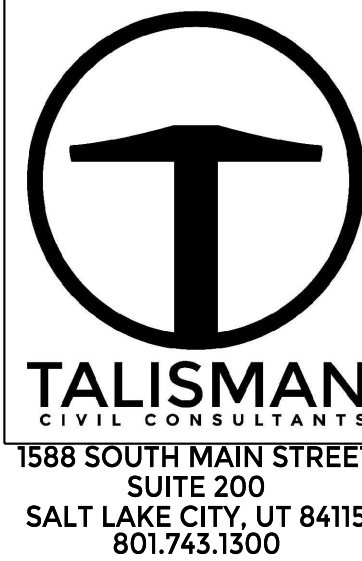
STORM DRAIN PROFILE

SDMH-04 TO SDCB-06

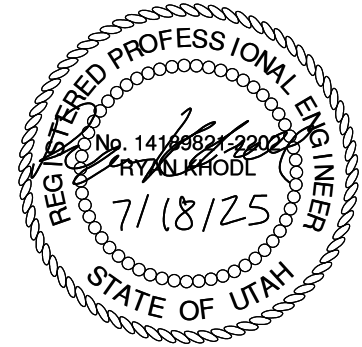
SCALE: 1" = 10'-0"



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7 07/18/25	CITY REVISIONS

PROJECT NUMBER

UTILITY PLAN

C400

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## EROSION CONTROL NOTES

## GENERAL NOTES

1. THE CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES TO PROVIDE EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C601 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
2. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE EROSION CONTROL STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION AND ALL WORK SHALL BE SUBJECT TO INSPECTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.
5. WHEN GRADING OPERATIONS ARE COMPLETED AND IF DISTURBED GROUND IS LEFT "OPEN" FOR 30 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.
6. THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.
7. ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED.
8. ALL ACCESS TO PROPERTY SHALL BE FROM PUBLIC RIGHT-OF-WAYS.

## SCOPE OF WORK

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

## MAINTENANCE

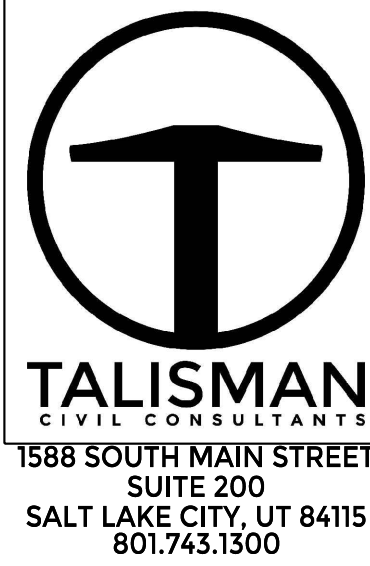
1. THE OWNER'S RESPONSIBILITY SHALL INCLUDE MAKING ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE MADE BASED ON CONDITIONS THAT MAY ARISE IN THE FIELD OR ADDITIONAL CONTROL AS DEEMED NECESSARY.
2. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.
3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF FIBER ROLL SHALL BE ACCOMPLISHED PROMPTLY.
4. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED FIBER ROLL, END RUNS, AND UNDERCUTTING BENEATH FIBER ROLL.
5. FIBER ROLL BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

## KEYNOTES

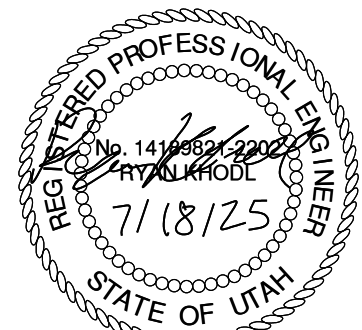
- ① SILT FENCE PER DETAIL A, SHEET C601.
- ② INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN, CATCH BASINS OR INLETS PER DETAIL B, SHEET C601.
- ③ STABILIZED CONSTRUCTION ENTRANCE/TRACK OUT AREA PER DETAIL C, SHEET C601.

## REFERENCE NOTES

**FFKR ARCHITECTS**  
730 Pacific Avenue • Salt Lake City, Utah 84104  
P 801.521.6186 • FFKR.COM



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PROJECT NUMBER

**EROSION  
PLAN**

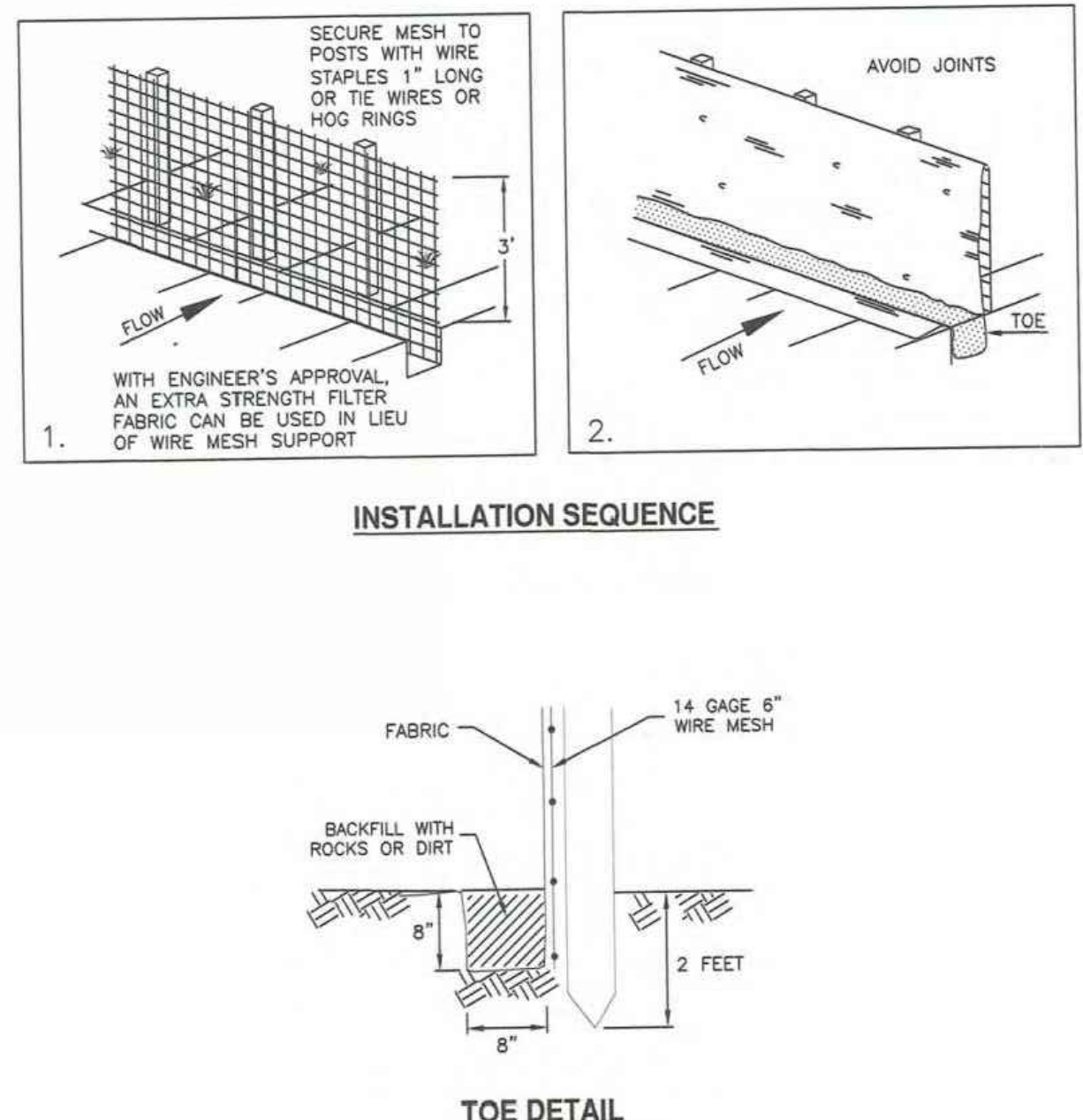
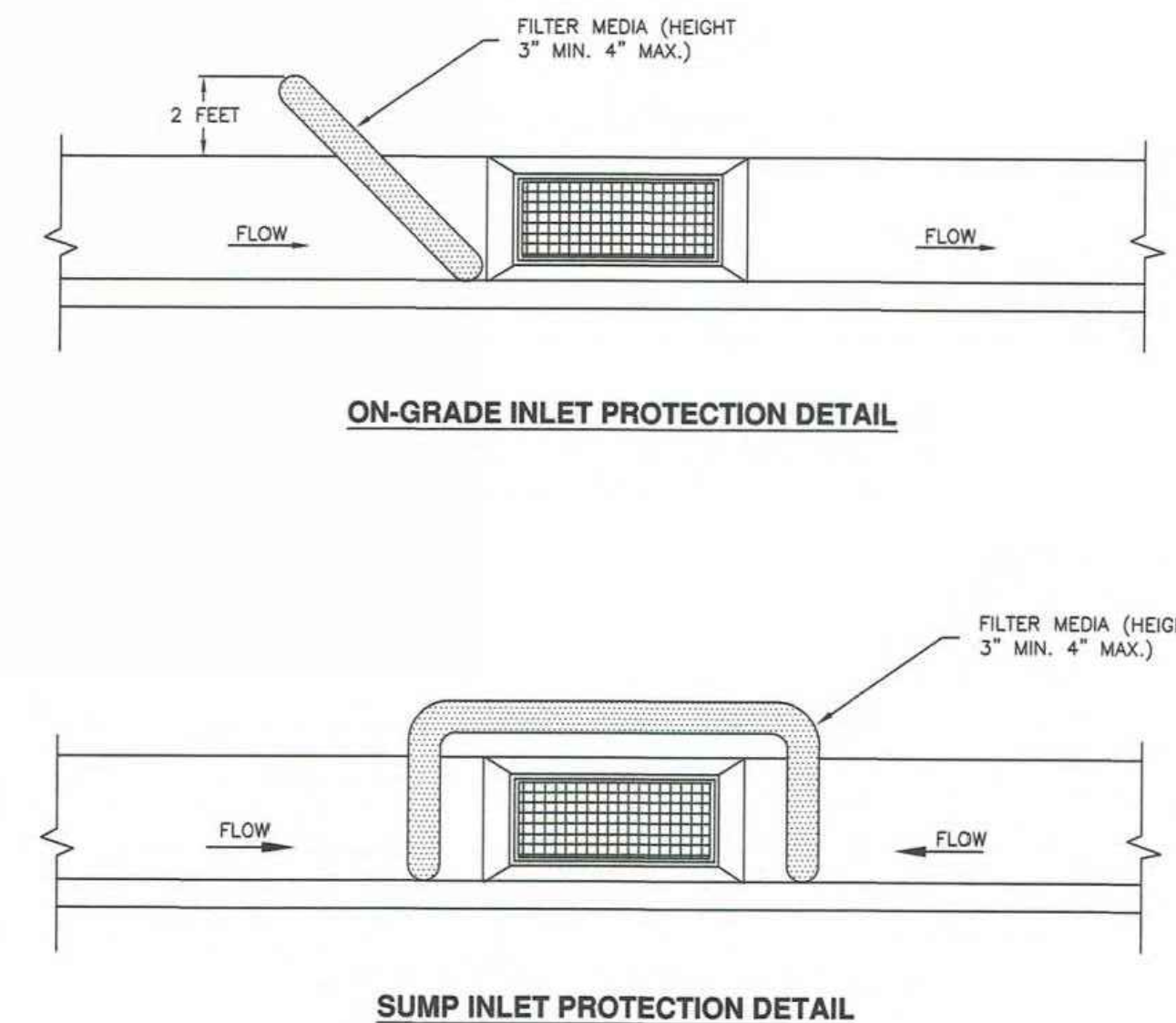
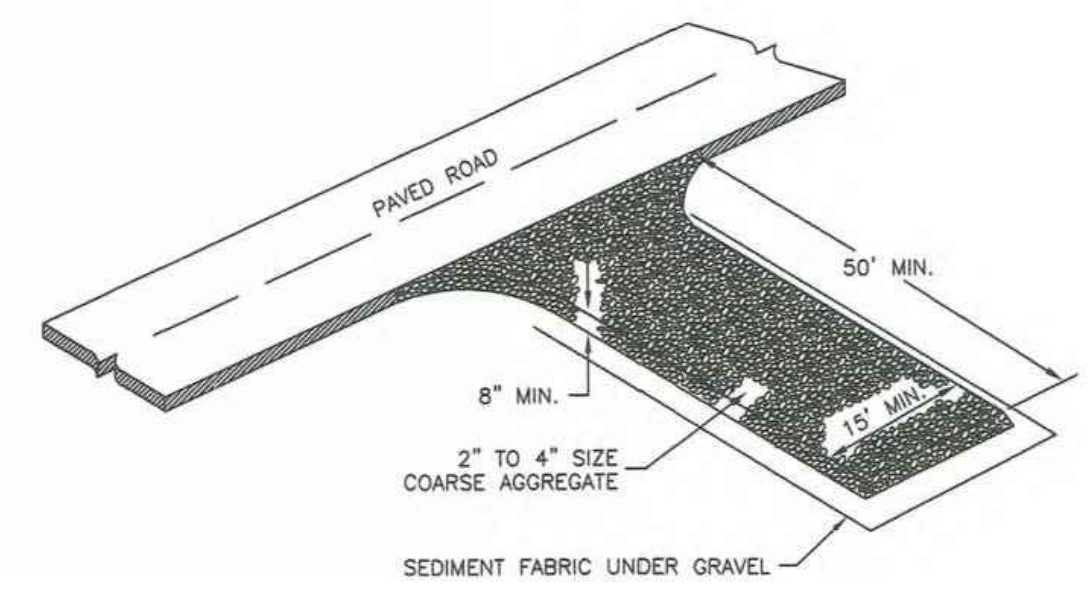
C600

SCALE  
HORIZONTAL: 1" = 10'  
0 2.5' 5' 10' 15'

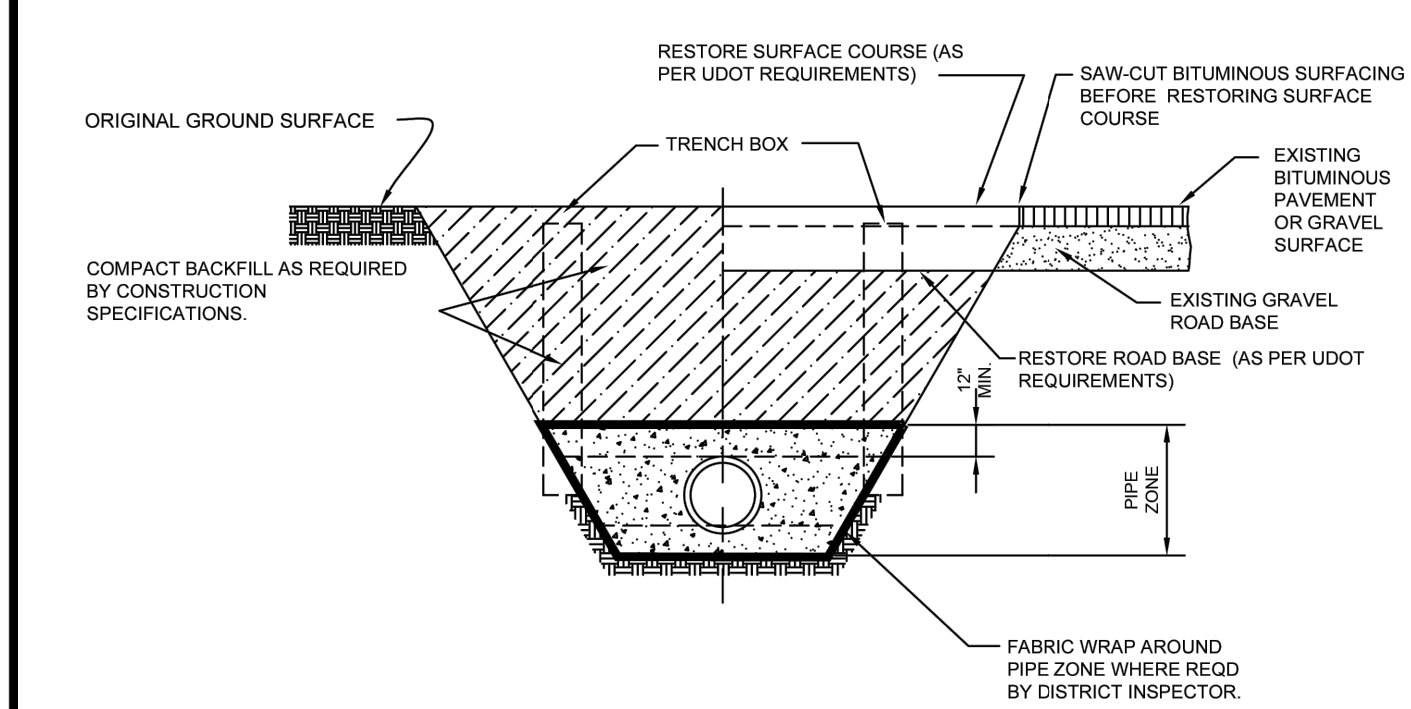
10400 SOUTH STREET (SOUTH JORDAN PARKWAY)  
(S.R. 151)



REFERENCE NOTES

<p><b>Silt fence</b></p> <p>1. <b>GENERAL</b> A. Description. A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched. B. Application. To intercept sediment from disturbed areas of limited extent. C. Perimeter Control: Place barrier at down gradient limits of disturbance. D. Sediment Barrier: Place barrier at toe of slope or soil stockpile. E. Protection of Existing Waterways: Place barrier at top of stream bank. F. Inlet Protection.</p> <p>2. <b>PRODUCTS</b> A. Fabric. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg F to 120 deg F. B. Burlap. 10 ounces per square yard of fabric. C. Posts. Either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet, or steel posts with projections for fastening wire to them.</p> <p>3. <b>EXECUTION</b> A. Cut the fabric on site to desired width, unroll, and drape over the barrier. Secure the fabric toe with rocks or dirt and secure the fabric to the mesh with twin, staples or similar devices. B. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap. C. When used to control sediments from a steep slope, place silt fences away from the toe of the slope for increased holding capacity. D. Maintenance. 1) Inspect immediately after each rainfall and at least daily during prolonged rainfall. 2) Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, replace the fabric promptly. 3) Remove sediment deposits after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier. 4) Re-anchor fence as necessary to prevent shortcutting. 5) Inspect for runoff bypassing ends of barriers or undercutting barriers.</p> <p>122</p> <p>NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.</p>  <p>Plan 122 February 2006</p>	<p><b>Inlet protection – gravel sock</b></p> <p>1. <b>GENERAL</b> A. Description. Placement of gravel sock on grade. 1) Upstream of, or in front of storm drain inlets to filter or pond water runoff. 2) At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.</p> <p>2. <b>PRODUCTS</b> (Not used)</p> <p>3. <b>EXECUTION</b> A. On-grade inlet protection: 1) Provide on-grade inlet protection when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results. 2) Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations. 3) Install filter media just upstream of the inlet box. 4) Filter media shall butt tightly against the face of the curb and angle at approximately a 45-degree angle away from the curb to trap runoff between the media and the curb. 5) Excessive flows will flow either over or around the filter media and into the inlet box. 6) Expect ponding behind the filter media. B. Drop inlet protection: 1) Use drop inlet protection at low points in the curb and when diverting flows further downstream will not cause undesirable results. 2) Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations. 3) Install filter media around the entire perimeter of the inlet grate. 4) Filter media shall butt tightly against the face of the curb on both sides of the inlet grate. 5) Excessive flows will either flow around the media or over the top and into the inlet box. 6) Expect ponding around the inlet box. C. Maintenance 1) Inspect inlet protection after every large storm event and at a minimum of once monthly. 2) Remove sediment accumulated when it reaches 2-inches in depth. 3) Replace filter medium when damage has occurred or when medium is no longer functioning as intended.</p> <p>124.1</p> <p>NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.</p>  <p>Plan 124.1 September 2006</p>	<p><b>Stabilized roadway entrance</b></p> <p>1. <b>GENERAL</b> A. Description. A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site. B. Application. At any site where vehicles and equipment enter the public right of way.</p> <p>2. <b>PRODUCT</b> (Not used)</p> <p>3. <b>EXECUTION</b> A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway. B. Compact subgrade. C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months). D. Maintenance. 1) Prevent tracking or flow of mud into the public right-of-way. 2) Periodic top dressing with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments. 3) Inspect daily for loss of gravel or sediment buildup. 4) Inspect adjacent area for sediment deposit and install additional controls as necessary. 5) Expand stabilized area as required to accommodate activities.</p> <p>126</p> <p>NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.</p>  <p>Plan 126 February 2006</p>
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CROSS-SECTION: TYPICAL TRENCH

## NOTES:

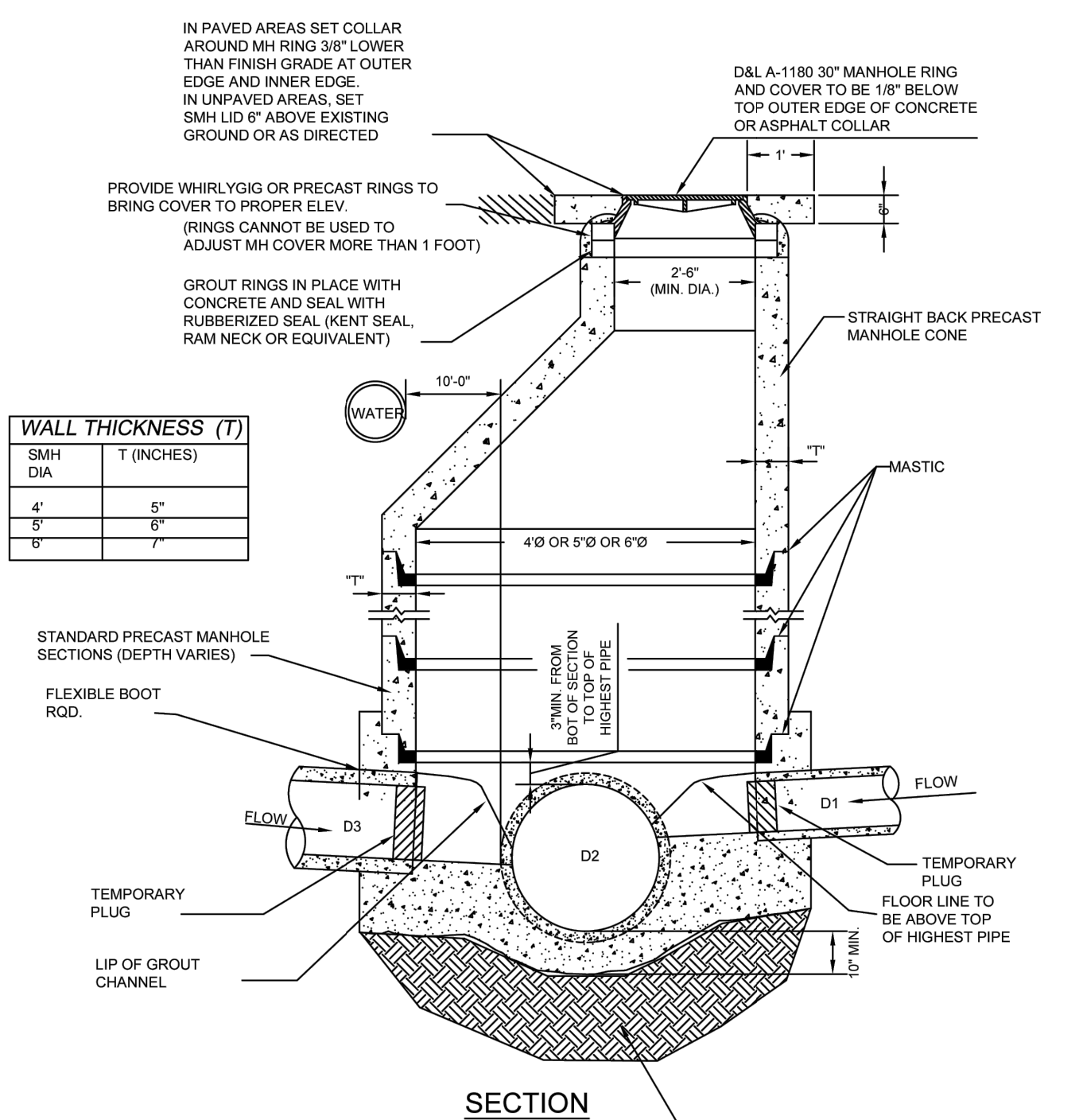
1. ALL SEWER LINES TO BE INSTALLED IN PUBLIC RIGHT-OF-WAY OR RECORDED SEWER EASEMENT UNLESS OTHERWISE APPROVED BY SOUTH VALLEY SEWER DISTRICT.
2. THE DISTRICT RECOMMENDS CONTRACTOR MEET ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND UDOH REQUIREMENTS, LATEST EDITIONS).
3. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 50' OF SAID UTILITIES WHICH MAY BE EXPOSED, DAMAGED OR CROSSED AS SHOWN ON THE DRAWINGS OR AS "BLUE STAKED". THE CONTRACTOR WILL MAKE ARRANGEMENTS WITH THE UTILITY COMPANY TO MOVE THE UTILITY IF NECESSARY OR OBTAIN PERMISSION FROM THE DISTRICT ENGINEER TO MODIFY GRADE OR PIPELINE IN ORDER TO GO AROUND UTILITIES.
4. TESTING: ALL NEW SANITARY SEWERS TO BE "TELEVIEWED" AND NECESSARY REPAIRS MADE BEFORE ACCEPTANCE. ALL LINES SHALL BE PRESSURE TESTED TO 4.0 PSI MIN. FOR 10 MINUTES. A MANHOLE OR BALL CAN BE USED TO VERIFY DEFORMATION OF A PIPE AS DETERMINED FROM THE VIDEO UNLESS SPECIFIED OTHERWISE. ALL SEWER LINES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS FOR ASTM F417-08 AND UDOH L-16-06.
5. ASPHALT RESTORATION SHALL MATCH EXISTING TO A MAXIMUM OF 6" AND SHALL INCLUDE A 6" UNTREATED BASE COURSE AND 12" GRANULAR BORROW COURSE AS PER UDOT STANDARDS.

NO SCALE



## STANDARD SEWER TRENCH DETAIL

DATE	REVISION	DESCRIPTION	APPROVED
11/11/2024	01	ISSUED	SS-JA



## NOTES:

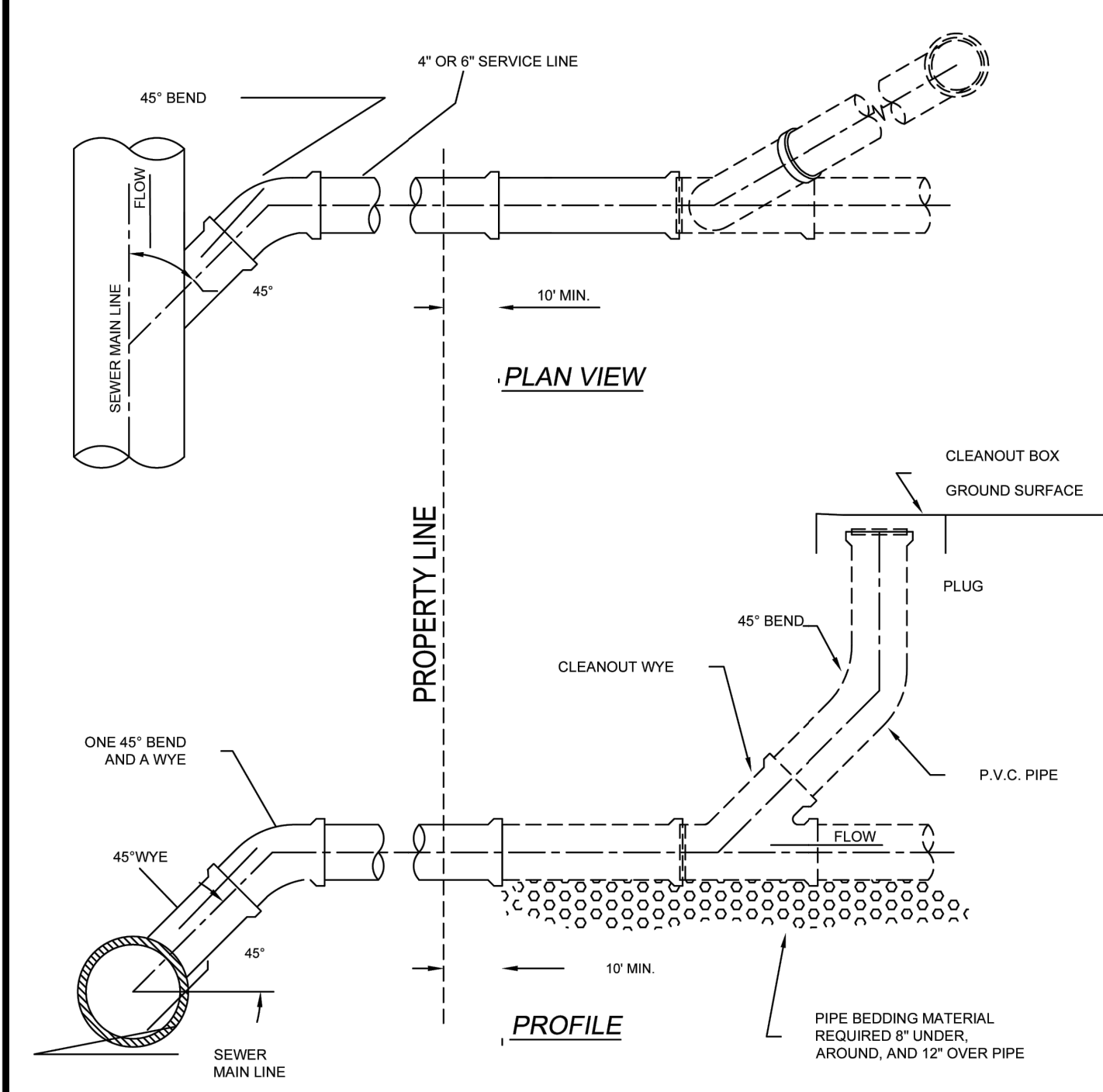
1. IF GRADE ALLOWS, INVERTS OF D1 & D3 SHALL MATCH THE 0.75 DEPTH POINT OF D2. OTHERWISE AS APPROVED BY DISTRICT.
2. AFTER ALL GRADING AROUND MANHOLE HAS BEEN COMPLETED AND FINAL SURFACING IS IN PLACE, REMOVE DEBRIS AND TEMPORARY PLUGS OR PLYWOOD FROM INSIDE OF MANHOLES. SET MANHOLE FRAME AND COVER TO 10\"/>
3. IS COMPLETE.
4. PLUG OUTLET OF DOWNSTREAM MANHOLE UNTIL CONSTRUCTION IS COMPLETE.

NO SCALE



## STANDARD MANHOLE DETAIL

DATE	REVISION	DESCRIPTION	APPROVED
11/11/2024	01	ISSUED	SS-JA



## NOTES:

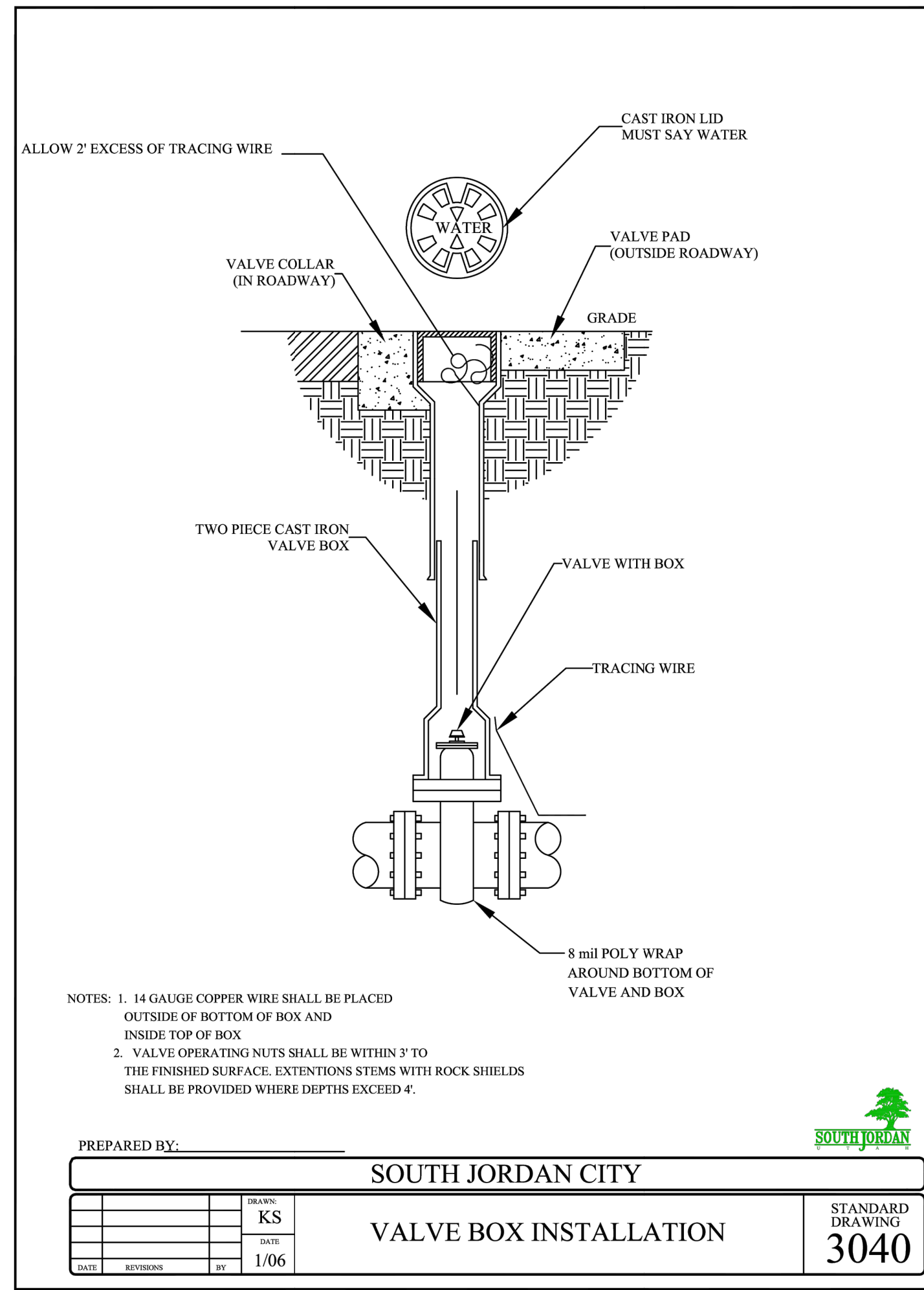
1. ALL SERVICES SHALL BE 4" DIAMETER MINIMUM UNLESS DIRECTED OTHERWISE AND SHALL BE EXTENDED FROM MAIN LINES TO 10' INSIDE OF PROPERTY LINES.
2. MINIMUM SLOPE: 1/4" PER FOOT (2%) OR WHERE APPROVED BY THE DISTRICT 1/8" PER FOOT (1%).
3. CLEAN-OUTS SHALL BE NO MORE THAN 100 FEET APART MEASURED FROM THE UPSTREAM ENTRANCE OF THE CLEAN-OUT.
4. ALL 90° CONNECTIONS TO MAIN MUST BE CONSTRUCTED WITH ONE 45° BEND AND A WYE.
5. 90° FITTINGS ARE NOT ALLOWED. 90° SHALL BE MADE WITH TWO 45° BENDS OR A COMBO WYE AND 45° BEND.
6. DIRECT NOSE-ON CONNECTIONS ARE USED WHEN CONNECTING TO EXISTING MAIN LINE. ALL NOSE-ON WORK IS TO BE DONE BY DISTRICT PERSONNEL.

NO SCALE



## STANDARD SEWER SERVICE CONNECTION &amp; CLEAN-OUT

DATE	REVISION	DESCRIPTION	APPROVED
11/11/2024	01	ISSUED	SS-JA



- NOTES:
1. 14 GAUGE COPPER WIRE SHALL BE PLACED OUTSIDE OF BOTTOM OF BOX AND INSIDE TOP OF BOX.
  2. VALVE OPERATING NUTS SHALL BE WITHIN 3' TO THE FINISHED SURFACE. EXTENSION STEMS WITH ROCK SHIELDS SHALL BE PROVIDED WHERE DEPTHS EXCEED 4'.

PREPARED BY:

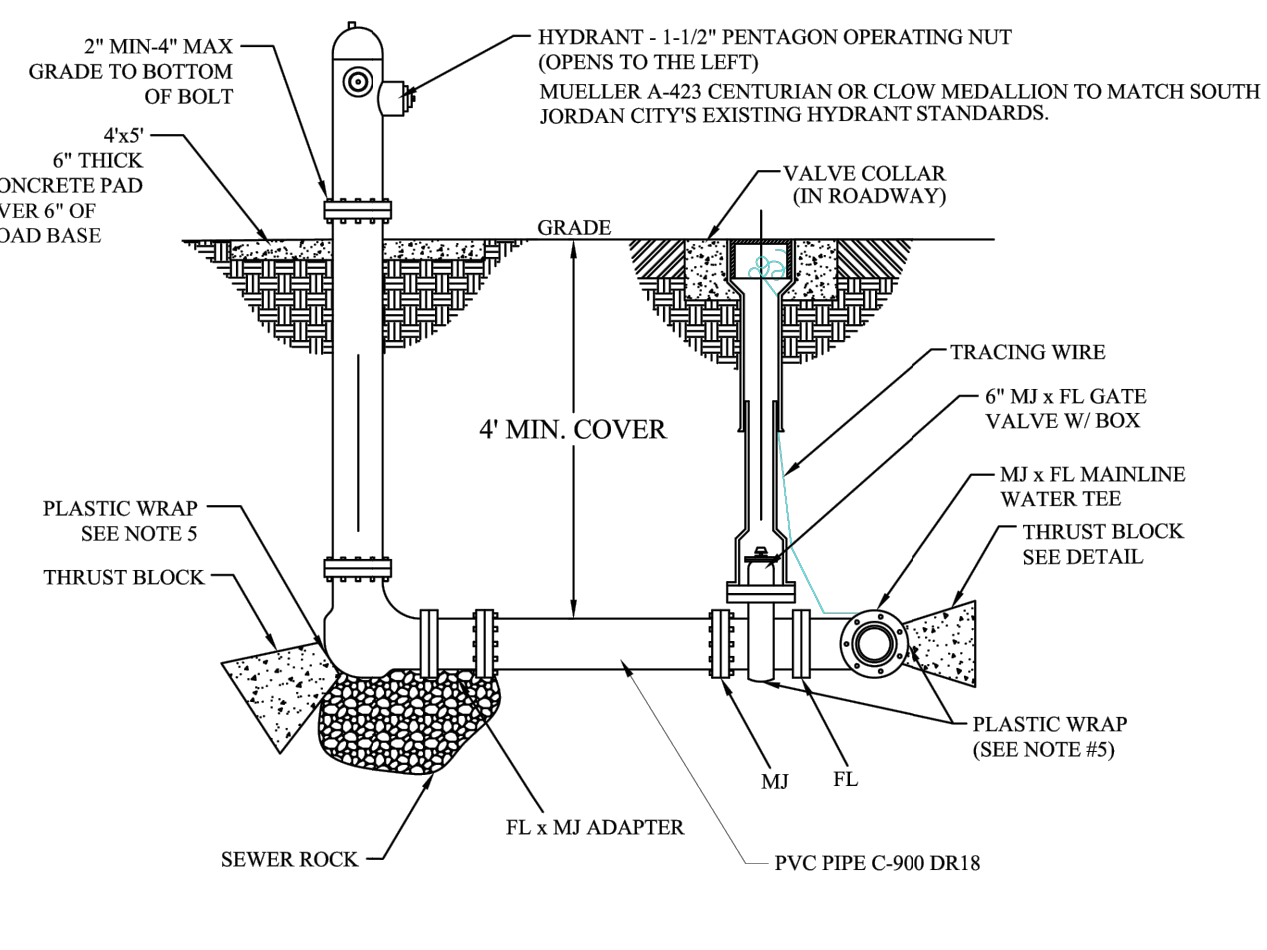
SOUTH JORDAN CITY

VALVE BOX INSTALLATION



DATE	REVISION	DESCRIPTION	APPROVED
11/11/2024	01	ISSUED	SS-JA

STANDARD DRAWING 3040



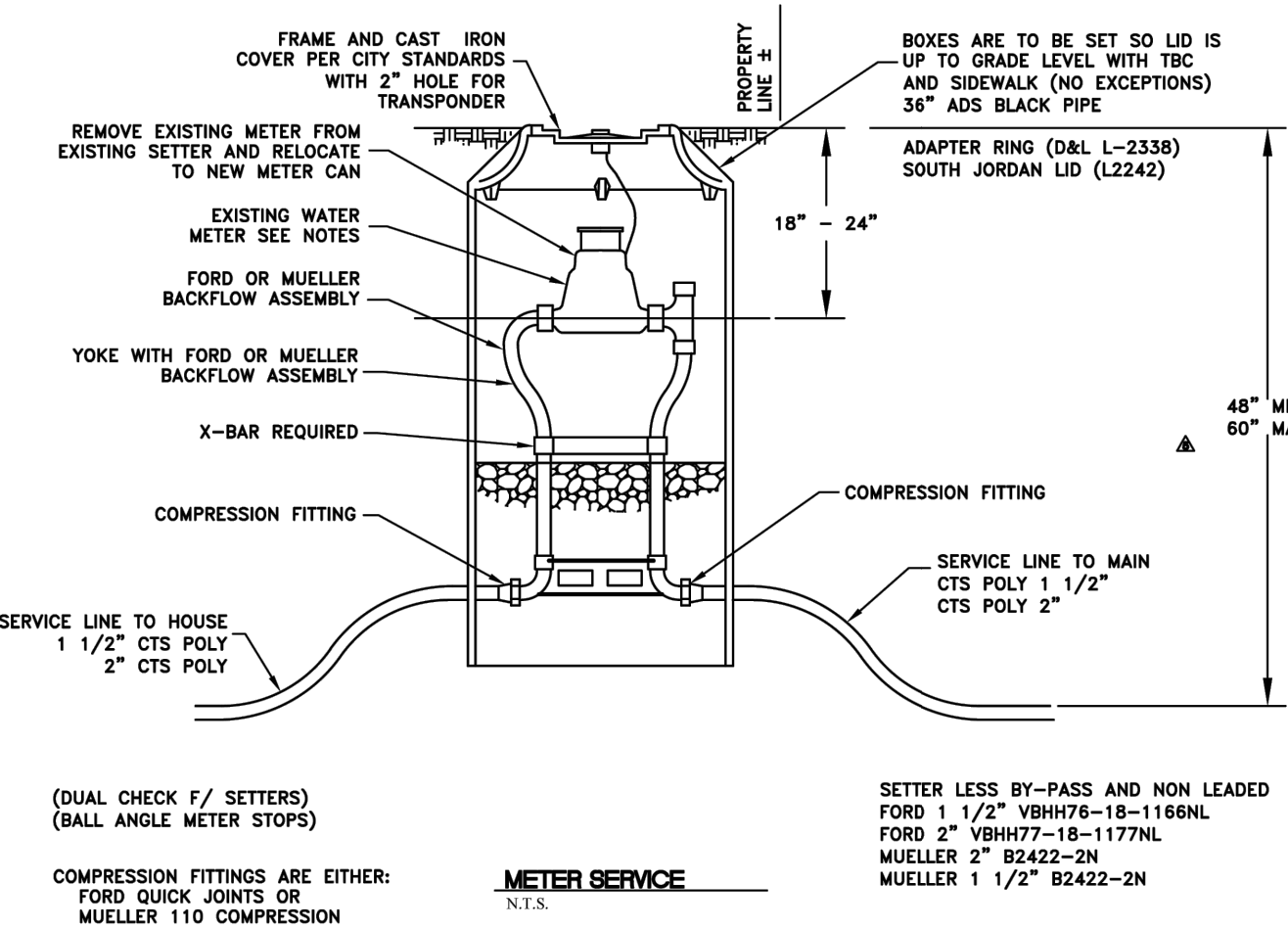
- NOTES:
1. INSPECTION: PRIOR TO BACKFILLING, SECURE INSPECTION OF INSTALLATION BY ENGINEER.
  2. BACKFILL: INSTALL AND COMPACT ALL BACKFILL MATERIAL PER SPECIFICATIONS.
  3. HYDRANT: PLACED PER AWA C-02.
  4. PROVIDE AT LEAST 1 YARD OF SEWER ROCK AROUND DRAIN HOLE AT BASE OF HYDRANT. PLACE TAR PAPER OR PLASTIC OVER SEWER ROCK TO PREVENT SETTING.
  5. PAINT FIRE HYDRANT RED PER SOUTH JORDAN CITY'S REQUIREMENTS.
  6. APPLY POLY-PM GREASE TO ALL BURIED SEWER JOINTS. WRAP WITH 1 mil THICK POLYETHYLENE SHEET AND TAPE WRAP.
  7. ALL HYDRANT FOOTINGS SERVICE SHALL BE BAGGED UNTIL WATER IS AVAILABLE.
  8. THRUST BLOCKS: REQUIRED FOR ALL CONNECTIONS INCLUDING FLANGED OR WELDED PIPE SYSTEMS.
  9. PLASTIC WRAP: PRIOR TO POURING CONCRETE, APPLY POLY-PM GREASE AND WRAP PIPE SYSTEM AND FITTINGS WITH 1 mil THICK PLASTIC SHEET TO PREVENT BONDING OF CONCRETE TO PIPE SYSTEM AND FITTINGS.
  10. PLACE FOUR (4) PROTECTIVE BOLLARDS AROUND HYDRANT IF DIRECTED BY SOUTH JORDAN CITY.

PREPARED BY:

SOUTH JORDAN CITY

FIRE HYDRANT INSTALLATION WITH MAIN IN THE ROADWAY

STANDARD DRAWING 3055



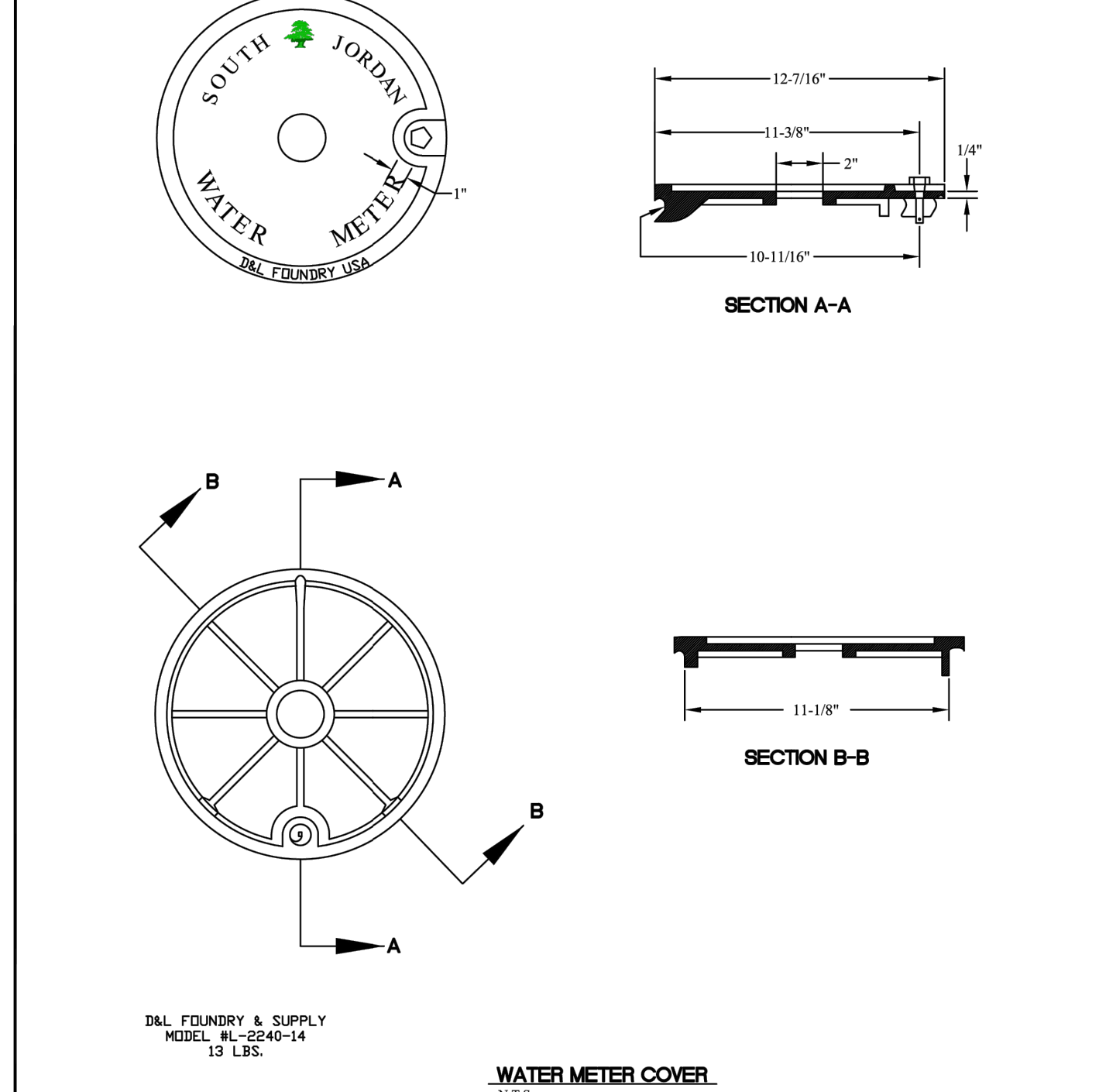
- NOTES:
1. INSPECTION: PRIOR TO BACKFILLING AROUND THE METER BOX, SECURE INSPECTION OF INSTALLATION BY ENGINEER.
  2. BACKFILLING: INSTALL ALL BACKFILL MATERIAL PER AWA SECTION 0220 IN LIFTS NOT EXCEEDING 6 INCHES AFTER COMPACTION. COMPACT EACH LIFT TO A MINIMUM RELATIVE DENSITY OF 96 PERCENT.
  3. PLACEMENT:
    - A. DO NOT INSTALL METERS IN HARD SURFACE 2 FEET MINIMUM FROM LID.
    - B. IN NEW CONSTRUCTION, INSTALL ALL METERS AT CENTER OF LOT OR PER SOUTH JORDAN CITY REQUIREMENTS.
    - C. ALL METERS ARE TO BE INSTALLED IN THE PARK STRIP OR WITHIN 4 FEET OF THE PROPERTY LINE (STREET SIDE) AND OUTSIDE OF HARD SURFACE.

PREPARED BY:

SOUTH JORDAN CITY

1 1/2" AND 2" METER SERVICE

STANDARD DRAWING 3091

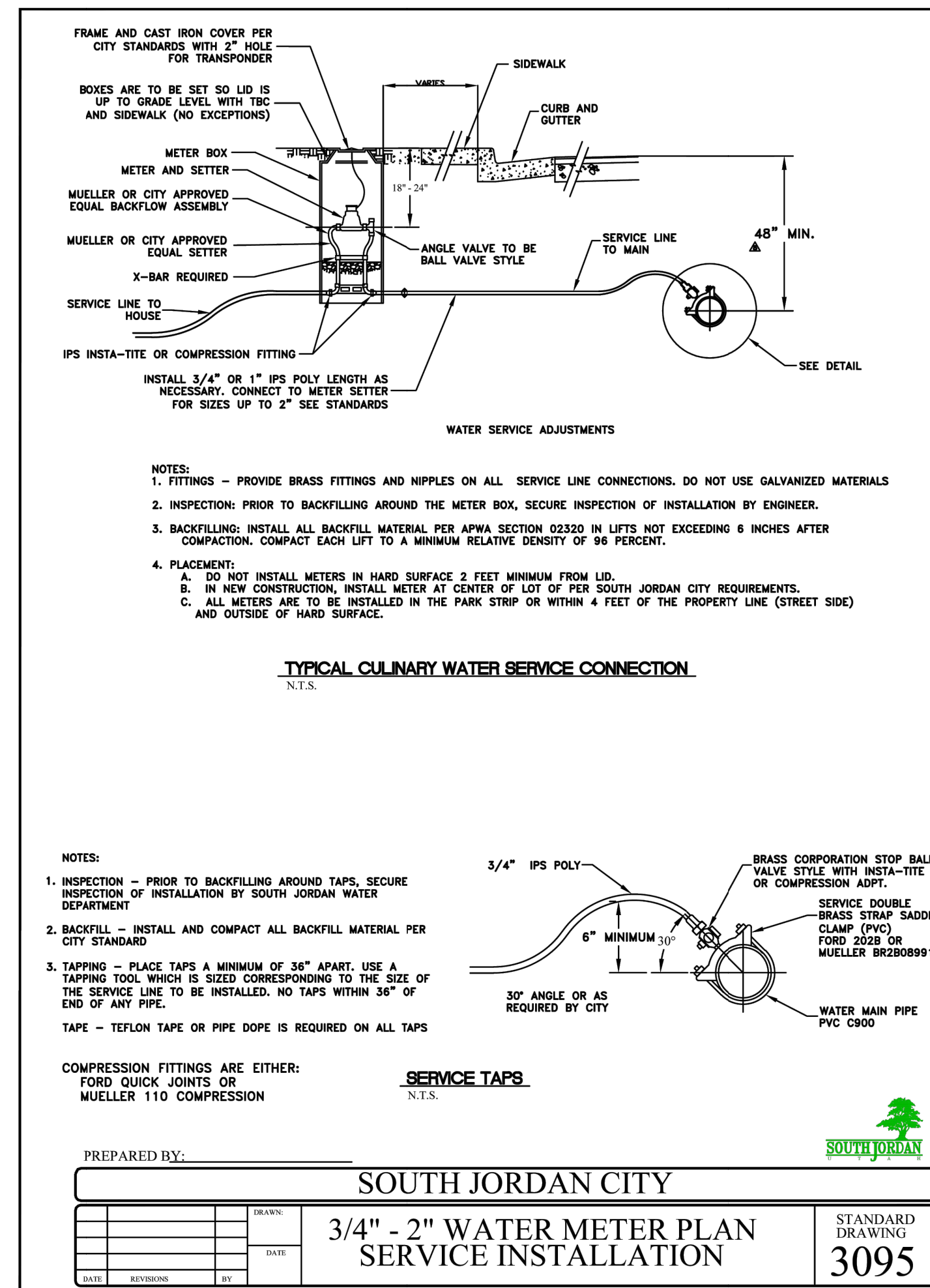


PREPARED BY:

SOUTH JORDAN CITY

METER SERVICE

STANDARD DRAWING 3092



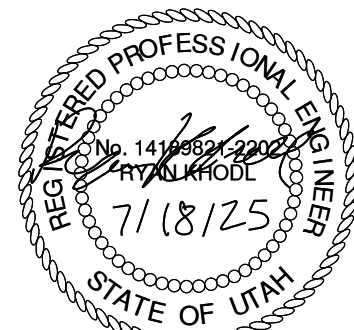
- NOTES:
1. INSPECTION - PRIOR TO BACKFILLING AROUND THE METER BOX, SECURE INSPECTION OF INSTALLATION BY ENGINEER.
  2. BACKFILLING: INSTALL ALL BACKFILL MATERIAL PER AWA SECTION 0220 IN LIFTS NOT EXCEEDING 6 INCHES AFTER COMPACTION. COMPACT EACH LIFT TO A MINIMUM RELATIVE DENSITY OF 96 PERCENT.
  3. PLACEMENT:
    - A. DO NOT INSTALL METERS IN HARD SURFACE 2 FEET MINIMUM FROM LID.
    - B. IN NEW CONSTRUCTION, INSTALL METER AT CENTER OF LOT OF PER SOUTH JORDAN CITY REQUIREMENTS.
    - C. ALL METERS ARE TO BE INSTALLED IN THE PARK STRIP OR WITHIN 4 FEET OF THE PROPERTY LINE (STREET SIDE) AND OUTSIDE OF HARD SURFACE.

PREPARED BY:

SOUTH JORDAN CITY

3/4" - 2" WATER METER PLAN SERVICE INSTALLATION

STANDARD DRAWING 3095



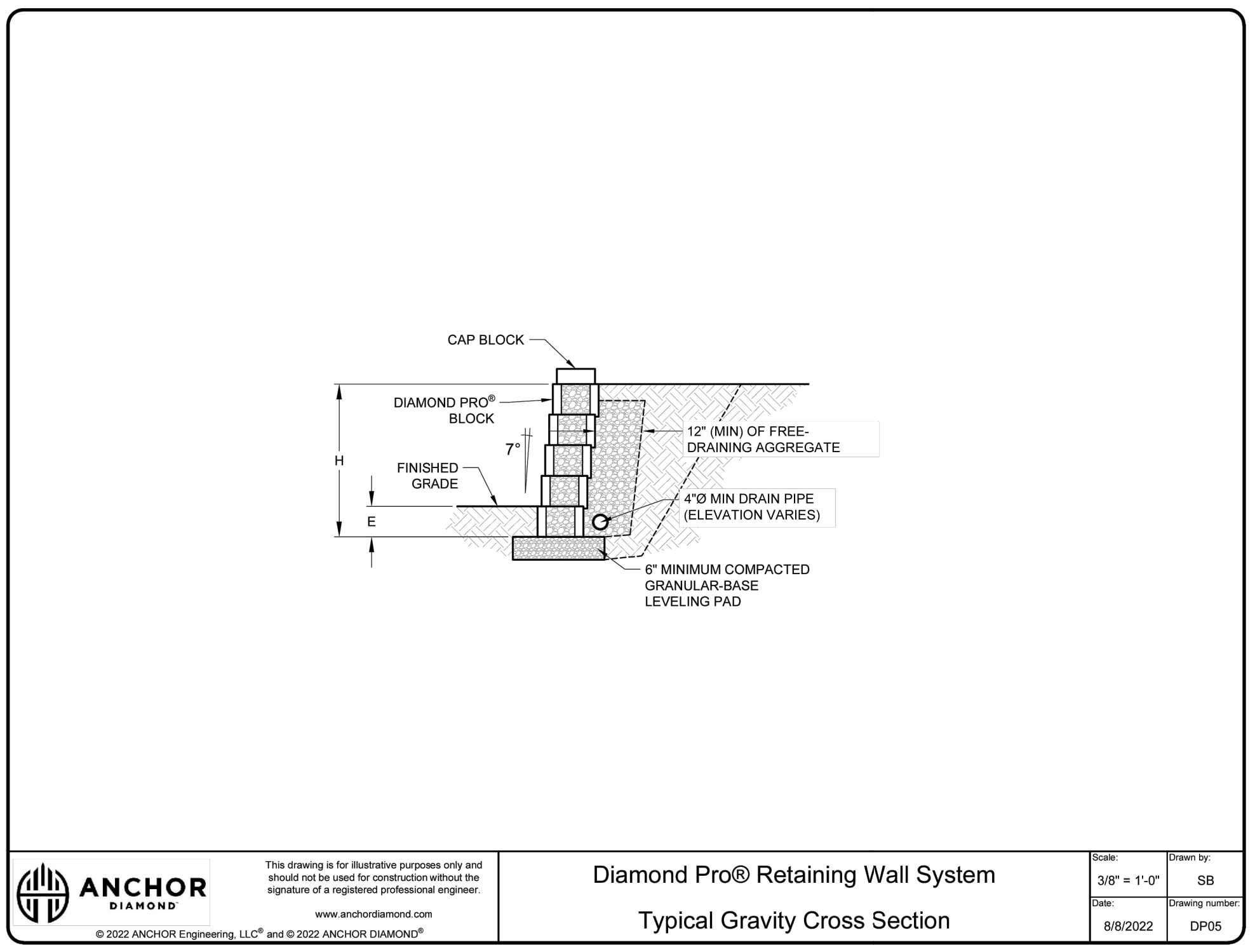
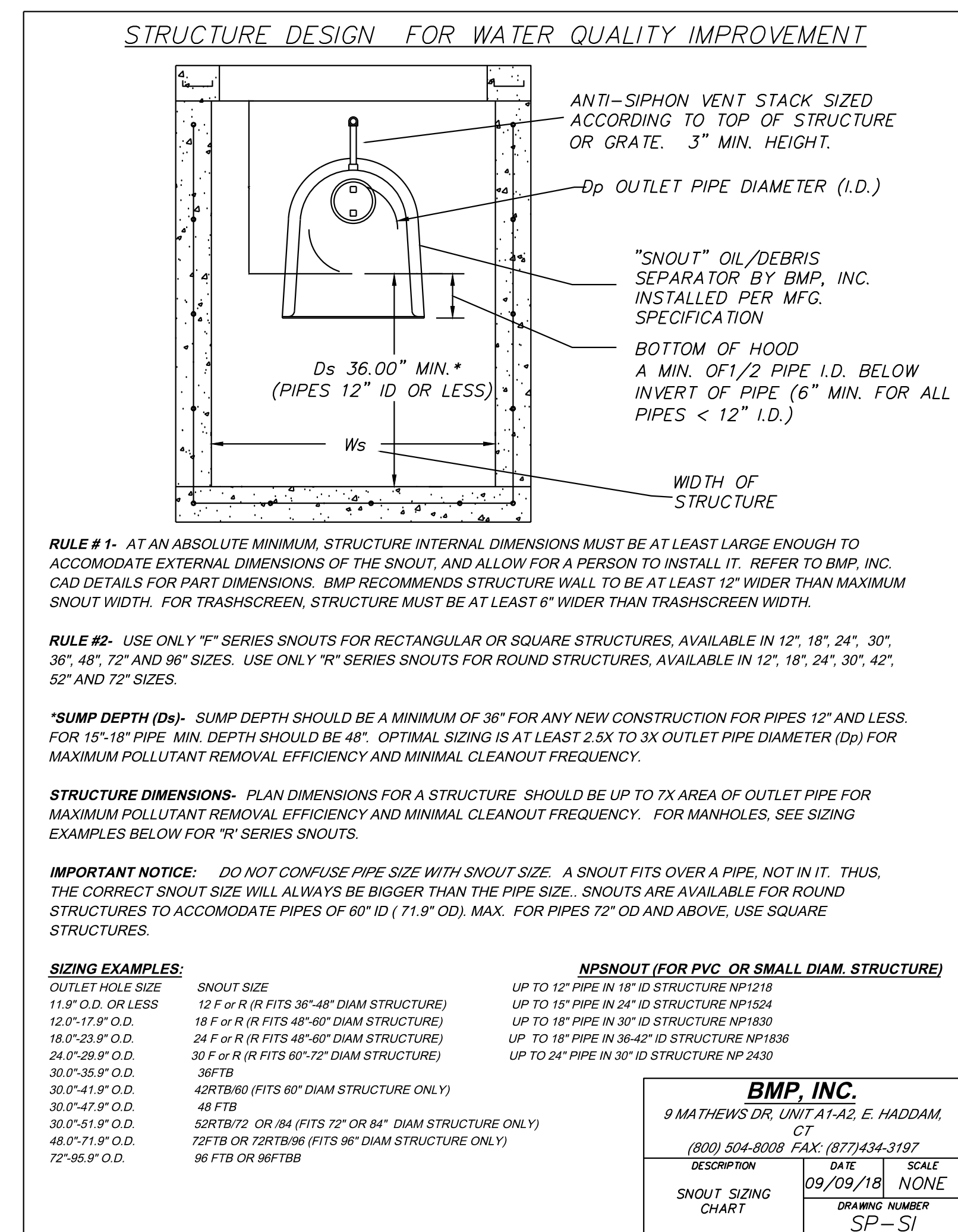
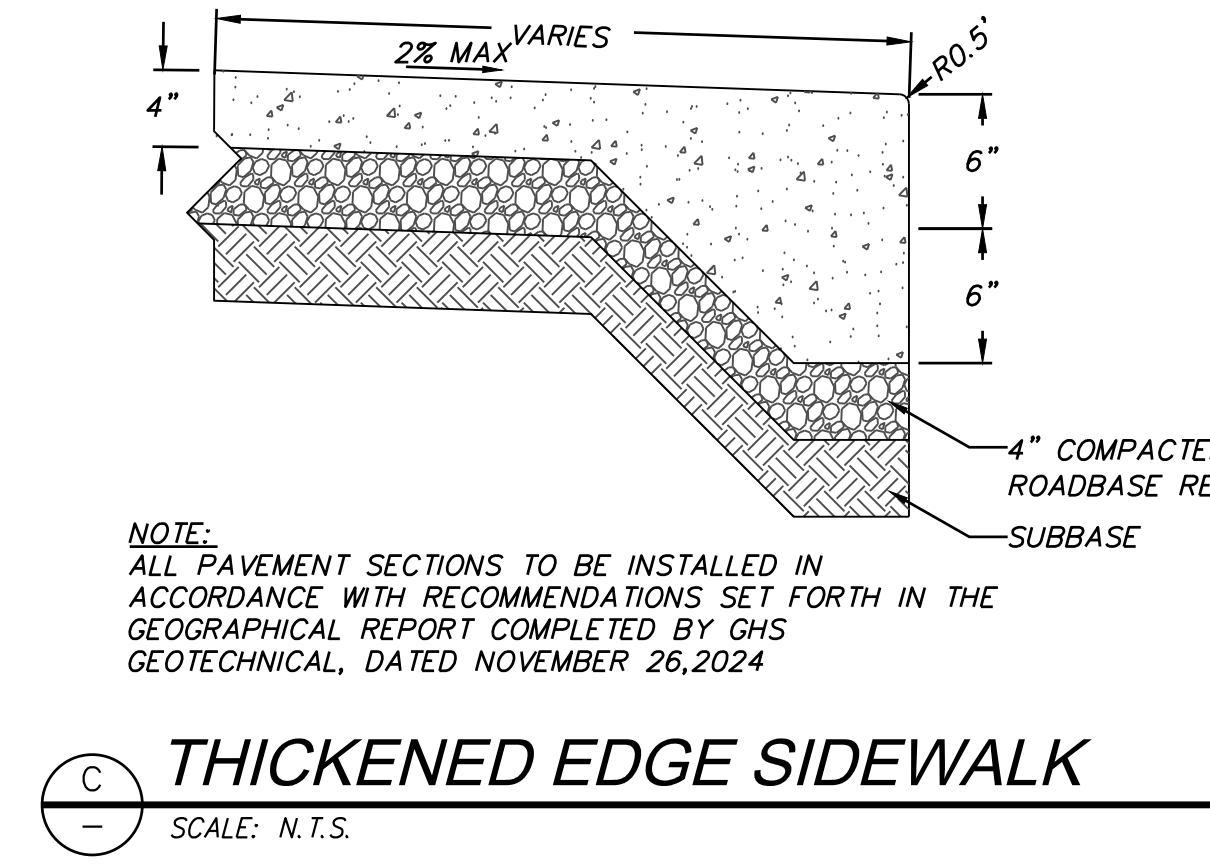
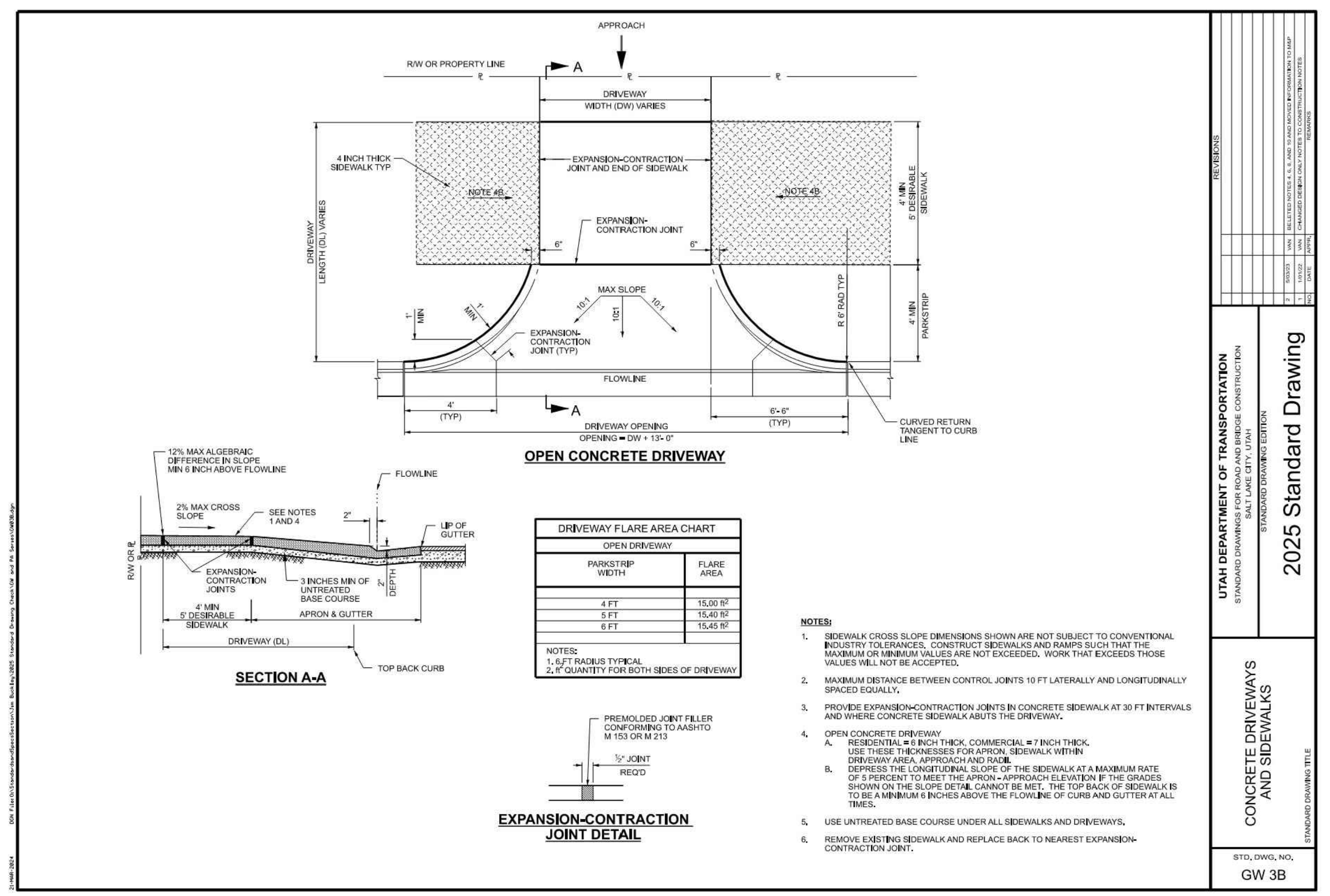
DATE	REVISION
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2 09/18/25	PRINT SET
3 09/23/25	UDOT REVISIONS
4 09/23/25	CITY REVISIONS
5 09/23/25	REV 5
6 09/18/25	UDOT REVISIONS
7 09/18/25	CITY REVISIONS

PROJECT NUMBER

DETAILS





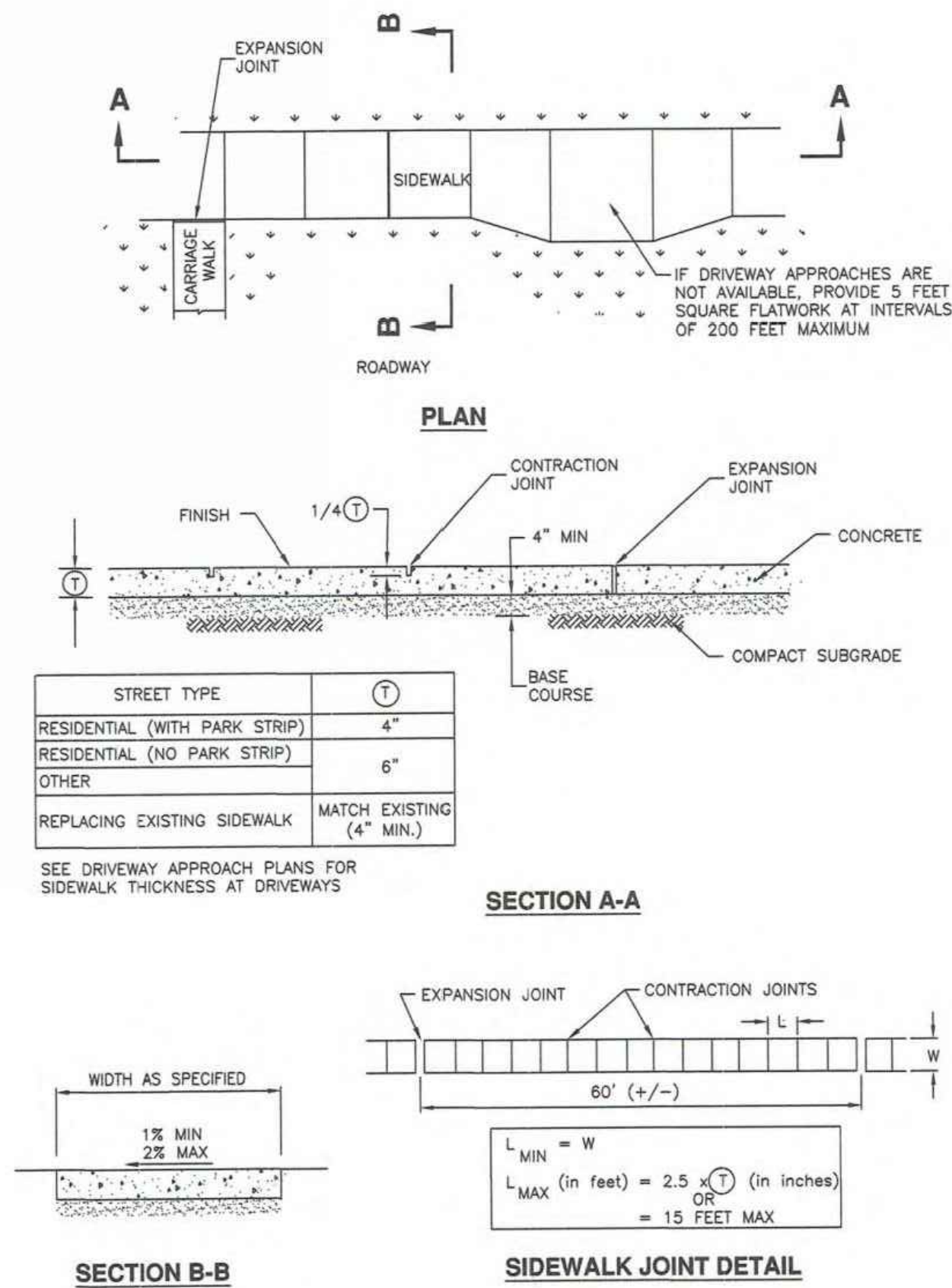




REFERENCE NOTES

- Sidewalk**
- GENERAL**
    - Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
    - Additional requirements are specified in APWA Section 32 16 13.
  - PRODUCTS**
    - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
    - Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
    - Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
    - Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
  - EXECUTION**
    - Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
    - Concrete Placement: APWA Section 03 30 10.
      - Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
      - Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
      - Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.

231

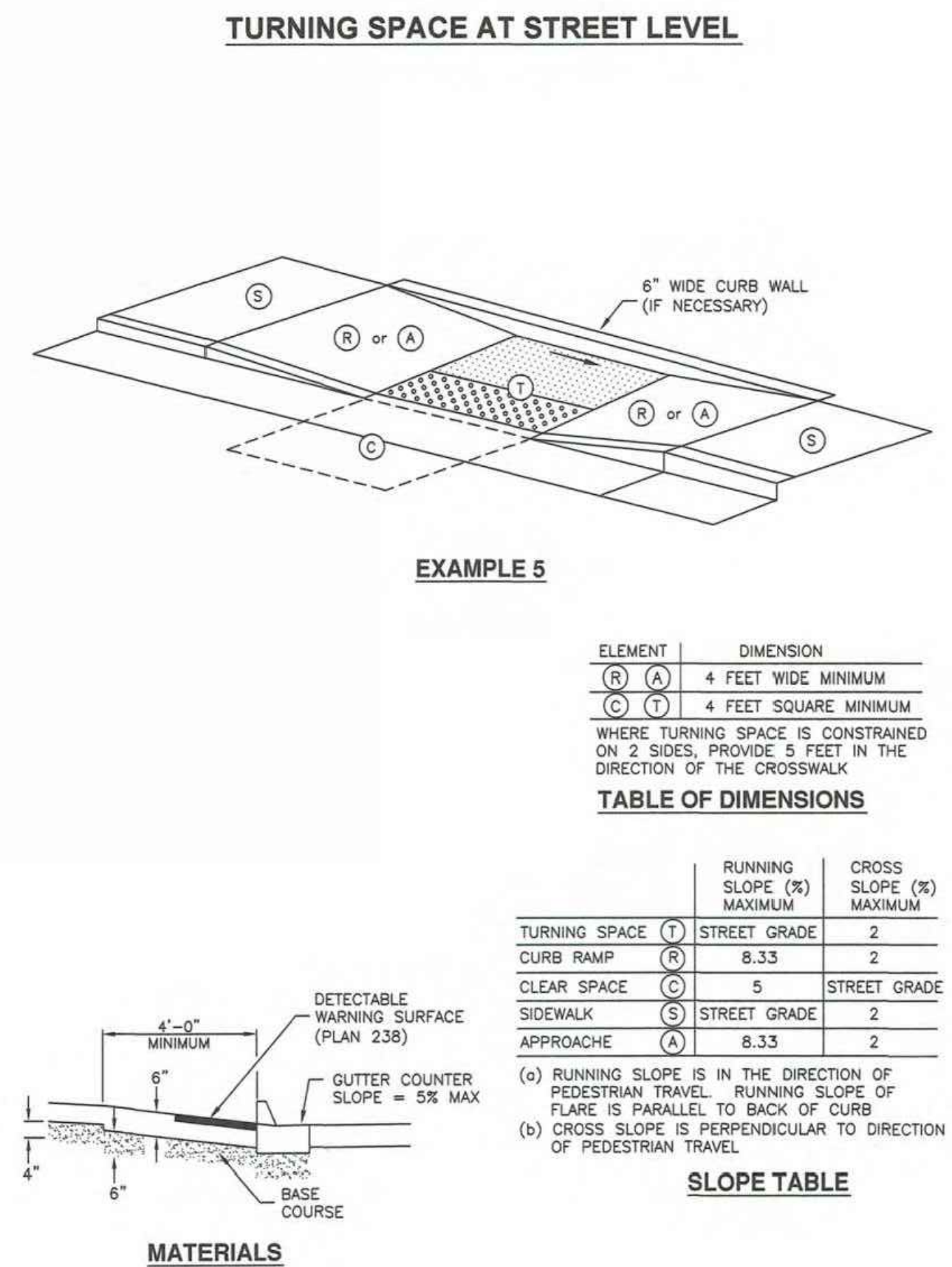


Sidewalk

Plan  
231  
March 2009

- Mid-block curb cut assembly**
- GENERAL**
    - Where existing elements or spaces are altered to receive an assembly: slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.
    - Installation of a curb wall is ENGINEER's choice.
    - Definitions and supplemental requirements are specified in APWA Section 32 16 14.
  - PRODUCTS**
    - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
    - Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
    - Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
    - Concrete: Class 4000, APWA Section 03 30 04.
    - Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
  - EXECUTION**
    - Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
    - Curb Modifications:
      - The sloped surface created to accommodate the ramp or approach areas shall be perpendicular to the back of curb.
      - No grade break shall exist between the flow-line and the turning space. Length of the curb modification abutting the turning space is 4 feet minimum.
    - Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on the ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends.
    - Curb Wall: Set top of curb wall equal to elevation of extended lateral lines of sidewalk.
    - Concrete Placement: APWA Section 03 30 10.
      - Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
      - Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
      - Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
    - Clear Space: No trip hazards in the clear space.

236.3

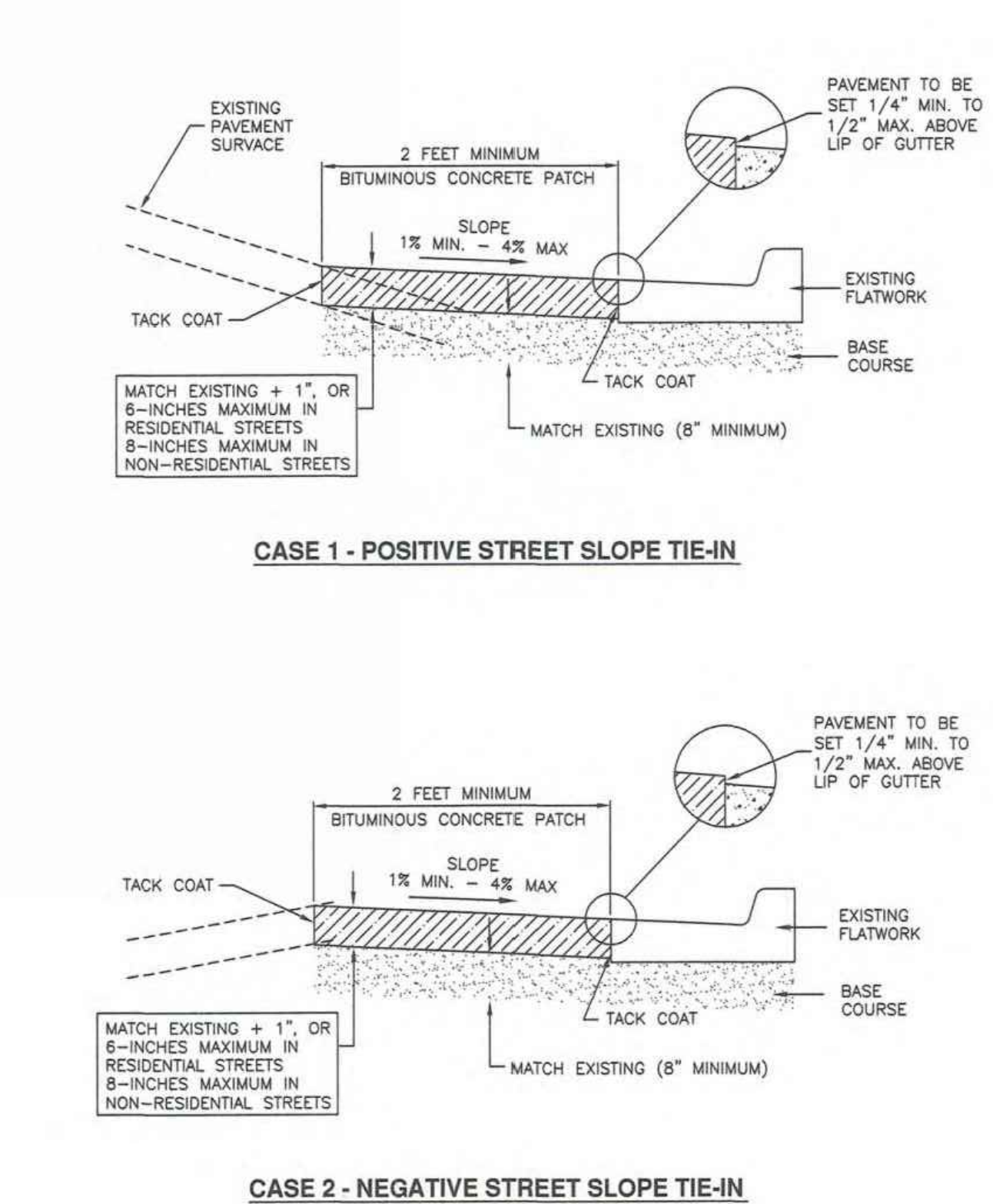


Mid-block curb cut assembly

Plan  
236.3  
September 2011

- Bituminous concrete pavement tie-in**
- GENERAL**
    - Site conditions vary. Configuration of tie in work may be changed to fit field conditions. Variance from dimensions and slopes shown must be acceptable to ENGINEER.
  - PRODUCTS**
    - Base Course: Untreated base course, APWA Section 32 11 23. DO NOT USE gravel as a base course without ENGINEER's permission.
    - Tack Coat: APWA Section 32 12 13.13.
    - Bituminous Concrete: APWA Section 32 12 05.
      - Warm weather patch – AC-20-DM-1/2, unless indicated otherwise.
      - Cold weather patch – modified MC-250-FM-1, APWA Section 33 05 25.
  - EXECUTION**
    - Pavement Removal: APWA Section 02 41 14. Provide a neat straight joint between existing and new pavement. Saw-cut joint if existing pavement exceeds 2-inches in thickness or if Portland-cement concrete underlies the bituminous concrete pavement.
    - Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
    - Tack Coat: Clean and tack all vertical surfaces adjacent to the new bituminous concrete patch. Apply full coverage surface tack coat between lifts if the lower lift is left unpaved longer than 24 hours or if it becomes unclean.
    - Bituminous Concrete Pavement:
      - Lay new bituminous pavement higher as shown. Do not create water ponds on pavement.
      - Install in lifts no greater than 3-inches after compaction. Compact each lift within the range of 92 to 96 percent relative to Rice density, ASTM D2041.
      - Install final lift not less than 2 times the diameter of the maximum aggregate particle size, e.g.
        - 2" for 3/4" aggregate mix.
        - 1 1/2" for 1/2" aggregate mix, etc.

251

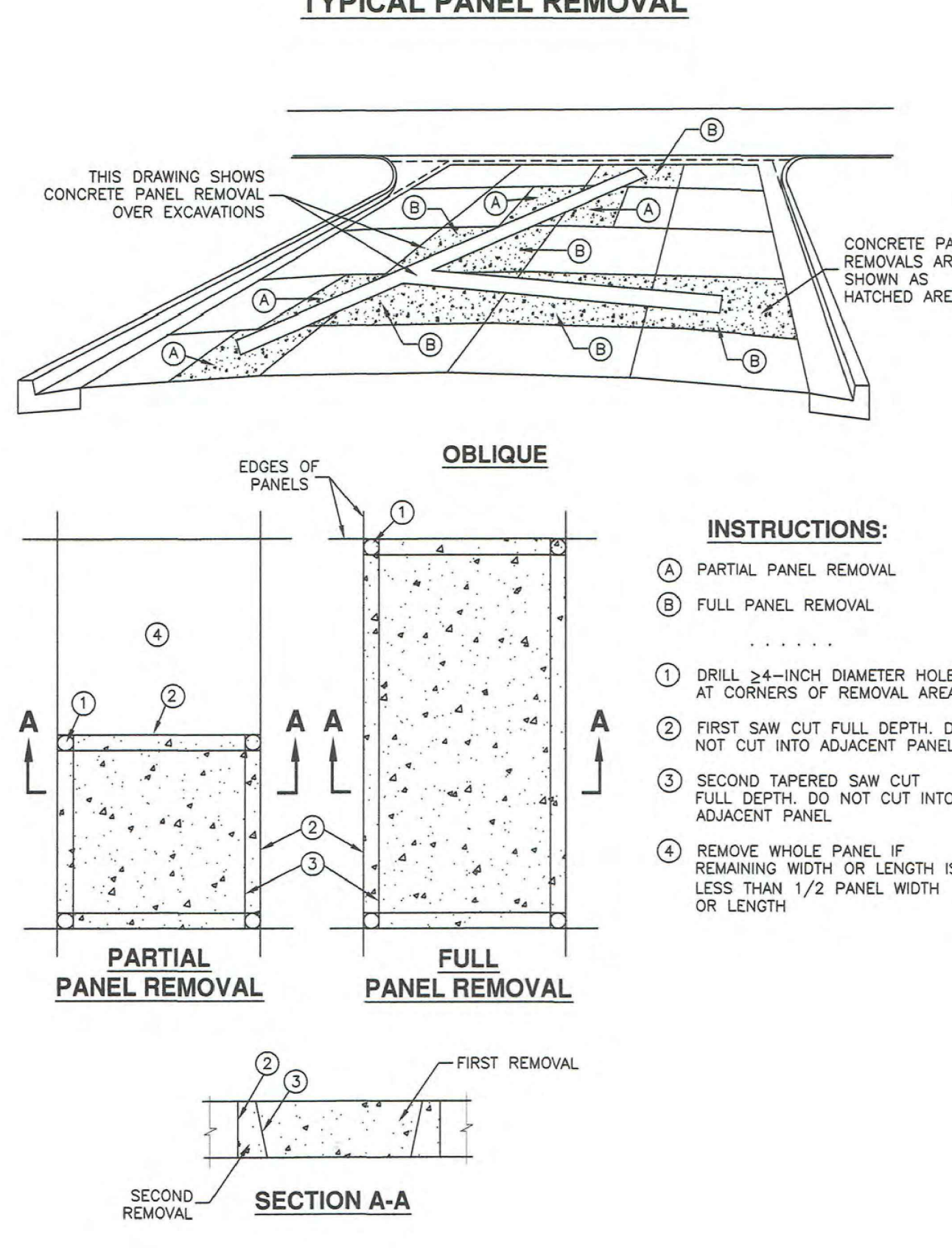


Bituminous concrete pavement tie-in

Plan  
251  
July 2005

- Concrete pavement patch**
- GENERAL**
    - If a pavement panel and its curb and gutter are of monolithic construction, the curb and gutter will have to be removed with the pavement panel or the curb and gutter may remain if a partial panel removal meets distance requirements shown on sheet 2.
    - Partial panel removals only apply to rehabilitation of existing pavements and not to projects constructing new or original pavement. Repairs to pavements on new projects require full panel placement.
    - Additional requirements are specified in APWA Section 32 01 19.
  - PRODUCTS** Not Used
  - EXECUTION**
    - Partial Panel Removal:
      - Make core holes at all corners of panel.
      - Make the first saw cut full depth around panel edges. Steel reinforcement may be encountered during sawing. Finish sawing the selected mid-point of the panel using the core holes as beginning and end points of the saw cut. Do not cut into the adjacent panel.
      - Make second tapered saw cut.
      - Remove center of panel.
      - Remove remaining perimeter concrete including any corner concrete.
    - Full Panel Removal:
      - Make core holes at all corners of panel.
      - Make full depth saw cut around panel edges. Steel reinforcement may be encountered during sawing.
      - Make second tapered saw cut.
      - Remove center of panel.
      - Remove remaining perimeter concrete including any corner concrete at the core holes.

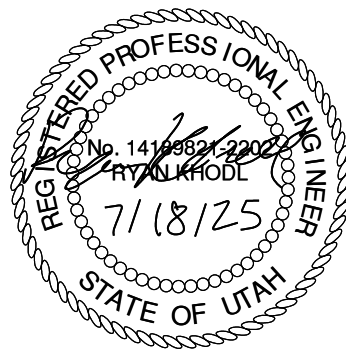
256.1



Concrete pavement patch

Plan  
256.1  
July 2016

Bingham Seminary Building  
1940 S Jordan Pkwy, South Jordan, UT 84095  
The Church of Jesus Christ of Latter-Day Saints



Δ	DATE	REVISION
1	09/13/05	DESIGN REVISIONS
2	04/10/05	PRINT SET
3	04/29/05	UCOT REVISIONS
4	05/03/05	CITY REVISIONS
5	06/25/05	REV 5
6	07/11/05	UCOT REVISIONS
7	07/18/05	CITY REVISIONS

PROJECT NUMBER

DETAILS

C702

FFKR ARCHITECTS  
730 Pacific Avenue • Salt Lake City, Utah 84104  
O 801.521.6186 • FFKR.COM



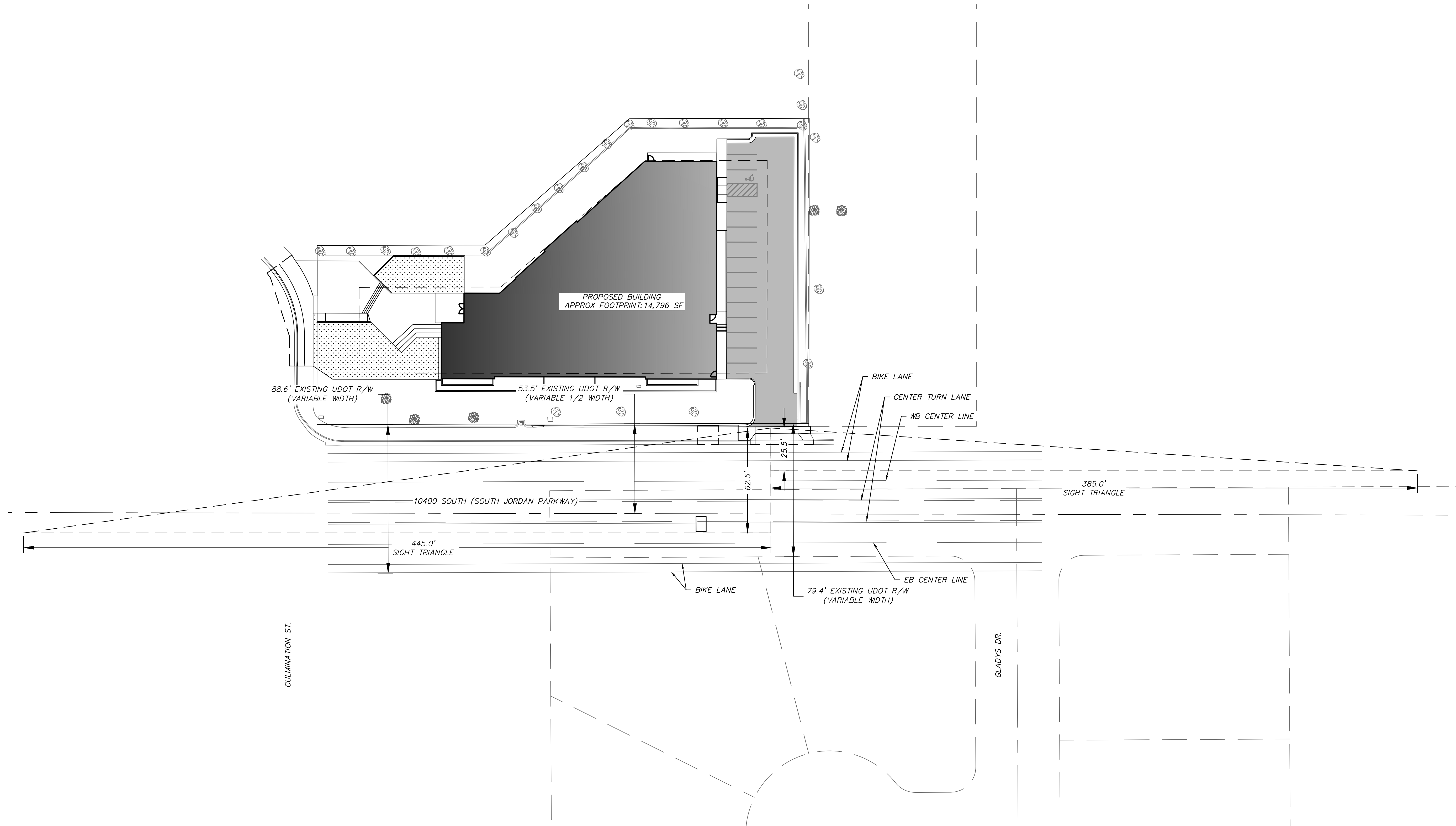


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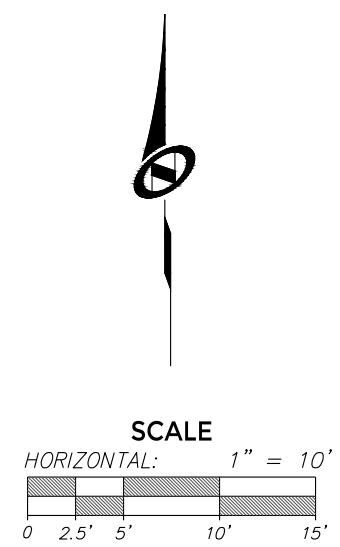
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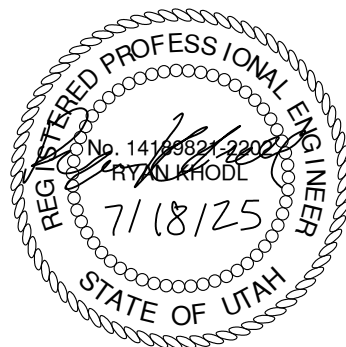
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REFERENCE NOTES



**Bingham Seminary Building**  
1940 S Jordan Pkwy, South Jordan, UT 84095  
The Church of Jesus Christ of Latter-Day Saints



Δ	DATE	REVISION
1	09/13/25	DESIGN REVISIONS
2	09/10/25	PERMIT SET
3	04/23/25	UDOT REVISIONS
4	05/03/25	CITY REVISIONS
5	06/25/25	REV 5
6	07/11/25	UDOT REVISIONS
7	07/18/25	CITY REVISIONS

PROJECT NUMBER

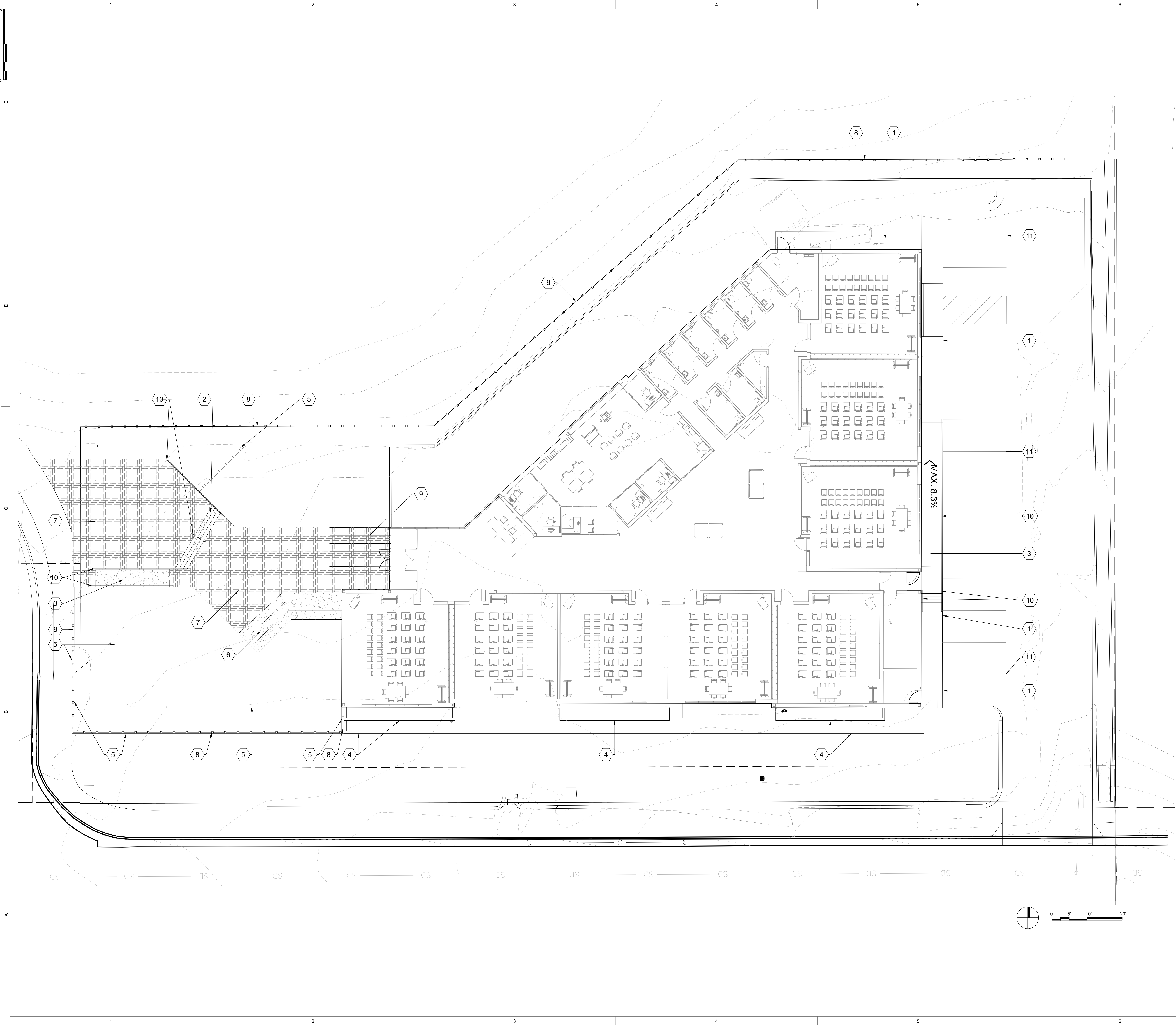
**ROW AND  
SIGHT  
PLAN**

C703



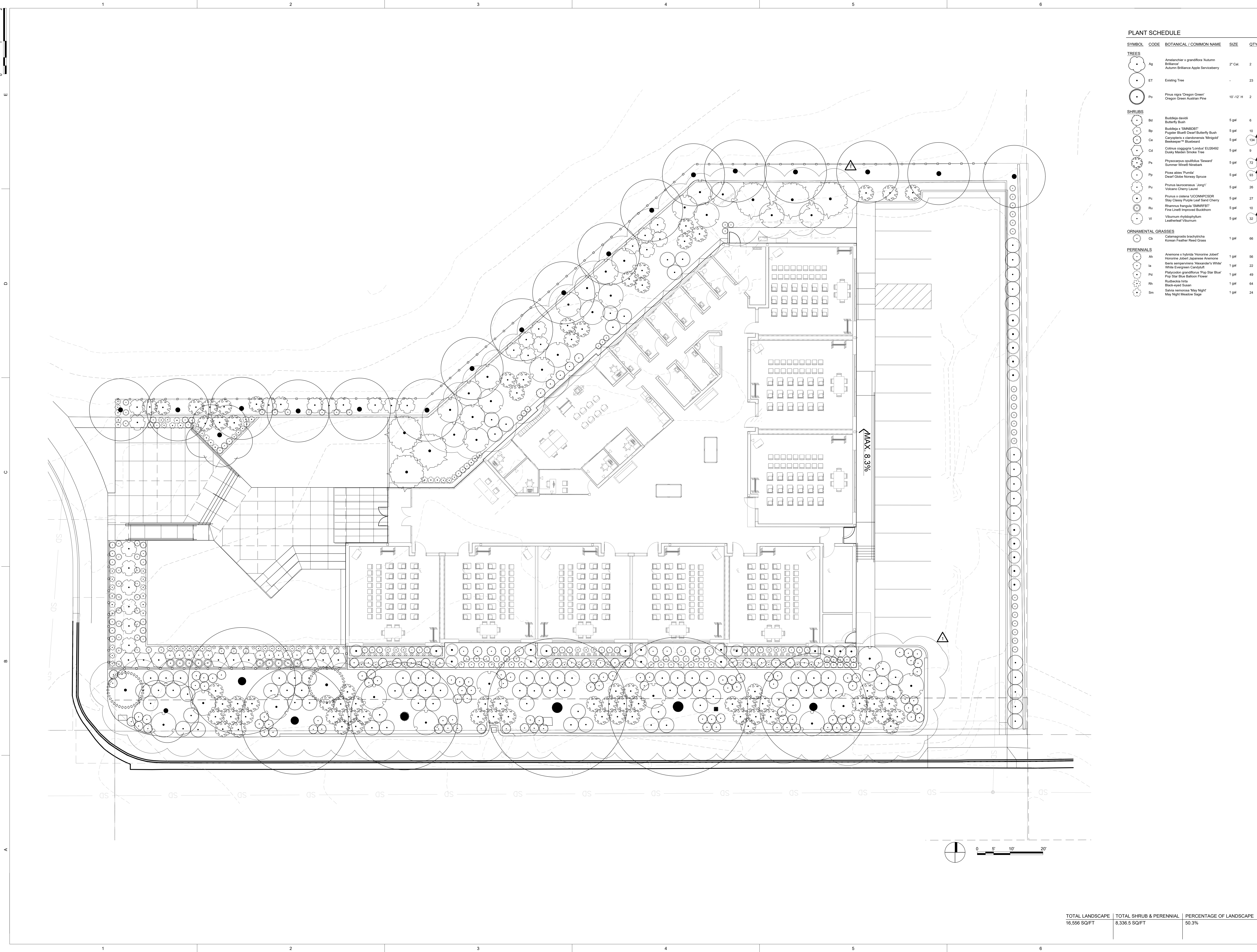
**FFKR ARCHITECTS**  
730 Pacific Avenue - Salt Lake City, Utah 84104  
O 801.521.6186 • FFKR.COM





REFERENCE NOTES

- 1 CONCRETE SIDEWALK
- 2 CONCRETE STAIRS
- 3 CONCRETE ADA RAMP
- 4 CONCRETE PLANTER WALL
- 5 CONCRETE MOW CURB
- 6 CONCRETE AMPHITHEATER SEATING
- 7 CONCRETE PAVERS
- 8 ORNAMENTAL RAIL METAL FENCE
- 9 PERGOLA
- 10 HANDRAIL
- 11 PARKING LOT STRIPING



PLANT SCHEDULE				
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	Aq	Amelanchier x grandiflora 'Autumn Brilliance'	2" Cal.	2
	ET	Existing Tree	-	23
	Po	Pinus nigra 'Oregon Green'	10'-12' H	2
SHRUBS				
	Bd	Buddleja davidii	5 gal	6
	Bp	Buddleja x 'SAMBODI'	5 gal	10
	Ce	Caryopteris x clandonensis 'Minggold'	5 gal	134
	Cd	Cotinus coggygria 'Lombard' EU26492	5 gal	9
	Pk	Physocarpus opulifolius 'Seward'	5 gal	72
	Pp	Prunus elaeagnus 'Pumila'	5 gal	93
	Pu	Prunus laurocerasus 'Jong'	5 gal	26
	Pc	Prunus x cistena 'UCONNP/CSDR'	5 gal	27
	Ru	Rhamnus frangula 'SMNFBST'	5 gal	10
	Vi	Viburnum phillyphyllum	5 gal	32
ORNAMENTAL GRASSES				
	Co	Colemanella brachytricha	1 gal	66
PERENNIALS				
	An	Anemone x hybrida 'Viceroyline Jobert'	1 gal	56
	Ia	Ilex sempervirens 'Alexander's White'	1 gal	22
	Pd	Platanus grandifolia 'Pop Star Blue'	1 gal	49
	Rh	Rubus idaeus 'Blackberry Susan'	1 gal	64
	Sm	Salvia nemorosa 'May Night'	1 gal	24



DATE	REVISION
1	2025-06-16 PR-01

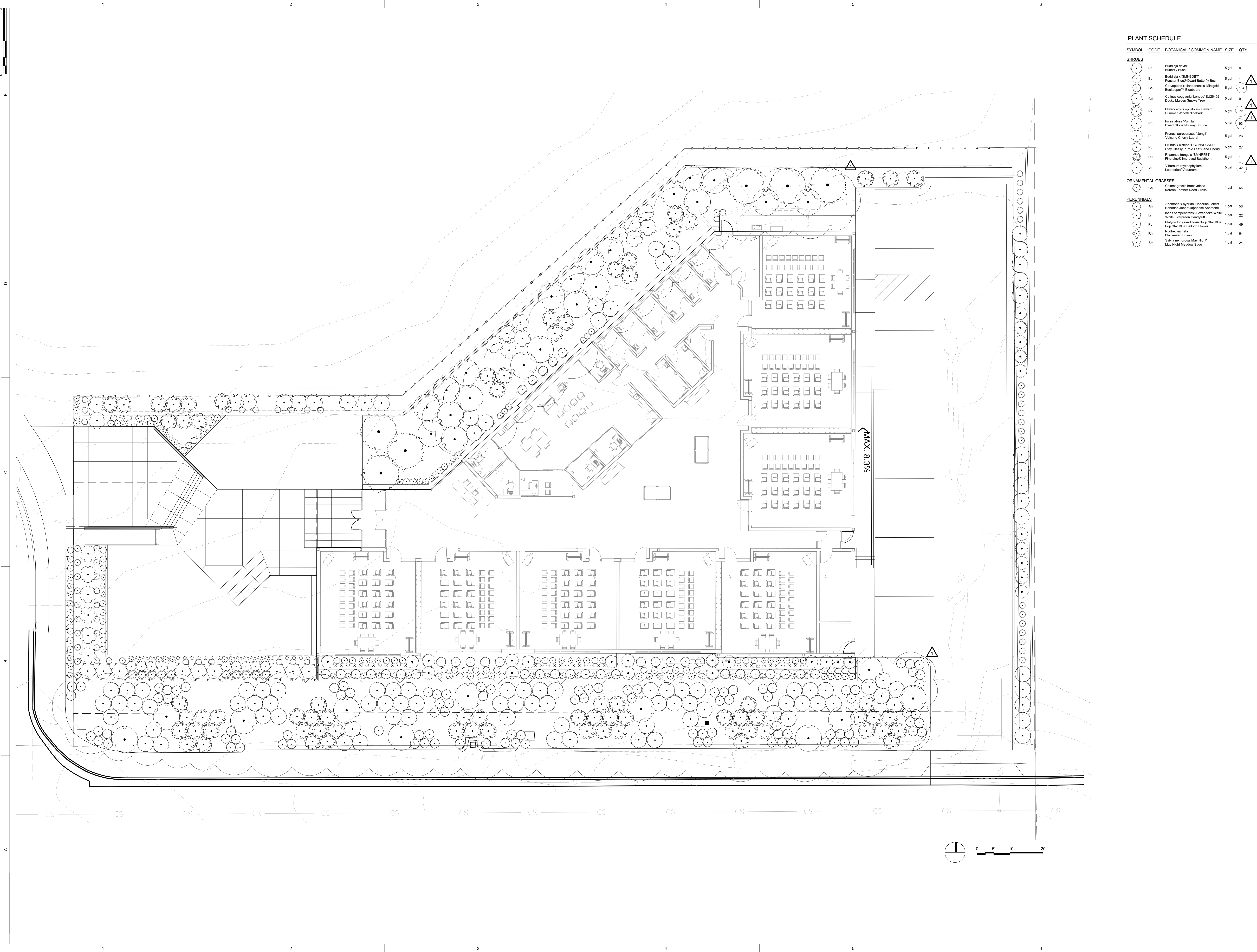
PROJECT NUMBER 24041

LANDSCAPE  
PLANTING  
PLAN  
OVERALL

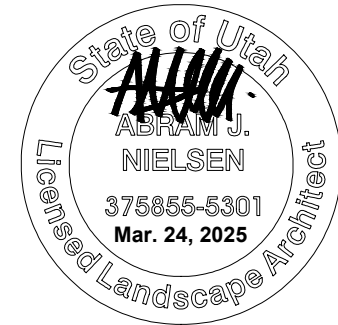
LA5.0

TOTAL LANDSCAPE	TOTAL SHRUB & PERENNIAL	PERCENTAGE OF LANDSCAPE
16,556 SQ/FT	8,336.5 SQ/FT	50.3%

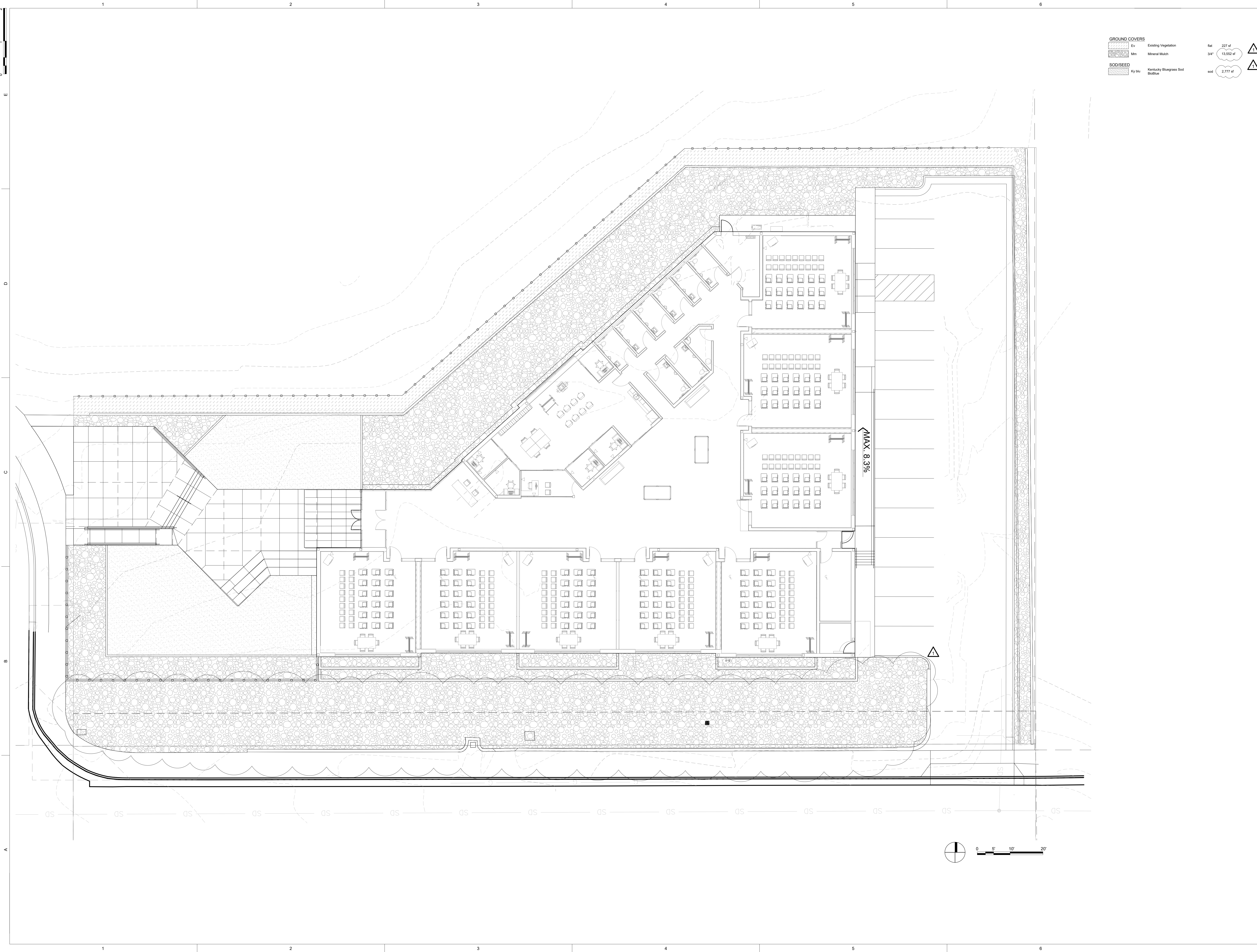




PLANT SCHEDULE				
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS				
	Bd	Buddlejia davidii Butterfly Bush	5 gal	6
	Bp	Buddlejia x 'SAMBODI' Pugster Blue® Dwarf Butterfly Bush	5 gal	10
	Cc	Carya x candelensis 'Minggold' Beekeeper® Bluebeard	5 gal	134
	Cd	Colinus corymbosa 'Londra' EU26492 Dusky Maiden Smoke Tree	5 gal	9
	Ps	Physocarpus opulifolius 'Seward' Summer Wine® Ninebark	5 gal	72
	Pp	Picea abies 'Pumila' Dwarf Globe Norway Spruce	5 gal	93
	Pu	Prunus laurocerasus 'Jong1' Viviana Cherry Laurel	5 gal	26
	Pc	Prunus x cistena 'UCONNPCSDR' Stay Classy Purple Leaf Sand Cherry	5 gal	27
	Ru	Rhamnus fraxinea 'SABRISTE' Fine Line® Improved Buckthorn	5 gal	10
	Vi	Viburnum phytodermis Leatherleaf Viburnum	5 gal	32
ORNAMENTAL GRASSES				
	Cb	Calamagrostis canadensis Korean Feather Reed Grass	1 gal	66
PERENNIALS				
	Ah	Anemone x hybrida 'Honore Jobert' Honore Jobert Japanese Anemone	1 gal	56
	Ia	Ilex sempervirens 'Alexander's White' White Evergreen Candytuft	1 gal	22
	Rd	Rudbeckia hirta Black-eyed Susan	1 gal	49
	Rh	Salvia nemorosa 'May Night' May Night Meadow Sage	1 gal	64
	Sm	Smilax latifolia May Night Meadow Sage	1 gal	24







GROUND COVERS	
Ev	Existing Vegetation
Mm	Mineral Mulch
SOD/SEED	
Ky blu	Kentucky Bluegrass Sod BioBlue

flat	227 sf
3/4"	13,552 sf
sod	2,777 sf

**BINGHAM SEMINARY BUILDING**

1940 S Jordan Pkwy, South Jordan, UT 84095

The Church of Jesus Christ of Latter-Day Saints

100% CONSTRUCTION DOCUMENTS - 5.07.2025



DATE	REVISION
1	2025-06-16 PR-01

PROJECT NUMBER 24041

LANDSCAPE  
MULCH  
PLANTING  
PLAN

LA5.3

**FFKR ARCHITECTS**

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DATE: 06.16.2025  
REVISION: PR 01

PROJECT NUMBER: 24041

LANDSCAPE  
IRRIGATION  
PLAN

LA7.1

## VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	PSI	PSI @ POC	PRECIP
C1	Rain Bird XCZ-100-LC	1"	Area for Drip Emitters	1.17	20	28.0	44.2	0.25 in/h
C2	Rain Bird XCZ-100-LC	1"	Area for Dripline	10.14	20	34.2	50.8	0.96 in/h
C3	Rain Bird XCZ-100-LC	1"	Drip Ring	2.1	20	28.0	43.1	0.66 in/h
C4	Rain Bird XCZ-100-LC	1"	Area for Drip Emitters	7.16	20	31.1	46.3	0.23 in/h
C5	Rain Bird XCZ-100-LC	1"	Area for Dripline	9.05	20	33.8	52.1	0.96 in/h
C6	Rain Bird PESB	1"	Turf Rotary	11.2	30	33.7	52.1	0.63 in/h
C7	Rain Bird PESB	1"	Turf Rotary	7.24	30	33.4	55.4	0.63 in/h
C8	Rain Bird XCZ-100-LC	1"	Drip Ring	5.39	20	32.8	54.8	0.67 in/h
C9	Rain Bird XCZ-100-LC	1"	Area for Drip Emitters	1.33	20	29.0	51.0	0.26 in/h

## IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	Hunter MP1000 PROS-06-PRS30-CV-F Turf Rotator, 6in. pop-up with check valve, foguard, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	30	A1/LA8.0 A2/LA8.0		Rain Bird PESB 1in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	C2/LA8.0 C3/LA8.0 C4/LA8.0 C5/LA8.0
	Hunter MP2000 PROS-06-PRS30-CV-F Turf Rotator, 6in. pop-up with factory installed check valve, foguard, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	30	A1/LA8.0 A2/LA8.0		Rain Bird 5-LRC 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 1-Piece Body.	D1/LA8.0
	Hunter MP3000 PROS-06-PRS30-CV-F Turf Rotator, 6in. pop-up with factory installed check valve, foguard, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	30	A1/LA8.0 A2/LA8.0		Drain Valve Nibco T-113-K 3/4 in., Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location.	D3/LA8.0 B5/LA8.1
	Rain Bird PESB (MV) 1" 1in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.				Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4in. - 3in.	D5/LA8.0
	Wide Flow Drip Control Kit, for Light Commercial Uses. 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.		A3/LA8.0 A4/LA8.0 C4/LA8.0 C5/LA8.0		Rain Bird PESB (MV) 1" 1in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	A1/LA8.1 B5/LA8.1
	Netalim TLSOV 1/2in. manual flush valve, barbed insert. Install in 10in. box, with adequate blank or in. cobrain. tubing to extend valve out of valve box.		A5/LA8.0		Stop & Waste Valve Mueller Mark II Oriseal Curb Valve H-10284N FIP thread x FIP thread, size per line.	A2/LA8.1 B5/LA8.1
	Rain Bird OPERIND Drip System Operation Indicator, stem rises 6in. for clear visibility when drip system is charged to a minimum of 20psi. Includes 16in. of 1/4in. distribution tubing with connection fitting pre-installed.		B1/LA8.0		Fibco 825YA 3/4" Reduced Pressure Backflow Preventer	A3/LA8.1 B5/LA8.1
	Tree Drip Ring - Existing (3 rings, 12in spacing) Rain Bird XFS-CV-06-12 Drip Ring XFS-CV Sub-Surface and On-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve. 0.6 GPH emitters at 12" O.C.	20	B2/LA8.0		Hydro Point WTLC-C-18-PL High-Impact Plastic NEMA 3R rated, key-lock entry, wall mount enclosure. Includes metal mounting plate with built-in bubble level.	A4/LA8.1
	Tree Drip Ring - Proposed (2 rings, 12in spacing) Rain Bird XFS-CV-06-12 Drip Ring XFS-CV Sub-Surface and On-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve. 0.6 GPH emitters at 12" O.C.	20	B2/LA8.0		Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter.	A5/LA8.1
	Area to Receive Drip Emitters Rain Bird XBCV-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5 GPH=black, and 2.0 GPH=red. Comes with a self-piercing barb inlet x barb outlet. With check valve.	20	C1/LA8.0		Hydro Point WTFLOWHD-P-100 PVC, high-definition flow sensor and sub-meter for 1in. mainlines.	B1/LA8.1
	Emitter Notes: 20PC emitters (1 assigned to each 5 gal plant) Area to Receive Dripline Rain Bird XFS-CV-06-12 XFS-CV Sub-Surface and On-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve. 0.6 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Specify XF insert fittings.	20	B3/LA8.0		Point of Connection Connect to existing irrigation supply line from building water.	-
	Irrigation Lateral Line: PVC Schedule 40		B2/LA8.1		Irrigation Mainline: PVC Schedule 40	B2/LA8.1
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.		B3/LA8.1 B4/LA8.1			

Valve Callout  
#•# Valve Number  
#•# Valve Flow  
#•# Valve Size

## IRRIGATION SCHEDULE

CODE	DESCRIPTION
I-101	IRRIGATION POINT OF CONNECTION - CONTRACTOR SHALL CONNECT TO EXISTING IRRIGATION STUB - SYSTEM HAS BEEN DESIGNED FOR A REQUIRED MINIMUM STATIC PRESSURE OF 65 PSI AND A MAXIMUM SAFE FLOW OF 12 GPM. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE OPERATING PRESSURE IN THE FIELD AT THE POINT OF CONNECTION BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE IF DEFICIENT EQUIPMENT, HIGH/Low PRESSURE, OR LOW FLOW CONDITIONS ARE ENCOUNTERED. IF THE CONTRACTOR FAILS TO NOTIFY THE OWNER'S REPRESENTATIVE OF SUCH DISCREPANCIES, THEN THE CONTRACTOR ASSUMES ALL LIABILITY AND COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS TO ACCOMMODATE THE ACTUAL PRESSURE.
I-102	IRRIGATION CONTROLLER AND RAIN SENSOR - FINAL LOCATION TO BE DETERMINED ON SITE WITH CONTRACTOR AND OWNER'S REPRESENTATIVE. COORDINATE 120V ELECTRICAL CONNECTION WITH ELECTRICAL CONTRACTOR PRIOR TO INSTALLATION.
I-103	IRRIGATION SLEEVE - TO BE 2X LARGER THAN IRRIGATION LATERAL (MINIMUM 2" SIZE DIAMETER), EXTEND 18" BEYOND HARDSCAPE INTO LANDSCAPE AREA(S).
I-104	DRIP AREA BREAK LINE - REPRESENTS A BREAK IN DRIP IRRIGATION VALVE AREAS.
I-105	IRRIGATION DRIPLINE - SHOWN FOR GRAPHIC REPRESENTATION ONLY. CONTRACTOR TO LAY OUT DRIP TUBING ON SITE IN A MANNER BEST FITTING INSTALLATION AREA.

## CRITICAL ANALYSIS

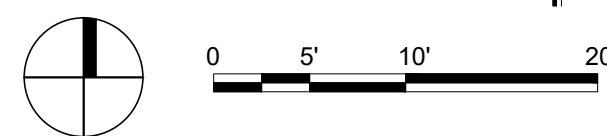
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P.O.C. NUMBER: 01

Water Source Information: Connect to existing irrigation supply line from building water.

FLOW AVAILABLE  
Custom Max Flow: 12 GPM  
Flow Available: 12 GPMPRESSURE AVAILABLE  
Static Pressure at POC: 65 PSI  
Pressure Available: 65 PSIDESIGN ANALYSIS  
Maximum Multi-valve Flow: 12 GPM  
Flow Available at POC: 12 GPM  
Residual Flow Available: 0 GPM

Critical Station: C7  
Design Pressure: 30 PSI  
Friction Loss: 0.72 PSI  
Fittings Loss: 0.07 PSI  
Elevation Loss: 0.87 PSI  
Loss through Valve: 1.74 PSI  
Pressure Req. at Critical Station: 33.4 PSI  
Loss for Fittings: 0.69 PSI  
Loss for Main Line: 6.93 PSI  
Loss for POC to Valve Elevation: 0.87 PSI  
Loss for Backflow: 11.5 PSI  
Loss for Master Valve: 2.02 PSI  
Critical Station Pressure at POC: 55.4 PSI  
Pressure Available: 65 PSI  
Residual Pressure Available: 9.62 PSI





BINGHAM SEMINARY BUILDING

SITE PLAN  
3.17.2025



ABBREVIATIONS

AFF ABOVE FINISH FLOOR  
CMU CONCRETE MASONRY UNIT  
EIFS EXTERIOR INSULATED FINISH  
EQ EQUAL  
MAX MAXIMUM  
MIN MINIMUM  
NIC NOT IN CONTRACT  
O.C. ON CENTER  
SPEC SPECIFICATION  
SIM SIMILAR  
TYP TYPICAL  
T.O. TOP OF  
B.O. BOTTOM OF

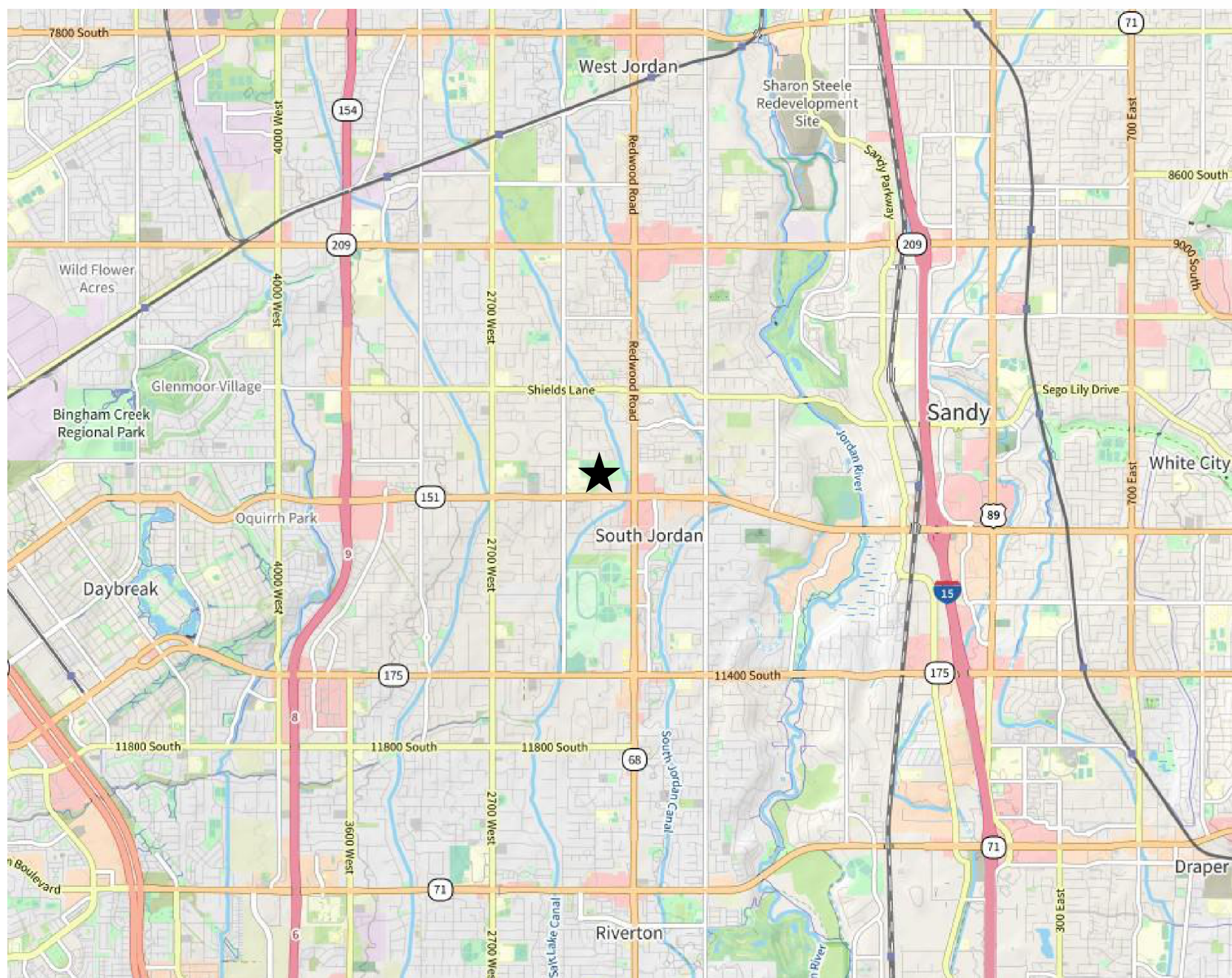
MATERIAL LEGEND

GYPSUM BOARD OR CONCRETE SURFACE  
CONCRETE  
STUD WALL  
GRAVEL  
COMPACTED FILL AND/OR EARTH  
CMU (CONCRETE MASONRY UNIT)  
BATT INSULATION  
RIGID INSULATION

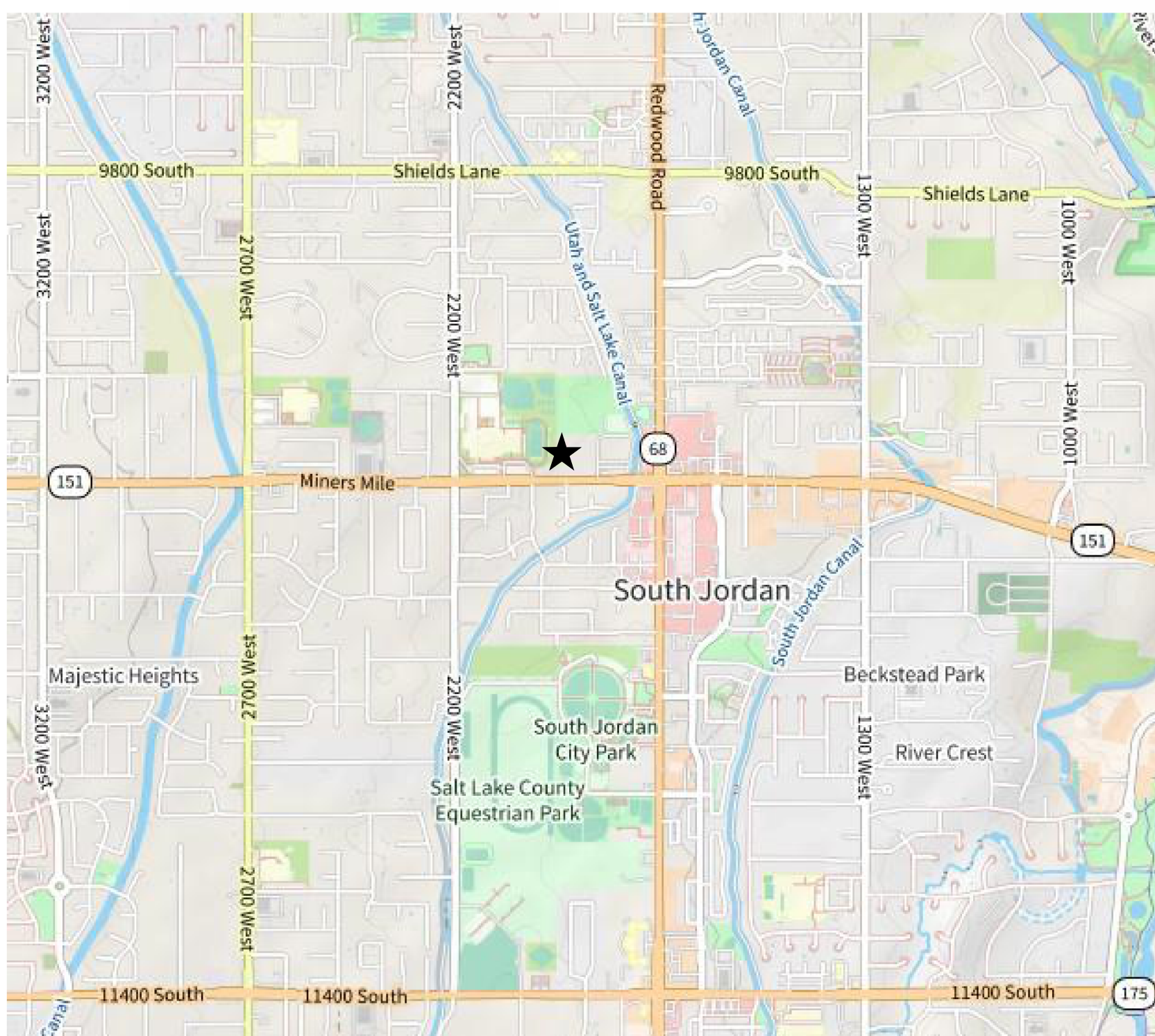
SYMBOLS LEGEND

ROOM IDENTIFICATION NUMBER  
ROOM NAME  
ROOM NUMBER  
DOOR NUMBER  
REFERENCE NOTE  
GLAZING TYPE  
PARTITON WALL TYPE  
INTERIOR ELEVATION  
BUILDING SECTION  
WALL SECTION  
EXTERIOR ELEVATION  
DETAIL  
DETAIL TITLE  
REVISION DELTA

SITE MAP



VICINITY MAP



PROJECT TEAM

PROJECT ARCHITECT

FFKR ARCHITECTS  
730 W. Pacific Ave.  
Salt Lake City, UT 84104  
801.521.6186

CIVIL ENGINEER

TALISMAN CIVIL CONSULTANTS  
1588 S Main St #200  
Salt Lake City, UT 84115  
801.743.1300

LANDSCAPE ARCHITECT

FFKR ARCHITECTS  
730 W. Pacific Ave.  
Salt Lake City, UT 84104  
801.521.6186

STRUCTURAL ENGINEER

ARW ENGINEERIG  
1594 W. Park Circle #100  
Ogden, UT 84404  
801.782.6008

PLUMBING

HEATH ENGINEERING  
377 W. 800 N.  
Salt Lake City, UT 84103  
801.322.0487

MECHANICAL ENGINEER

HEATH ENGINEERING  
377 W. 800 N.  
Salt Lake City, UT 84103  
801.322.0487

ELECTRICAL ENGINEER

HEATH ENGINEERING  
377 W. 800 N.  
Salt Lake City, UT 84103  
801.322.0487

DRAWING INDEX

SHEET NO.	SHEET NAME
GENERAL	
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G001	PROJECT INFORMATION
G101	LIFE SAFETY PLAN
G120	GENERAL ACCESSIBILITY DETAILS
G121	TYPICAL MOUNTING HEIGHTS
ARCHITECTURAL	
A101	FLOOR PLAN
A102	FLOOR FINISH PLAN
A110	LOWER ROOF PLAN
A111	UPPER ROOF PLAN
A120	REFLECTED CEILING PLAN
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A301	BUILDING SECTIONS
A310	WALL SECTIONS
A311	WALL SECTIONS
A401	VEST. 101 / HALLWAY 105 / FOYER 108 INT. ELEV.
A402	CLASSROOMS 111 & 116 INTERIOR ELEVATION
A403	RESTROOMS ENLARGED PLAN AND INT ELEV
A404	WORKROOM & P.PAL ENLARGED PLAN & INT. ELEV.
A405	STORAGE 117 & QUIET STUDY 133 INT. ELEV.
A501	DETAILS
A502	DETAILS
A503	DETAILS
A504	DETAILS
A505	DETAILS
A506	FLOOR PATTERN / TRANSITION DETAILS
A601	PARTITION TYPES & DOOR SCHEDULE
A602	WINDOW SCHEDULE AND DETAILS
A603	FINISH SCHEDULE
A604	FINISH SCHEDULE Copy 1
A801	MILLWORK
A901	PERSPECTIVES
A902	PERSPECTIVES
P103	PRESENTATION FLOOR PLAN
STRUCTURAL	
S001	STRUCTURAL NOTES
S010	SCHEDULES
S011	SCHEDULES
S101	FOOTING & FOUNDATION PLAN
S102	LOWER ROOF FRAMING PLAN
S103	UPPER ROOF FRAMING PLAN
S201	TYPICAL DETAILS
S202	TYPICAL DETAILS
S210	FOUNDATION DETAILS
S220	FRAMING DETAILS
S230	ROOF FRAMING DETAILS
S301	ELEVATIONS
S401	SCHEMATIC REFERENCE
MECHANICAL	
M401	MECHANICAL EQUIPMENT SCHEDULES
MH111	LEVEL 1 MECHANICAL PLAN
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MH302	MECHANICAL SECTIONS
MH501	MECHANICAL DETAILS
MH502	MECHANICAL DETAILS
MH601	MECHANICAL DIAGRAM
MH601	MECHANICAL CONTROL DIAGRAMS
MP501	MECHANICAL PIPING DETAILS
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PL201	PLUMBING SCHEDULES AND SYMBOL LEGEND
PL110	PLUMBING PLAN
PL120	ROOF PLUMBING PLAN
PL401	ENLARGED PLUMBING PLANS
PL501	PLUMBING DETAILS
PL502	PLUMBING DETAILS
PL601	PLUMBING DIAGRAMS
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E-001	ELECTRICAL SCHEDULES AND SYMBOL LEGEND
E-111	LEVEL 1 ELECTRICAL PLAN
E-112	LEVEL 1 MECHANICAL EQUIPMENT POWER PLAN
E-121	ROOF ELECTRICAL PLAN
E-122	ROOF MECHANICAL EQUIPMENT POWER PLAN
E-501	ELECTRICAL DETAILS
E-502	ELECTRICAL DETAILS
E-503	ELECTRICAL DETAILS
E-504	ELECTRICAL DETAILS
E-601	ELECTRICAL ONE-LINE DIAGRAM
EL001	LIGHTING SCHEDULES AND SYMBOLS
EL100	EXTERIOR LIGHTING PLAN
EL101	GROUND FLOOR LIGHTING PLAN
EL201	LIGHTING CONTROL PLAN
EL301	EXTERIOR LIGHTING ELEVATIONS
EL401	ENLARGED LIGHTING PLANS
EL501	LIGHTING DETAILS







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A B C D E

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A1 LIFE SAFETY PLAN

SCALE: 1/8" = 1'-0"



LIFE SAFETY OCCUPANCY TYPE

- Accessory Storage Areas Mech Equip Room
- Assembly wo Fixed Seats Unconcentrated
- Business Areas Unconcentrated
- Educational Classroom Area

REFERENCE NOTES

OCCUPANCY CALCULATIONS			
Code: Occupancy Type	Area	Occupancy S.F. Type	Occupant Count
Educational Classroom Area	794 SF	20	40
Educational Classroom Area	851 SF	20	43
Educational Classroom Area	859 SF	20	43
Educational Classroom Area	866 SF	20	44
Educational Classroom Area	870 SF	20	44
Educational Classroom Area	874 SF	20	44
Educational Classroom Area	911 SF	20	46
Educational Classroom Area	918 SF	20	46
Business Areas Unconcentrated	114 SF	150	
Business Areas Unconcentrated	137 SF	150	1
Business Areas Unconcentrated	1350 SF	150	9
Assembly wo Fixed Seats Unconcentrated	Not Placed	15	
Assembly wo Fixed Seats Unconcentrated	55 SF	15	
Assembly wo Fixed Seats Unconcentrated	69 SF	15	
Assembly wo Fixed Seats Unconcentrated	371 SF	15	25
Accessory Storage Areas Mech Equip Room	66 SF	300	1
Accessory Storage Areas Mech Equip Room	89 SF	300	1
Accessory Storage Areas Mech Equip Room	202 SF	300	1
Accessory Storage Areas Mech Equip Room	203 SF	300	1
9600 SF			391

LEGEND

- RATED WALL ASSEMBLY
- NON-RATED WALL ASSEMBLY
- COMMON PATH OF EGRESS
- OCCUPANCY AREA BOUNDARY
- LIFE SAFETY ARROW
- NUMBER OF OCCUPANTS
- FIRE EXTINGUISHER IN SEMI-RECESSED CABINET
- FE
- WALL MOUNTED EXIT SIGN

BINGHAM SEMINARY BUILDING  
1940 S Jordan Pkwy, South Jordan, UT 84095  
The Church of Jesus Christ of Latter-Day Saints  
SITE PLAN - 3.17.2025

DATE REVISION

PROJECT NUMBER 24041

LIFE SAFETY PLAN

G101

FFKR ARCHITECTS  
730 Pacific Avenue - Salt Lake City, Utah 84104  
O 801.521.6186 - FFKR.COM

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REFERENCE NOTES

04.26 THIN BRICK VENEER  
09.20 TRESPA PURA PANEL

FFKR ARCHITECTS  
730 Pacific Avenue - Salt Lake City, Utah 84104  
O 801.521.6186 - FFKR.COM

BINGHAM SEMINARY BUILDING  
1940 S Jordan Pkwy, South Jordan, UT 84095  
The Church of Jesus Christ of Latter-Day Saints  
SITE PLAN - 3.17.2025

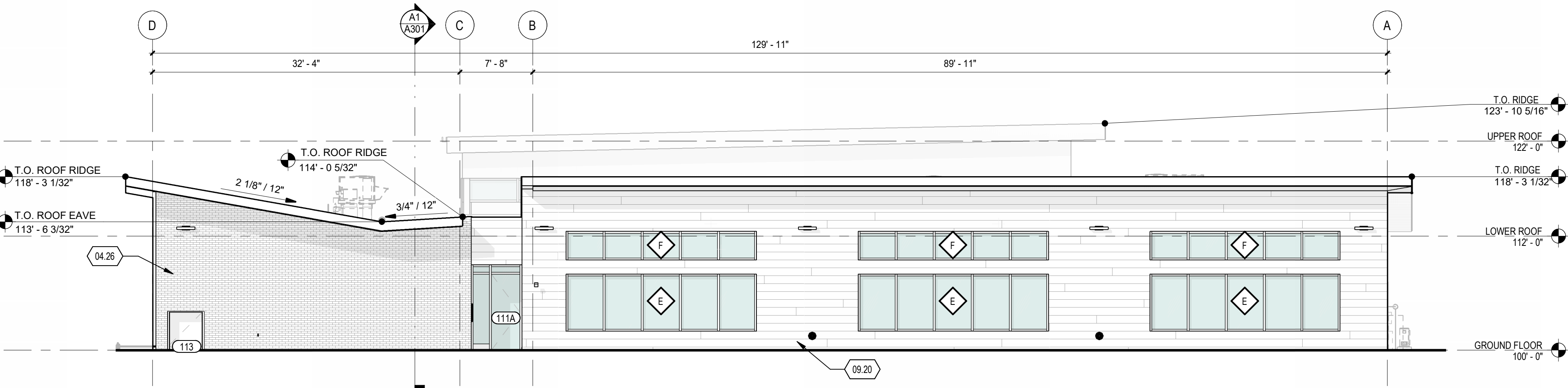
DATE REVISION

PROJECT NUMBER 24041

BUILDING  
ELEVATIONS

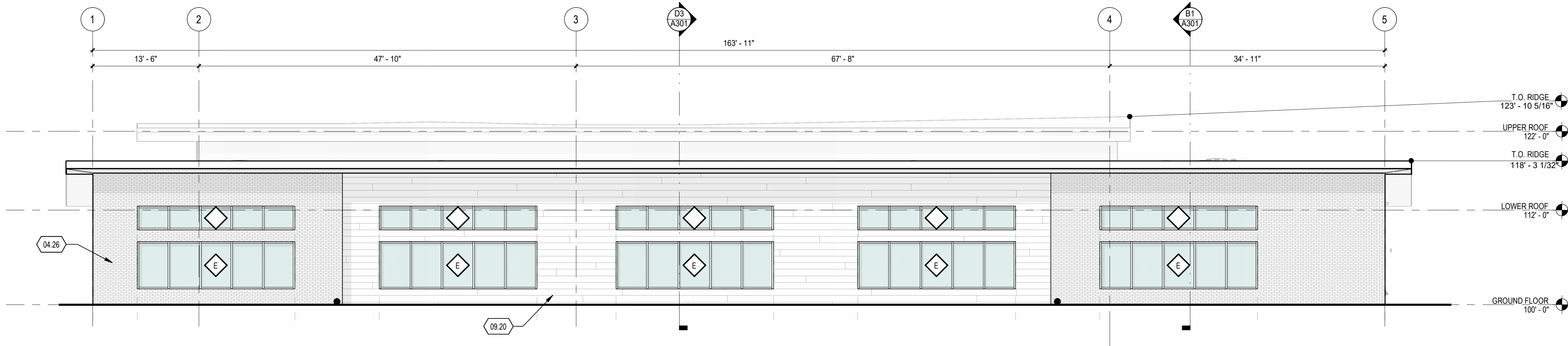
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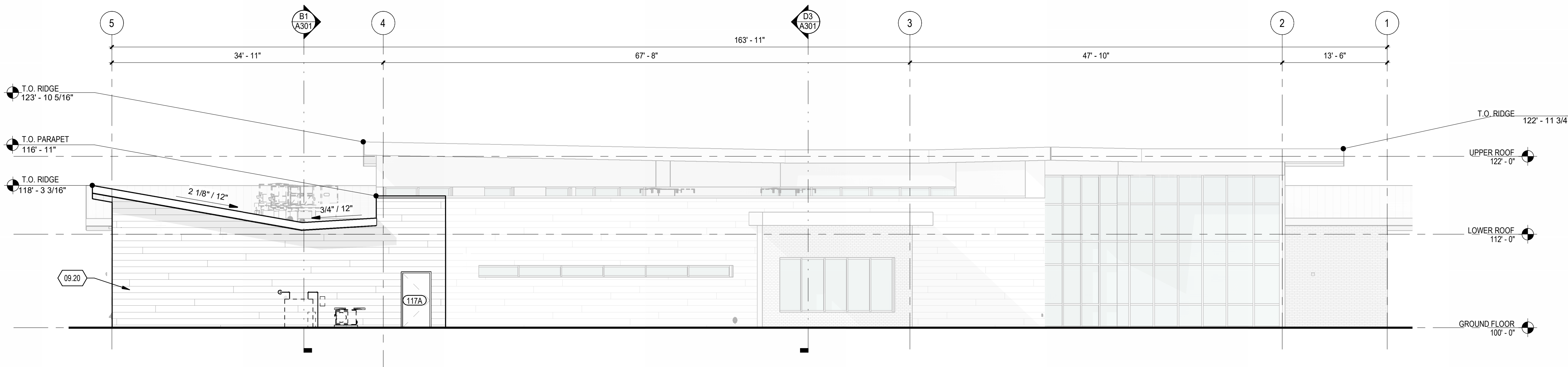
C2 EAST ELEVATION

SCALE: 1/8" = 1'-0"



B1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



A1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



3/17/2025 7:31:03 AM

A B C D E F

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1 2 3 4 5 6

REFERENCE NOTES

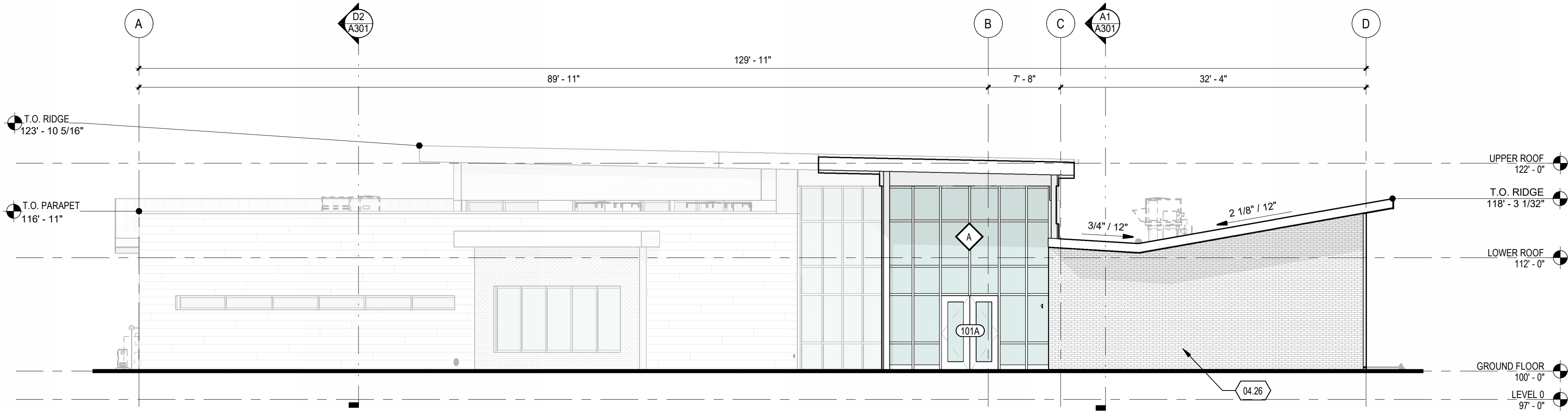
04.26 THIN BRICK VENEER  
09.19A

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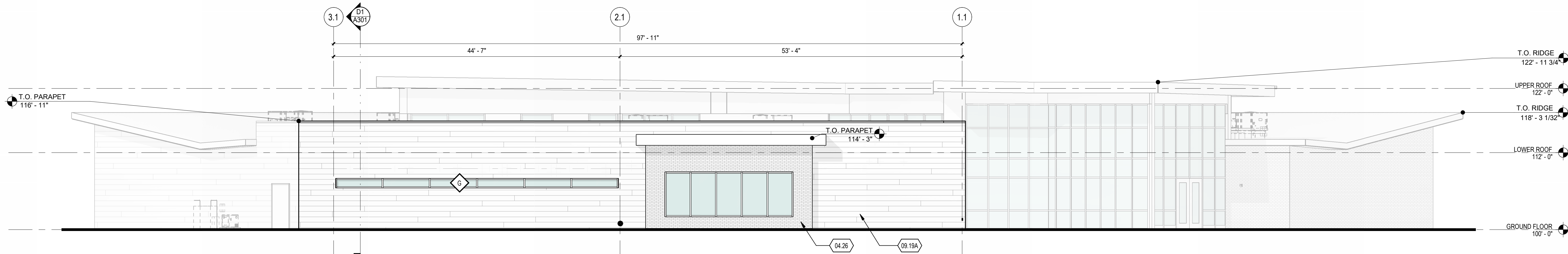
PROJECT NUMBER 24041

BUILDING  
ELEVATIONS

A202



B2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



A1 NORTHWEST ELEVATION  
SCALE: 1/8" = 1'-0"

## RESOLUTION R2025 - 47

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, DETERMINING THE APPROPRIATE NUMBER OF PARKING PLACES REQUIRED FOR A NEW SEMINARY BUILDING TO BE LOCATED AT 1949 W. SOUTH JORDAN PARKWAY, ADJACENT TO BINGHAM HIGH SCHOOL.

**WHEREAS**, the City Council of the City of South Jordan (the “City”) is authorized under Chapter 16.26.040 of the City Code to determine the parking requirements for “individual developments if a use is not listed” in the parking section of the Code “or under unusual circumstances in which a greater or lesser number of parking stalls is justified”; and

**WHEREAS**, the Applicant, Adam Ferguson, representing the property owner, Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, seeks to construct a new Seminary Building at 1949 W. South Jordan Parkway, adjacent to Bingham High School, with 15 parking places; and

**WHEREAS**, a Seminary is not listed as a use with prescribed parking ratios in the City Code; and

**WHEREAS**, only staff and faculty, not students, will be permitted to park at the Seminary, and the Applicant has indicated that the maximum number of staff and faculty will be thirteen; and

**WHEREAS**, the City Engineer has studied parking at other Seminary buildings and believes that 15 parking places are sufficient; and

**WHEREAS**, the City Council of the City of South Jordan has determined that it is in the best interest of the residents of the City to grant the application to construct the development with 15 parking places.

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

**SECTION 1. Authorization for 15 Parking Places.** Pursuant to Chapter 16.26.040 of the City Code, the City Council hereby authorizes the Applicant to construct the proposed new Seminary, to be located at 1949 W. South Jordan Parkway, with 15 parking places.

**SECTION 2. Severability.** If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

**SECTION 3. Effective Date.** This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]



APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,  
ON THIS 19 DAY OF August, 2025 BY THE FOLLOWING VOTE:

YES NO ABSTAIN ABSENT

Patrick Harris  
Kathie Johnson  
Donald Shelton  
Tamara Zander  
Jason McGuire

<u>X</u>	___	___	___
<u>X</u>	___	___	___
<u>X</u>	___	___	___
<u>X</u>	___	___	___
<u>X</u>	___	___	___

Mayor:

*Dawn R. Ramsey*  
Dawn R. Ramsey

Attest:

*Anna Crookston*  
Anna Crookston, City Recorder

Approved as to form:

*Rae W. Locke*

Office of the City Attorney



# SOUTH JORDAN PLANNING COMMISSION STAFF MEMO

MEETING DATE: SEPTEMBER 9, 2025

## FILE OVERVIEW

Item Name	Water Element, General Plan Amendment
Address	1600 West Towne Center Dr.
File Number	Resolution R2025-49
Applicant	City of South Jordan
Staff Author	Joe Moss, Long Range Planner

## ITEM SUMMARY

Utah Code [§ 10-9a-403](#) requires cities to have a water element as an integrated part of a General Plan. South Jordan's General Plan was adopted in 2020 prior to the creation of this requirement which was created in 2022. This legislation requires municipalities include this element before 2026.

South Jordan has planned for water related issues in more detail in the Drinking Water System Master Plan which utilizes the General Plan's land use designations as a basis for projecting future needs. The City also has a Water Conservation Plan, which details how consumption can be reduced to meet regional water targets. In order to meet legislative requirements, some information from these plans is now required to be included in the General Plan's water element. Staff has drafted an amendment to Chapter 7 of the General Plan to include the following:

- Update statistical information
- Identify effect of permitted development on water demand and infrastructure as per the Drinking Water Supply Master Plan
- Note methods for reducing water demand and per capita consumption for future and existing development as per the Water Conservation Plan
- Note opportunities to modify operations to eliminate or reduce conditions that waste water as per the Water Conservation Plan

**Staff requests that the Planning Commission provide a positive recommendation** of the item for the City Council to ensure that the City is in compliance with legislative requirements.





**Required Action:**

Recommendation for City Council

**Scope of Decision:**

This is a legislative item that will be decided by the City Council.

**Standard of Approval:**

Utah Code [§ 10-9a-403](#) requires the Planning Commission to make a recommendation for City Council. In reviewing a water element for the General Plan, the Planning Commission shall consider the requirements as described in [§ 10-9a-403 \(2\)\(f.\)](#)

**Motion Ready:**

I move that the Planning Commission make a positive recommendation to the City Council for:

1. Resolution R2025-49, General Plan Amendment—Water Element

**Alternatives:**

1. Recommend approval with conditions.
2. Recommend denial.
3. Schedule the item for a recommendation at some future date.

## SUPPORTING MATERIALS

1. Resolution R2025-49
  - a. Exhibit A, General Plan Chapter 7 How We Grow



## RESOLUTION NO. 2025 - 49

### **A RESOLUTION OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING CHAPTER 7 OF THE SOUTH JORDAN GENERAL PLAN TO COMPLY WITH NEW REQUIREMENTS OF STATE LAW.**

**WHEREAS**, pursuant to Utah Code § 10-9a-403, before the end of the year 2025 the City of South Jordan (the “City”) is required to review and approve a water element as an integrated part of the City’s General Plan; and

**WHEREAS**, the required water element must include specific recommendations for future water conservation; and

**WHEREAS**, to comply with the State Code City Staff has prepared a proposed amendment to Chapter 7 (How We Grow) of the General Plan including specific recommendations for future water conservation; and

**WHEREAS**, the South Jordan Planning Commission conducted a public hearing and reviewed the proposed amendment and thereafter made a recommendation to the City Council; and

**WHEREAS**, the City Council conducted a public hearing and reviewed the proposed amendment and finds that adopting the amended Chapter 7 of the General Plan will enhance the public health, safety and general welfare, and promote the goals of the General Plan and meet the requirements of Utah Code.

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

**SECTION 1. Adoption.** The City Council hereby adopts this amendment to Chapter 7 of the General Plan attached as Exhibit A, as the new Chapter 7 of the City’s General Plan.

**SECTION 2. Severability.** If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

**SECTION 3. Effective Date.** This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]



**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie L. Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: \_\_\_\_\_

Dawn R. Ramsey

Attest: \_\_\_\_\_

City Recorder

Approved as to form:

Gregory Simonsen

Gregory Simonsen (Sep 3, 2025 10:25:03 MDT)

Office of the City Attorney

# Resolution R2025-49

Final Audit Report

2025-09-03

Created:	2025-09-03
By:	Becky Messer (rmesser@sjc.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAhGds8m5azN64_AxCBBVBPhuvoJyhURbN

## "Resolution R2025-49" History

-  Document created by Becky Messer (rmesser@sjc.utah.gov)  
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-  Document emailed to gsimonsen@sjc.utah.gov for signature  
2025-09-03 - 4:10:57 PM GMT
-  Email viewed by gsimonsen@sjc.utah.gov  
2025-09-03 - 4:15:04 PM GMT- IP address: 44.247.210.243
-  Signer gsimonsen@sjc.utah.gov entered name at signing as Gregory Simonsen  
2025-09-03 - 4:24:59 PM GMT- IP address: 208.83.111.126
-  Document e-signed by Gregory Simonsen (gsimonsen@sjc.utah.gov)  
Signature Date: 2025-09-03 - 4:25:01 PM GMT - Time Source: server- IP address: 208.83.111.126
-  Agreement completed.  
2025-09-03 - 4:25:01 PM GMT



# Chapter 7 How We Grow

## OUR VISION:

*“South Jordan is a healthy and safe community that provides a variety of high-quality community services and amenities to all residents, encourages water and resource conservation, and strengthens community resiliency and fiscal sustainability with each new development through open communication and cohesive development patterns.”*

## GROWTH IN SOUTH JORDAN

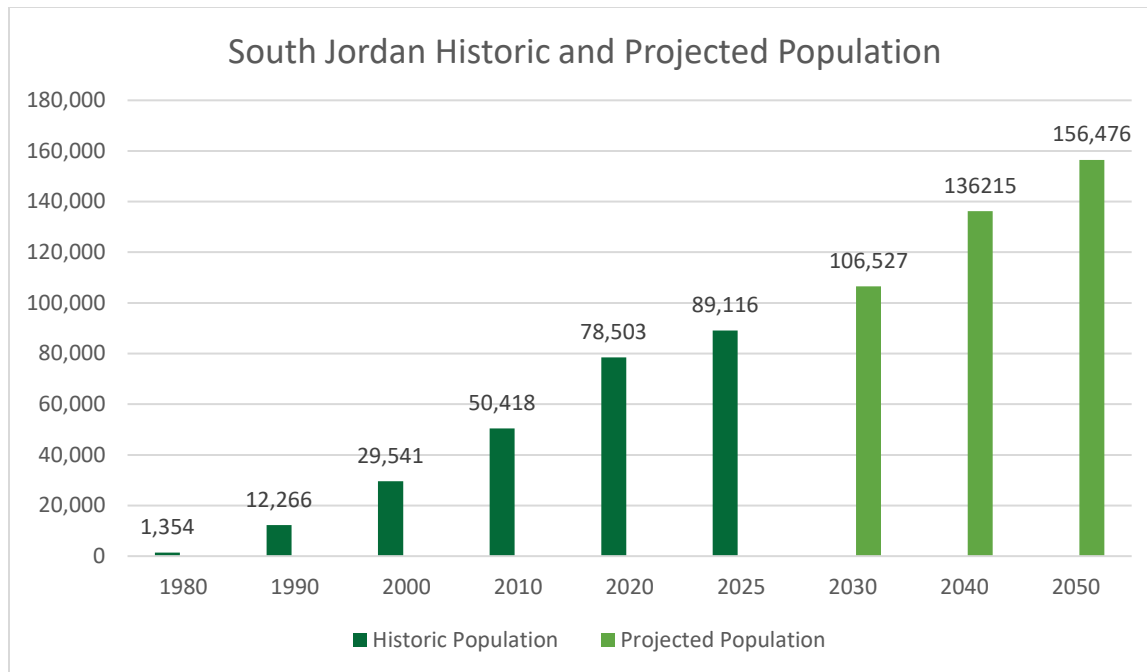
### THE IMPORTANCE OF PLANNING AHEAD

As South Jordan grows and adds residents, the community needs to decide how it can accommodate and capitalize on that growth. In general, land uses and community design should be efficient and sustainable; support a multi-modal transportation network; provide housing choices conveniently located near jobs, schools, shops, and parks; minimize conflicts between incompatible uses; and integrate development with existing and planned infrastructure. A general plan and future land use map are the primary tools the City uses to influence community growth. This update makes sure that those tools reflect how the community desires to grow in the future.

### HOW WE’VE GROWN

South Jordan’s population was 50,418 in 2010, according to the United States 2010 Census. In 2025, the City has a population of 89,116, marking a 77% increase over that 15 year period. This population makes up nearly 28,000 households living as of 2025. The Governor’s Office of Management and Budget baseline projections did not originally anticipate South Jordan’s population to be this high until almost 2030. While Utah too has had remarkable population growth statewide, the State’s 27% population growth over the same time period is relatively much lower compared to South Jordan’s growth rate. This fast-paced growth rate has led to several quality-of-life concerns such as the over-crowding of public schools and traffic congestion.

Using data from WFRC, Kem C. Gardner Policy Institute, and from a historical analysis of previous growth patterns within the City performed by South Jordan City staff, it is projected that South Jordan’s population will continue to grow at roughly 2.9% annually. This trend will lead to a population of 106,527 by 2030 and 156,476 by 2050. In order to compensate for this growth, the City will need to plan ahead to ensure proper infrastructure is in place in order to preserve the high quality of life that South Jordan residents are used to.



Although the number of children and families has remained high as the City has grown, the greatest change in age distribution has been with residents older than 60 years. The median age from 2010 to 2025 increased from 28 to 32 years old. This indicates that South Jordan is increasing in popularity with baby boomers and retirees, but still remains overall an attractive community for young families.

## LAND USE

Roughly 34% of the land in South Jordan is zoned for Low Density Single Family Residential or Rural Residential uses. The Daybreak Planned Community comprises 26% and the newly annexed area anticipated to develop as the Midas Planned Community occupies an additional 14%. This leaves 26% of the land in the City for other uses. The remaining land available for growth and redevelopment will need to be carefully planned to create a sustainable balance of commercial and residential uses.

Current national trends show that our retail and commercial experiences are changing. Since 1950, there has been a decrease in personal consumption of goods and an increase in personal consumption of services such as restaurants, entertainment, and other service/experience oriented businesses which cannot be experienced or consumed through online retailers. These services now account for about two thirds of personal consumption.

Along with residential and commercial land use, open space is extremely important to residents. South Jordan is unique in the Salt Lake Valley, it's a City with strong ties to its agricultural heritage. There are several historic and agricultural properties in South Jordan, which are highly valued by the community as open space and a key element in the "rural" or "small-town" feel that residents love. As the City works to balance future land uses with new development, these properties should be carefully considered and preserved.



## THOUGHTFUL GROWTH

### Water Use and Preservation

When considering the future growth of South Jordan, it is important to remember that Utah is considered a desert state. The State of Utah requires cities to [include a water element](#) into their General Plans. South Jordan has been planning for water conservation in the past through a variety of plans. These plans have been formed at a local, regional, and state levels. This Plan summarizes these efforts at a high level as [required by the State of Utah](#). This section incorporates recommendations and best practices as recommended by the following plans:

#### South Jordan Plans:

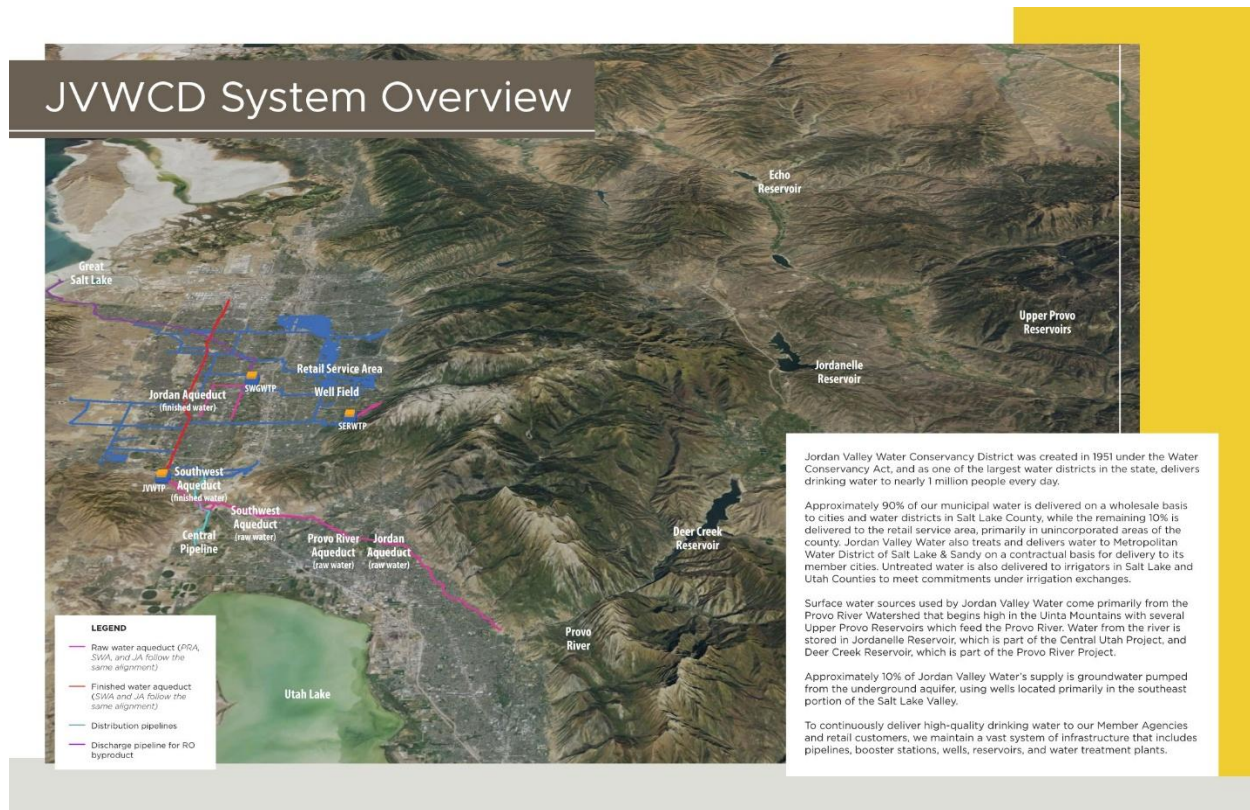
- Drinking Water System Master Plan (2025)
- Water Conservation Plan (2025)

#### Regional and State Plans:

- [Utah Regional Water Conservation Goals Report \(2019\)](#)
- [Utah Water Resources Plan \(2021\)](#)
- [Jordan Valley Water Conservancy District Water Conservation Plan \(2024\)](#)
- [Jordan Valley Water Conservancy District Drought Contingency Plan \(2021\)](#)

#### Water Source:

Drinking Water: South Jordan operates a public water utility that purchases 100% of its drinking water from Jordan Valley Water Conservancy District (JVWCD). It then stores and distributes this water throughout the City. JVWCD obtains its water from a variety of sources including upper Provo River reservoirs, Jordanelle Reservoir, Deer Creek Reservoir and a variety of wells in the Salt Lake Valley including several wells within South Jordan. The city maintains a drinking water source protection zones to minimize the risk of contamination to these water sources.



To meet future demands and not be reliant on one source of water, the City is exploring options for an alternative source of water. The City is working on a “Water Source Portfolio & Alternative Source Plan”, this plan will evaluate options of drinking water sources for the City. This includes developing a feasibility study for a direct potable reuse 3MGD plant, evaluating current City owned water sources, and options for the City sources. This water recycling would result in a reduction of future demand of water supply which would leave more water available for other customers of JVWCD or be returned to the Great Salt Lake.

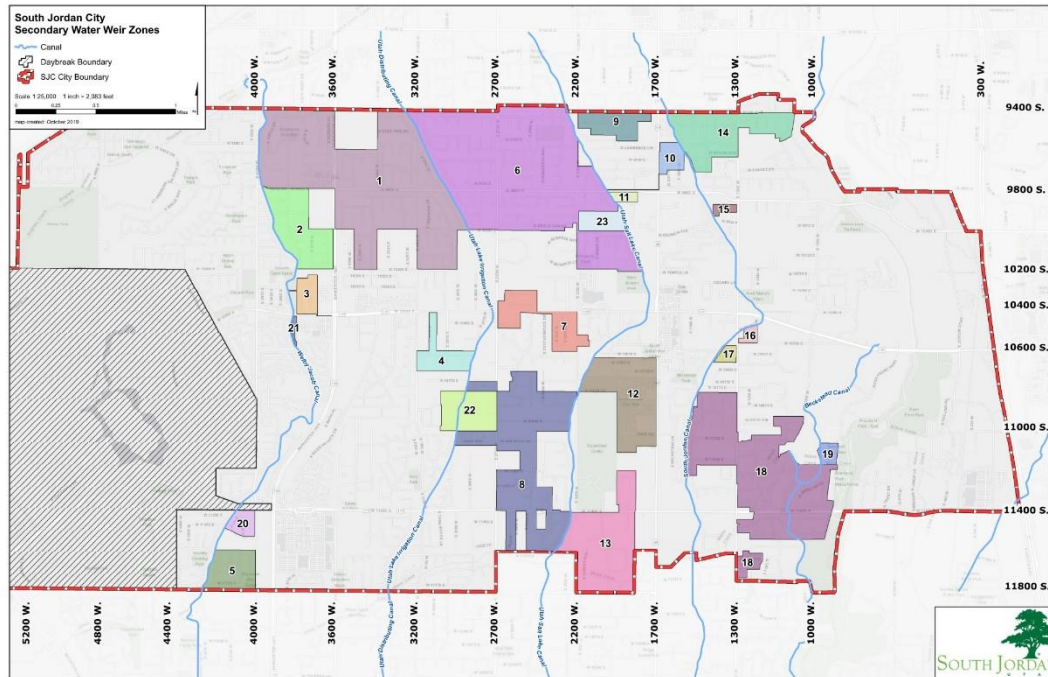
Secondary Water: South Jordan owns shares in five different private canal companies including:

- Utah Lake Distributing
- Utah Salt Lake Water Users
- Welby Jacob Canal
- South Jordan Canal
- Beckstead Canal
- Daybreak Secondary Water Company

The City of South Jordan provides secondary water to a portion of the city through gravity fed and a pressurized piped system. The water is made available through four main canals that run through the city. In addition, the city also owns and maintains the Beckstead Canal which provides water to irrigate the Mulligans Golf Course. The main source of water that feeds the four canals comes from Utah Lake. The quality and availability of secondary water fluctuates with weather or other factors controlled by



each respective canal company. Generally the startup/shutdown of the canals is typically April 15 to October 15.



## Water and Land Use

Slower growth and redevelopment are anticipated to happen the eastern half of South Jordan since it is largely built out with stable neighborhoods. The majority of current and anticipated growth is occurring in large planned communities in the western portion of the City. The Drinking Water System Master Plan does look at how these land uses and where this growth is occurring will impact water needs in the future. For safety of the drinking water system, this plan is not publicly available; however, key data about future water needs from this plan is summarized below.

In the Drinking Water Master Plan, the future drinking water demands are shown as equivalent residential connections (ERCs). One ERC is defined as the demand a typical single family residence places on the system. Nonresidential connections are typically converted to ERCs for planning purposes. It is expected that at build out, South Jordan will have 28,868 additional ERCs for a total of 60,556 ERCs. Future demand has been calculated by applying the future land use patterns of this Plan to the typical demand for various development types. The following chart shows the anticipated unit densities and unit demands for each land use classification. With these calculations, it is projected that the total future water demand is 38,308 acre feet in an average year upon buildout.

Planned Land Use Densities and Water Demand		
Land Use Class	Unit Density <sup>1</sup> (ERC/Acre)	Unit Demand <sup>1</sup> (gpm/Acre)
Agricultural Preservation	3	4.17
Economic Center	3.3-5.5	4.6
Economic Infill Opportunity	3.3-5.5	4.6
Historic	4	5.6
Industrial	3.3-5.5	4.6
Mixed Use Opportunity	3.2-5.4	4.5
Mixed Use TOD	6.5-10.8	9
Natural Area	0	0
Open Space	1.9-3.2	2.67
Public	3.3-5.5	4.6
Residential Development Opportunity	4	3.3-5.6
Stable Neighborhood	No additional growth <sup>2</sup>	No additional growth <sup>2</sup>
Midas Planned Community	5	4.1

- 1- Due to varying levels of service requirements across the City, a range of unit densities and unit demands were used to estimate demand requirements in land use classifications
- 2- The General Plan dictates that Stable Neighborhood areas are mostly built out and are not likely to change or redevelop.

The majority of new demand is in the western part of the city, which will require significant infrastructure improvements to service the new development and its anticipated densities. South Jordan's Water Plan estimates that storage capacity will need to be increased by approximately 32% to accommodate the planned densities and land uses at buildout. Additional improvements in supply lines will also be required, but will primarily be constructed as development occurs. Planned capital improvements focus on upgrading aging water lines in older parts of the City and increasing storage capacity.

#### Water Conservation

The City maintains a water conservation plan that is regularly updated. It discusses current and future water conservation practices, goals, and implementation. South Jordan has made significant changes and efforts to conserve water in the last decade, however even with these improvements, future water needs will require additional water conservation. Conservation efforts identified in the Water Conservation Plan include the following strategies:

- Water Loss Control: Updating and maintaining infrastructure to reduce leaks, an FTE to monitor leak activity through analytics & notify residents of leaks, and unaccounted water tracking.
- Reducing water use: Meeting regional reduction goals of usage of 187 gallons per capita per day (gpcd) by 2030. (2024 had an average of 251.07 gpcd)
- Continued changeover of unused grass areas on City owned landscaped areas to more water efficient landscaping.
- Continued conservation education and programs: Educating water users about effective conservation strategies and incentivizing conservation by making changes to landscaping, fixtures, and other water wasting infrastructure.



- Encouraging water re-use.

#### Water Ordinances

South Jordan has made significant progress in recent years to help development conserve water and align the City's ordinances with JVVCD's recommended standards. These changes include the following:

- Prohibiting the use of turf in areas less than 8' wide such as park strips
- Limiting residential uses to a maximum turf area of 35% in front yards
- Prohibiting commercial development from installing turf unless it is an active recreation area
- Regulations for drip irrigation
- Promotion of "localscapes" which encourage healthy, drought tolerant trees, and water efficient features.

As water conservation best practices continue to evolve, additional changes to the development code could be needed to remain in conformance with JVVCD recommended standards, however, the City is currently up to date on recommended ordinances. Additional improvements could be considered in the future to limit water evaporative features such as pools and ponds, reduce yard waste, address artificial turf, and encourage planting of drought tolerant tree species.

#### Air Quality

Alongside water-usage, air quality is among the top concerns related to sustainable and thoughtful growth in the Salt Lake Valley. Salt Lake County essentially exists in a geographic bowl, surrounded by mountains with development in the valley. This causes natural winter weather conditions to "trap" pollution in the valley until a rain or snow storm comes through. This unavoidable phenomenon is a primary factor of the valley's seasonal air quality, which is often deemed hazardous to breathe and can even lead to "indoor recess days" in local schools. Summer weather also can bring bad air quality with risk of high ozone levels, wild fire smoke, or dust storms after prolonged periods of seasonal dryness.

Although we cannot control many of these external factors in air quality, we can take steps to reduce emissions such as offering public transportation options, educating the public of the benefits of shorter and fewer vehicular trips, and taking steps to reduce traffic congestion.

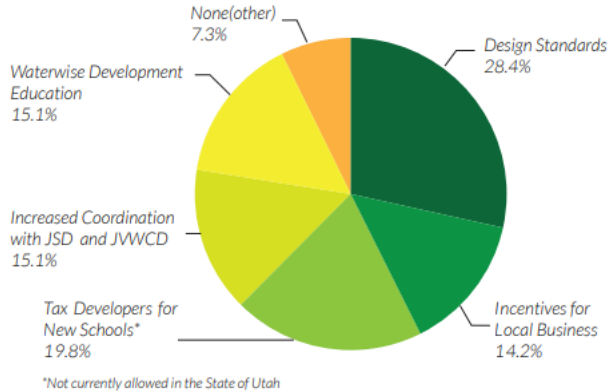
## THE FUTURE OF GROWTH

During public outreach, it became apparent that residents want new development to be well thought out, cohesive, and sustainable for the local desert climate. Some of the most common ideas and themes that came out of public engagement were design standards to promote cohesive development, incentives to local businesses, a tax for new developers to go towards funding new schools, increased coordination with Jordan School District (JSD) and Jordan Valley Water Conservancy District (JVVCD), and Water-wise development standards and "localscapes" education.

When asked which of these growth strategies were most important to residents, answers were split fairly evenly, though the most popular was the creation of development standards for cohesive development. This is a perceived problem in many parts of the valley, many people are worried that

new development is taking place without consideration for the design or uses surrounding. The creation of development standards for a City as large as South Jordan would likely focus on major areas for development such as the City Center, SoDa Row, the District, and others. While this was the most popular answer, many of these opportunities received support and will be addressed in this plan.

Which of these strategy opportunities is most important to you for how we grow:



Looking to the future...

How can we pro-actively address the needs of our changing population? Where and how should we grow?

Accommodating as many as 67,000 new residents by 2050 will require careful consideration and planning about where and how future growth occurs. Future growth will likely continue to occur on the west side of the City primarily in planned communities that are still being built out or have yet to be constructed. That said, there are pockets of undeveloped land and redevelopment opportunities throughout the rest of the City as identified in the framework map to follow.

**Moving forward, South Jordan should consider the following questions:**

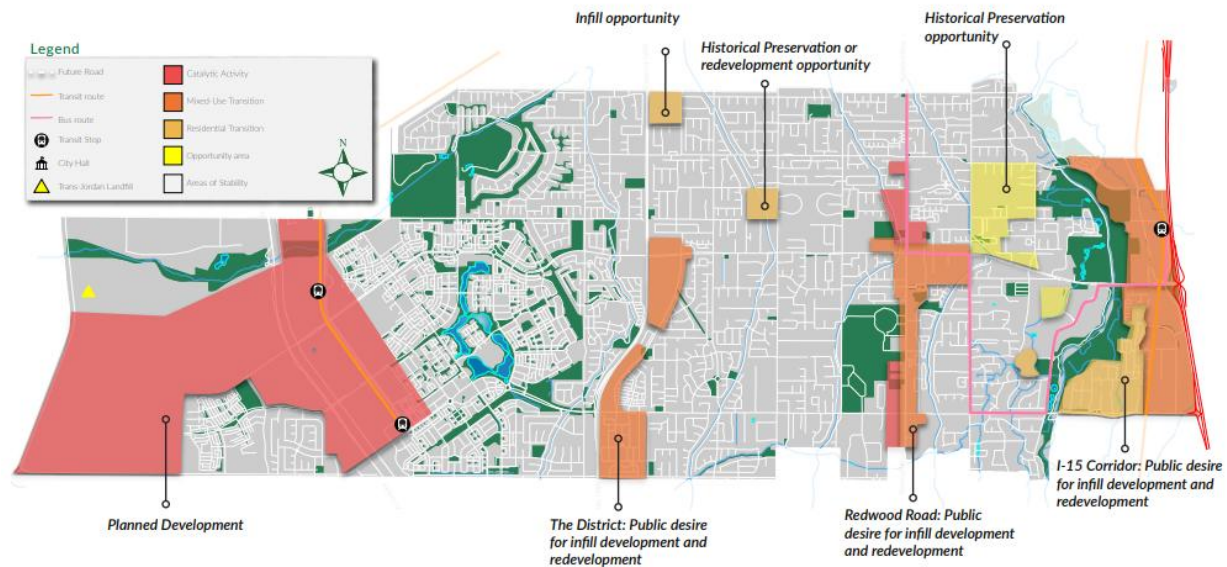
- *Are there properties that are currently underutilized that can be reused (e.g., large parking lots, strip malls, aging buildings) in the City?*
- *Are there areas where a broader mix of land uses should be encouraged?*
- *What types of services will be required to meet the needs of our population over time?*
- *How can future investments in transportation and other infrastructure help improve connectivity and access for all segments of the population?*

## FRAMEWORK FOR HOW WE GROW

As South Jordan grows, there are certain areas that are more likely to change than others. In fact, it's anticipated that a large portion of the City will remain the same, with little change.

The Map below depicts areas that are likely to change. Catalytic activity indicates an area that will change entirely, Mixed Use Transition areas will likely have a mix of additional land uses and existing, Residential Transition Areas are anticipated to change slightly in character, but not use, and Opportunity areas are not likely to change in character, but there is an opportunity to enhance the way the area is used.





## HOW WE GROW: GOALS AND STRATEGIES

The goals and strategies support and advance the City's vision and reflect the opportunities of the Plan. They articulate a desired ideal and a value to pursue. The strategy statements under each goal are outcome based and guide decision making. The supporting strategies are the most specific and are intended to provide examples of action-based implementation of the vision.

The Vision For How We Grow "A healthy and safe community that provides a variety of high-quality community services and amenities to all residents, encourages water and resource conservation, and strengthens community resiliency and fiscal sustainability with each new development through open communication and cohesive development patterns."

### GROW GOAL 1: Encourage redevelopment and expansion of well-designed commercial spaces to meet the service needs of the projected growth in population

- GrG1.1. Review the City's zoning map alongside the Future Land Use Map to ensure the accommodation of appropriate commercial development that is compatible with surrounding uses
- GrG1.2. Update commercial design standards in the zoning and subdivision code to align with development trends
- GROW GOAL 2: Increase coordination with Jordan School District and Jordan Valley Water Conservancy
- District GrG2.1. Strengthen existing relationship with Jordan School District (JSD) by formalizing regular coordination meetings to discuss future housing development and access to education for new residents
- GrG2.2. Strengthen existing relationship with the Jordan Valley Water Conservancy District (JVWC) by formalizing regular coordination meetings to ensure adequate infrastructure for future growth

- GrG2.3. Develop a program to host annual public open houses with surrounding municipalities, JVWCD, and JSD to allow residents to learn about the process and plans for new development

### GROW GOAL 3: Promote energy efficient elements in new and existing development

- GrG3.1. Encourage residential and commercial energy efficiency, (i.e., energy star appliances and energy systems, programmable thermostats, energy saving lighting, insulation techniques)
- GrG3.2. Promote and incentivize energy efficient building construction and LEED (Leadership in Energy and Environmental Design) certifications for commercial, industrial, and major residential projects, i.e. additional building height for green roofs, building permit and/or impact fee reductions
- GrG3.3. Set the example for implementation of “green” building methods and LEED certification by considering such elements in new City buildings and in retrofitting existing buildings and facilities
- GrG3.4. Help minimize the urban heat island effect by encouraging lighter color building materials for roof-tops, parking lots, roadways, pathways, planting trees that provide shade, etc.
- GrG3.5. Encourage mixed-use zoning districts in appropriate areas of the City, designed with a mix of goods and services to reduce vehicle trips and to improve air quality, walkability and resident convenience
- GrG3.6. Encourage new and infill development sites to include electric vehicle charging stations

### GROW GOAL 4: Develop and maintain a pattern of residential land uses that provides for a variety of densities and types and maintains the high standards of existing development

- GrG4.1. Continue to maintain a land use category system that provides for the location, type and density of development and redevelopment
- GrG4.2. Ensure that development is compatible with surrounding land uses established within the Future Land Use Map and existing surrounding land uses

### GROW GOAL 5: Reduce waste and excessive water use within the City

- GrG5.1. Explore the possibility of supplying and promoting recycle stations throughout the City to allow for the opportunity to recycle materials that are no longer accepted through private services
- GrG5.2. Encourage water saving techniques (i.e. drip irrigation, rain water harvesting, re-use of grey water, installing low-flow fixtures)
- GrG5.3. Implement rain gardens and other storm water collection and retention systems
- GrG5.4. Continue to develop and implement Low Impact Development (LID) standards to improve soil permeability and to avoid costly storm drainage systems
- GrG5.5. Develop and implement a water meter replacement initiative for both commercial and residential
- GrG5.6. Maintain an updated storm water infrastructure management plan
- GrG5.7. Maintain and implement the Drinking Water Master Plan and the Water Conservation Plan to help meet regional conservation goals



## GROW GOAL 6: Preserve desirable open space and natural open space areas within the City

- GrG6.1. Continue efforts to maintain and enhance Jordan River wetland habitats through public ownership, private donation and dedication, federal regulation, and conservation easements
- GrG6.2. Coordinate efforts with Salt Lake County and adjoining communities to implement Plan Elements of the Blue Print Jordan River Plan and to protect the corridor as natural open space
- GrG6.3. Discourage development in the Jordan River corridor, except for a limited recreational/commercial focus south of 10600 South that is compatible with the goals of the Blue Print Jordan River Plan and that provides needed services for the Jordan River Parkway trail users
- GrG6.4. Investigate possible areas within the City where existing farmland, or other significant open space, can be protected in order to help preserve rural lifestyle, promote a “historic village” look, and/or protect historic properties
- GrG6.5. Create and adopt a Rural Open Space Conservation Development (ROCD) floating zone for possible preservation of rural and/or historic properties
- GrG6.6. Continue to identify priority properties to preserve for natural open space and existing habitat protection
- GrG6.7. Include a provision for a high percentage of open space by clustering residential development

## GROW GOAL 7: Address natural hazards in land use and development plans

- GrG7.1. Continue to limit development along known fault lines, high liquefaction areas, flood plains, and other natural hazard areas, unless appropriate mitigation measures can be implemented and require adequate review and mitigation of natural hazards as part of the development review process
- GrG7.2. Require proper site and building construction mitigation in natural hazard areas
- GrG7.3. Require adequate notice of hazards to public, i.e. public notification, document recordation, subdivision plat and site plan notations

## GROW GOAL 8: Preserve South Jordan’s historical and agricultural properties

- GrG8.1. Pursue grant funding for preservation of agricultural and historical properties
- GrG8.2. Consider agricultural and open space preservation techniques such as Transfer of Development Rights (TDR) programs