

**AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING**

May 14, 2019

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, MAY 14, 2019, IN THE CITY COUNCIL CHAMBERS, 1600 WEST TOWNE CENTER DRIVE, SOUTH JORDAN, UTAH. PERSONS WITH DISABILITIES WHO MAY NEED ASSISTANCE SHOULD CONTACT THE PLANNING STAFF AT (801) 254-3742 AT LEAST 24 HOURS PRIOR TO THIS MEETING. THE REGULAR MEETING WILL BEGIN AT 6:30 PM AND THE AGENDA WILL BE AS FOLLOWS:

6:30 PM

REGULAR MEETING

I. GENERAL BUSINESS

- A. Welcome and Roll Call
- B. Motion to Approve Agenda
- C. Approval of the Minutes from the Meeting held on April 23, 2019

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

- A. Staff Business
- B. Comments from Planning Commission Members

III. CITIZEN COMMENT

Any person wishing to comment on any item not otherwise on the Agenda may address the Planning Commission at this point by stepping to the microphone and giving his or her name and address for the record. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Governing Body. Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on non-hearing, non-Agenda items. Items brought forward to the attention of the Planning Commission will be turned over to staff to provide a response outside of the Planning Commission meeting. Time taken on non-agenda items, interrupts the process of the noticed Agenda. In rare cases where it is determined appropriate to address items raised from Citizen Comments, these items will be noted and be brought back at the conclusion of the printed agenda.

IV. SUMMARY ACTION

None

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

**A.1 Issue: DAYBREAK SOUTH STATION MULTI FAMILY #4
PRELIMINARY SUBDIVISION**
Location: 5085 West Putney Hill Road and 11545 South Grandville Avenue
File No: PLPP201900295
Applicant: Daybreak Communities

A.2 Potential Action Item – (See VI.A.1)

**B.1 Issue: PEHRINGER ALU
ACCESSORY LIVING UNIT**
Location: 10323 South 2700 West
File No: PLALU201900419
Applicant: Suzanne Pehringer

B.2 Potential Action Item – (See VI.B.1)

**C.1 Issue: RIDGEPOINT MASTER PLAT
PRELIMINARY SUBDIVISION**
Location: 1549 West 11400 South
File No: PLPP201900261
Applicant: Spencer Moffat with the Boyer Company

C.2 Potential Action Item – (See VI.C.1)

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

None

VIII. OTHER BUSINESS

None

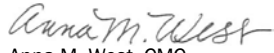
ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)
 : §
COUNTY OF SALT LAKE)

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

Dated this 9th day of May 2019.


Anna M. West, CMC
South Jordan City Recorder

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
April 23, 2019

Present: Commissioner Earl Jolley, Commissioner Sean Morrissey, Commissioner Michael Haynes, Commissioner Julie Holbrook, City Planner Greg Schindler, Deputy City Engineer Jeremy Nielson, Staff Attorney Todd Sheeran, Deputy Recorder Cindy Valdez

Absent: Commissioner Mark Woolley, Commissioner John Ellis

Others: See Attachment A

6:30 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Vice-Chair Earl Jolley welcomed everyone present. He noted that Commissioner Woolley, and Commissioner Ellis will not be present and are excused from tonight's meeting.

B. Motion to Approve Agenda

Commissioner Haynes motioned to approve the April 23, 2019 Planning Commission Agenda. Commissioner Morrissey seconded the motion. Vote was unanimous in favor. Commissioner Woolley and Commissioner Ellis were absent.

C. Clarification discussion on conditions for File No. PLCUP201900265 – Detached Garage Conditional Use Permit by Applicant Tony Passey.

Staff Attorney Todd Sheeran said last meeting we had a discussion on Tony Passey's conditional use permit, which had (2) things that he was asking for your approval on. The first one was to have an increased wall height, and the second one was to have a window on the second story. Mr. Passey wanted it to be clear that it was a see through (clear window) so he can see his kids through it. Based on the discussion it seemed like the Planning Commissioners were ok with him having a clear window, instead of an opaque window, but when the motion was made it seemed to conflict with the discussion, and it was approved that way. It was after the motion was made that Commissioner Haynes received a text from the applicant that said, "He was a little bit surprised with the discussion, versus the motion." There was a conversation with the Commissioner's after the meeting and it seemed like there was some confusion on what conditions staff was requesting, versus what Mr. Passey did not want. Based on that I wanted to bring this forward and if it was your intent to allow him to have a see through window, then you could clarify it now when you make the motion for the meeting minutes from April 9, 2019 that this will be part of that approval.

Vice-Chair Earl Jolley said I know we had that discussion and Commissioner Haynes you made the motion, so what is your thought on that?

Commissioner Haynes said I recall Mr. Passey's neighbor that would be most affected by the window stated that she did not have a problem with it, but when the motion showed that the window was opaque and not useable, I was surprised to see that in the verbiage. I am fine with the clear glass window. I thought it made sense and I didn't think it would have any detrimental effects.

Commissioner Jolley said during our discussion it was very clear that there was a safety issue for Mr. Passey, and I don't recall anyone having an issue with it. I think it was clear to all of us that it was just stated incorrectly. If we are good with that, we will clarify that when we make the motion to approve the minutes.

Staff Attorney Sheeran said I would like to clarify that staff was requesting that the window be fixed so it could not be opened, and with a material that he could not see through. We didn't really have much discussion on whether the window should be fixed, versus it being able to open. If you want, it fixed and for him to be able to see through the window, let us make that clear when we approve the minutes. I don't know why we should have it fixed. I think an operating window that is clear would be appropriate for that. Does anyone have any other corrections to the minutes besides what was addressed in our discussion?

D. Approval of the Minutes from the Meeting held on April 9, 2019

Commissioner Haynes made a motion to approve the April 9, 2019 Planning Commission Meeting minutes with the clarification of Mr. Passey's window. It is not required to be opaque or fixed it can be clear and functional. Commissioner Morrissey seconded the motion. Vote was 3-0 unanimous in favor. Commissioner Holbrook abstained from the vote because she was not in attendance at the April 9, 2019 Meeting. Commissioner Woolley and Commissioner Ellis were absent.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

None

B. Comments from Planning Commission Members

Commissioner Holbrook asked has the Combined City Council and Planning Meeting been rescheduled yet?

City Planner Schindler said I have not heard of them rescheduling it, but the next meeting that is scheduled is in August.

III. CITIZEN COMMENT

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

IV. SUMMARY ACTION

None

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

**A.1 Issue: THE RISING CHURCH
CONDITIONAL USE PERMIT**
Location: 10702 South 300 West
File No: PLCUP201900296
Applicant: Joshua Blair

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

Vice-Chair Earl Jolley said when does this application go before the City Council.

City Planner Schindler said it has not been scheduled yet, but it is likely that it will be on the May 21, 2019 Meeting.

Joshua Blair, Bluffdale (Applicant) – said Planner Greg Schindler did a great job reviewing the project, so I don't have a lot to add. I was hoping that it would be a consideration of the Planning Commission to approve this without having to go to City Council. The additional time that it would take to go to City Council would delay us being able to do all of the things we need to do. We are in a temporary meeting situation right now, which is less than ideal. We are going to hire architects and do a construction remodel that is already going to take months, so we wanted to find out if that is even a possibility.

City Planner Schindler said I wanted to clarify that you can make the approval tonight, but it is the approval subject to the conditions. The Planning Commission does not have the authority to give a reduction in the amount of parking stalls, only City Council can do that.

Commissioner Julie Holbrook said even though there is on street parking this still has to go to City Council.

City Planner Schindler said it has to go to City Council to get a reduction on the amount of parking stalls, because our ordinance says, "The required parking has to be on site."

Vice-Chair Earl Jolley opened the Public Hearing.

Rod Booyesen, Bluffdale – said my wife and I resided in Bluffdale Utah but we will be attending the Rising Church. There is plenty of on street parking on 300 west. It is owned by UDOT, but South Jordan controls the street. There is part of the parking lot that is too restrictive, and excessive for the neighborhood, and a small church. We have had our church nearby for eleven years, and our members really like and want to stay close.

Grant Schwartz, South Jordan – said I really hope that you will consider this application, because not only is our home in South Jordan, but we are members of this thriving church. As it was said earlier, we are not in an ideal situation, but we are grateful to have the opportunity to be in this building to grow and progress. We already have the availability and permission from the neighbors for parking. I hope this approval will move forward and won't be delayed. We are very excited to get into our building, so we appreciate your consideration on this.

Tamara Anderson, Riverton – said I am on the board at the Rising Church and I want to thank you for having us here tonight to consider this application. We have a great desire to be good citizens and brings things to your community, and we think our church will do that. We have great faith in our people and we

know they are assertive as well. We don't want to be a church that just resides there, but we will be involved in the community, so it is our desire to get going on this. We thank you for using your influence in whatever way you are able to give us this permit with reduced parking, because there is plenty of parking on site.

Marie Cannon, Draper – said I am a resident of Draper Utah where our church is moving from, and moving to South Jordan. I would like to go on record requesting that you approve this conditional use permit. I would also like to thank City Planner Schindler on presenting the information so well for us.

Vice- Chair Earl Jolley closed the Public Hearing.

Mr. Blair said I would just like some clarification on the "Alternatives" on page 3 of the staff report it say (Denial) which we hope is not the case. If we modify the conditions of approval, can we not strike the request to go to City Council, or is a mandated thing because our numeric number of parking stalls has not being met?

City Planner Schindler said the Planning Commission cannot approve this Condition Use Permit if there is not the required amount of parking stalls. This is a legislative item and this body cannot approve it without the required number of parking stalls. It will need to go to City Council, because they have the authority to do that.

Commissioner Holbrook said are you going to have fixed seating in the future.

Mr. Blair said no.

Vice-Chair Earl Jolley said do you have any written parking agreement with the adjacent parking lots.

Mr. Blair said we have an agreement with the hotel to the north, and a verbal agreement with the hotel to the south.

Vice-Chair Earl Jolley said you said you have about 90 member, but do you know about how many cars will be parking there.

Mr. Blair said I did a count a couple of weeks ago and we had 42 cars show up on that Sunday.

Commissioner Morrissey said do you plan to have any activities during the week as well.

Mr. Blair said the bulk of the people come on Sunday's, but we have bible study and youth services during the week, but it is only about 10 people.

A.2 Potential Action Item – (See VI.A.1)

Commissioner Morrissey motioned to recommend approval of File No PLCUP201900296 for the operation of a church in and existing building with the following conditions:

- **That the City Council grants the Applicant's petition to reduce the minimum parking requirement for the proposed use.**
- **If the City does not grant the reduction, then the Applicant will apply for a site plan amendment to add more parking stalls to the subject property.**

Commissioner Holbrook seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Woolley and Commissioner Ellis were absent from the vote.

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

None

VIII. OTHER BUSINESS

None

ADJOURNMENT

ADJOURNMENT

Commissioner Holbrook motioned to adjourn the April 23, 2019 Planning Commission meeting. Commissioner Morrissey seconded the motion. Vote was unanimous in favor. Commissioners Woolley and Commissioner Ellis were absent.

The April 23, 2019 Planning Commission Meeting adjourned at 7:00 p.m.

Meeting minutes were prepared by Deputy Recorder, Cindy Valdez.

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 05-14-2019

Issue **DAYBREAK SOUTH STATION MULTI FAMILY #4 SUBDIVISION
PRELIMINARY PLAT**

Location: 5085 W. Putney Hill Road & 11545 S. Grandville Avenue

File No: PLPP201900295

Applicant: Daybreak Communities

Submitted By: Greg Schindler, City Planner
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve File No. PLPP201900295 as proposed.

STANDARDS FOR SUBDIVISION REVIEW

The Planning Commission shall receive public 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.

BACKGROUND

ACREAGE	1.052 acres
CURRENT LU DESIGNATION	Large Scale Master Planned Community
CURRENT ZONING	PC
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North - Large Scale Master Planned Community, (P-C)/University of Utah Medical South- Large Scale Master Planned Community, (PC)/Single Family Residential East - Large Scale Master Planned Community, (P-C)/Single Family Attached (Townhomes) West - Large Scale Master Planned Community, (P-C)/ Vacant

Daybreak Communities has filed an application for preliminary subdivision plat approval for the Daybreak South Station Multi Family #4 subdivision. The proposed subdivision will divide the property into 20 townhome residential lots, one park lot (p-lot) and associated public rights-of-way.

ANALYSIS

The residential density of this proposal is 19.0 units per acre (gross density) and 26.8 units

per acre (net density), which is consistent with the P-C zone and adopted Community Structure Plan for Daybreak. The proposed lot sizes range from 1,240 sq. ft. to 2,652 sq. ft. with an average lot size of 1,620 sq. ft.

The PC zone provides for the approval of Design Guidelines developed for a specific subdivision or site plan. The proposed Design Guidelines for this plat are the same as those approved for the Daybreak South Station Multi Family #3 subdivision and are attached to this report.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

- The Daybreak Community Structure Plan designates this area as Town.
- Section 17.72.020 describes the Town Land Use Designation as follows: "This category is 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."
- All PC zone and Kennecott Master Subdivision requirements will be met regarding the preliminary subdivision plat.
- All State and Local subdivision review requirements have been followed.
- The proposal meets all City ordinances
- All lots in the proposed subdivision will have culinary water (South Jordan City) and sanitary sewer available (South Valley Sewer District).

Conclusions:

- The proposed subdivision is consistent with the Community Structure Plan and meets the standards of review for subdivisions.

Recommendation:

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

FISCAL IMPACT:

- Minimal.

ALTERNATIVES:

- Approve the preliminary plat.
- Deny the preliminary plat.
- Schedule the application for a decision at some future date.

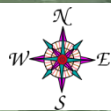
SUPPORT MATERIALS:

- Aerial Map
- Proposed Design Guidelines/Development Standards
- Preliminary Plat

Design Guidelines/Development Standards - DAYBREAK SOUTH STATION MULTI FAMILY #4	
I. SINGLE FAMILY Single-family, duplex, town house and row house residential units that do not stack dwellings on a single parcel. Typically each unit has a private parcel that has street frontage and contains its own parking with a one to three story height. Single family homes are composed using the following building types. Main Building; defined by the conditioned space of the primary residence with or without a garage engaged under a singular roof form. Out Building: a detached conditioned ancillary structure not used as a garage. Semi-Detached Garage: A garage with or without a ancillary residence above the garage that is connected to the "Main Building" with a conditioned single story wing that separates the roof forms. Detached Garage: A garage with or without an ancillary residence above the garage that is not connected to the "Main Body" with a conditioned wing.	
1 LOT DIMENSIONS 2 LOT COVERAGE 3 BUILDING SETBACKS AND HEIGHT RESTRICTIONS 4 BUILDING MATERIALS 5 GARAGE, PARKING LOT AND ACCESS PLACEMENT STANDARDS	A. TOWNHOUSE Min. 15' lot frontage/unit Min. 40' lot depth Max. 90% lot coverage Min. setbacks for main building: 5' front, 0' each side, 0' rear Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot For corner lots, side setback min. 5' Porches, terraces,balconies, stairs and landings and bays may encroach beyond front, side and side street setback lines. Structures, bays and balconies above the ground floor may encroach beyond the rear property line provided they do not extend beyond the edge of the lane surface. 80% of lot frontage must have building w/in 30' of min. setback Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. plywood is not allowed. Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed. Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms. Glazing: No reflective glass Materials not listed here shall be subject to review. Each unit requires 1 parking space which must be enclosed Parking spaces must be lane-accessed Min. 24' back out space between garage doors or walls on a lane.



Location Map



SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 05/14/2019

Issue: ACCESSORY LIVING UNIT
Address: 10323 S. 2700 W.
File No: PLALU201900419
Applicant: Suzanne Pehringer

Submitted by: Damir Drozdek, Planner III

Staff Recommendation (Motion Ready):

- **Approve** the application for an accessory living unit, File No. PLALU201900419, which seeks approval for an outside access to the basement apartment.
-

ACREAGE:	Approximately 0.6 acres
CURRENT ZONE:	R-2.5 (Single-Family Residential, 2.5 lots per acre)
CURRENT USE:	Single-family residence
FUTURE LAND USE PLAN:	LD (Low Density Residential, up to 3 lots per acre)
NEIGHBORING ZONES/USES:	North – R-2.5 / Single-family residence South – R-2.5 / Single-family residence West – R-1.8 / 2700 W. East – R-2.5 / Single-family residence

STANDARD OF APPROVAL:

17.130.030.020: REVIEW PROCESS:

C. Planning Commission Approval: In addition to the requirements of subsections A and B of this section, accessory living units that propose a floor area greater than thirty five percent (35%) of the living area for the primary dwelling or one thousand five hundred (1,500) square feet, accessory apartments that propose the alteration of the exterior or expansion of the primary dwelling (including the addition of doors, stairs, walkways, etc.), and all guesthouses shall require review and approval by the Planning Commission.

1. Standards: The Planning Commission may approve accessory living units affecting the exterior of the primary structure or lot based on the following standards:
 - a. Exterior Appearance: Any new construction or alteration of the exterior of the existing structure required to add an accessory living unit shall be designed so that the appearance of the lot, building structure, and landscaping shall retain the character of a single-family neighborhood.
 - b. Architectural Compatibility: An accessory living unit with proposed construction or remodeling shall be designed and constructed to be compatible with the exterior of the primary dwelling (i.e., exterior materials, colors, roof pitch, etc.).
 - c. Additional Requirements: The Planning Commission may impose other appropriate requirements, more stringent than those requirements contained within this section 17.130.030, if deemed necessary to ensure the public health, safety, and welfare. (Ord. 2010-09, 4-17-2012)

BACKGROUND:

The applicant is requesting that the Planning Commission approve a basement accessory living unit (ALU). The property is located at 10323 S. 2700 W. The said property is not a subdivision lot. It is a metes and bounds parcel. Its main access is directly off 2700 W.

The basement apartment will contain one bedroom, a kitchen, living room and a bathroom. It meets the maximum size and parking requirements of the Code. The Code required off-street parking spot is located to the south of the home. In addition to the parking space, an access to the rear yard garage is located in the same area. The pavement in this area is wide enough to allow for parking and access at the same time. A staircase will be constructed at the north side of the home that will provide access to the basement ALU.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The property is located in the R-2.5 zone. ALU's are allowed in the single-family residential zones.
- The maximum allowed ALU size for staff approval is 1,500 sq. ft. or 35% of the home size, whichever is less.
- The proposed ALU will have 812 sq. ft. of space, or 28.2% of the total home area.
- The owners will reside in the home. A notarized owner-occupancy letter is attached to the staff report.
- The basement ALU access (staircase) will be located at the north side of the home. It will not be visible from the street. The addition will not affect the character of the community.
- 17.08.010: DEFINITIONS: ACCESSORY LIVING UNIT: A living unit which is an extension of (being attached or detached), and incidental and subordinate to, a single-family residential unit and shall be one of the following three (3) types: Accessory Apartment: A life safety compliant "accessory living unit", allowed within applicable zones by approval from the community development department and with applicable building permits, which may include a kitchen, bathroom, and sleeping areas. It is contained within the primary dwelling, may be separated with a dedicated access, and may be occupied by no more than four (4) individuals related by blood, marriage, adoption, or approved foster care; or no more than two (2) unrelated individuals in addition to the "family or household" that occupies the primary dwelling.

Conclusion:

- The proposed accessory living unit does not appear to violate any of the Code standards and requirements and as such should be approved.

Recommendation:

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

FISCAL IMPACT:

- None anticipated.

ALTERNATIVES:

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

SUPPORT MATERIALS:

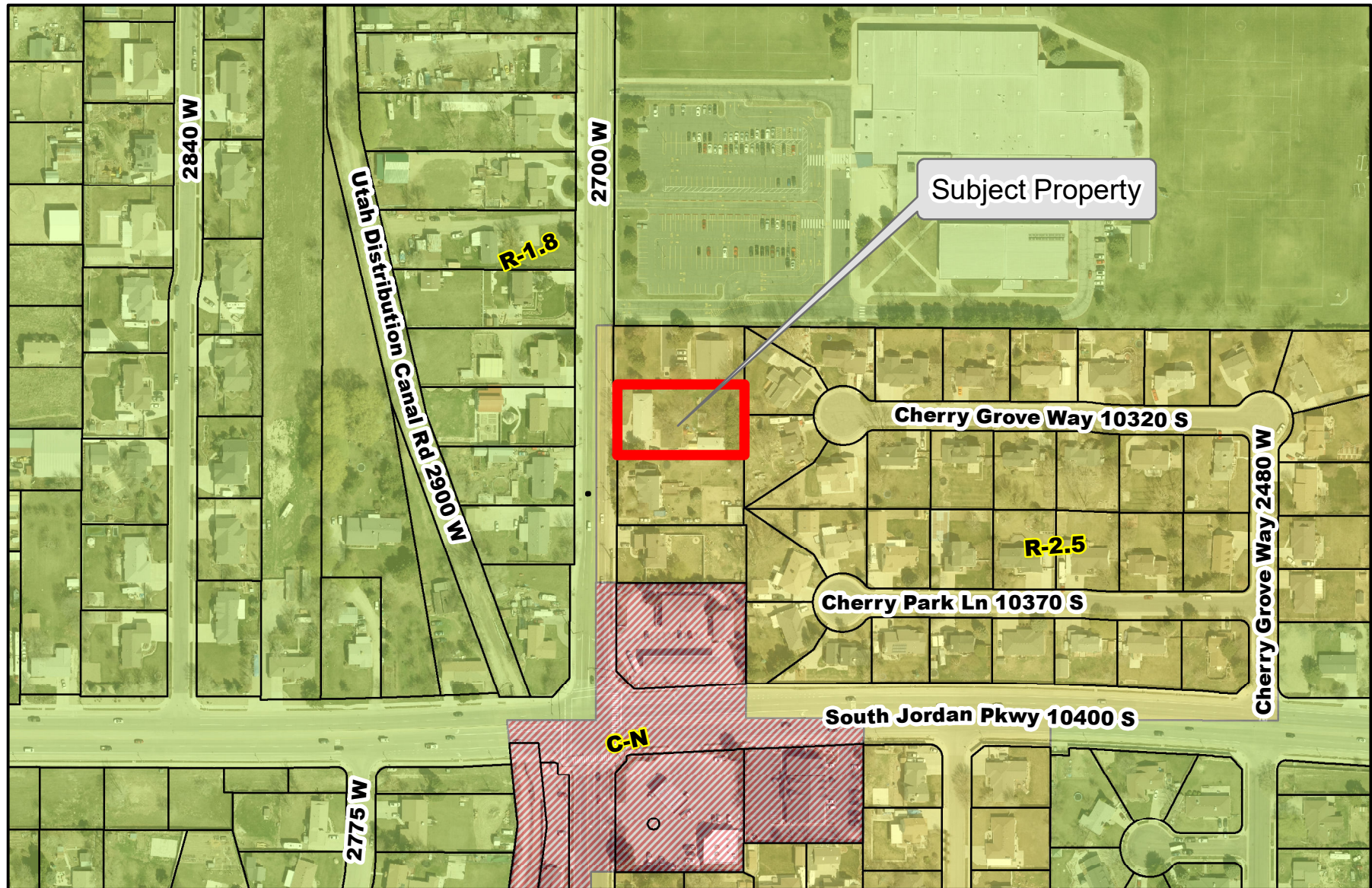
- Aerial Map
- Zoning Map
- Site Plan
- Basement Floor Plan
- Elevation Drawings
- Owner Occupancy Letter

A handwritten signature in black ink, appearing to read 'D. Drozdek', with a horizontal line extending to the right.

Damir Drozdek, AICP
Planner III, Planning Department



Legend STREETS PARCELS	Aerial Map <i>City of South Jordan</i>	0 80 160 320 480 640 Feet Aerial Imagery 2018 
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Legend STREETS PARCELS	Zoning Map <i>City of South Jordan</i>	0 80 160 320 480 640 Feet Aerial Imagery 2018 
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North/South 217 Ft Property Frontage

East/West 120 Ft Property Frontage

– 14 feet from walkout edge to property line

-19 feet from property line to house 5 foot walkout entrance to basement apartment



Yellow Circle is designated parking – 1 space (this section of concrete is 25 feet wide, plenty of room for owner to drive past the ALU parking spot and access the rear garage.

50'

Bathroom
12' x 5'

Entry w/d
10' x 12'

Kitchen
13.5' x 12'

Living Room
13.5' x 13.5'

Desk Nook
3' x 11.5'

Closest
8x5

Closest
8x4

Hall
9x3

Bedroom
11.5' x 13'

24.6'

28.6'

26.6'

Owner's side
not part of the ALU

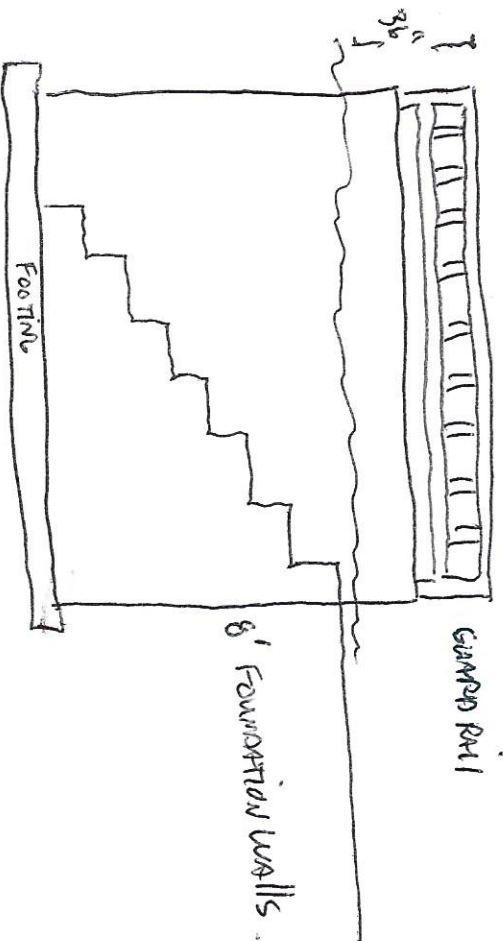
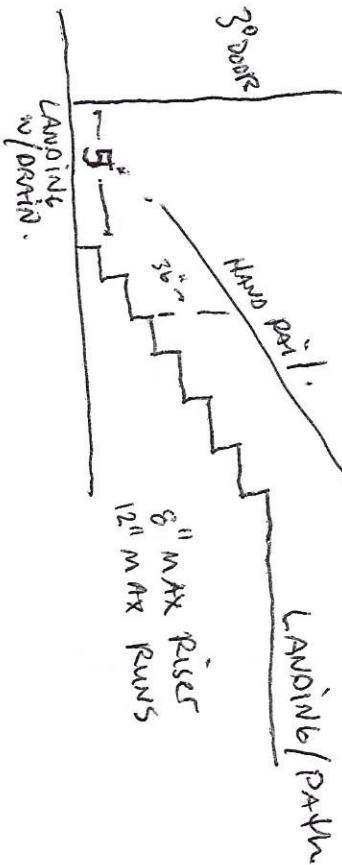
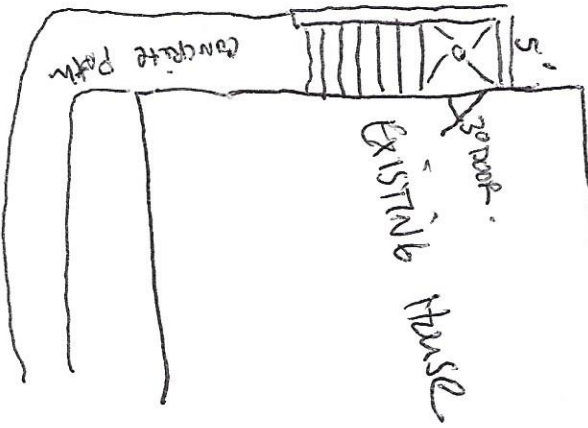
25.4'

ALU

812 sq feet

Desk Nook	35 sq ft
Bedroom	150 sq ft
Blr Closet	34 sq ft
Closest	42 sq ft
Hall	27 sq ft
Bath	60 sq ft
Entry	~~120~~ sq ft (120)
Kitchen	162 sq ft
Living Room	182 sq ft

For the Basement Entry that is being added the 8' tall foundation walls will be 8" thick, with #4 vertical bars @ 24" o.c. and (3) horizontal bars equally spaced. The foundation will be doveled to existing foundation with (3) Doweled, minimum 4" embedment into existing wall. The footing shall 24" wide x 10" thick with (2) #4 bars cantos.



Peterson Residence
18323 So. 2700 W.
So. Jordan, UT.

Owner-Occupancy Letter

Allen Pehringer
I, Suzanne Pehringer, am the rightful owner of the property involved in this
Accessory Living Unit (ALU) application, located at 10323 S. 2700 W.
South Jordan, UT 84095. I will
comply with all regulations of the accessory living unit floating zone and will occupy the
property. I assume responsibility to comply with further restrictions that may be imposed by a
homeowners' association and/or codes, covenants, and restrictions (CC&Rs).

Suzanne Pehringer
Allen Pehringer
(signature of property owner)

Dated this 15th day of April, 2019

State of Utah)

) ss

County of Salt Lake)

On the 15th day of April, 2019, personally appeared before
me Suzanne & Allen Pehringer the signer(s) of the above
instrument, who duly subscribed and swore before me that they executed the same.

[Signature]
NOTARY PUBLIC

Residing in Salt Lake County, Utah

Commission expires: 06/05/20



SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 5/14/2019

Issue: RIDGEPOINT MASTER PLAT
PRELIMINARY SUBDIVISION

Address: 1600 West 11500 South

File No: PLPP201900261

Applicant: Spencer Moffat, Boyer Company Inc.

Submitted by: Brad Sanderson, Planner III
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready):

Approve the Ridgepoint Master Plat Preliminary Subdivision, with the following requirement(s):

1. Prior to plat recordation; the following shall occur:
 - a. Removal of existing accessory structures.
 - b. Record a storm water maintenance agreement with Salt Lake County Recorder's Office between the City and Developer.
 - c. Parcel K be either (1) conveyed to adjacent land owners or (2) improved with landscape material as required by City Staff and perpetually maintained by the a home owners association to be established by the developer.
 - d. Developer shall escrow to South Jordan City \$250,000 for the purpose of a traffic signal to be installed on 11400 South near South Jordan Canal.
2. The final subdivision master plat shall include the right-of-way dedication to South Jordan City, enabling public access between Redwood Road and the development.
3. Prior to any construction, final construction plans shall be signed by the City Engineer assuring that the development meets city ordinances and has sufficient sanitary sewer, water and other infrastructure improvement necessary for the development, through subsequent preliminary plat application review and approval.
4. Prior to residential building construction, the following shall occur with each applicable parcel:
 - a. An eight foot (8') tall decorative masonry precast fence be installed along the property line of Parcels C & D between this proposed development and existing commercial properties.
 - b. A six foot (6') tall decorative masonry precast fence shall be installed along the south side of Parcels B & C and east side of Parcel B.
5. The development shall be in accordance with all other requirements set forth within the Master Development Plan and Development Agreement.

STANDARD FOR SUBDIVISION REVIEW:

The Planning Commission shall receive public comment at the public hearing regarding the proposed preliminary subdivision master plat. The Planning Commission may approve, approve with conditions, or if the project does not meet city ordinances, sanitary sewer, or culinary water requirements, deny the preliminary subdivision master plat application. (City Code § 16.10.060).

BACKGROUND:

The property was rezoned to the Redwood Road Mixed Use South Zone and Planned Development Overlay Zone and accompanying Development Agreement on January 15, 2019.

Proposal:

The Applicant (Spencer Moffat) is proposing to subdivide 34.9 acres of property into several large master parcels. This division enables the property to be further subdivided and sold as individual lots at a later date. The proposal will also cause the dedication of most of the primary public roads throughout the development.

The City is currently reviewing detailed civil plans for the residential portion of the development as part of a subsequent preliminary subdivision application. All subsequent preliminary subdivision applications will require further planning commission review and approval through the public hearing process.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:**Findings:**

1. There are several existing residential structures that will be abandoned and removed as part of the first phase of construction.
2. There is currently no application to develop the commercial portion of the development.
3. Parcels A and J are intended to be developed as private open space. Those parcels will partially be used for some onsite storm water detention.
4. Some privately designated parcels will be used for storm water detention, which will be collected from public roads. A storm water maintenance agreement is necessary to provide clear maintenances cost and responsibilities between the public and private sector.
5. There is an existing private irrigation system located through the property which will either be piped pursuant to the City Engineer's approval, or abandonment. If abandoned, the developer must receive written permission from the current ditch/weir master or water users of the system.

Conclusions:

Based upon the above findings Staff concludes that:

The subdivision plat meets the "standards for review" as the development will have access to sanitary sewer and culinary water services through subsequent preliminary subdivision applications. Furthermore, the proposed layout is consistent with the approved development agreement and master development plan.

Recommendation:

Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Ridgepoint Master Plat Preliminary Subdivision, Application File Number PLPP201900261, unless during the hearing facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

- Deny the proposed subdivision
- Make additional requirements for approval
- Schedule the decision for a later date

SUPPORT MATERIALS:

- Aerial Map
- Proposed Plat



Brad Klavano, City Engineer



11400 South

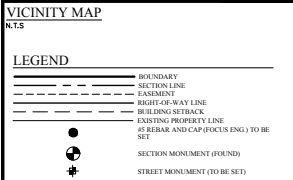
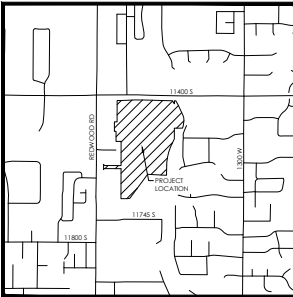
Redwood Road

Subject
Property



RIDGEPOINT PRELIMINARY PLAT

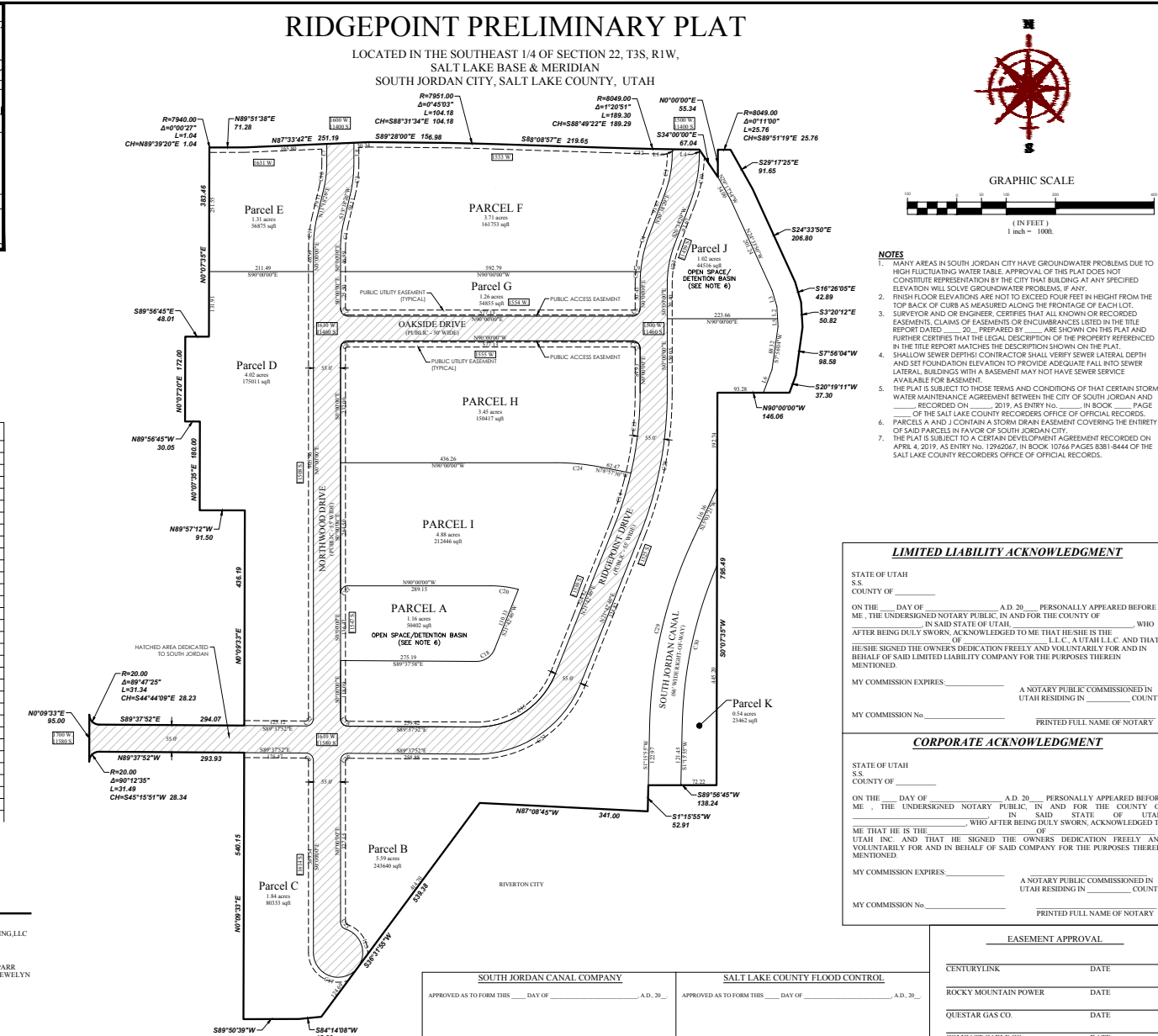
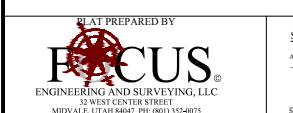
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 22, T3S, R1W,
SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



Curve Table				
CURVE	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	222.50	171826'	51.68 S89°39'13"W	51.56
C2	277.50	171826'	44.45 S89°39'13"W	64.31
C3	222.50	171826'	80.16 S89°39'13"W	79.73
C4	277.50	171826'	73.18 N12°52'47"E	74.55
C5	277.50	171826'	34.79 S89°39'13"W	24.78
C6	15.00	90°00'00"	23.56 N42°00'00"E	21.21
C7	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C8	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C9	15.00	89°57'52"	23.47 S47°48'56"E	21.14
C10	222.50	171826'	51.68 S89°39'13"E	51.56
C11	277.50	171826'	44.45 S89°39'13"E	64.31
C12	15.00	90°00'00"	23.56 N42°00'00"E	21.21
C13	222.50	171826'	80.16 S89°39'13"E	79.73
C14	277.50	171826'	73.18 N12°52'47"E	74.55
C15	277.50	171826'	34.79 S89°39'13"E	24.78
C16	15.00	89°57'52"	23.47 S47°48'56"E	21.14
C17	15.00	89°57'52"	23.47 S47°48'56"E	21.14
C18	15.00	89°57'52"	23.47 S47°48'56"E	21.14
C19	277.50	171826'	51.68 S89°39'13"E	51.56
C20	277.50	171826'	44.45 S89°39'13"E	64.31
C21	15.00	90°00'00"	23.56 N42°00'00"E	21.21
C22	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C23	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C24	277.50	171826'	51.68 S89°39'13"E	51.56
C25	277.50	171826'	44.45 S89°39'13"E	64.31
C26	15.00	90°00'00"	23.56 N42°00'00"E	21.21
C27	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C28	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C29	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C30	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C31	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C32	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C33	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C34	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C35	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C36	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C37	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C38	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C39	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C40	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C41	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C42	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C43	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C44	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C45	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C46	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C47	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C48	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C49	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C50	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C51	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C52	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C53	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C54	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C55	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C56	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C57	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C58	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C59	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C60	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C61	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C62	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C63	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C64	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C65	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C66	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C67	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C68	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C69	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C70	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C71	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C72	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C73	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C74	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C75	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C76	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C77	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C78	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C79	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C80	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C81	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C82	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C83	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C84	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C85	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C86	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C87	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C88	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C89	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C90	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C91	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C92	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C93	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C94	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C95	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C96	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C97	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C98	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C99	15.00	90°00'00"	23.56 S47°00'00"E	21.21
C100	15.00	90°00'00"	23.56 S47°00'00"E	21.21

Line Table		
LINE	DIRECTION	LENGTH
L1	N89°00'00"E	9.12
L2	N89°00'12"W	24.79
L3	N89°00'00"E	33.69
L4	N89°00'00"E	8.45
L5	N89°00'12"E	15.47
L6	N89°00'11"W	30.26
L7	N89°00'00"E	39.39
L8	N89°00'00"E	41.03
L9	N89°00'00"E	15.45

CONTACTS
ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BRANDON PARR
SURVEY MANAGER: SPENCER LLEWELYN
OWNER/DEVELOPER
THE BOYER COMPANY
101 SOUTH 200 EAST, SUITE 200
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPENCER MOFFITT



SURVEYOR'S CERTIFICATE

I, EVAN J. WOOD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 183395 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS:

RIDGEPOINT PRELIMINARY PLAT

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Evan J. Wood
Professional Land Surveyor
Certificate No. 183395

Date _____

BOUNDARY DESCRIPTION

Located in the SE-1/4 of Section 22 of Township 3 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the southerly right of way line of 11400 South Street as established by UDOT Project SP-15-1156(261), being S89°56'45"E 290.00 feet along the quarter section line and S89°07'57"W 49.54 feet from the Center of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and point is also 62.61 feet perpendicularly distant southerly from the design line of said project, opposite approximate engineer station 18041.53, and running thence along said southerly right of way the following seven (7) courses, (1) Easterly along the arc of a 15400.00 foot radius non-tangent curve to the right (indies here) S89°20'54"E 1.04 feet through a central angle of 0°01'02" (chord: S89°52'52"E 1.04 feet), thence (2) S89°51'57"E 71.25 feet, thence (3) N87°53'42"E 251.19 feet, thence (4) S89°20'52"E 156.68 feet, thence (5) Easterly along the arc of a non-tangent curve to the right having a radius of 7951.00 feet (radius here: S01°05'05"W) a distance of 104.16 feet through a central angle of 0°04'05" (chord: S89°51'57"E 104.16 feet), thence (6) S89°07'57"E 219.65 feet, thence (7) along the arc of a curve to the left with a radius of 15400.00 feet a distance of 139.10 feet through a central angle of 0°17'01" (chord: S89°07'57"E 139.29 feet to a point being 49.00 feet perpendicularly distant southerly from the design line of said project, opposite approximate engineer station 18041.53, thence S34°00'00"E 67.84 feet, thence North 53.4 feet and said southerly right of way line being 49.00 feet perpendicularly distant southerly from the design line of said project, thence Easterly along the arc of a non-tangent curve to the left having a radius of 8049.00 feet (radius here: S00°14'17"E) a distance of 23.76 feet through a central angle of 0°07'11" (chord: S89°51'57"E 25.76 feet along said southerly right of way line to the easterly line of the South Jordan Canal as defined in a Special Warranty Deed on file in the Salt Lake County Recorder's office at Entry No. 1279244, Book 10485, Page 1185, thence along said southerly line the following six (6) courses, (1) S29°17'25"E 91.65 feet, thence (2) S24°33'05"E 206.80 feet, thence (3) S1°20'55"E 42.89 feet, thence (4) S01°07'57"E 90.82 feet, thence (5) S07°05'00"E 98.59 feet, thence (6) S29°19'11"W 37.30 feet to the north line of Jordan Hills Estates Subdivision on file in the Salt Lake County Recorder's office at Entry No. 1262907, Book 794, Page 225, thence West 146.10 feet along said southerly line to an easterly deed line of a Warranty Deed on file in the Salt Lake County Recorder's office at Entry No. 1278991, Book 10681, Page 9189, thence along said S00°07'57"W 795.49 feet to a point on a line established by a Boundary Line Agreement on file in the Salt Lake County Recorder's office at Entry No. 1248551, Book 10759, Page 972, thence along said boundary line agreement the following four (4) courses, (1) S89°54'45"W 134.34 feet to the westerly right of way line of the South Jordan Canal as determined by survey and described by a Deed on file in the Salt Lake County Recorder's office at Book "N", Page 277, thence (2) along said southerly line S01°15'57"W 52.91 feet to an existing fence line, thence (3) N07°04'47"W 341.00 feet, thence (4) S30°15'57"W 299.62 feet to a point on a line established by a Boundary Line Agreement on file in the Salt Lake County Recorder's office at Entry No. 1248551, Book 10759, Page 972, thence along said boundary line agreement the following three (3) courses, (1) S89°15'57"W 239.76 feet, thence (2) S84°14'08"E 452.6 feet, thence (3) S89°50'39"W 112.79 feet to the southern corner of Poole Subdivision on file in the Salt Lake County Recorder's office at Entry No. 0841151, Book 10419, Page 15, thence along said southerly line the following two (2) courses, (1) Southerly along the arc of a non-tangent curve to the left having a radius of 867.00 feet (radius here: S00°43'05"E) a distance of 53.4 feet through a central angle of 27°02'20" (chord: S12°17'05"W 331.44 feet, thence (2) S01°15'57"W 121.45 feet, thence S89°56'45"W 66.02 feet to the westerly right of way line of said South Jordan Canal, thence along said westerly right of way line the following three (3) courses, (1) N01°15'57"E 121.97 feet, thence (2) along the arc of a curve to the right with a radius of 933.00 feet a distance of 387.40 feet through a central angle of 27°47'26" (chord: N17°09'58"E 384.63 feet, thence (3) N25°07'21"E 116.36 feet to the point of beginning. A central angle of 0.82 acres.

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S. COUNTY OF _____
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, IN SAID STATE OF UTAH, AND THAT HE/SHE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: _____ OF _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S. COUNTY OF _____
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____, IN SAID STATE OF UTAH, INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: _____ OF _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS HEREINAFTER TO BE KNOWN AS:

RIDGEPOINT PRELIMINARY PLAT

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

RIDGEPOINT PRELIMINARY PLAT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 22, T3S, R1W, SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

IN WITNESS WHEREOF, I HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

EASEMENT APPROVAL

CENTURYLINK	DATE _____
ROCKY MOUNTAIN POWER	DATE _____
QUESTAR GAS CO.	DATE _____
COMCAST CABLE CO.	DATE _____

SOUTH JORDAN CANAL COMPANY	SALT LAKE COUNTY FLOOD CONTROL
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____.	APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____.
SOUTH JORDAN CANAL COMPANY	SALT LAKE COUNTY FLOOD CONTROL

SOUTH JORDAN CITY PLANNER	SOUTH JORDAN CITY ENGINEER	OFFICE OF THE CITY ATTORNEY	SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____.	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____.	APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____.
SOUTH JORDAN CITY PLANNER	DATE _____ SOUTH JORDAN CITY ENGINEER	ATTORNEY FOR SOUTH JORDAN CITY	ATTORNEY FOR SOUTH JORDAN CITY

SALT LAKE VALLEY HEALTH DEPARTMENT	SOUTH VALLEY SEWER DISTRICT	SOUTH JORDAN CITY PLANNER	SOUTH JORDAN CITY ENGINEER	OFFICE OF THE CITY ATTORNEY	SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____.	APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____.	APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____.	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____.	APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____.
SALT LAKE VALLEY HEALTH DEPARTMENT	GENERAL MANAGER	CITY PLANNER	DATE _____ SOUTH JORDAN CITY ENGINEER	ATTORNEY FOR SOUTH JORDAN CITY	ATTORNEY FOR SOUTH JORDAN CITY

RECORDED #	DATE	TIME	BOOK	PAGE
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:				
S	FILE			

SALT LAKE COUNTY RECORDER