AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING

June 11, 2019

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, JUNE 11, 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 May 28, 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: RIDGEPOINT SUBDIVISION
PRELIMINARY SUBDIVISION

Location: **1610 West 11580 South**
File No: **PLPP201900437**
Applicant: **Spencer Moffat with the Boyer Group**

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

B.1 **Issue:** **COMMERCE CORNER SUBDIVISION AMENDMENT PRELIMINARY SUBDIVISION**
Location: **11400 South Redwood Road (Northwest corner)**
File No: **PLPP201900120**
Applicant: **Ted Didas**

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

C.1 **Issue:** **SOUTH JORDAN VIEW RETIREMENT COMMUNITY SITE PLAN**
Location: **11352 South Redwood Road**
File No: **PLSPR201900115**
Applicant: **Ted Didas**

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)

D.1 **Issue:** **BLR SUBDIVISION LAND USE AMENDMENT AND REZONE**
Location: **1450 West 11400 South**
File No: **PLZBA201800965**
Applicant: **Peter Duberow**

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

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 6th day of June 2019.

Anna M. West

Anna M. West, CMC
South Jordan City Recorder

CITY OF SOUTH JORDAN
PLANNING COMISSION MEETING
COUNCIL CHAMBERS
MAY 28, 2019

Present: Commissioner Earl Jolley, Commissioner Sean Morrissey, Commissioner Michael Haynes, Commissioner Julie Holbrook, Commissioner John Ellis, Commissioner, Commissioner Michele Hollist, City Planner Greg Schindler, Deputy City Engineer Shane Greenwood, Staff Attorney Todd Sheeran, Deputy Recorder Cindy Valdez

Others: James Horsley, Tina Franco, R. Richins, Don Matthews

6:30 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Vice-Chair Earl Jolley welcomed everyone present. Vice-Chair Jolley also welcomed the new Planning Commissioner Michele Hollist to the meeting and noted that all Commissioners are present

B. Motion to Approve Agenda

Commissioner Holbrook motioned to approve the May 28, 2019 Planning Commission Agenda. Commissioner Ellis seconded the motion. Vote was unanimous in favor.

C. Approval of the Minutes from the Meeting held on May 14, 2019

Commissioner Morrissey made a motion to approve the May 14, 2019 Planning Commission Meeting minutes as printed. Commissioner Ellis seconded the motion. Vote was unanimous in favor.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

None

B. Comments from Planning Commission Members

Vice-Chair Earl Jolley said our Chairman Mark Woolley had resigned due to health issues, so we need to decide if we would like to vote in a new Chairman tonight, or if we would like to wait until our next scheduled meeting on Tuesday June 11, 2019.

Commissioner Ellis said I think we should hold off on a vote, and continue as we have going from week to week until City Council figures out how they want the Planning Commissioner to be appointed. It doesn't

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make sense to juggle this around, and when the City Council makes their decision, some of the Commissioner's might not be eligible.

Commissioner Holbrook said I can understand what you are saying, but as I understand it that will not happen until January 1, 2020. I think going 6 months without a Chairman is not a good idea. We could always go along with this, because you can always vote in another one. I think we need a Chairman for consistency. They will be able to work with staff, because there are a lot of things that go on behind the scenes that a Chairman does. I am happy to wait until next meeting to have the vote, because we didn't even know we were getting our new Commissioner until tonight. We can have a discussion, and find out who is available, and I don't think we even know that right now.

Vice-Chair Jolley said I think waiting until our next meeting is appropriate. I think we will have the vote next meeting Tuesday June 11, 2019.

III. CITIZEN COMMENT

Vice-Chair Jolley 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: DAYBREAK VILLAGE 8 PLAT 7 PRELIMINARY SUBDIVISION
Location: 6340 WEST 11100 SOUTH
File No: PLPP201900278
Applicant: DAYBREAK COMMUNITIES

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

Gary Langston, Daybreak Communities – said I think Planner Schindler did a great job with the presentation of this project, so I am here if you have any questions for me.

Commissioner Ellis said what is going to go on the "C-Lot."

Mr. Langston said it is a church Lot.

Commissioner Ellis said what about the "P-Lot."

Mr. Langston said that will be for our open space network. It will look similar to what you see along Lake Avenue.

Vice-Chair Jolley opened the Public Hearing to comments.

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Sharon Richins, South Jordan – said what are you planning to do with the additional traffic that this creates. I live on 2700 West and the roads are already clogged up with cars trying to go west. I would like to know what you are planning to do with the extra traffic.

Vice-Chair Jolley closed the Public Hearing.

Gary Langston – said Daybreak has a Master Transportation Plan where we have sized our roads bases on the uses that we project, and this is a continuation of that plan. Does it bring more cars to the area, absolutely it does. The average single family home generates about 10 to 12 trips per day. There are 68 homes, so with generate about 750 trips per day to this area, but I would say that it is consistent with the other developments that we have done.

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

Commissioner Holbrook motioned to approve File No. PLPP201900278 as proposed. Commissioner Ellis seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

B.1 Issue: MCMULLIN ACRES PRELIMINARY SUBDIVISION
Location: 10566 SOUTH 2700 WEST
File No: PLPP201900239
Applicant: ROBERT POIRIER WITH MCNEIL ENGINEERING

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

Vice-Chair Jolley said would this go in conjunction with the bridge as it is built out.

City Planner Schindler said that bridge is being built with another subdivision but by the time, this is built the bridge should be finished.

Vice-Chair Jolley opened the Public Hearing to comments.

Don Matthews, South Jordan – said I am building a home at 10627 S. Urban Ridge Road, and I am the developer for Urban Crossing, which is adjacent to this right off of Urban Ridge Road. To answer the question about the bridge, the bridge will be going in once the water has been turned off. Mr. Sheeran has all of the documents needed and we are ready to get started. They will not be done in conjunction with this development, but we will probably use the same contractor. I am in favor of this project. I know Mr. Horsley and he is a great developer, and I am looking forward to the great product he is putting in there.

Vice-Chair Jolley closed the Public Hearing.

James Horsley – said I think Planner Schindler did a great job reviewing the project. We will have 16 lots in there and we meet all of the codes that are required. I think it is going to be a great addition to what Don Matthews has done. I am here to answer any questions that you may have for me.

Commissioner Hollist said has the canal company approved the vinyl fence that is listed in the application.

Mr. Horsley said yes it has been approved.

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Commissioner Hollist said I was at the last Planning Commission Meeting, and this was the same issue on another development, but the vinyl fence that was not acceptable against a canal, do you know why this one is acceptable and that one wasn't.

City Planner Schindler said it would be up to the Canal Company.

Commissioner Hollist said are these different Canal Companies?

City Planner Schindler said that is correct.

Staff Attorney Sheeran said the project that was being discussed at the last Planning Commission Meeting was part of what they wanted to see specifically in the development agreement.

Mr. Horsley said we would be using the same vinyl fence.

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

Commissioner Ellis motioned to approve preliminary subdivision plat, File No. PLPP201900239. Commissioner Morrissey seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

C.1 Issue: SPRATLING SUBDIVISION (2ND AMENDED) SUBDIVISION AMENDMENT
Location: 9660 SOUTH SPRATLING ELM COURT
File No: PLPLA201900251
Applicant: TINA FRANCO WITH HOWLAND PARTNERS INC.

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

Tina Franco, **(Howland Partners Inc.)** said the reason for the realigning of the property between lots 207 and 208 is because Mr. Statton passed away last year, and there was an understanding that when he passed away that G & H Partnership would purchase the property from the family. The reason the property is so crooked is because, part of Mr. Stattons garage sits on lot 207, so that is why they want to realign the property now that the house and garage have been torn down.

Vice-Chair Jolley said is there and existing home on either of the lots?

Ms. Franco said they have both been torn down.

Vice-Chair Jolley Opened the Public Hearing to comments. There was none. He closed the Public Hearing

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

Commissioner Ellis motioned to approve a subdivision amendment plat, File No. PLPLA201900251. Commissioner Holbrook seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS
****Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)**

D.1 Issue: ORDINANCE 2019-09 AMENDING CITY CODE §§ 17.18.030, 17.18.020 AND 17.18

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LIMITING THE AMOUNT OF STORAGE IN BUILDINGS IN THE P-O ZONE AND ADDING THE "OFFICE/WAREHOUSE FLEXIBLE SPACE" USE TO THE USES CHAPTER 17.18

File No: PLZTA201900446
Applicant: CITY OF SOUTH JORDAN

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

Commissioner Holbrook said is there any particular reason that the storage amount is 20 percent.

Planner Schindler said there is no particular reason; it just seemed like a good number.

Vice-Chair Jolley said if they had a second story and they used that as storage, would that count as this 20 percent.

Planner Schindler said they couldn't use the entire second floor for storage, but they could use 20 percent of it.

Commissioner Morrissey said has there been any comparison studies done with other cities that have incorporated this type of ordinance.

Planner Schindler said not that I am aware of, I know there are other cities that have flexible space, and they are usually located next to the freeways, or industrial parks.

Commissioner Morrissey said are there any potential impacts that you can see to this potential change.

Planner Schindler said I don't see any negative impacts.

Commissioner Hollist said how would you enforce this. Would you do a periodic walk through?

Planner Schindler said they will need to get a business license and a building permit, and then we would know if they are planning to have any storage.

Vice-Chair Jolley opened the Public Hearing to comments. There was none. He closed the Public Hearing.

Commissioner Ellis said do we need to clarify what kind of storage is permitted. I think I get the intent, I just don't see anything clarifying what is allowed.

City Planner Schindler said that is a good point. I don't think this has been scheduled to go to City Council yet, so you may want some clarification from City Council. You can make a motion tonight with clarification from City Council, or you can table this until you get that information.

Commissioner Ellis said I don't have the wording that I would like to see, but I would like to see it in a neater package, so we don't get "what about this" questions.

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

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Commissioner Ellis motioned to table File No PLZTA20190044 until the next Planning Commission Meeting on June 11, 2019, and have staff come back with some clarification on storage, and how that storage is to be used. Commissioner Hollist seconded the motion. Roll Call Vote was 4-0. Commissioner Holbrook voted No.

VIII. OTHER BUSINESS

Vice-Chair said can you give us an update on when we will be having our future meetings in the New Council Chambers.

City Planner Schindler said I don't know if you all were aware that City Hall has been under construction for a while. When the new police building was completed, the Police Department moved out and they started construction. They have almost completed the basement where they are going to relocate the Council Chambers. The plan is to have our last meeting on Tuesday June 25, 2019 in the new Council Chambers. After they move the Council Chamber downstairs, they will start construction on the main level of City Hall, and when that is completed, they will start to remodel the second floor.

ADJOURNMENT

Commissioner Holbrook motioned to adjourn the May 28, 2019 Planning Commission meeting. Commissioner Ellis seconded the motion. Vote was unanimous in favor.

The May 28, 2019 Planning Commission Meeting adjourned at 7:30 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez.

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SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 6/11/2019

Issue: **RIDGEPOINT PRELIMINARY SUBDIVISION**

Address: 1600 West 11500 South
File No: PLPP201900437
Applicant: Spencer Moffat, Boyer Company Inc. (Developer)

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

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Ridgepoint Preliminary Subdivision based on the following requirements:

1. The Developer will submit landscape plans that include the park amenities required by the development agreement, ground cover materials, and street trees. City staff will determine the location and species of street trees.
2. No structures are permitted in the 100-year FEMA Flood Zone AE.
3. The City Engineer must approve all rear yard fencing and final lot grading of estate lots based on FEMA flood zones.
4. Building permits for estate lots 113-117 must include an elevation certificate from a licensed surveyor certifying that homes are at least one foot above the flood plain.
5. Prior to recording the plat, the Developer must:
   a. enter into a storm water maintenance agreement with the City for commercial lot 205;
   b. receive all required UDOT approvals;
   c. obtain approval letters that allow storm water to discharge into the South Jordan Canal and Midas Creek;
   d. convey consolidated excess property to adjacent land owners;
   e. put $250,000 in escrow with the City to be used for a planned traffic signal at 11400 South near the South Jordan Canal; and
   f. the boundary between Riverton City and South Jordan must be adjusted.
6. The City Engineer must sign final construction plans that comply with all city ordinances and other development requirements.

STANDARD FOR SUBDIVISION REVIEW:

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

BACKGROUND:

The City Council rezoned the property to the Redwood Road Mixed Use South Zone and Planned Development Floating Zone, with the required development agreement, on January 15, 2019. The Planning Commission approved the preliminary master plat on May 14, 2019, which included several requirements that were necessary for approval. The Developer is now proposing to further subdivide the master plat into 88 single-family homes, 88 townhouses, five commercial pad sites, and a private park.

The single-family residential lots are classified into three different lot types: estate lots, cottage lots, and carriage lots. Each lot type will have unique setback, landscaping, and architectural requirements. The 27 estate lots are the largest residential lots and are primarily located along the canal. The 37 cottage lots are medium sized and centrally located. The 24 carriage lots are the smallest single family lots and have a narrow lot frontage. These lots will have "rear-loaded" garages with garages on the back of each home that are accessed by the private lane. These rear-loaded lots eliminate driveways along the public street and enhance each homes curb appeal and the streetscape.

The Developer is proposing two townhome types. Somewhat modern style townhomes with "front-loaded" garages are located adjacent to proposed and existing commercial uses along the north and west property lines. The remaining townhomes are a farmhouse style that have rear-loaded garages that are accessed by a private lane.

The portion of the development located along 11400 South will be subdivided into five one-acre commercial lots. The northeast commercial lot, Lot 205, is currently planned for and will be landscaped and developed as a storm water basin. This lot could be redesigned to accommodate a commercial pad site, as allowed by the development agreement.

A 1.24-acre private park will be developed in the center of the development. This open space area will include a playground, pavilion, benches and a half sports court. All open space areas are will be privately owned and maintained by a home owner's association.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

1. Estates lots 14 -16 lay partially within a FEMA flood plain. Because there is a requirement for the developer to install a six foot masonry fence along the rear property line of these lots, there may be issues created which may conflict with the designated flood channel. As such, City Staff is recommending that the affected portions of these lots be elevated and removed from the 100 year flood plain, or certain masonry fence panels may need to be substituted with an open six foot simulated wrought iron fence in order to allow flood water to freely move though the fence within the flood channel. Design option are subject to certain approvals from the appropriate affected entities.
2. The existing residential structures will be removed during the first construction phase.

3. There are currently no preliminary plans or applications to develop the commercial lots.
4. A storm water maintenance agreement between the Developer and the City is required to clarify maintenance responsibilities.
5. The Development Agreement established design guidelines and assigned the City's Architecture Review Committee (ARC) to review all building elevations for compliance with the design guidelines. The ARC reviewed the townhome elevations and determined that they meet the minimum requirements of the design guidelines.

Conclusion:
Based on the above findings Staff concludes that the subdivision plat complies with City Code and all other requirements, including the development agreement, and that the development will have access to sanitary sewer and culinary water services through subsequent preliminary subdivision applications.

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 preliminary subdivision application, File Number PLPP201900437, 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
- Proposed Civil Plans
- Development Agreement

Jeremy Nielson, Deputy City Engineer
(See City Code § 17.08.010)


11400 South
Redwood Road
Subject Property
N



GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

DATA TABLE

LOCATED IN:	SOUTH JORDAN CITY, SALT LAKE COUNTY
ORIGINAL PROPERTY	35.20 ACRES
RESIDENTIAL PROPERTY	30.15 ACRES
SINGLE FAMILY AREA	21.25 ACRES
TOWNHOME AREA	8.90 ACRES
COMMERCIAL PROPERTY	5.05 ACRES
COMMERCIAL PADS	51,048 SF - 59,015 SF
OPEN SPACE	X.XX ACRES
USABLE OPEN SPACE	X.XX ACRES
UNUSABLE OPEN SPACE	X.XX ACRES
TOWNHOME OPEN SPACE	X.XX ACRES/XX.X% OF TOTAL TOWNHOME AREA
SINGLE FAMILY LOTS	88
ESTATE LOTS (1-27)	27
CARRIAGE LOTS (28-51)	24
COTTAGE LOTS (52-81)	37
TOWNHOME UNITS	88
FRONT-LOAD	36
REAR-LOAD	52
TOTAL RESIDENTIAL UNITS	176
SINGLE FAMILY DENSITY	4.14 UNITS/ACRE
TOWNHOME DENSITY	9.89 UNITS/ACRE
TOTAL RESIDENTIAL DENSITY	5.84 UNITS/ACRE

CITY REQUIREMENTS

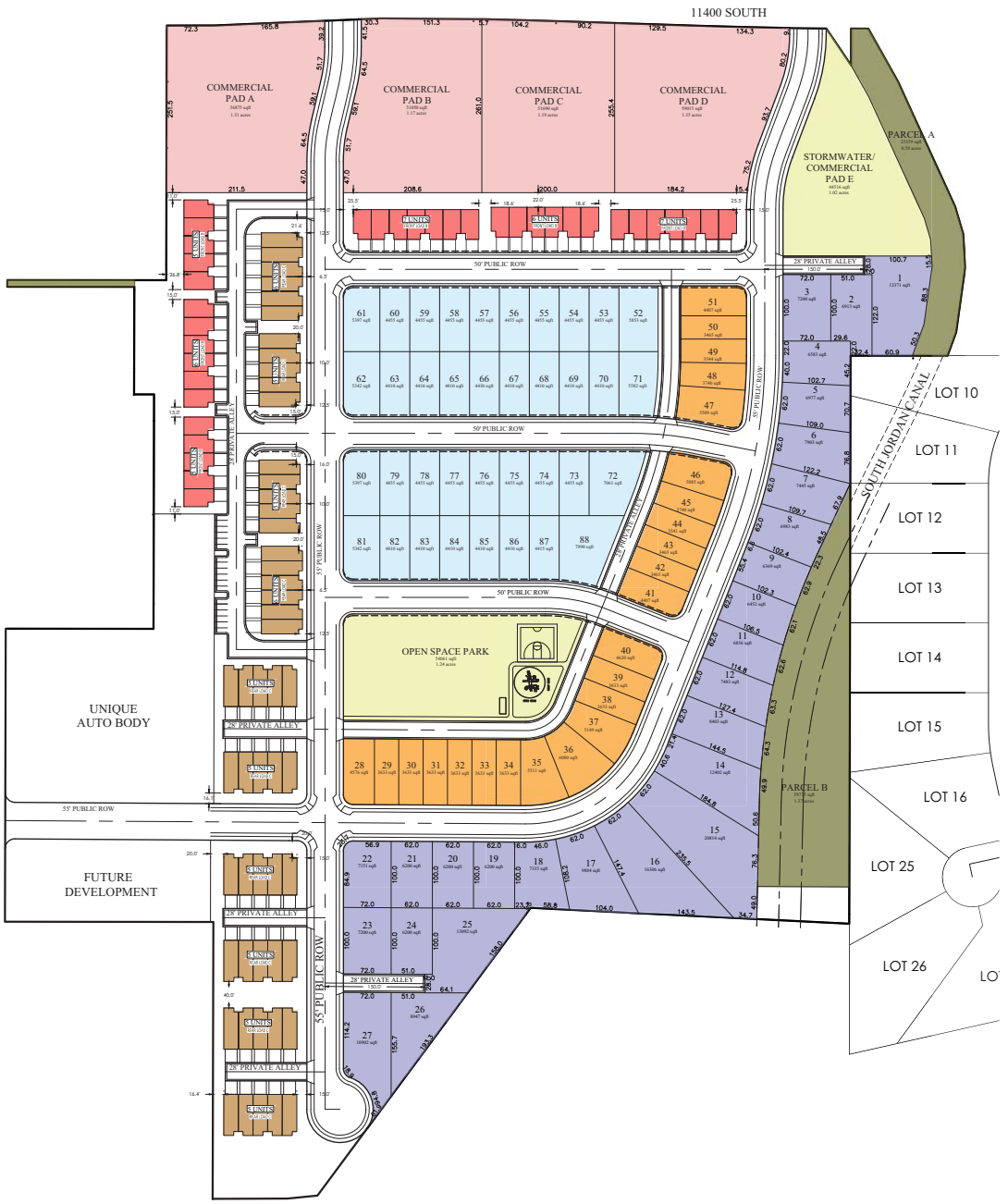
ZONE	PLANNED DEVELOPMENT FLOATING ZONE
CUL-DE-SAC RADIUS	50'
ROW WIDTH	50' - 55'
TOTAL PUBLIC ROW LENGTH	~5,805 LINEAR FT
PRIVATE ALLEY WIDTH	28'
TOTAL ALLEY LENGTH	~1,836.8 LINEAR FT

LIST OF AMENITIES

MINIMUM 250 SF PAVILION
BENCHES/PICNIC TABLES
PLAYGROUND AREA
SPORTS COURT

GENERAL NOTE:

1) INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.
2) RESIDENTIAL AREA ACREAGE EXCLUDES COMMERCIAL AREA BUT INCLUDES OPEN SPACE



BOYER

FOCUS ENGINEERING AND SURVEYING, LLC
12 WEST CENTER STREET
MIDVALE, UTAH 84047 (801) 352-0075
www.focusutah.com

RIDGEVIEW @ SOUTH JORDAN

REVISION BLOCK:	DATE	DESCRIPTION
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1		
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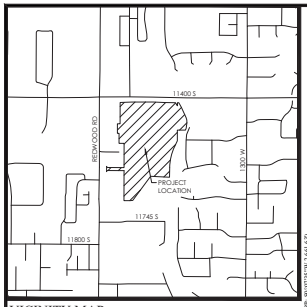
CONCEPT PLAN

Scale:	1"=80'	Drawn:	CJG
Date:	4/22/19	Job #:	18-346
Sheet:	O		

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RIDGEPOINT PRELIMINARY PLAT

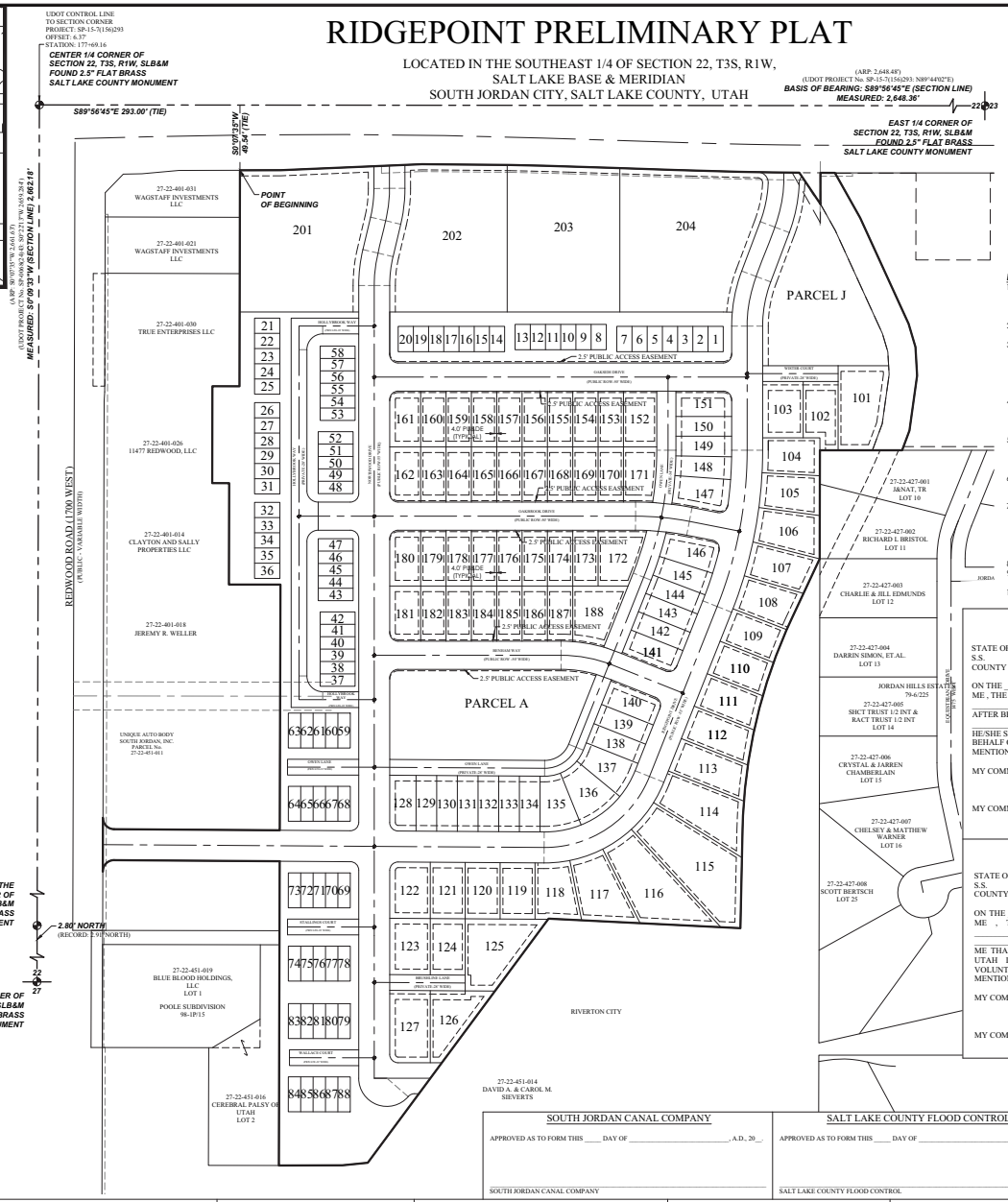
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 22, T3S, R1W,
SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- PUBLIC UTILITY EASEMENT (10' TYPICAL)
- RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- #5 REBAR AND CAP (FOCUS ENG.) TO BE SET
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)



GRAPHIC SCALE

(IN FEET)
1 inch = 100ft.

NOTES

1. MANY AREAS IN SOUTH JORDAN CITY HAVE GROUNDWATER PROBLEMS DUE TO HIGH FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.
2. FINISH FLOOR ELEVATIONS ARE NOT TO EXCEED FOUR FEET IN HEIGHT FROM THE TOP BACK OF CURB AS MEASURED ALONG THE FRONTAGE OF EACH LOT.
3. SURVEYOR AND OR ENGINEER, CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED IN THE TITLE REPORT DATED ____ 20__ PREPARED BY _____ ARE SHOWN ON THIS PLAT AND FURTHER CERTIFIES THAT THE LEGAL DESCRIPTION OF THE PROPERTY REFERENCED IN THE TITLE REPORT MATCHES THE DESCRIPTION SHOWN ON THE PLAT.
4. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
5. THE PLAT IS SUBJECT TO THOSE TERMS AND CONDITIONS OF THAT CERTAIN STORM WATER MAINTENANCE AGREEMENT BETWEEN THE CITY OF SOUTH JORDAN AND _____, RECORDED ON _____ 2019, AS ENTRY NO. _____, IN BOOK _____ PAGE _____, OF THE SALT LAKE COUNTY RECORDERS OFFICE OF OFFICIAL RECORDS.
6. PARCELS A AND J CONTAIN A STORM DRAIN EASEMENT COVERING THE ENTIRETY OF SAID PARCELS IN FAVOR OF SOUTH JORDAN CITY UNLESS OTHERWISE ALTERED BY CITY ENGINEER IN WRITING.
7. THE DEVELOPMENT OF THE COMMERCIAL AND RESIDENTIAL LOTS CREATED PURSUANT THIS PLAT IS GOVERNED BY A DEVELOPMENT AGREEMENT RECORDED ON APRIL 4, 2019, WHICH CONTAINS THE MASTER DEVELOPMENT PLAN AND DESIGN STANDARDS FOR SUCH LOTS. EACH AS APPLICABLE AND AS MORE FULLY SET FORTH IN THE DEVELOPMENT AGREEMENT AND THE MASTER DEVELOPMENT PLAN.
8. NO STRUCTURES ARE ALLOWED IN THE 100 YEAR FLOOD PLAIN OF FEMA ZONE AE.
9. ALL PRIVATE ROADS, LIMITED COMMON, AND COMMON AREAS WILL ALSO SERVE AS PUBLIC UTILITY, DRAINAGE, AND WATER SERVICE EASEMENTS.
10. THE PUBLIC UTILITY AND DRAINAGE EASEMENTS IN FRONT OF LOTS 101-103, AND 124-126 WILL ALSO SERVE AS WATER SERVICE EASEMENTS.

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 _____ IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ 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 _____ IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____, A 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: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____ PRINTED FULL NAME OF NOTARY

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, HEREAFTER 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 — Date
Professional Land Surveyor
Certificate No. 183395

BOUNDARY DESCRIPTION

Located in the SE1/4 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-15-7(156)293, being S89°56'45"E 293.00 feet along the quarter section line and S00°07'35"W 49.54 feet from the Center of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said point is also 62.61 feet perpendicularly distant southerly from the design line of said project, opposite approximate engineer station 180+61.53, and running thence along said southerly right of way the following seven (7) courses, (1) Easterly along the arc of a 7,940.00 feet radius non-tangent curve to the right (radius bears: S00°20'54"E) 1.04 feet through a central angle of 00°00'27" (chord: N89°39'20"E 1.04 feet); thence (2) N89°51'38"E 71.28 feet; thence (3) N87°33'42"E 251.19 feet; thence (4) S89°28'00"E 156.98 feet; thence (5) Easterly along the arc of a non-tangent curve to the right having a radius of 7,951.00 feet (radius bears: S01°05'55"W) a distance of 104.18 feet through a central angle of 00°45'03" Chord: S88°31'34"E 104.18 feet; thence (6) S88°08'57"E 219.65 feet; thence (7) along the arc of a curve to the left with a radius of 8,049.00 feet a distance of 189.30 feet through a central angle of 01°20'51" Chord: S88°49'22"E 189.29 feet to a point being 49.00 feet perpendicularly distant southerly from the design line of said project, opposite approximate engineer station 190+56.18; thence S34°00'00"E 67.04 feet; thence North 55.34 feet to 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 8,049.00 feet (radius bears: N00°14'11"E) a distance of 25.76 feet through a central angle of 00°11'00" Chord: S89°51'19"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.12392264, Book 10489, Page 3855; thence along said easterly line the following six (6) courses, (1) S29°17'25"E 91.65 feet; thence (2) S24°33'50"E 206.80 feet; thence (3) S16°26'05"E 42.89 feet; thence (4) S03°20'12"E 50.82 feet; thence (5) S07°56'04"W 98.58 feet; thence (6) S20°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.3298207, Book 79-6, Page 225; thence West 146.06 feet along said northerly line to an easterly deed line of a Warranty Deed on file in the Salt Lake County Recorder's office at Entry No.12786791, Book 10681, Page 9189; thence along said deed S00°07'35"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.12948351, Book 10759, Page 9721; thence along said boundary line agreement the following four (4) courses, (1) S89°56'45"W 138.24 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 "X", Page 277; thence (2) along said westerly line S01°15'55"W 52.91 feet to an existing fence line; thence (3) N87°08'45"W 341.00 feet; thence (4) S36°31'55"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.12948352, Book 10759, Page 9728; thence along said boundary line agreement the following three (3) courses, (1) S36°31'55"W 239.76 feet; thence (2) S84°14'08"W 45.26 feet; thence (3) S89°50'39"W 112.79 feet to the southeast corner of Poole Subdivision on file in the Salt Lake County Recorder's office at Entry No.6841151, Book 98-1P, Page 15; thence along and beyond the easterly line of said Subdivision N00°09'33"E 540.15 feet; thence N89°37'52"W 293.93 feet; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 31.49 feet through a central angle of 90°12'35" Chord: S45°15'51"W 28.34 feet; to the easterly right of way line of Redwood Road as established by UDOT Project SP-0068(2)443, said point is 53.00 feet perpendicularly distant easterly from the design line of said project; thence N00°09'33"E 95.00 feet along said easterly right of way line; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: S89°50'27"E) a distance of 31.34 feet through a central angle of 89°47'25" Chord: S44°44'09"E 28.23 feet; thence S89°37'52"E 294.07 feet; thence N00°09'33"E 436.19 feet; thence N89°57'12"W 91.50 feet; thence N00°07'35"E 180.00 feet; thence N89°56'45"W 30.05 feet; thence N00°07'20"E 172.00 feet; to a southerly deed line of a Warranty Deed on file in the Salt Lake County Recorder's office at Entry No.12786791, Book 10681, Page 9189; thence along said deed line the following two (2) courses, (1) S89°56'45"E 48.01 feet; thence (2) N00°07'35"E 383.46 feet to the point of beginning.

Contains: 35.72 acres+/-

Less and Excepting the South Jordan Canal, as determined by survey and described by a deed, recorded December 21, 1883, Book "X", Page 277, being Sixty-six (66') feet in width, being that portion of the canal located in the W1/2 of the SE1/4 of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being the intersection of the westerly right of way line of said South Jordan Canal and the westerly line of Jordan Hills Estates Subdivision on file in the Salt Lake County Recorder's office at Entry No.3298207, Book 79-6, Page 225, said point of beginning being S89°56'45"E 1,322.17 feet along the quarter section line and South 738.37 feet from the Center of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence S00°07'35"W 157.54 feet along said westerly line of Jordan Hills Estates Subdivision to the easterly right of way line of said South Jordan Canal; thence along said easterly right of way 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 bears: S66°41'45"E) a distance of 333.49 feet through a central angle of 22°02'20" Chord: S12°17'05"W 331.44 feet; thence (2) S01°15'55"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°15'55"E 122.97 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 23°47'26" Chord: N13°09'38"E 384.63 feet; thence (3) N25°03'21"E 116.36 feet to the point of beginning. Canal Contains: 0.82 acres+/-

Overall Less Canal Contains: 34.90 acres+/-

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER 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 OTHER 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.

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

_____ _____

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

RECORDED #_____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:

DATE:_____ TIME:_____ BOOK:_____ PAGE:_____

$_____ _____
FEE SALT LAKE COUNTY RECORDER

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

PLAT PREPARED BY
FOCUS ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

SOUTH JORDAN CANAL COMPANY
APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20__.
SOUTH JORDAN CANAL COMPANY

SALT LAKE COUNTY FLOOD CONTROL
APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20__.
SALT LAKE COUNTY FLOOD CONTROL

EASEMENT APPROVAL
CENTURYLINK — DATE
ROCKY MOUNTAIN POWER — DATE
QUESTAR GAS CO. — DATE
COMCAST CABLE CO. — DATE

SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20__.
SALT LAKE VALLEY HEALTH DEPARTMENT

SOUTH VALLEY SEWER DISTRICT
APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20__.
GENERAL MANAGER

SOUTH JORDAN CITY PLANNER
APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20____ BY THE SOUTH JORDAN CITY PLANNER.
CITY PLANNER

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

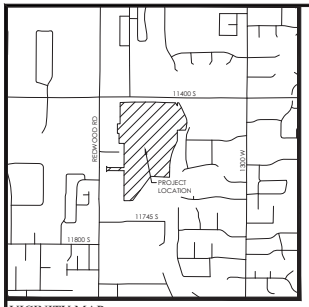
OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20__.
ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 2015.
ATTEST: _____ CITY CLERK — MAYOR

2:\2018\18-345\SOUTH JORDAN\ENGR\DESIGN\PLAT\SHEETS\C2.0 - PRELIMINARY PLAT.DWG

RIDGEPOINT PRELIMINARY PLAT

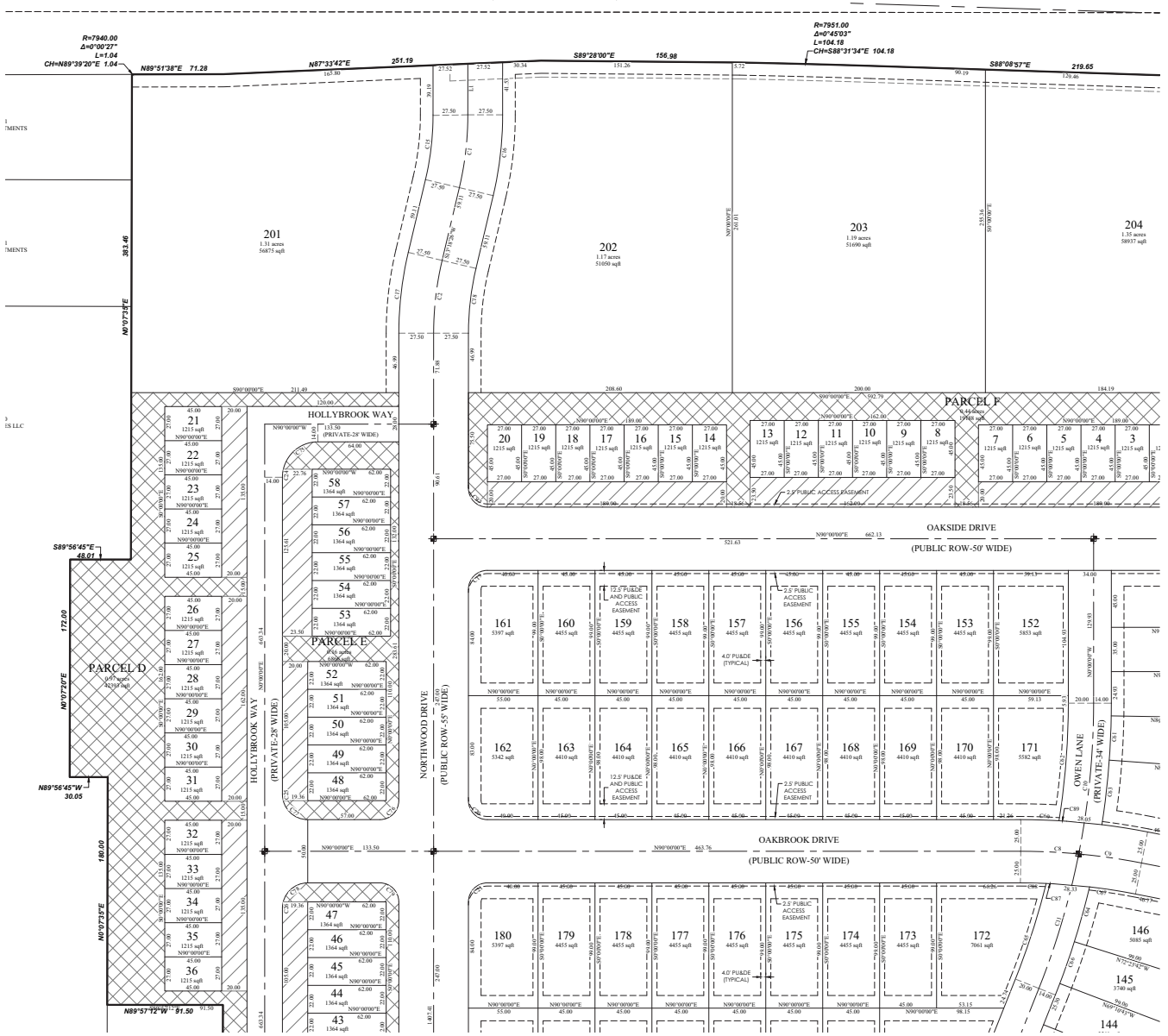
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 22, T3S, R1W,
SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- #5 REBAR AND CAP (FOCUS ENG.) TO BE SET
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- PRIVATE OWNERSHIP
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- COMMON OWNERSHIP



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

CONTACTS

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32 WEST CENTER STREET
MIDVALE, UTAH 84047
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SURVEY MANAGER: SPENCER LLEWELYN

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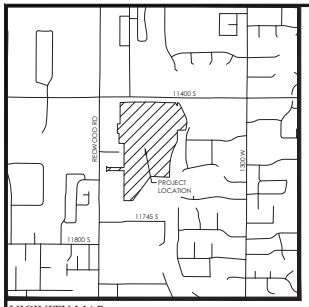
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SALT LAKE COUNTY RECORDER

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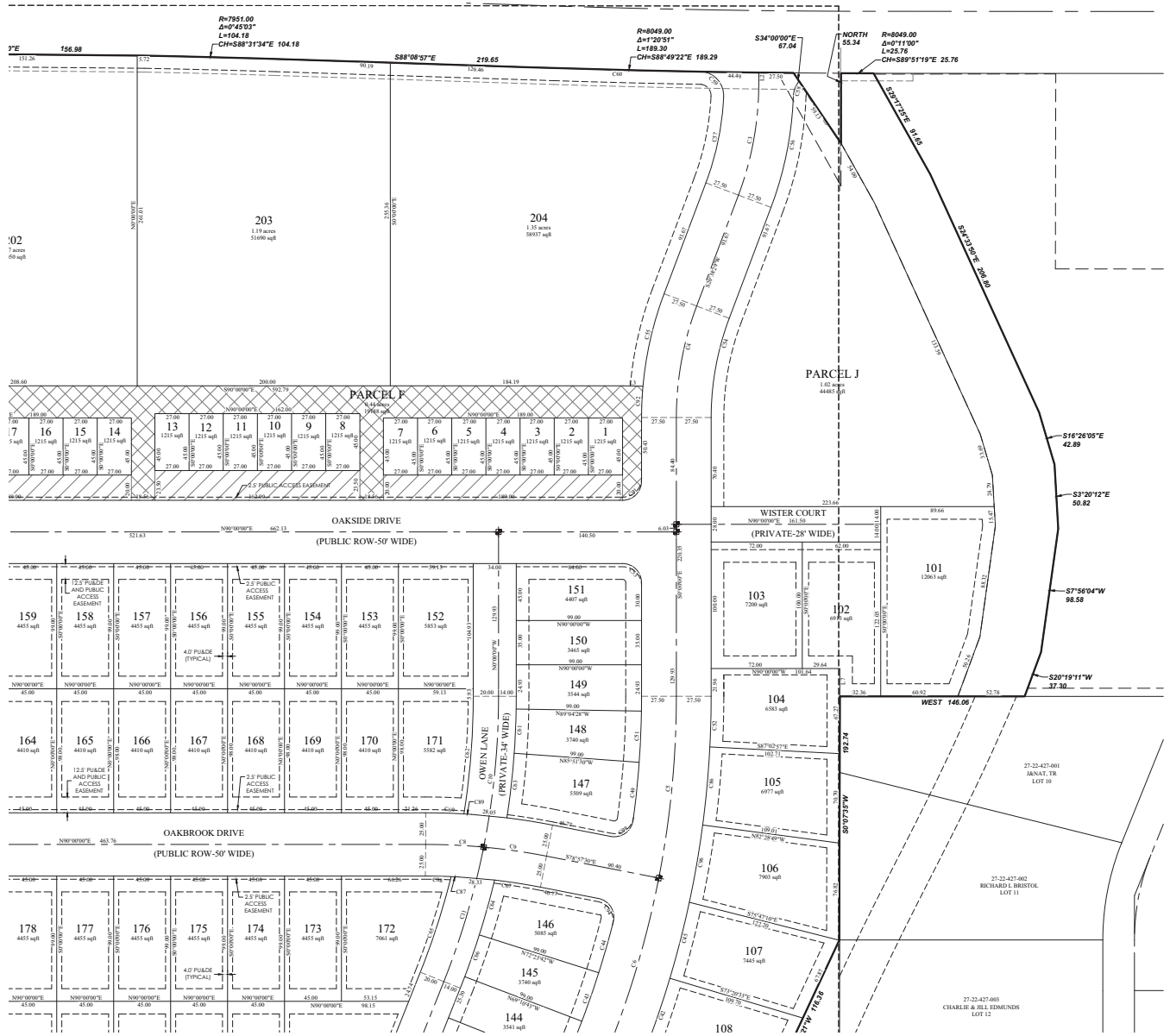
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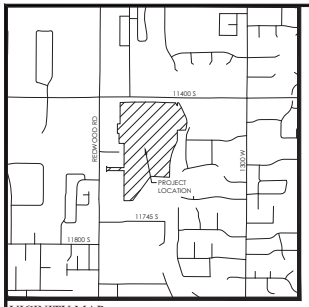
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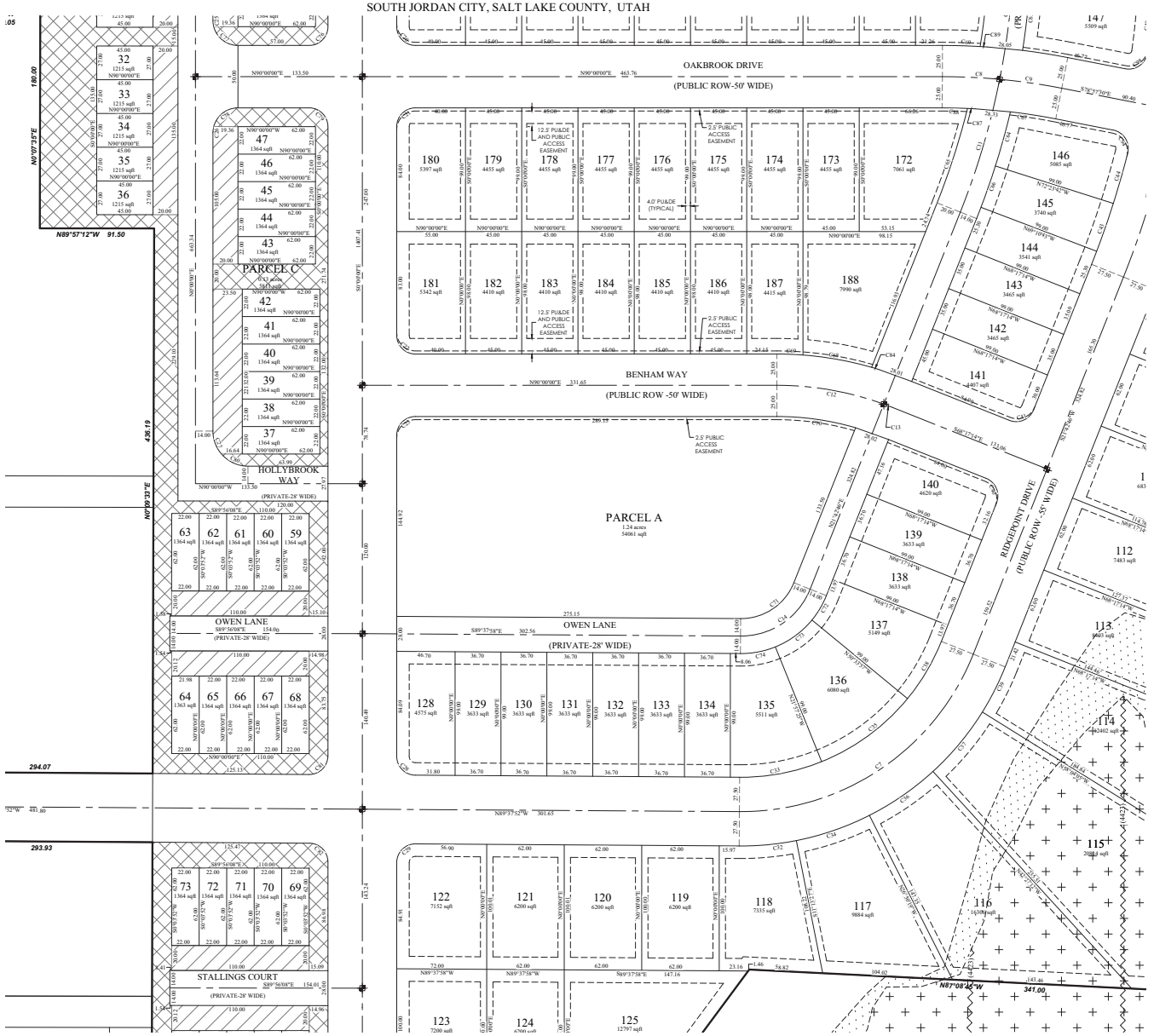
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- FEMA FLOOD HAZARD ZONE AE
- FEMA FLOOD AREA ZONE X



GRAPHIC SCALE

(IN FEET)
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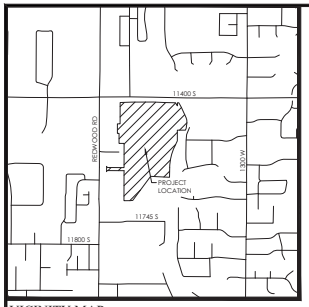
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RIDGEPOINT PRELIMINARY PLAT

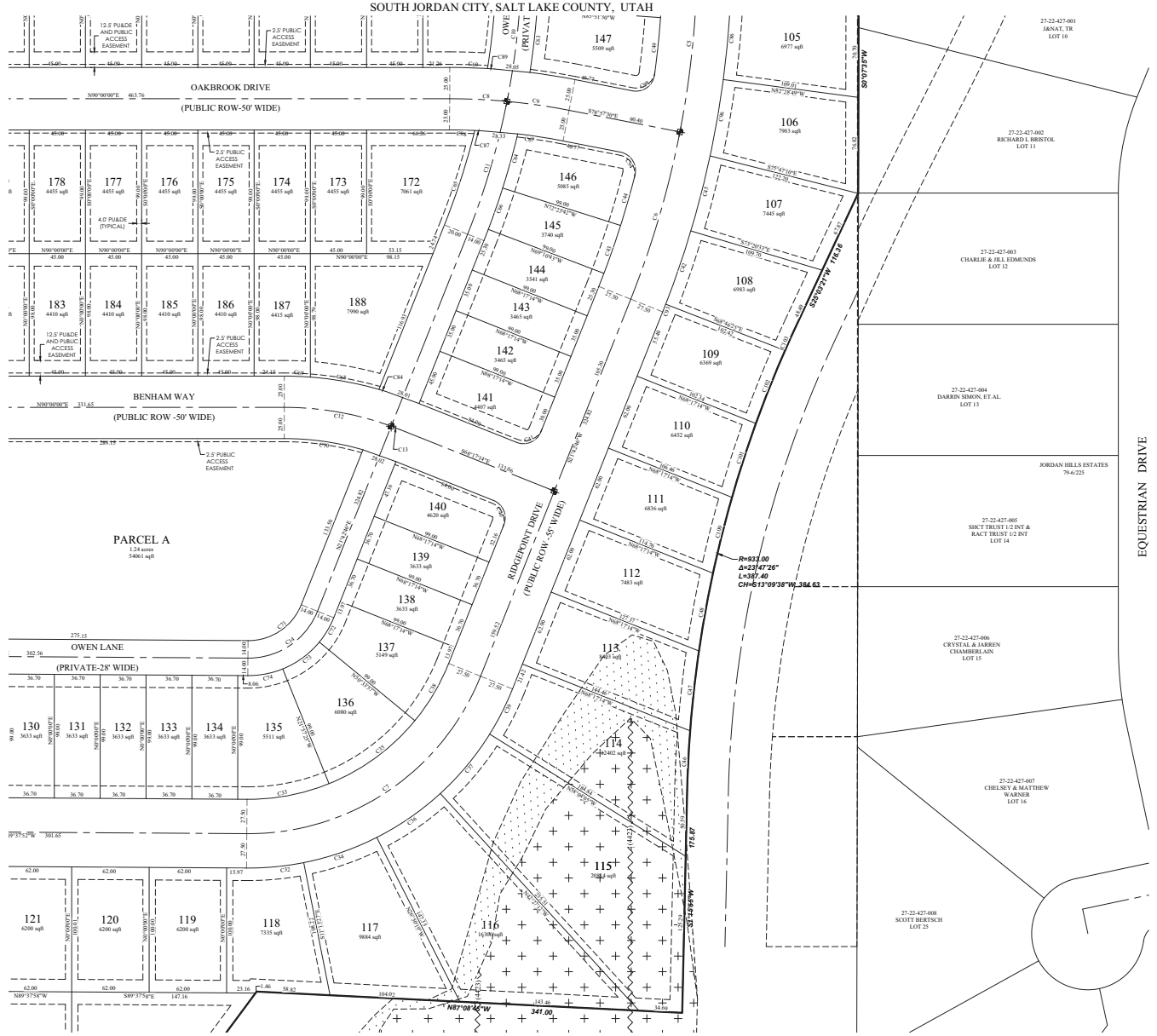
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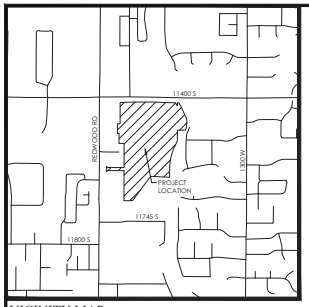
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SALT LAKE COUNTY RECORDER

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RIDGEPOINT PRELIMINARY PLAT

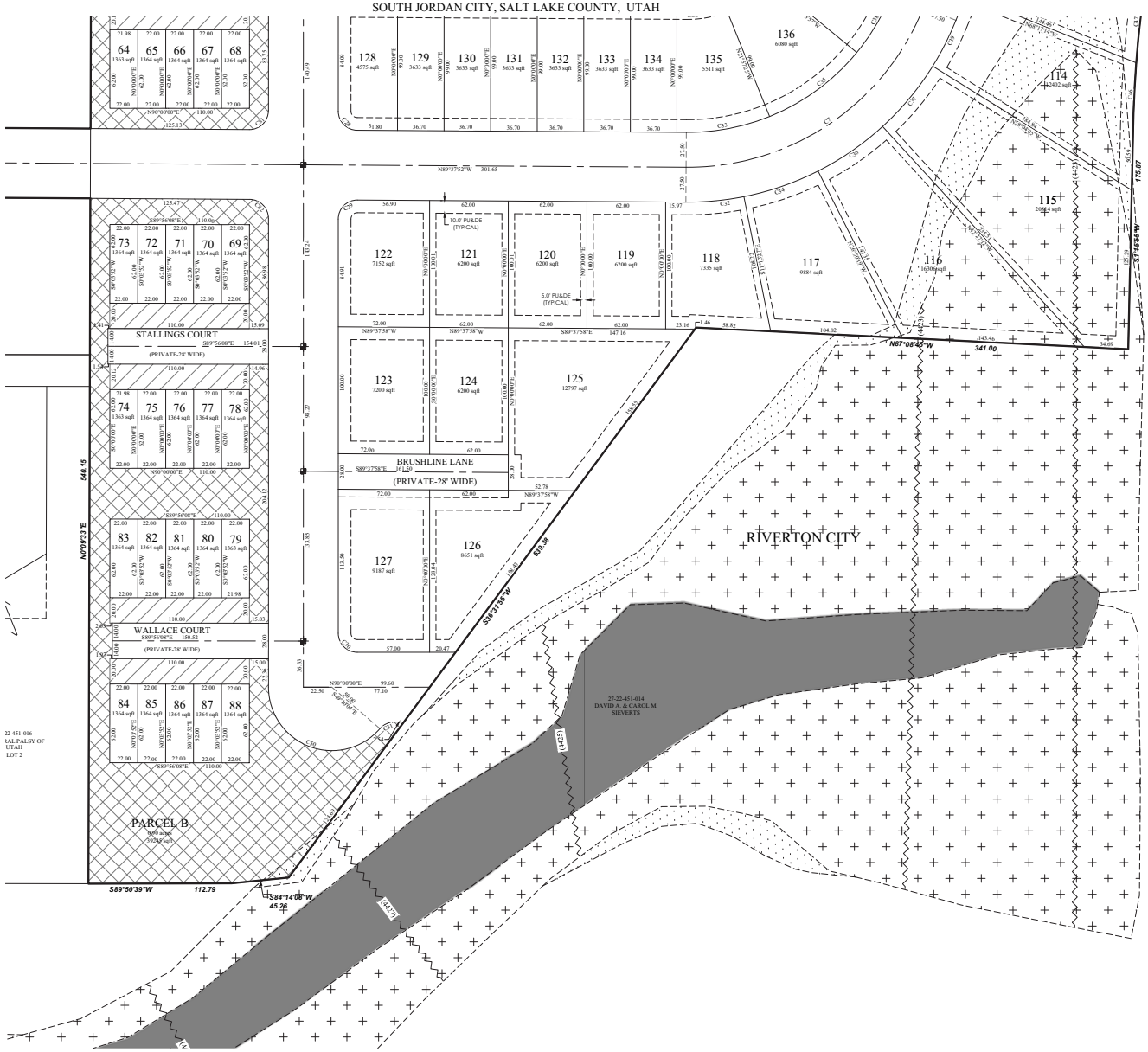
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SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP
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GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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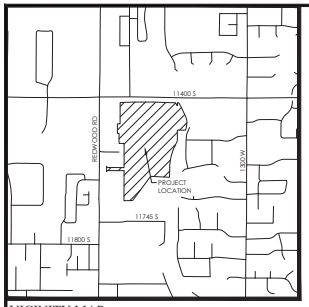
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SALT LAKE COUNTY RECORDER

2_20 R19 3443.DGN C:\DOCUMENTS AND SETTINGS\JORDAN BOYER\MY DOCUMENTS\PROJECTS\BOYER\19 3443\DWG\SHEETS\C3.0 - PRELIMINARY PLAT.DWG

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



VICINITY MAP
N.T.S

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	250.00	13°18'26"	58.06	N06°39'13"E	57.93
C2	250.00	13°18'26"	58.06	S06°39'13"W	57.93
C3	250.00	20°38'29"	90.07	N10°19'15"E	89.58
C4	250.00	20°38'29"	90.07	S10°19'15"W	89.58
C5	750.00	11°02'50"	144.53	N05°31'15"E	144.31
C6	750.00	10°40'17"	139.69	N16°22'38"E	139.49
C7	200.00	68°39'19"	239.65	N56°02'26"E	225.57
C8	500.00	5°17'25"	46.17	S87°21'18"E	46.15
C9	500.00	5°45'05"	50.19	S81°50'03"E	50.17
C10	609.50	11°16'41"	119.97	N85°38'21"E	119.78
C11	609.50	10°26'05"	111.00	N16°29'44"E	110.85
C12	250.00	20°00'30"	87.30	N79°59'45"W	86.86
C13	250.00	1°42'16"	7.44	N69°08'22"W	7.44
C14	59.50	68°39'19"	71.30	N56°02'26"E	67.11
C15	222.50	13°18'26"	51.68	N06°39'13"E	51.56
C16	277.50	13°18'26"	64.45	S06°39'13"W	64.31
C17	277.50	13°18'26"	64.45	N06°39'13"E	64.31
C18	222.50	13°18'26"	51.68	S06°39'13"W	51.56
C19	15.00	90°00'00"	23.56	S45°00'00"W	21.21
C20	15.00	90°00'00"	23.56	S45°00'00"E	21.21
C21	15.00	90°00'00"	23.56	S45°00'00"W	21.21
C22	15.00	90°00'00"	23.56	S45°00'00"E	21.21
C23	15.00	90°00'00"	23.56	S45°00'00"W	21.21
C24	28.00	13°12'07"	6.45	N06°36'03"E	6.44
C25	20.00	14°28'39"	5.05	S07°14'20"E	5.04
C26	21.43	13°30'26"	5.05	N07°14'19"E	5.04
C27	28.05	40°53'32"	20.02	S20°29'10"E	19.60
C28	15.00	89°37'52"	23.47	S44°48'56"E	21.14
C29	15.00	90°22'08"	23.66	S45°11'04"W	21.28
C32	227.53	11°35'26"	46.03	N84°34'19"E	45.95
C33	172.50	22°19'33"	67.22	N79°12'22"E	66.79
C34	227.50	15°36'53"	62.00	S70°58'07"W	61.81
C35	172.50	28°36'32"	86.13	N53°44'19"E	85.24
C36	227.50	15°36'53"	62.00	S55°21'14"W	61.81
C37	227.50	15°36'53"	62.00	S39°44'21"W	61.81
C38	172.50	17°43'17"	53.35	N30°34'25"E	53.14
C39	227.50	10°13'09"	40.58	S26°49'21"W	40.52
C40	15.00	90°00'00"	23.56	N23°17'14"W	21.21
C41	15.00	90°00'00"	23.56	N66°42'46"E	21.21
C42	777.50	4°34'08"	62.00	S18°56'31"W	61.98

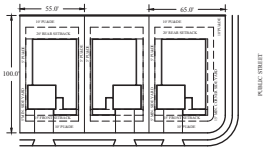
Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C43	722.50	3°12'59"	40.56	N19°12'47"E	40.55
C44	722.50	3°19'21"	41.90	N15°56'38"E	41.89
C45	777.50	4°34'08"	62.00	S14°22'23"W	61.98
C46	933.00	3°03'47"	49.88	N02°47'48"E	49.87
C47	933.00	3°57'01"	64.32	N06°18'12"E	64.31
C48	933.00	3°53'10"	63.28	N10°13'18"E	63.27
C49	722.50	3°39'31"	46.14	N05°58'16"E	46.13
C51	722.50	3°12'59"	40.56	N02°32'01"E	40.55
C52	777.50	2°57'03"	40.04	S01°28'31"W	40.04
C53	15.00	90°00'00"	23.56	N45°00'00"W	21.21
C54	222.50	20°38'29"	80.16	S10°19'15"W	79.73
C55	277.50	15°31'23"	75.18	N12°52'47"E	74.95
C56	277.50	18°36'31"	90.13	S11°20'14"W	89.73
C57	222.50	17°50'32"	69.81	N11°39'13"E	69.52
C58	19.00	38°43'49"	12.84	S21°24'30"W	12.60
C59	19.00	85°53'59"	28.49	N40°17'03"W	25.89
C60	8049.00	0°50'06"	117.31	N88°34'00"W	117.31
C61	623.50	3°12'59"	35.00	S02°32'01"W	35.00
C62	589.50	9°04'22"	93.35	N04°32'11"E	93.25
C63	623.50	4°43'08"	51.35	S06°30'05"W	51.34
C64	623.50	4°08'07"	45.00	S15°32'15"W	44.99
C65	589.50	7°43'24"	79.46	N17°51'04"E	79.40
C66	623.50	3°12'59"	35.00	S19°12'47"W	35.00
C67	475.00	4°25'35"	36.70	N81°10'18"W	36.69
C68	275.00	11°38'18"	55.86	S79°49'56"E	55.76
C69	525.00	3°19'48"	30.51	S88°20'06"E	30.51
C69	275.00	4°20'55"	20.87	S87°49'33"E	20.87
C70	225.00	16°14'45"	63.80	N81°52'38"W	63.58
C71	45.50	68°39'16"	54.52	N56°02'24"E	51.32
C72	73.50	17°43'17"	22.73	S30°34'25"W	22.64
C73	73.50	28°36'32"	36.70	S53°44'19"W	36.32
C74	73.50	22°19'27"	28.64	S79°12'19"W	28.46
C75	28.00	90°00'00"	43.98	S45°00'00"W	39.60
C76	15.00	90°00'00"	23.56	N45°00'00"E	21.21
C77	20.00	75°31'21"	26.36	S52°14'20"E	24.49
C78	20.00	75°31'22"	26.36	N52°14'19"E	24.49
C79	15.00	90°00'00"	23.56	N45°00'00"W	21.21
C80	28.18	48°47'42"	23.99	N65°15'20"W	23.28
C81	15.00	90°22'08"	23.66	N45°11'04"E	21.28
C82	15.00	89°37'52"	23.47	N44°48'56"W	21.14

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C84	275.00	1°15'18"	6.02	S73°23'08"E	6.02
C86	777.50	4°34'08"	62.00	S05°14'07"W	61.98
C87	475.00	0°44'15"	6.11	N87°10'18"W	6.11
C88	475.00	2°27'35"	20.39	N88°46'13"W	20.39
C89	525.00	0°39'28"	6.03	S86°20'29"E	6.03
C91	15.00	90°00'00"	23.56	N45°00'00"E	21.21
C92	277.50	5°07'06"	24.79	N02°33'33"E	24.78
C93	777.50	0°29'11"	6.60	N21°28'11"E	6.60
C94	15.00	93°14'28"	24.41	N32°20'16"W	21.80
C96	777.50	4°34'08"	62.00	S09°48'15"W	61.98
C97	15.00	90°00'00"	23.56	S45°00'00"E	21.21
C98	15.00	93°14'28"	24.41	N54°25'16"E	21.80
C100	933.00	3°50'32"	62.57	N14°05'08"E	62.55
C101	933.00	3°48'59"	62.15	N17°54'54"E	62.14
C102	933.00	3°51'42"	62.88	S21°45'14"W	62.87
C103	933.00	1°22'16"	22.33	N24°22'13"E	22.33

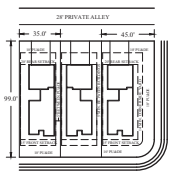
Line Table		
LINE	DIRECTION	LENGTH
L1	S00°00'00"E	40.36
L2	S00°00'00"E	8.74
L3	S88°49'22"E	15.45
L7	S00°00'00"E	22.05



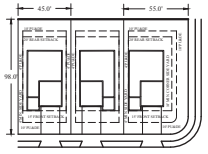
TOWNHOME LOT TYPICAL SETBACKS
N.T.S



ESTATE LOT TYPICAL SETBACKS
N.T.S



CARRIAGE LOT TYPICAL SETBACKS
N.T.S



COTTAGE LOT TYPICAL SETBACKS
N.T.S

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

PLAT PREPARED BY
FOCUS ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

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

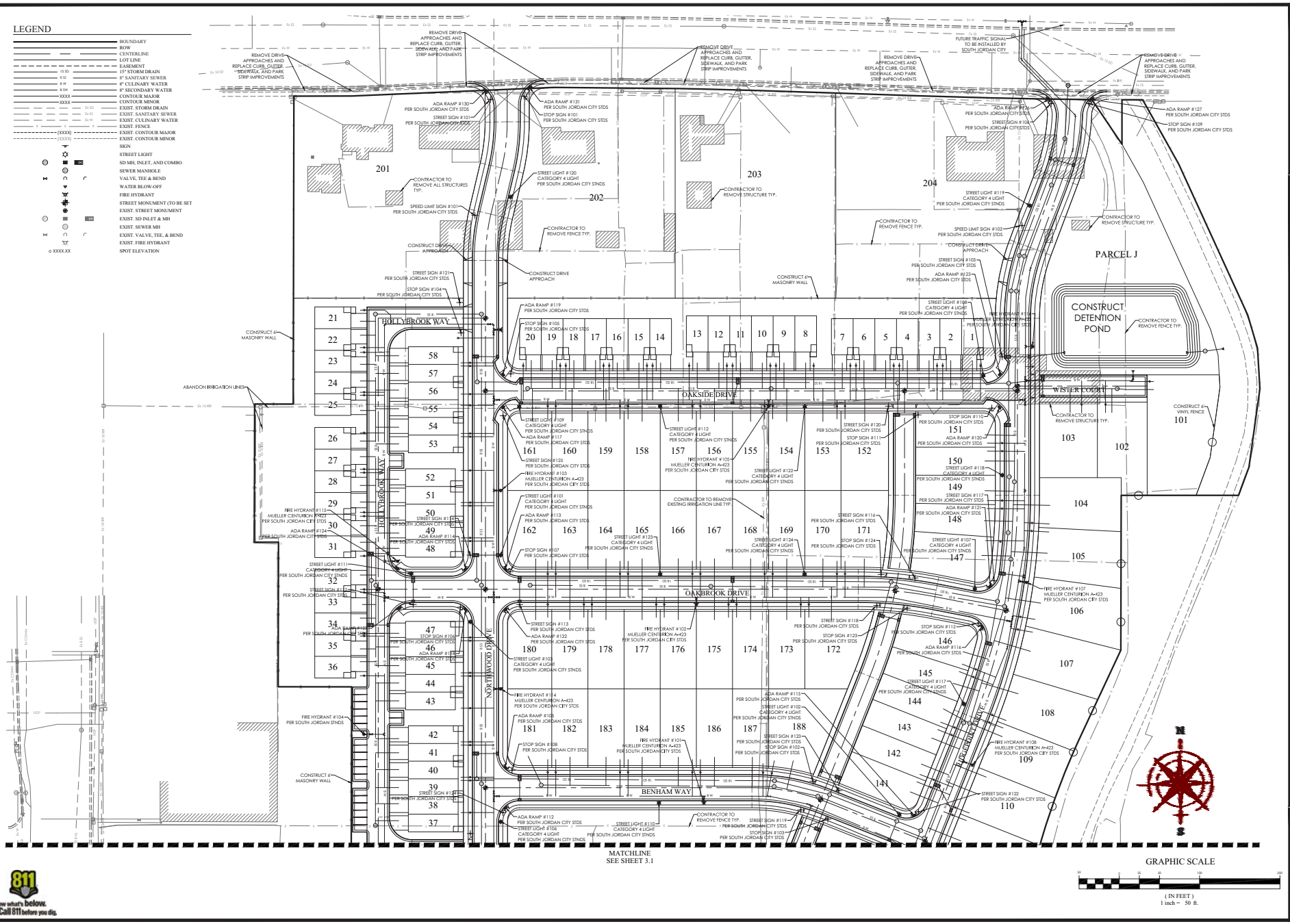
RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:

DATE: TIME: BOOK: PAGE:

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SALT LAKE COUNTY RECORDER

Z:\2018\18-345\SOUTH JORDAN\ROYER\PROJECT\DESIGN\18345PRO SHEET\C2.0 - PRELIMINARY PLAT.DWG



FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
THOMAS M. ROMNEY
STATE OF UTAH

RIDGEPOINT
SOUTH JORDAN, UTAH
SITE PLAN

REVISION BLOCK

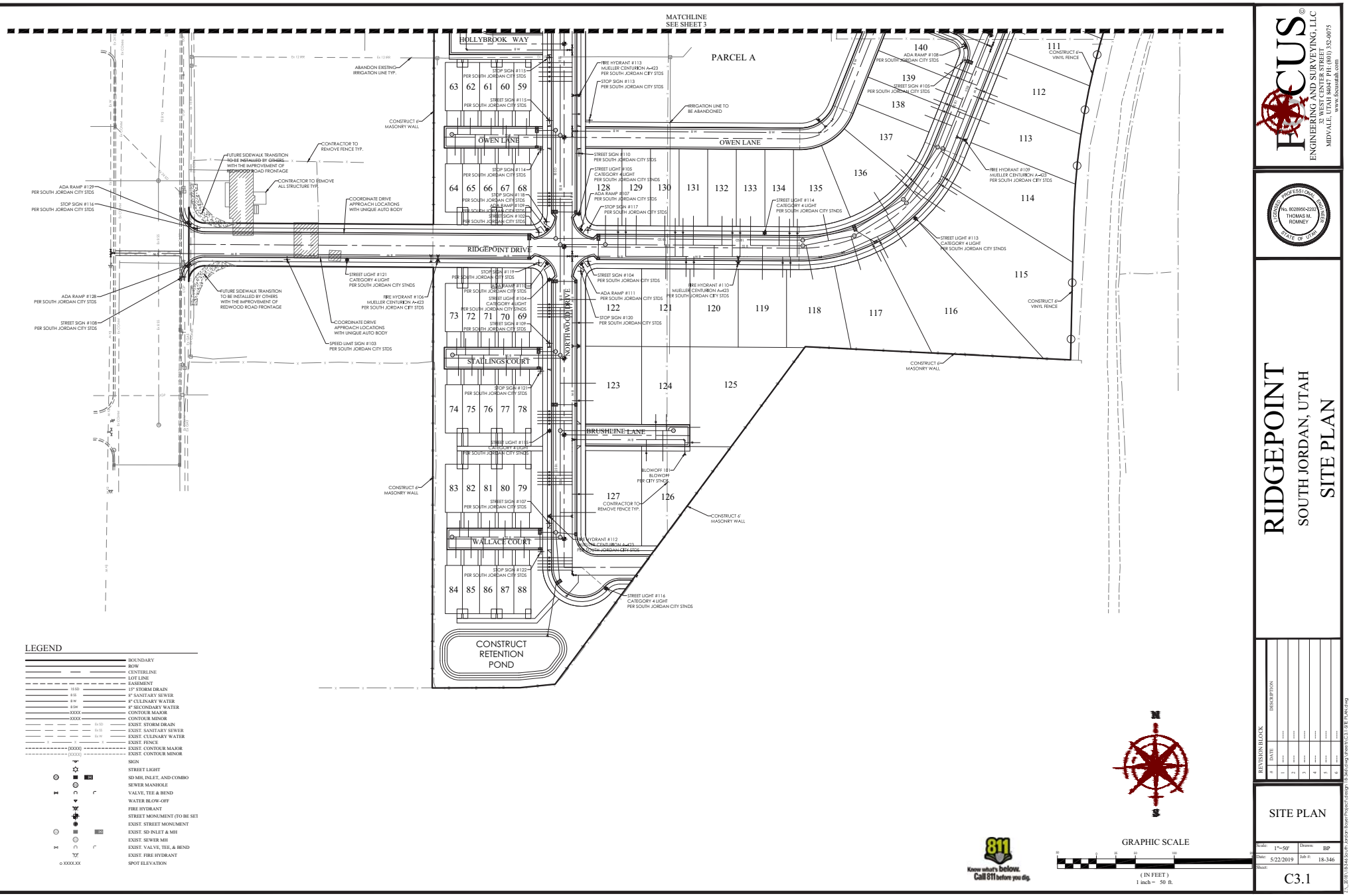
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SITE PLAN

Scale: 1"=50'
Drawn: BP
Date: 5/22/2019
Job #: 18-346
Sheet: C3

Know what's below. Call 811 before you dig.

21_2018\18-346 Ridgepoint - Bowen Property\Design\18-346 Ridgepoint C3 SITE PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

Know what's below. Call 811 before you dig.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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ENGINEERING AND SURVEYING, LLC
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www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

RIDGEPOINT
SOUTH JORDAN, UTAH
SITE PLAN

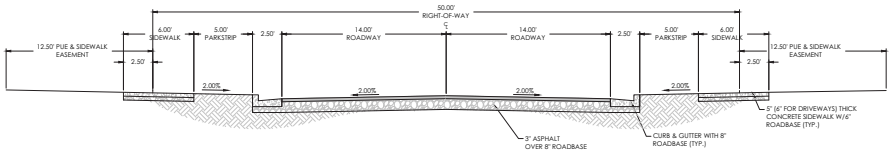
REVISION BLOCK

#	DATE	DESCRIPTION
0		
1		
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3		
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6		

SITE PLAN

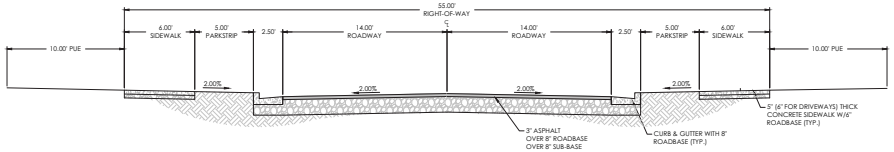
Scale: 1"=50'
Drawn: BP
Date: 5/22/2019
Job #: 18-346
Sheet: C3.1

21_2018\18-346 South Jordan Ridgepoint\Drawings\18-346 dwg\Sheets\C3.1 SITE PLAN.dwg



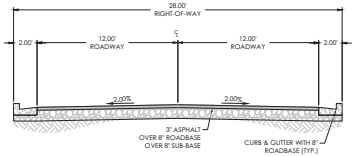
50' RESIDENTIAL ROAD

N.T.S.



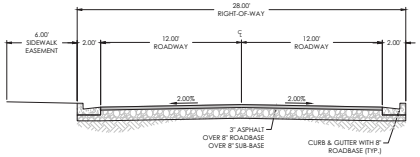
55' RESIDENTIAL ROAD

N.T.S.



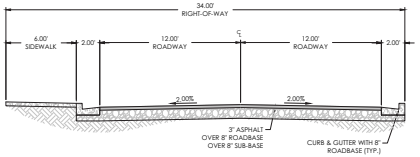
28' PRIVATE DRIVE

N.T.S.



28' PRIVATE DRIVE WITH 6' SIDEWALK EASEMENT

N.T.S.



34' PRIVATE DRIVE WITH 6' SIDEWALK

N.T.S.

Know what's below. Call 811 before you dig.

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www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
THOMAS M. ROMNEY
STATE OF UTAH

RIDGEPOINT
SOUTH JORDAN, UTAH
SITE PLAN DETAIL

REVISION BLOCK

	DATE	DESCRIPTION
0	----	----
1	----	----
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6	----	----

SITE PLAN DETAIL

Scale: 1"=50' | Drawn: BP
Date: 5/22/2019 | Job #: 18-346
Sheet: C3.2

C:\2018\18-346 South Jordan Ridgepoint\Design\19 Modeling\Sheets\C3.3 SITE PLAN DETAILS.dwg

12962067
04/04/2019 10:43 AM $0.00
Book - 10766 Pg - 8381-8444C
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH JORDAN
1600 W TOWNE CENTER DR
SOUTH JORDAN UT 84095-8265
BY: DKA, DEPUTY - WI 64 P. 67 P.

After recording, please send to:

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

Affected Parcel No(s): 27-22-401-038, 27-22-401-039, 27-22-401-042, 27-22-401-035, 27-22-401-043, 27-22-401-037, 27-22-401-036, 27-22-401-032, 27-22-426-030, 27-22-401-011, 27-22-401-019, 27-22-451-002, and 27-22-401-027.

DEVELOPMENT AGREEMENT

This Development Agreement (this "Agreement") is between the City of South Jordan, a Utah municipal corporation ("City") and Boyer Project Company, L.C., a Utah limited liability company ("Developer"). City and Developer are jointly referred to as the "Parties" and each may be referred to individually as "Party."

RECITALS

WHEREAS, Developer has the contractual right to acquire certain real property identified as Salt Lake County Assessor Parcel Number(s): 27-22-401-038, 27-22-401-039, 27-22-401-042, 27-22-401-035, 27-22-401-043, 27-22-401-037, 27-22-401-036, 27-22-401-032, 27-22-426-030, 27-22-401-011, 27-22-401-019, 27-22-451-002, and 27-22-401-027, which are specifically described in attached **Exhibit A** (the "Property"); and

WHEREAS, the Property is subject to the Planning and Land Use Ordinance of South Jordan City and is located immediately adjacent to 11400 South and just East of Redwood Road; and

WHEREAS, the Property is currently zoned Agricultural, 5 acre lots (A-5 Zone) and Residential, 1.8 lots or units per acre (R-1.8 Zone); and

WHEREAS, Developer desires to develop the Property as an integrated project to be known as Ridgeview @ South Jordan (the "**Project**") consistent with the concept plan attached as **Exhibit B** (the "**Concept Plan**"); and

WHEREAS, in furtherance of Developer's desire to develop the Project, Developer has requested that the Property be rezoned with a base zoning of Redwood Road Mixed Use South Center Zone (the "**MU-South Zone**") and further and subsequently rezoned and made subject to a Planned Development Floating Zone (the "**PD Zone**") to be known as the "MU-South-PD Zone" (attached as **Exhibit C**; and

WHEREAS, the purpose of the PD Zone is "to allow for flexibility in the application of zoning regulations and development provisions of this title to advance a public interest through prescriptive requirements of a development plan and development agreement approved by the city council;" and

WHEREAS, Developer and City acknowledge that development in the PD Zone requires a development agreement specific to each area zoned as a PD Zone; and

Ent 12962067 BK 10766 PG 8381

WHEREAS, the City Council of the City of South Jordan (the "**City Council**"), acting pursuant to its authority under Utah Code § 10-9a-102(2) *et seq.*, as amended, and the South Jordan City Municipal Code (the "**City Code**"), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has elected to exercise its legislative discretion to enter into this Agreement for the purpose of establishing the MU-South-PD Zone and regulating the development the Project pursuant to the MU-South-PD Zone; and

WHEREAS, Developer and City acknowledge that the development and improvement of the Property pursuant to this Agreement comply with the requirements of the PD Zone and provide certainty useful to the Developer and to City in ongoing and future dealings and relations among the Parties pertaining to the development of the Project; and

WHEREAS, this Agreement shall only be valid upon approval of such by the City Council and pursuant to Resolution R2019-01 a copy of which is attached as **Exhibit D**; and

WHEREAS, City and Developer acknowledge that the terms of this Agreement shall be enforceable and the rights of the Developer relative to the Property shall vest only if the City Council, in its sole legislative discretion, approves both the MU-South Zone as the base zone for the Property and the MU-South-PD Zone as the applicable PD Zone for the Property.

NOW THEREFORE, based on the foregoing recitals and in consideration of the mutual covenants and promises contained and set forth herein, the Parties agree as follows:

TERMS

A. **Recitals; Definitions**. The recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the City Code.

B. **Enforceability**. City and Developer acknowledge that the terms of this Agreement shall be enforceable, and the rights of Developer relative to the Property shall vest, only if: (i) the City Council in its sole legislative discretion rezones the Property from the A-5 and R-1.8 Zones to the MU-South Zone as the base zone and also rezones the Property with the MU-South-PD Zone as the applicable PD Zone for the Property; and (ii) the Developer acquires fee title to the Property.

C. **Effective Date**. This Agreement is effective on the date the last party executes this Agreement as indicated by the date stated under that party's signature line (the "Effective Date").

D. **Conflicting Terms**. The Property shall be developed in accordance with the requirements and benefits provided for in relation to the MU-South Zone and the PD Zone under the City Code as of the Effective Date. If there is a discrepancy between the requirements of the City Code, including the MU-South Zone or the PD Zone, and this Agreement, this Agreement shall control.

E. **Developer Obligations**.

1. Uses.

a. Developer shall develop and use the Property in accordance with the

BK 10766 PG 8382

requirements of the Ridgeview @ South Jordan Master Development Plan attached hereto as **Exhibit E** (the "**Ridgeview MDP**"), which Ridgeview MDP incorporates the Concept Plan and sets forth permitted and conditional uses of the Property, as well as specific requirements pertaining to applicable set-backs, height limitations and other development standards. Except as specifically provided below, Commercial Pads A-D, as shown on the Concept Plan, may be developed and used in accordance with the "Permitted and Conditional Uses: Ridgeview" identified in the Ridgeview MDP. Notwithstanding any other provision in the MU-South Zone or the Ridgeview MDP to the contrary, the following uses are not allowed as either a permitted or a conditional use on Commercial Pads A-D: automotive repairs; automotive services; bed and breakfast lodging; gas stations, convenience stores; commercial laundry; lumber, building materials, and landscaping retail sales yards; and self-storage facilities. Upon the written request of the Developer and subject to the City Council's approval, Commercial Pad E may be used for "Permitted and Conditional Uses: Ridgeview" identified in the Ridgeview MDP. Until such request is made and approval is granted, Commercial Pad E shall be used solely for open space and a storm water retention facility serving the Project. The following residential uses are specifically allowed as permitted uses in the Project, all as more specifically shown on the Concept Plan: single-family dwellings and multiple-family dwellings; provided, however, the over-all residential density of the Project shall not exceed seven (7) units per acre.

b. The final plat for the Project shall contain the following language in a note: *The development of the commercial and residential lots created pursuant this plat is governed by a development agreement recorded on _____, which contains the master development plan and design standards for such lots, each as applicable and as more fully set forth in the development agreement and the master development plan.*

2. Circulation and Connectivity.

a. Prior to site plan/subdivision approval, a public right-of-way access shall be acquired by the Developer connecting the Property to Redwood Road as illustrated on the Concept Plan. The City Engineer or Fire Code Official may require temporary turn-arounds between the various phases of the Project.

b. The Project shall provide a street stub to the adjoining property located to the south as generally depicted on the Concept Plan.

c. At subdivision application, the Developer shall cause a traffic impact analysis to be conducted by a third party traffic engineer approved by the City. If warranted, as reasonably determined by the City Engineer, the Developer shall install or escrow an estimated amount of $250,000 for a signal at 11400 South near the South Jordan Canal.

d. Fencing between commercial and residential elements of the Project shall be a solid decorative masonry material and be between six and eight feet tall. Fencing along the South Jordan Canal shall be a six foot tall privacy vinyl or other acceptable type and material as determined by the City's Planning Commission at subdivision review. Fencing along the Riverton City boarder shall be a solid decorative

masonry material and be six feet tall.

e. A storm water maintenance agreement shall be required for all storm water facilities located within the Project.

f. The Developer shall include traffic calming measures throughout the Project as determined by the City Engineer

g. The Developer shall work with both the City and the City of Riverton to produce and record the necessary documents in order to adjust property lines and City boundary lines along the south side of the Property.

3. Development Plan and Architectural Standards.

a. The Project shall be developed in accordance with the Ridgeview MDP.

b. The architectural standards for the Project shall be those outlined in the "Ridgeview @ South Jordan Design Guidelines (the "**Design Guidelines**"), a copy of which are attached hereto as **Exhibit F**. The Project shall be developed in accordance with the Design Guidelines.

c. In addition to the MDP and the Design Guidelines, at least 50% of the townhomes must have two-vehicle garages and the remaining townhomes must have at least a one-vehicle garage.

4. Minimum Commercial Development Square Footage.

a. Developer shall have the right and obligation to develop or cause to be developed not less than 25,000 rentable square feet of indoor permitted or conditional commercial uses on Commercial Pads A-D (the "**Commercial Development Minimum**"). City acknowledges that the timing or phasing of such commercial development is subject to market demand, and therefore such timing or phasing shall be in the sole discretion of the Developer.

b. The Commercial Development Minimum shall be calculated in the aggregate, meaning that such calculation shall take into account the rentable indoor square footage of all buildings developed on all of Commercial Pads A-D.

c. Development of more than 50,000 rentable square feet of indoor permitted or conditional commercial uses on Commercial Pads A-D will require an amended traffic study and separate City Council approval prior to the commencement of construction of any building on Commercial Pads A-D that will cause the aggregate indoor square footage on Commercial Pads A-D to exceed 50,000 square feet.

F. **Minor Changes**.

1. The Planning Department, after conferring with the City Manager, may approve minor modifications to the Developer Obligations in Sections E.1, E.2, and E.4

which are necessary or advantageous in facilitating more desirable function and aesthetics of the Project.

2. The Planning Commission may approve minor modifications to the Ridgeview MDP which are necessary or advantageous in facilitating more desirable function and aesthetics of the Project.

G. **City Obligations.**

1. Review of City. City shall review development applications with respect to the Property in a timely manner, consistent with City's routine development review practices and in accordance with all applicable laws and regulations.

2. Review of Architecture Review Committee (ARC). As outlined in the Design Guidelines, the ARC shall review each home design with respect to the Property in a timely manner, consistent with the Design Guidelines, City Code, and the ARC's routine review practices, which review and approval should not be unreasonably withheld.

3. Provision of City Services. The City agrees that it shall make available to the Property (subject to application for service, issuance of applicable permits and payment of connection fees and applicable commodity usage rates) culinary water, sanitary sewer and storm water sewer, garbage collection and snow removal on public streets and such other services as are provided by the City to its citizens generally.

H. **Vested Rights and Reserved Legislative Powers.**

1. Vested Rights. Consistent with the terms and conditions of this Agreement, City agrees Developer has the vested right to develop and construct the Project during the term of this Agreement in accordance with: (i) the MU-South-PD Zone designation and the Ridgeview MDP; (ii) the City Code in effect as of the Effective Date; and (iii) the terms of this Agreement.

2. Reserved Legislative Powers. Developer acknowledges that City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to City all of its police power that cannot be so limited. Notwithstanding the retained power of City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of Developer under this Agreement and with respect to use under the zoning designations as referenced in this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Property shall be of general application to all development activity in City and Salt Lake County; and, unless in good faith City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Property under the compelling, countervailing public interest exception to the vested rights doctrine.

I. **Term**. This Agreement shall run with the land and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised; provided, however, that unless the parties mutually agree to extend the term, this Agreement shall not

extend further than a period of ten (10) years from its date of recordation in the official records of the Salt Lake County Recorder's Office.

J. **General Provisions.**

1. Notices. All Notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to the following addresses or to such other addresses as either Party may from time to time designate in writing and deliver in like manner. Any such change of address shall be given at least ten days before the date on which the change is to become effective:

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

If to Developer:
Boyer Project Company, L.C.
c/o The Boyer Company, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111

2. Mailing Effective. Notices given by mail shall be deemed delivered seventy-two hours following deposit with the U.S. Postal Service in the manner set forth above.

3. No Waiver. Any Party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the Party intended to be benefited by the provisions, and a waiver by a Party of a breach hereunder by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

4. Headings. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any provision this Agreement.

5. Authority. The Parties to this Agreement represent that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Developer represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. Developer and City warrant to each other that the individuals executing this Agreement on behalf of their respective Party are authorized and empowered to bind the Party on whose behalf each individual is signing. Developer represents to City that by entering into this Agreement Developer has bound all persons and entities having a legal or equitable interest to the terms of this Agreement as of the Effective Date.

6. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by City for the

Property contain the entire agreement of the Parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the Parties which are not contained in such agreements, regulatory approvals and related conditions.

7. Amendment. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the Parties or by their successors-in-interest or assigns. Any such amendment of this Agreement shall be recorded in the official records of the Salt Lake County Recorder's Office.

8. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Developer's ability to complete the development of the Property as set forth in the Concept Plan is not defeated by such severance.

9. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of this Agreement. The Parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Salt Lake County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.

10. Remedies. If either Party breaches any provision of this Agreement, the non-defaulting Party shall be entitled to all remedies available both at law and in equity.

11. Attorney's Fees and Costs. If either Party brings legal action either because of a breach of this Agreement or to enforce a provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney's fees and court costs.

12. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

13. No Third Party Rights. The obligations of Developer and City set forth in this Agreement shall not create any rights in or obligations to any other persons or parties except to the extent otherwise provided herein.

14. Assignment. Developer may freely assign this Agreement, in which case the assignor or successor-in-interest shall be fully liable under this Agreement and Developer shall be deemed released of its obligations in connection with this Agreement; provided, however, that Developer shall provide City with notice of the assignment of this Agreement within a reasonable time after the occurrence of such assignment.

15. No Agency Created. Nothing contained in this Agreement shall create any partnership, joint venture, or agency relationship between the Parties.

To evidence the Parties' agreement to this Agreement, each Party has executed it on the date stated under that Party's name, with this Agreement being effective on the date stated in Section C.

[SIGNATURE PAGE FOLLOWS]

CITY OF SOUTH JORDAN

Approved as to form:

Signature: Dawn R. Ramsey

By: Dawn R. Ramsey

Its: Mayor

Date: 1-16-2019

City Office of the City Attorney

CORPORATE Seal — City of South Jordan — State of Utah

State of Utah)
:ss
County of Salt Lake)

On this 16 day of January, 2019., personally appeared before me Dawn R. Ramsey (name of document signer), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Mayor of the City of South Jordan and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws or by Resolution, and said Dawn R. Ramsey (name of document signer) acknowledged to me that said Corporation executed the same.

Anna M. West

Notary Public

NOTARY PUBLIC
ANNA M WEST
Commission No. 691421
Commission Expires
OCTOBER 04, 2020
STATE OF UTAH

DEVELOPER

BOYER PROJECT COMPANY, L.C.,
a Utah limited liability company, by its Manager,

The Boyer Company, L.C.

Signature: _____
By: NATHAN R. BOYER
Its: MANAGER
Date: JAN 7, 2019

State of Utah)
:ss
County of Salt Lake)

On this 8th day of January, 2019., personally appeared before me Nathan R. Boyer (name of document signer), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is a Manager of The Boyer Company, L.C., a Utah limited liability company, the Manager of Boyer Project Company, L.C., a Utah limited liability company, and that said document was signed by him/her in behalf of said limited liability company by authority of its Operating Agreement or by Resolution, and said manager (name of document signer) acknowledged to me that said limited liability company executed the same.

_____
Notary Public

BEVERLY BOTT
Notary Public State of Utah
My Commission Expires on:
January 22, 2022
Comm. Number: 698287

EXHIBIT A

LEGAL DESCRIPTIONS
PREPARED FOR THE BOYER COMPANY
BOYER & BROWN PARCELS
SOUTH JORDAN, UTAH
(March 28, 2019)
18-346

COMPOSITE LEGAL DESCRIPTION
Located in the SE1/4 of Section 22 of Township 3 South, Range 1 West, Salt Lake Base and Meridian. Comprised of Thirteen (13) parcels identified by Salt Lake County Tax Id. Numbers 27-22-451-002, 27-22-401-011, 27-22-401-019, 27-22-401-027, 27-22-426-030, 27-22-401-032, 27-22-401-035, 27-22-401-036, 27-22-401-037, 27-22-401-038, 27-22-401-039, 27-22-401-042 & 27-22-401-043, 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-15-7(156)293, being S89°56'45"E 293.00 feet along the quarter section line and S00°07'35"W 49.54 feet from the Center of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said point is also 62.61 feet perpendicularly distant southerly from the design line of said project, opposite approximate engineer station 180+61.53, and running thence along said southerly right of way the following seven (7) courses, (1) Easterly along the arc of a 7,940.00 feet radius non-tangent curve to the right (radius bears: S00°20'54"E) 1.04 feet through a central angle of 00°00'27" (chord: N89°39'20"E 1.04 feet); thence (2) N89°51'38"E 71.28 feet; thence (3) N87°33'42"E 251.19 feet; thence (4) S89°28'00"E 156.98 feet; thence (5) Easterly along the arc of a non-tangent curve to the right having a radius of 7,951.00 feet (radius bears: S01°05'55"W) a distance of 104.18 feet through a central angle of 00°45'03" Chord: S88°31'34"E 104.18 feet; thence (6) S88°08'57"E 219.65 feet; thence (7) along the arc of a curve to the left with a radius of 8,049.00 feet a distance of 189.30 feet through a central angle of 01°20'51" Chord: S88°49'22"E 189.29 feet to a point being 49.00 feet perpendicularly distant southerly from the design line of said project, opposite approximate engineer station 190+56.18; thence S34°00'00"E 67.04 feet; thence North 55.34 feet to 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 8,049.00 feet (radius bears: N00°14'11"E) a distance of 25.76 feet through a central angle of 00°11'00" Chord: S89°51'19"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.12392264, Book 10489, Page 3855; thence along said easterly line the following six (6) courses, (1) S29°17'25"E 91.65 feet; thence (2) S24°33'50"E 206.80 feet; thence (3) S16°26'05"E 42.89 feet; thence (4) S03°20'12"E 50.82 feet; thence (5) S07°56'04"W 98.58 feet; thence (6) S20°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.3298207, Book 79-6, Page 225; thence West 146.06 feet along said northerly line to an easterly deed line of a Warranty Deed on file in the Salt Lake County Recorder's office at Entry No.12786791, Book 10681, Page 9189; thence along said deed S00°07'35"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.12948351, Book 10759, Page 9721; thence along said boundary line agreement the following four (4) courses, (1) S89°56'45"W 138.24 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 "X", Page 277; thence (2) along said westerly line S01°15'55"W 52.91 feet to an existing fence line; thence (3) N87°08'45"W

341.00 feet; thence (4) S36°31'55"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.12948352, Book 10759, Page 9728; thence along said boundary line agreement the following three (3) courses, (1) S36°31'55"W 239.76 feet; thence (2) S84°14'08"W 45.26 feet; thence (3) S89°50'39"W 112.79 feet to the southeast corner of Poole Subdivision on file in the Salt Lake County Recorder's office at Entry No.6841151, Book 98-1P, Page 15; thence N00°09'33"E 833.12 feet along the easterly line of said Subdivision; thence N89°54'47"W 314.00 feet to the easterly right of way line of Redwood Road as established by UDOT Project SP-0068(24)43, said point is 53.00 feet perpendicularly distant easterly from the design line of said project, opposite approximate engineer station 126+66.12; thence N00°09'33"E 25.00 feet along said easterly right of way line to a southerly deed line of a Warranty Deed on file in the Salt Lake County Recorder's office at Entry No.12786791, Book 10681, Page 9189; thence along said deed line the following five (5) courses, (1) S89°57'12"E 222.60 feet; thence (2) N00°07'33"E 353.00 feet; thence (3) N89°56'45"W 30.05 feet; thence (4) N00°07'35"E 162.00 feet; thence (5) N89°56'45"W 191.25 feet to the easterly right of way line of Redwood Road as established by UDOT Project SP-0068(24)43, said point is 54.00 feet perpendicularly distant easterly from the design line of said project, opposite approximate engineer station 136+22.38; thence N00°09'33"E 10.00 feet along said easterly right of way line to a southerly deed line of a Warranty Deed on file in the Salt Lake County Recorder's office at Entry No.12786791, Book 10681, Page 9189; thence along said deed line the following two (2) courses, (1) S89°56'45"E 239.25 feet; thence (2) N00°07'35"E 383.46 feet to the point of beginning.

Overall Contains: 35.91 acres+/-

Less and Excepting the South Jordan Canal, as determined by survey and described by a deed, recorded December 21, 1883, Book "X", Page 277, being Sixty-six (66') feet in width, being that portion of the canal located in the W1/2 of the SE1/4 of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being the intersection of the westerly right or way line of said South Jordan Canal and the westerly line of Jordan Hills Estates Subdivision on file in the Salt Lake County Recorder's office at Entry No.3298207, Book 79-6, Page 225, said point of beginning being S89°56'45"E 1,322.17 feet along the quarter section line and South 738.37 feet from the Center of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence S00°07'35"W 157.54 feet along said westerly line of Jordan Hills Estates Subdivision to the easterly right of way line of said South Jordan Canal; thence along said easterly right of way 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 bears: S66°41'45"E) a distance of 333.49 feet through a central angle of 22°02'20" Chord: S12°17'05"W 331.44 feet; thence (2) S01°15'55"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°15'55"E 122.97 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 23°47'26" Chord: N13°09'38"E 384.63 feet; thence (3) N25°03'21"E 116.36 feet to the point of beginning. Canal Contains: 0.82 acres+/-

Overall Less Canal Contains: 35.09 acres+/-
Of which 0.54 acre+/- is east of the canal,
and 0.58 acre+/- is encumbered with a canal easement.

ZONING LEGAL DESCRIPTION (less canal)
Located in the SE1/4 of Section 22 of Township 3 South, Range 1 West, Salt Lake Base and Meridian. Comprised of seventeen (17) parcels identified by Salt Lake County Tax Id. Numbers 27-22-451-002, 27-22-401-011, 27-22-401-030, 27-22-401-032, 27-22-401-035, 27-22-401-036, 27-22-401-037, 27-22-401-038, 27-22-401-039, 27-22-401-042 & 27-22-401-043,
being more particularly described as follows:

Beginning at a point on the southerly right of way line of 11400 South Street, being S89°56'45"E 293.00 feet along the quarter section line and S00°07'35"W 49.54 feet from the Center of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence along said southerly right of way the following seven (7) courses, (1) Easterly along the arc of a 7,940.00 feet radius non-tangent curve to the right (radius bears: S00°20'54"E) 1.04 feet through a central angle of 00°00'27" (chord: N89°39'20"E 1.04 feet); thence (2) N89°51'38"E 71.28 feet; thence (3) N87°33'42"E 251.19 feet; thence (4) S89°28'00"E 156.98 feet; thence (5) Easterly along the arc of a non-tangent curve to the right having a radius of 7,951.00 feet (radius bears: S01°05'55"W) a distance of 104.18 feet through a central angle of 00°45'03" Chord: S88°31'34"E 104.18 feet; thence (6) S88°08'57"E 219.65 feet; thence (7) along the arc of a curve to the left with a radius of 8,049.00 feet a distance of 189.30 feet through a central angle of 01°20'51" Chord: S88°49'22"E 189.29 feet; thence S34°00'00"E 67.04 feet; thence S29°17'54"E 54.00 feet; thence S24°33'50"E 201.24 feet; thence S16°26'05"E 33.69 feet; thence S03°20'12"E 40.25 feet; thence S07°56'04"W 88.32 feet; thence S20°19'11"W 50.26 feet; thence West 93.28 feet; thence S00°07'35"W 192.74 feet; thence S25°03'21"W 116.36 feet; thence along the arc of a curve to the left with a radius of 933.00 feet a distance of 387.40 feet through a central angle of 23°47'26" Chord: S13°09'38"W 384.63 feet; thence S01°15'55"W 175.87 feet; thence N87°08'45"W 341.00 feet; thence S36°31'55"W 539.38 feet; thence S84°14'08"W 45.26 feet; thence S89°50'39"W 112.79 feet; thence N00°09'33"E 833.33 feet; thence S89°56'45"E 91.56 feet; thence N00°07'35"E 550.00 feet; thence N89°56'45"W 165.00 feet; thence N00°07'35"E 383.46 feet to the point of beginning.

Contains: 31.37 acres+/-

LAND USE LEGAL DESCRIPTION (less canal)
Located in the SE1/4 of Section 22 of Township 3 South, Range 1 West, Salt Lake Base and Meridian. Comprised of seventeen (17) parcels identified by Salt Lake County Tax Id. Numbers 27-22-451-002, 27-22-401-011, 27-22-401-030, 27-22-401-032, 27-22-401-036 & 27-22-401-037, being more particularly described as follows:

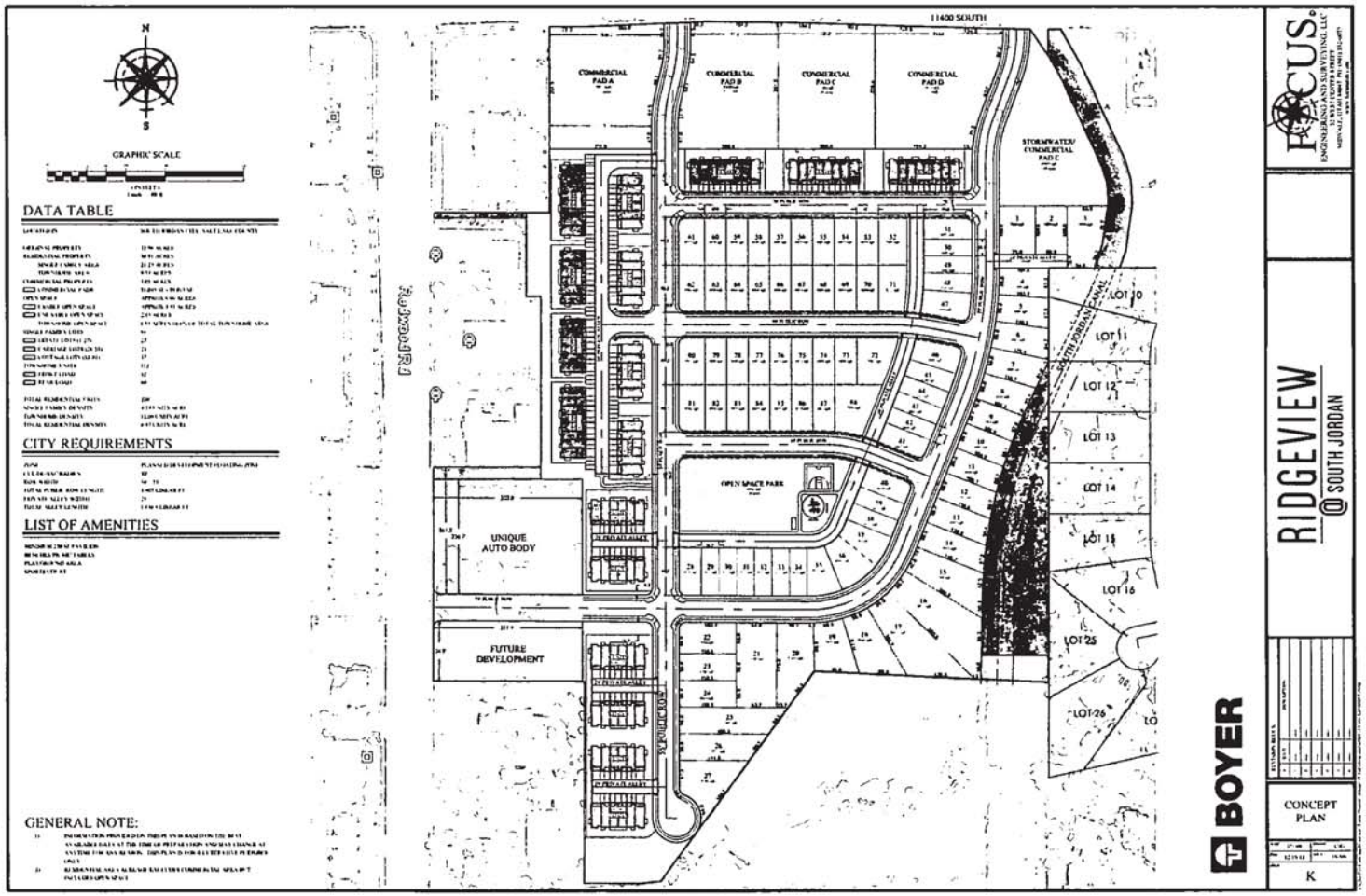
Beginning at a point on the southerly right of way line of 11400 South Street, being S89°56'45"E 966.85 feet along the quarter section line and S00°07'35"W 45.07 feet from the Center of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence along said southerly right of way the following two (2) courses, (1) S88°08'57"E 130.13 feet; thence (2) along the arc of a curve to the left with a radius of 8,049.00 feet a distance of 189.30 feet through a central angle of 01°20'51" Chord: S88°49'22"E 189.29 feet; thence S34°00'00"E 67.04 feet; thence S29°17'54"E 54.00 feet; thence S24°33'50"E 201.24 feet; thence S16°26'05"E 33.69 feet; thence S03°20'12"E 40.25 feet; thence S07°56'04"W 88.32 feet; thence S20°19'11"W 50.26 feet; thence West 93.28 feet; thence S00°07'35"W 192.74 feet; thence S25°03'21"W 116.36 feet; thence along the arc of a curve to the left with a radius of 933.00 feet a distance of 387.40 feet through a central angle of 23°47'26" Chord: S13°09'38"W 384.63 feet; thence S01°15'55"W 175.87 feet; thence N87°08'45"W 341.00 feet; thence S36°31'55"W 539.38 feet; thence S84°14'08"W 45.26 feet; thence S89°50'32"W 112.79 feet; thence N00°09'33"E 833.33 feet; thence S89°56'45"E 91.56 feet; thence N00°07'35"E 550.00 feet; thence S89°56'45"E 508.85 feet; thence N00°07'35"E 387.93 feet to the point of beginning.

Contains: 25.33 acres+/-

EXHIBIT B

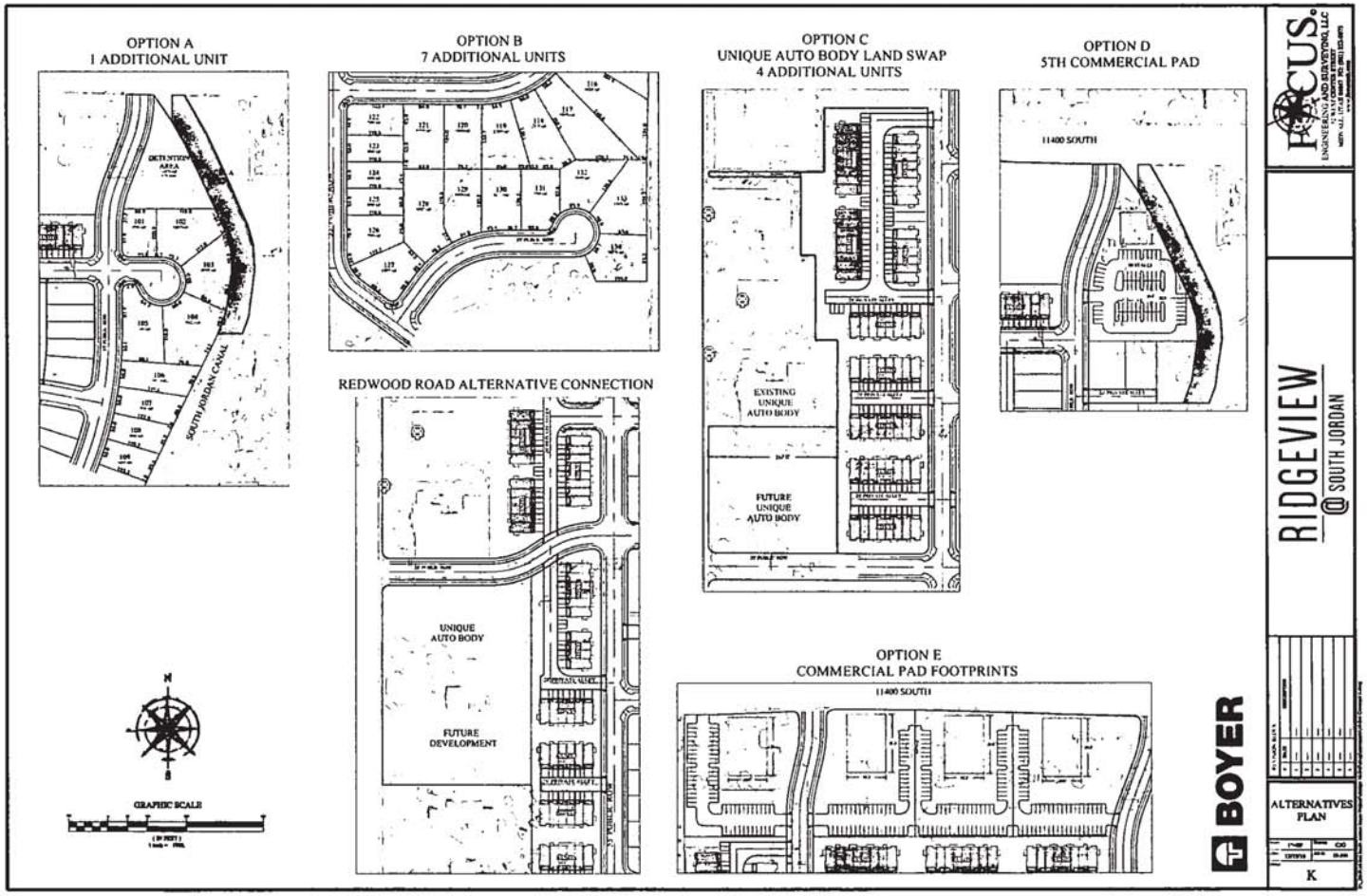
(Concept Plan)

Concept Plan - Ridgeview @ South Jordan



BK 10766 PG 8396

Concept Plan - Ridgeview Alternative Options



BK 10766 PG 8397

EXHIBIT C

(Redwood Road Mixed Use South with Planned Development Floating Zone)

Chapter 17.54

REDWOOD ROAD MIXED USE (MU) ZONES

17.54.010: PURPOSE:
17.54.020: ZONING MAP DESIGNATIONS:
17.54.030: USES:
17.54.040: SITE PLAN/PLAT APPROVAL:
17.54.050: ZONE AND PROJECT AREA:
17.54.060: LOT FRONTAGE, WIDTH AND COVERAGE:
17.54.070: YARD REQUIREMENTS:
17.54.080: OPEN SPACE:
17.54.090: MIXED USE-NORTH GATEWAY (MU-NGATE) ZONE:
17.54.100: MIXED USE-RESEARCH AND DEVELOPMENT (MU-R&D) ZONE:
17.54.110: MU-CITY CENTER (MU-CITY) ZONE:
17.54.120: MU-HISTORIC AND LANDMARK (MU-HIST) ZONE:
17.54.130: MU-COMMUNITY CENTER (MU-COMM) ZONE:
17.54.140: MU-SOUTH CENTER (MU-SOUTH) ZONE:
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17.54.010: PURPOSE:

The Redwood Road mixed use (MU) zones are established to implement the land use element of the general plan and the Redwood Road centers map, as amended, which is included for reference in this chapter. The purpose of the MU zones is to establish unique and distinct districts in a succession of nodes along the Redwood Road corridor. These districts are defined by separate classes of uses and development standards which identify the character of the individual districts. The allowed uses and standards applicable to each district are set forth in this chapter and are intended to create a distinctive identity representative of the City's quality of life. The MU zones will encourage orderly, aesthetically pleasing development and a balance of uses while discouraging strip commercial with its attendant congestion, pollution and visual blight. (Ord. 2016-05, 5-3-2016)

17.54.020: ZONING MAP DESIGNATIONS:

The MU zones shall be established according to the boundary of the individual center indicated on the "Redwood Road centers" map and according to the land uses designated on the general plan land use plan map, as adopted or amended by the City Council. The MU zones shall be noted as follows on the official zoning map of the City:

MU-Ngate	Mixed Use-North Gateway Zone
MU-R&D	Mixed Use-Research and Development Zone
MU-City	Mixed Use-City Center Zone
MU-Hist	Mixed Use-Historic and Landmark Zone
MU-Comm	Mixed Use-Community Center Zone
MU-South	Mixed Use-South Center Zone
MU-Sgate	Mixed Use-South Gateway Zone

(Ord. 2016-05, 5-3-2016)

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17.54.030: USES:

Uses may be conducted in the MU zones only in accordance with the following regulations:

A. Only allowed permitted, conditional or accessory uses as set forth in this chapter may be conducted in the MU zones. A conditional use permit must be obtained prior to the establishment of a conditional use. Sexually oriented businesses are prohibited in the MU zones.

B. All uses established in the MU zones shall be conducted within completely enclosed buildings, except those uses deemed, through conditional use approval, to be customary "outdoor" uses such as recreation, garden nursery, lumberyards or other similar uses.

C. Accessory uses and buildings are permitted in the MU zones only in conjunction with allowed permitted and conditional uses. Accessory uses include, but are not limited to, parking areas, utility and loading areas and other buildings and activities which are incidental and subordinate to the permitted or conditional use on the premises. Accessory buildings in residential developments shall meet requirements for residential zones found elsewhere in this title.

D. There shall be no open storage of trash, debris, used, wrecked or neglected materials, equipment or vehicles in MU zones. No commercial materials, goods or inventory may be stored in open areas in MU zones, except for temporary display items which are removed daily and which may be located only on private property no closer than ten feet (10') from any public right-of-way. No more than twelve (12) small party balloons and six (6) weatherproof placards, each not exceeding two feet (2') square per business, may be attached to the displays and shall be removed daily with the displays. All other signs and devices are prohibited. Outdoor storage of inventory or products such as firewood, water softener salt, garden supplies and building materials is permitted only in screened areas approved for such purpose with site plan review.

E. No vehicle, boat or trailer, or parts thereof, which is in a wrecked, junked, dismantled, inoperative or abandoned condition, attended or not, may be parked or stored in MU zones for longer than seventy two (72) hours unless stored within a completely enclosed building or opaque fence enclosure which completely obscures said vehicle or parts from public view. No more than two (2) such vehicles may be so stored on a lot in MU zones. No commercial vehicles such as earthmoving or material handling equipment, semitrucks or trailers or any commercial truck, trailer or vehicle may be stored in MU zones for longer than seventy two (72) hours, except in conjunction with an approved use or approved development or construction activities on the property.

F. Watercraft, trailers, campers, motor homes and other utility or recreational vehicles shall be stored within lawfully constructed buildings or behind the front line of the main building on the lot or parcel in an MU zone, except that said vehicles may be stored temporarily in front or street side yards for no longer than seventy two (72) hours. Recreational and utility vehicles may be stored permanently in the street side yard of a corner lot only if stored completely behind the front line of the main building and at least eight feet (8') from the street right-of-way line and if enclosed with a six foot (6') high solid vinyl or masonry fence. Travel trailers, campers and motor homes may not be occupied as living quarters in MU zones, except that a vehicle owned by a guest of the resident may be stored and occupied in the required front yard or side yard of the permanent dwelling for no more than seven (7) days per calendar year.

G. Home occupations may be licensed in any residence in MU zones according to provisions of title 5, chapter 5.38 of this Code.

H. Religious activities may be allowed in MU zones with approval of a conditional use permit. (Ord. 2018-14, 7-17-2018)

17.54.040: SITE PLAN/PLAT APPROVAL:

All uses proposed in the MU zones shall be established in conjunction with an approved conditional use permit, site plan, subdivision plat or condominium map. Procedures and requirements of this title and title 16 of this Code concerning site plan, condominium map and plat approval shall be followed in the preparation and review of developments proposed in the MU zones. All uses shall be conducted according to the approved site plan, condominium map or plat and any conditions of approval. Site plans or plats may be altered according to procedures set forth in title 16 of this Code. (Ord. 2016-05, 5-3-2016)

17.54.050: ZONE AND PROJECT AREA:

The minimum area of any MU zone shall be five (5) acres. The minimum area of any project in the MU zones shall be five (5) acres. "Project" shall be defined as any residential, commercial, institutional, office or mixed use development for which preliminary plat, map or site plan approval has been proposed or granted. If a project is proposed to be smaller than five (5) acres, a concept plan shall be prepared according to section 16.24.030 of this Code with the involvement of the neighboring property owners and submitted for review by the Planning Commission. The concept plan shall facilitate future coordination of land use, access, parking, landscaping and building placement between the parcel proposed for development and neighboring parcels. The area for which the concept plan shall be prepared will be determined by the Community Development Department but shall include, at a minimum, all parcels within five hundred feet (500') of the subject parcel. After reviewing the concept plan, the Planning Commission may authorize the developer to proceed with the site plan application according to the concept plan, require modifications to the concept plan before proceeding with the site plan or reject the

concept plan. If the applicant proceeds with the site plan application, the concept plan may be considered by the Planning Commission in approving or denying the site plan for the project. Any project under five (5) acres in area shall be a conditional use in the MU zones. (Ord. 2016-05, 5-3-2016)

17.54.060: LOT FRONTAGE, WIDTH AND COVERAGE:

A. No minimum lot width is required for lots in MU zones, except for single-family lots developed to R-2.5 standards which shall have a minimum width of ninety feet (90') measured at the minimum front yard setback at a point which corresponds to the midpoint of the front lot line.

B. Each lot developed to R-2.5 standards shall abut the right-of-way line of a public street a minimum distance of ninety feet (90'), except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall abut the right-of-way a minimum distance of fifty feet (50').

C. All developments not meeting R-2.5 standards shall abut a public street a minimum distance of one hundred fifty feet (150').

D. Side property lines shall be within five degrees (5°) of perpendicular to the front lot line.

E. No maximum lot coverage by buildings is required in the MU zones, except for single-family (R-2.5 standards) residential development, in which case the maximum lot coverage shall be forty percent (40%). (Ord. 2016-05, 5-3-2016)

17.54.070: YARD REQUIREMENTS:

The following minimum yard areas are required in the MU zones. The "project perimeter" yard area shall be measured from the exterior boundary of the preliminary plat or site plan. Yard requirements for self-storage facilities shall be determined with development review. Yards indicated as "landscaped" shall be landscaped with lawn, trees, shrubs or other plant material, except for necessary driveways and walkways.

A. Single-family residential (R-2.5 Zone standards):

Front	30	feet (landscaped)
Side	10	feet
Corner lot street side	30	feet (landscaped)
Collector street side	35	feet
Rear	25	feet
Corner lot rear	10	feet
Collector street rear	35	feet

B. Office and institutional:

Front and street side	20	feet (landscaped)
Project perimeter adjacent to office use	0	feet
Project perimeter adjacent to retail use	5	feet (landscaped)
Project perimeter adjacent to multi-family residential use	10	feet (landscaped)
Project perimeter adjacent to single-family residential or agricultural use	10	feet (landscaped)
Between buildings	20	feet (landscaped, may be partially paved)

C. Retail:

Front and street side	20	feet (landscaped)
Project perimeter adjacent to office use	5	feet (landscaped)
Project perimeter adjacent to retail use	0	feet
Project perimeter adjacent to multi-family residential use	10	feet (landscaped)
Project perimeter adjacent to single-family residential use	15	feet (landscaped)
Between buildings	0	feet

D. The minimum side and rear landscaped yards for office and retail buildings or structures adjacent to residential or agricultural zones or uses shall be an additional foot for each foot of building height over twenty five feet (25'). The minimum setback from property lines for accessory buildings and structures exceeding twelve feet (12') in height shall be increased by one foot (1') for each foot of height in excess of twelve feet (12'). At least fifty percent (50%) of additional required yard areas shall be landscaped.

E. Projections into required yard areas shall be regulated according to the respective residential (R-1.8, R-2.5, R-3, R-M), commercial (C-C, C-N), industrial (C-I) and office (P-O) requirements found elsewhere in this title.

F. Should an adjacent property have a future land use designation that is commercial, office or industrial, the required minimum interior side and/or rear yard may be reduced if approved by the Planning Commission with site plan review. (Ord. 2016-05, 5-3-2016)

17.54.080: OPEN SPACE:

Open space is landscaped area, including required landscaped yard areas. Open space may include recreational improvements, including sports courts, swimming pools and walking paths. All open spaces shall be preserved and properly maintained by the owners. A perpetual open space easement or common area shall be recorded for developments by an owners' association with power to assess and collect fees for maintenance. Open space requirements for self-storage facilities shall be determined with development review. The following minimum landscaped open spaces shall be provided in the MU zones:

Multi-family residential	16 percent of gross area
Office, plant or institutional	15 percent of gross area
Retail	None
Single-family residential (R-2.5 Zone standards)	None

(Ord. 2018-12, 7-17-2018)

17.54.090: MIXED USE-NORTH GATEWAY (MU-NGATE) ZONE:

A. Purpose: The Mixed Use-North Gateway Zone (MU-Ngate) is established to encourage primarily residential development which is representative of the residential character and lifestyle of the City. This zone will serve to identify and distinguish the City at the north boundary on Redwood Road.

B. Permitted Uses: The following use may be conducted in the MU-Ngate Zone:

Single-family residential development R-2.5 standards.

C. Conditional Uses: The following uses may be allowed in the MU-Ngate Zone with approval of a conditional use permit:

Active parks, recreation facilities.

Group daycare.

Medical or dental office.

Office or commercial PUD or condominium, minimum five (5) acres.

Office service.

Passive parks.

Project smaller than five (5) acres.

Public or quasi-public facilities.

Schools. (Ord. 2016-05, 5-3-2016)

17.54.100: MIXED USE-RESEARCH AND DEVELOPMENT (MU-R&D) ZONE:

A. Purpose: The Mixed Use-Research and Development Zone (MU-R&D) is established to encourage primarily office, commercial and high tech laboratories and manufacturing development in a well landscaped campus environment. This zone will establish a visible area in the City for business and research facilities which promotes the use, open space and architectural standards of the community.

B. Permitted Uses: The following uses may be conducted in the MU-R&D Zone:

Office service.

Research and development facilities.

C. Conditional Uses: The following uses may be allowed in the MU-R&D Zone with approval of a conditional use permit:

Group daycare.

High tech light manufacturing, warehousing and distribution.

Office PUD or condominium, minimum five (5) acres.

Offices with customers on the premises.

Project smaller than five (5) acres.

Public or quasi-public uses.

Residential with attached or detached single-family dwellings, not stacked, maximum five (5) units per acre, minimum twenty (20) acres. (Ord. 2016-05, 5-3-2016)

17.54.110: MU-CITY CENTER (MU-CITY) ZONE:

A. Purpose: The mixed use-city center zone (MU-City) is established to provide a centralized retail hub within the 10400 South Redwood Road vicinity. This center will help to meet the routine retail and service needs of local residents and motorists. Development should be geared toward commerce and demonstrate the high architectural standards of the city. "Postmodern" architectural style is encouraged in building design.

B. Permitted Uses: The following uses may be conducted in the MU-City zone:

Health, beauty and fitness services.

Offices with customers on the premises.

Retail uses.

C. Conditional Uses: The following uses may be allowed in the MU-City zone with approval of a conditional use permit:

Active parks, recreation facilities.

Assisted living centers, maximum two (2) stories.

Automotive repairs entirely within enclosed buildings, maximum total of two (2) acres in the MU-City zone (no outside storage of parts, supplies, equipment or damaged vehicles).

Automotive services, including lube, tune up, wash, inspection, tires, mufflers, minor repairs (no outside storage of parts, supplies or equipment).

Banks, credit unions, financial institutions.

Bed and breakfast inn.

Business services.

Care centers, maximum two (2) stories.

Cultural facilities.

Drive-through facilities for allowed uses.

Educational and training activities.

Entertainment, amusement.

Equipment and appliance light repairs and service enclosed within a building.

Fast food with no eating accommodations.

Gas stations, convenience stores.

Group daycare center.

Laundry.

Lumber, building materials and landscaping retail sales yards.

Office or commercial PUD or condominium, minimum five (5) acres.

Office service.

Passive parks.

Pharmacy.

Project smaller than five (5) acres.

Public or quasi-public facilities.

Restaurants.

Self-storage facilities, maximum total of three (3) acres in the MU-City zone. (Ord. 2016-05, 5-3-2016)

17.54.120: MU-HISTORIC AND LANDMARK (MU-HIST) ZONE:

A. Purpose: The Mixed Use-Historic and Landmark Zone (MU-Hist) is established to preserve the historic and cultural heritage of the City while providing limited residential, commercial and office opportunities. Uses established in the MU-Hist Zone will reflect and be sensitive to the historic nature of this zone. Buildings should reflect the historic architecture of the State, possibly implementing Victorian characteristics. Historic buildings and sites shall be preserved as required by the City Council.

B. Permitted Uses: The following uses may be conducted in the MU-Hist Zone:

Bed and breakfast lodging.

Minor retail uses.

Restaurants.

C. Conditional Uses: The following uses may be allowed in the MU-Hist Zone with approval of a conditional use permit:

Active parks, recreational activities.

Cultural facilities.

Minor business services.

Office or commercial PUD or condominium, minimum five (5) acres.

Office service.

Passive parks.

Project smaller than five (5) acres.

Public or quasi-public facilities.

Schools. (Ord. 2016-05, 5-3-2016)

17.54.130: MU-COMMUNITY CENTER (MU-COMM) ZONE:

A. Purpose: The Mixed Use-Community Center Zone (MU-Comm) is established to encourage centralized civic facilities with supporting and compatible office and commercial development. This zone should be characterized by a campuslike environment with pedestrian amenities.

B. Permitted Uses: The following uses may be conducted in the MU-Comm Zone:

Cultural facilities.

Office service.

Restaurants.

Retail business.

C. Conditional Uses: The following uses may be allowed in the MU-Comm Zone with approval of a conditional use permit:

Active parks, recreational facilities.

Buildings for religious activities.

Drive-through service.

Group daycare.

Health, beauty and fitness services.

Office or commercial PUD or condominium, minimum five (5) acres.

Passive parks.

Project smaller than five (5) acres.

Public or quasi-public facilities.

Schools. (Ord. 2016-05, 5-3-2016)

17.54.140: MU-SOUTH CENTER (MU-SOUTH) ZONE:

A. Purpose: The Mixed Use-South Center Zone (MU-South) is established to provide a retail hub at the 11400 South intersection. This center will help to meet the routine retail and service needs of residents in this vicinity and motorists passing through this major intersection. Development will be geared toward commerce and demonstrate the high architectural standards of the City. An equestrian theme is desired both in uses and architecture.

B. Permitted Uses: The following uses may be conducted in the MU-South Center Zone:

Health, beauty and fitness services.

Offices with customers on the premises.

Restaurants.

Retail uses.

C. Conditional Uses: The following uses may be allowed in the MU-South Center Zone with approval of a conditional use permit:

Active parks, recreational facilities.

Automotive repairs entirely within enclosed buildings, maximum total of three (3) acres in the MU-South Zone. No outside storage of parts, supplies, equipment or damaged vehicles visible from the street or from adjacent properties is allowed.

Automotive services, including lube, tune up, wash, inspection, tires, mufflers, minor repairs. No outside storage of parts, supplies, equipment or damaged vehicles visible from the street or from adjacent properties is allowed.

Banks, credit unions, financial institutions.

Bed and breakfast lodging.

Business services.

Cultural facilities.

Drive-through service.

Educational and training activities.

Entertainment, amusement.

Equipment and appliance light repairs and service enclosed within a building.

Fast food with no eating accommodations.

Gas stations, convenience stores.

Group daycare center.

Laundry.

Lumber, building materials and landscaping retail sales yards.

Office or commercial PUD or condominium.

Office service.

Passive parks.

Pharmacy.

Project smaller than five (5) acres.

Public or quasi-public facilities.

Self-storage facilities, maximum total of three (3) acres in the MU-South Zone. (Ord. 2018-02, 4-3-2018)

17.54.150: MU-SOUTH GATEWAY (MU-SGATE) ZONE:

A. Purpose: The Mixed Use-South Gateway Zone (MU-Sgate) is established to encourage primarily office development which is representative of the character and lifestyle of the City. This zone will serve to identify and distinguish the City at the south boundary on Redwood Road. Architecture should be residential in scale and flavor.

B. Permitted Uses: The following use may be conducted in the MU-Sgate Zone:

Office service.

C. Conditional Uses: The following uses may be allowed in the MU-Sgate Zone with approval of a conditional use permit:

Active parks, recreation facilities.

Group daycare.

Office or commercial PUD or condominium.

Passive parks.

Project smaller than five (5) acres.

Public or quasi-public facilities. (Ord. 2016-05, 5-3-2016)

17.54.160: LANDSCAPING:

A. The following landscaping requirements shall apply in the MU zones:
1. Single-family residential: The front and side yards of single-family lots shall be landscaped and properly maintained with grass, trees and other plant material unless otherwise approved with a conditional use permit.
2. Multi-family residential: Grass, shrubs, ground cover, two inch (2") or larger caliper deciduous trees, seven feet (7') or taller evergreen trees; grass and two inch (2") or larger caliper deciduous trees in public park strips.
3. Office, plant or institution: Grass, shrubs, ground cover, two inch (2") or larger caliper deciduous trees, seven feet (7') or taller evergreen trees; grass and two inch (2") or larger caliper deciduous trees in public park strips.
4. Retail business: Grass, shrubs, ground cover, two inch (2") or larger caliper deciduous trees, seven feet (7') or taller evergreen trees; grass in public park strips.

B. Areas of a development that are not covered by paving or buildings shall be landscaped. All required landscaping in yard areas and open spaces, except in R-2.5 developments, shall be installed or escrowed (due to weather) prior to occupancy.

C. All landscaped areas, including adjoining public right of way areas, shall be properly irrigated and maintained by the owners unless otherwise allowed with development approval.

D. Trees may not be topped nor may any landscape material be removed without city approval unless replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

E. Curbed planters with two inch (2") or larger caliper shade trees and grass, shrubs or ground cover shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.

F. Shade trees shall be planted between double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum intervals of three (3) stalls and no farther than six feet (6') from the parking area. Shade trees are not required in parking rows which are adjacent to buildings.

G. In commercial and institutional developments, minimum five foot (5') landscaped planters shall be provided along the street sides of buildings except at building entrances or drive-up windows. In office developments, said planters shall be provided around the entire building except at building entrances or drive-up windows.

H. All landscaped areas other than in single-family residential developments shall be separated from driveways and parking areas with minimum four inch (4") high curbs.

I. Minimum three (3) to four foot (4') high berms or hedges shall be provided in landscaped areas between public streets and parking areas of developments in the MU zones. Berms or hedges are not required where the entire area, excluding walkways, between the public street and a building is landscaped.

J. Trees shall be planted on private property, except in R-2.5 developments, at the minimum rate of one per seven hundred (700) square feet of required landscaped area. At least thirty percent (30%) of all required trees, excluding public park strip trees, shall be evergreens.

K. Trees are required in park strips along collector and arterial streets and shall be selected from and planted according to the city street tree plan. Trees shall be planted along the property side of the sidewalk on Redwood Road thirty feet (30') on center and six feet (6') from the sidewalk. Grass shall be planted and maintained in the park strip along Redwood Road.

L. Developments which are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights of way in the landscaping of the project and the urban trails system. Any areas so included may be counted toward required open space for the development. Waterways which traverse developments may be left open if properly landscaped and maintained. Any entity or agency having jurisdiction over said waterways must grant approval for any redevelopment of said waterways.

M. All development applications shall be accompanied by landscape plans prepared by a professional landscape architect. (Ord. 2016-05, 5-3-2016)

17.54.170: ARCHITECTURAL STANDARDS:

A. The following architectural standards are required for the respective uses listed in the MU zones:
1. Single-family residential: Brick or stone in the minimum amount of two feet (2') times perimeter of the foundation (including garage); minimum five to twelve (5:12) roof pitch; minimum two (2) car garage (minimum 22 feet by 22 feet, or approximate approved equivalent) per dwelling; minimum two thousand four hundred (2,400) square feet minimum dwelling unit size.
2. Multi-family residential: Brick or stone in the minimum amount of two feet (2') times perimeter of the foundation (including garage) and stucco; minimum five to twelve (5:12) roof pitch; minimum two (2) car garage (minimum 22 feet by 22 feet, or approximate approved equivalent) per dwelling; minimum two thousand four hundred (2,400) square feet per dwelling.
3. Small office, plant, institution or retail business (less than 5,000 square foot building): Minimum of fifty percent (50%) brick or stone; balance of exterior wall area shall consist of brick, stone, glass, decorative integrally colored block and/or no more than fifteen percent (15%) stucco or tile. Decorative accents and trim of other materials are permitted with planning commission approval. Roofs to be hipped or gabled with minimum six to twelve (6:12) pitch.

B. All building materials shall be high quality, durable and low maintenance. All buildings and structures in MU zones shall be maintained in good condition.

C. Remodeling or refacing of buildings, except in R-2.5 developments, may not be commenced without the approval of the planning commission.

D. All masonry and concrete materials, except minimal foundations, shall be integrally colored.

E. Exterior walls of buildings, except for single-family dwellings, in excess of forty feet (40') in length, shall have relief features at least four inches (4") deep at planned intervals.

F. All sides of multi-family dwellings containing more than four (4) units shall receive similar design treatment.

G. Maximum height of all buildings in the MU zones shall be thirty five feet (35').

H. Signs shall meet requirements of title 16, chapter 16.36 of this code according to P-O zone standards for office uses and according to C-C zone standards for commercial uses and shall be constructed of materials which are compatible with the buildings which they identify.

I. All buildings and signs in individual developments shall possess a consistent architectural theme which reflects the character of the district in which they are located.

J. All buildings and structures shall be designed by a licensed professional architect.

K. Any site or building in MU zones believed by the city council to have historical significance shall be preserved for a maximum period of six (6) months upon written notification to the city that a change in use, redevelopment or demolition of the property is desired. The owner or developer of the subject site or building shall request that the city make a determination on the disposition of the property. If the city

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council determines that preservation is desired, negotiations should be undertaken and finalized within the six (6) month period. If negotiations to preserve the site or building are not completed or continued in a mutually acceptable manner within six (6) months, the building or site may be redeveloped, remodeled or demolished in conformance with the provisions of this chapter.

L. Attached garages on single-family residential corner lots may be located on the interior side of the lot or on the street side of the lot only if the garage is accessed directly from the side street. (Ord. 2016-05, 5-3-2016)

17.54.180: PARKING AND ACCESS:

The following parking and access requirements shall apply in the MU zones:

A. Parking areas and vehicle access shall meet the requirements of title 16, chapter 16.26 of this Code. Defined pedestrian access shall be provided between adjacent developments, buildings and parking areas as required by the Planning Commission. Sidewalks over which parked vehicles may overhang shall be at least six feet (6') wide on single parking rows and eight feet (8') wide between double loaded rows. Sidewalks shall be at least six inches (6") higher than driveway and parking surfaces. An eight foot (8') wide sidewalk shall be required along Redwood Road and shall be set back a minimum of two feet (2') from the right-of-way line. The eight foot (8') sidewalk shall be considered landscaping for purposes of this chapter. Park strips (minimum 12 feet wide) between the sidewalk and the curb shall be landscaped and maintained with grass.

B. If approved by the Planning Commission, cash may be paid to the City for future construction of improvements for roads which are designated for widening in the Transportation Master Plan.

C. Access to public streets shall be approved by the City Engineer and, if a State road, by UDOT. Vehicle access to developments from collector and arterial streets shall be shared as required by the Planning Commission. Driveways and streets intercepting or intersecting the same collector or arterial street shall be separated by a minimum distance of three hundred feet (300'). Double frontage lots may be accessed only from a subdivision or neighborhood street, not from a collector or arterial street.

D. Streets and related improvements shall be designed, constructed and dedicated according to State and/or City standards and according to the design widths established by the Transportation Master Plan and the Road and Bridge Design and Construction Standards of the City. Proposed streets on the Redwood Road Land Use Plan, or other acceptable alignments, shall be implemented with new development and shall be designed to right-of-way widths as specified by the City Council.

E. New development shall make reasonable accommodation for mass transit facilities. The developer shall consult the State transit authority as required by the City.

F. Easements, rights-of-way or improvements shall be provided for urban trails according to the City Trails Plan or as required by the Planning Commission.

G. Loading areas shall be located at the rear of buildings and shall be separated from parking areas.

H. Buildings shall be arranged in clusters to encourage pedestrian access. Areas between streets or parking areas and the building or at the center of the building cluster shall consist of sidewalks, plazas, landscaped planters with shade trees, benches, waste receptacles and other street furniture and amenities as approved and required by the Planning Commission. On street parking may be allowed in calculating the minimum parking requirement; provided, that sufficient street width is provided to accommodate said parking. (Ord. 2016-05, 5-3-2016)

17.54.190: FENCING, SCREENING AND CLEAR VISION:

The following fencing, screening and clear vision requirements shall apply in the MU Zones: (Ord. 2016-05, 5-3-2016)

A. All mechanical equipment, antennas, loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles shall be enclosed by masonry walls that are at least as high as the receptacle itself, but not less than six feet (6') in height, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings. (Ord. 2017-22, 7-18-2017)

B. Incompatible land uses shall be screened with six foot (6') vinyl, simulated wood or masonry fences as determined by the Planning Commission. A minimum six foot (6') decorative masonry wall is required between commercial or office zones and agricultural or residential zones. A higher fence or wall may be allowed or required by the Planning Commission in unusual circumstances. A building permit is required for fences or walls over six feet (6') high. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined by the Planning Commission.

C. In residential developments and except for development perimeter fencing, no wall, fence or opaque hedge or screening material higher than six feet (6') shall be erected or maintained in any rear or side yard. Buffering and screening elements associated with a private recreation facility shall be exempt from this section.

D. In residential developments, no wall, fence or screening material shall be erected between a street side building line and a street, except as required in subsection A of this section.

E. Landscape materials, except for mature trees which are pruned at least seven feet (7') above the ground, and fences shall not exceed three feet (3') in height within a ten foot (10') triangular area formed by the edge of a driveway and the street right of way line or within a thirty foot (30') triangular area formed by the right of way lines of intersecting streets.

F. Any wall or fence erected or maintained at the rear or side property line in residential developments adjacent to and parallel with a collector or arterial street shall be six feet (6') tall and shall be constructed in accordance with provisions for collector street fencing in section 16.04.200 of this code. A building permit is required for construction of a collector street fence. Construction drawings and brick samples are required. Collector street fences shall be installed so as to prevent weed growth between the fence and the public sidewalk. Other fences may be installed no closer than twenty feet (20') from any street right of way line, except as otherwise prohibited in this title. Proposed modifications to collector street fencing must be consistent with adjacent fencing provided that the adjacent fencing meets requirements for collector street fencing. Proposed collector street fences may not be installed until reviewed by the community development director or his designee. (Ord. 2016-05, 5-3-2016)

17.54.200: LIGHTING:

The following lighting requirements shall apply in the MU zones:

A. A lighting plan shall be submitted with all new developments in the MU zones. Site lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.

B. Lighting fixtures on private property shall be architectural grade and consistent with the architectural theme of the development.

C. Lighting fixtures on public property shall be architectural grade. A single streetlight design, approved by the city council and the engineering department, will be used on the same street. (Ord. 2016-05, 5-3-2016)

17.54.210: OTHER REQUIREMENTS:

A. Private Covenants: Developers of projects that will include common area, private streets, shared private improvements, or shall otherwise include restrictive covenants shall submit a proposed declaration of conditions, covenants and restrictions ("CC&Rs") to city staff for review. The CC&Rs shall be recorded concurrently with the final plat and, except where the city has agreed to and executed documents to guarantee the establishment of a special assessment area, shall include the following:
1. An opinion of legal counsel licensed to practice law in the state that the project meets requirements of state law.
2. Provisions for a homeowners' association, maintenance of all buildings, streets, sidewalks, other improvements and common areas, adherence to city conditions and standards applicable to the development at the time of approval, snow removal, and other items recommended by city staff and approved by the planning commission.
3. Language consistent with section 17.04.300 of this title.

B. Grading And Drainage: All residential developments shall be graded according to the city's engineering and building requirements to provide adequate drainage in said developments. Buildings shall be equipped with facilities for the discharge of all roof drainage onto the subject lot or parcel.

C. Maintenance: All private common areas in residential developments shall be properly maintained by the owners.

D. Easements: Permanent buildings may not be located within a public easement.

E. Phasing Plan: A project phasing plan shall be submitted for review by the planning commission at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the planning commission. (Ord. 2016-05, 5-3-2016)

17.130.050: PLANNED DEVELOPMENT FLOATING ZONE:

17.130.050.010: PURPOSE:

The purpose of the planned development floating zone (PD) is to allow for flexibility in the application of zoning regulations and development provisions of this title to advance a public interest through prescriptive requirements of a development plan and development agreement approved by the city council. The PD may be applied to specific geographical areas ("districts") in circumstances that address a unique situation, confer a substantial benefit to the city, or incorporate design elements or a mixture of uses that represent a significant improvement in quality over what could otherwise be accomplished by standard zoning and development provisions. Such circumstances may include, but are not limited to: improvements in open space and amenities, environmental and resource preservation, tree and vegetation protection, slope accommodations, improved infrastructure efficiency, exceptional and innovative site or building design, increased public benefits, and complementary integrated land uses. The city council shall consider the purpose of the base zone and the impacts on and from surrounding properties when approving a PD district. (Ord. 2016-05, 5-3-2016)

17.130.050.020: ESTABLISHMENT:

A. Procedure:
1. Concept: A concept plan, that includes a preliminary site layout, basic sketches of proposed buildings, and a general understanding of proposed uses, shall be submitted for city council review. Applicants are encouraged to work with staff prior to application to achieve an understanding of the surrounding area, the purpose of the base zone, and the goals and policies of the city's general plan. The council shall provide advisory comments and recommendation regarding the concept plan to assist in the preparation of the development plan according to subsection B of this section. No action will be taken by the council, and comments and recommendations will not obligate, compel, or constrain future action by the council.
2. Rezone: A PD district shall only be established upon approval by the city council as a rezone according to the provisions of chapter 17.22, "Zoning Amendments", of this title and as may be required elsewhere in this title, except that the requirement for a conceptual plan in subsection 17.22.030D of this title shall be replaced with a development plan according to subsection B of this section. The development plan shall be approved by development agreement in conjunction with the rezoning approval.
3. Concurrent Site Plan Or Preliminary Subdivision (Optional): At the applicant's option and with the approval of the development services director, the applicant may submit a site plan application and/or preliminary subdivision application to be processed concurrently with a PD rezone. In the case of concurrent applications, planning commission approval of a concurrent site plan and/or preliminary subdivision shall be contingent on the city council's approval of the PD rezone.

B. Development Plan Requirements:
1. A written statement shall be provided that explains the intent of the proposal, explains how the PD provisions will be met, and identifies the requested revisions to standard zoning and development provisions.
2. A map and other textual or graphic materials as necessary to define the geographical boundaries of the area to which the requested PD district would apply.
3. A development plan shall also include:
a. Site plan/conceptual subdivision plan;
b. Circulation and access plan;
c. Building elevations, materials, and colors;
d. Landscape and open space plan;
e. Signage plan;
f. Lighting plan; and
g. Allowed uses.

C. Prohibited:
1. Sexually oriented businesses shall not be allowed in a PD district where otherwise prohibited by this code.
2. A PD district shall not be approved in the P-C zone or single-family residential zones (R-1.8, R-2.5, R-3, R-4, R-5).

D. Effect Of Approval:
1. All of the provisions of this code, including those of the base zone, shall be in full force and effect, unless such provisions are expressly waived or modified by the approved development plan and/or development agreement.
2. An approved PD district shall be shown on the zoning map by a "-PD" designation after the designation of the base zone district.
3. No permits for development within an approved PD district shall be issued by the city unless the development complies with the approved development plan.
4. The development services director may authorize minor deviations from an approved development plan to resolve conflicting provisions or when necessary for technical or engineering considerations. Such minor deviations shall not affect the vested rights of the PD district and shall not impose increased impacts on surrounding properties.

E. Vested Rights:

1. A property right that has been vested through approval of a PD district shall remain vested for a period of three (3) years or upon substantial commencement of the project. A property right may be vested, or an extension of a vested property right may be granted, for a period greater than three (3) years only if approved by the city council through an approved PD district.
2. Substantial commencement shall be the installation of infrastructure, a building having started construction, or as determined by the development services director based on significant progress otherwise demonstrated by the applicant. A project that has not substantially commenced may, at the discretion of the property owner, develop according to the base zone. A project that has substantially commenced shall not deviate, in whole or in part, from the approved PD district, unless amended per section 17.130.050.030 of this chapter. (Ord. 2016-05, 5-3-2016)

17.130.050.030: AMENDMENTS:

Any application to amend an approved PD district shall be processed as a zone text amendment, except that an application to extend the district boundaries shall be processed as a rezone. Any amendment to an approved PD district requires that the corresponding development agreement also be amended. (Ord. 2016-05, 5-3-2016)

EXHIBIT D

(Resolution R2019-01 - To Be Inserted Once Executed)

EXHIBIT E

(Ridgeview @ South Jordan Master Development Plan)

RIDGEVIEW
@ SOUTH JORDAN

BK 10766 PG 8414

MASTER DEVELOPMENT PLAN

BOYER

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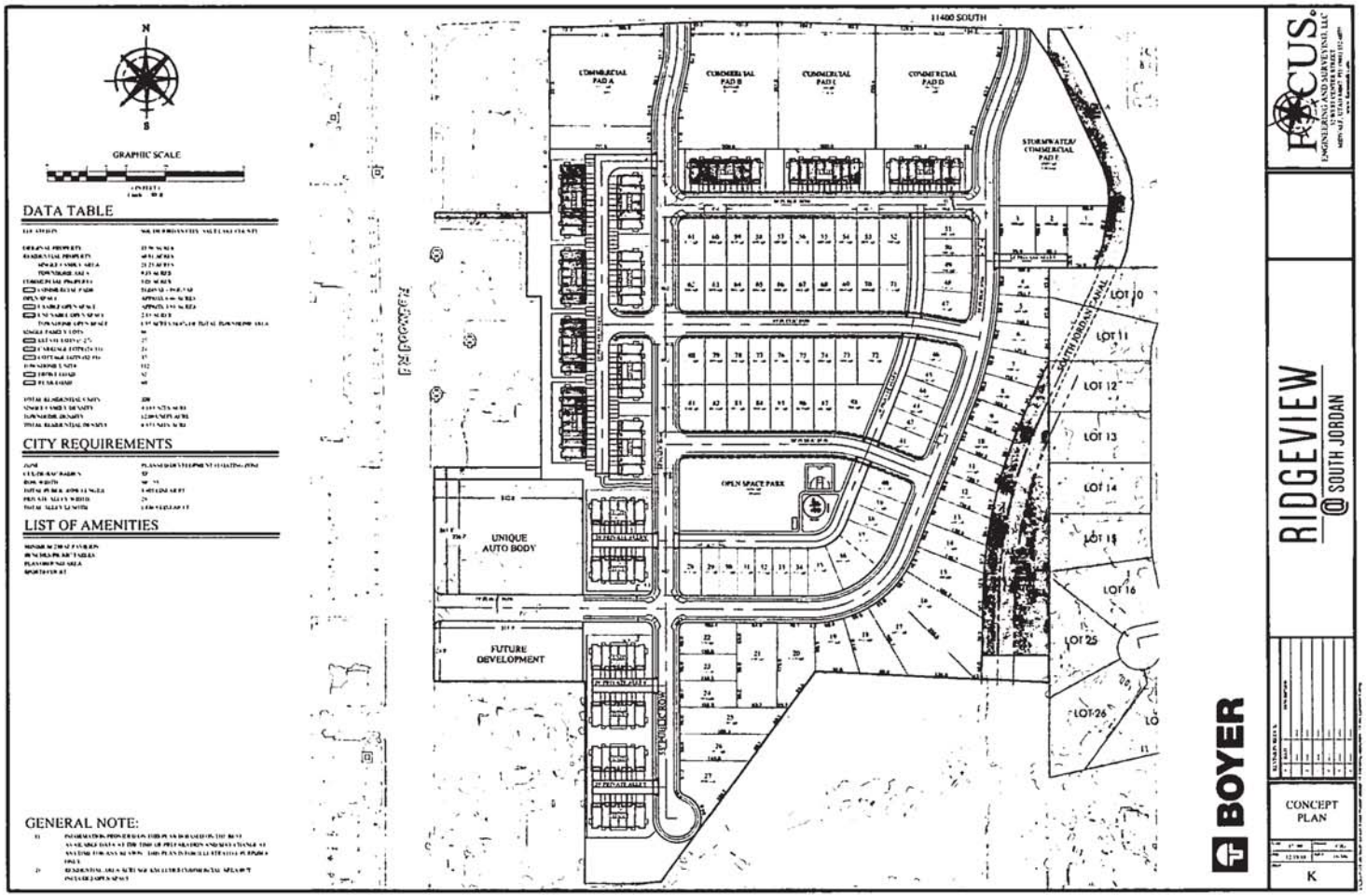
BK 10766 PG 8415

Ridgeview Purpose Statement

The Boyer Company is seeking zoning approval of approximately 35 acres of property located at the southwest corner of 11400 South and Redwood Road into South Jordan City Planned Development Floating Zone (PD) as the Ridgeview at South Jordan Project (PD-Ridgeview). The proposed plan for the property creates a mixture of uses – including commercial pads and a variety of housing types – that is both complementary to the adjacent land uses which feature commercial to the west and north of the property, and residential to the east. The plan creates infrastructure efficiency by combining multiple parcels under different ownership, and implementing site design and road network for the entire area that connects to 11400 South and Redwood Road. The plan incorporates innovative site design featuring multiple lot types, increasing the ability for buyers to purchase a home in the community. The commercial pads will provide services for the community, and well as the surrounding area. Permitted and conditional uses are outlined below.

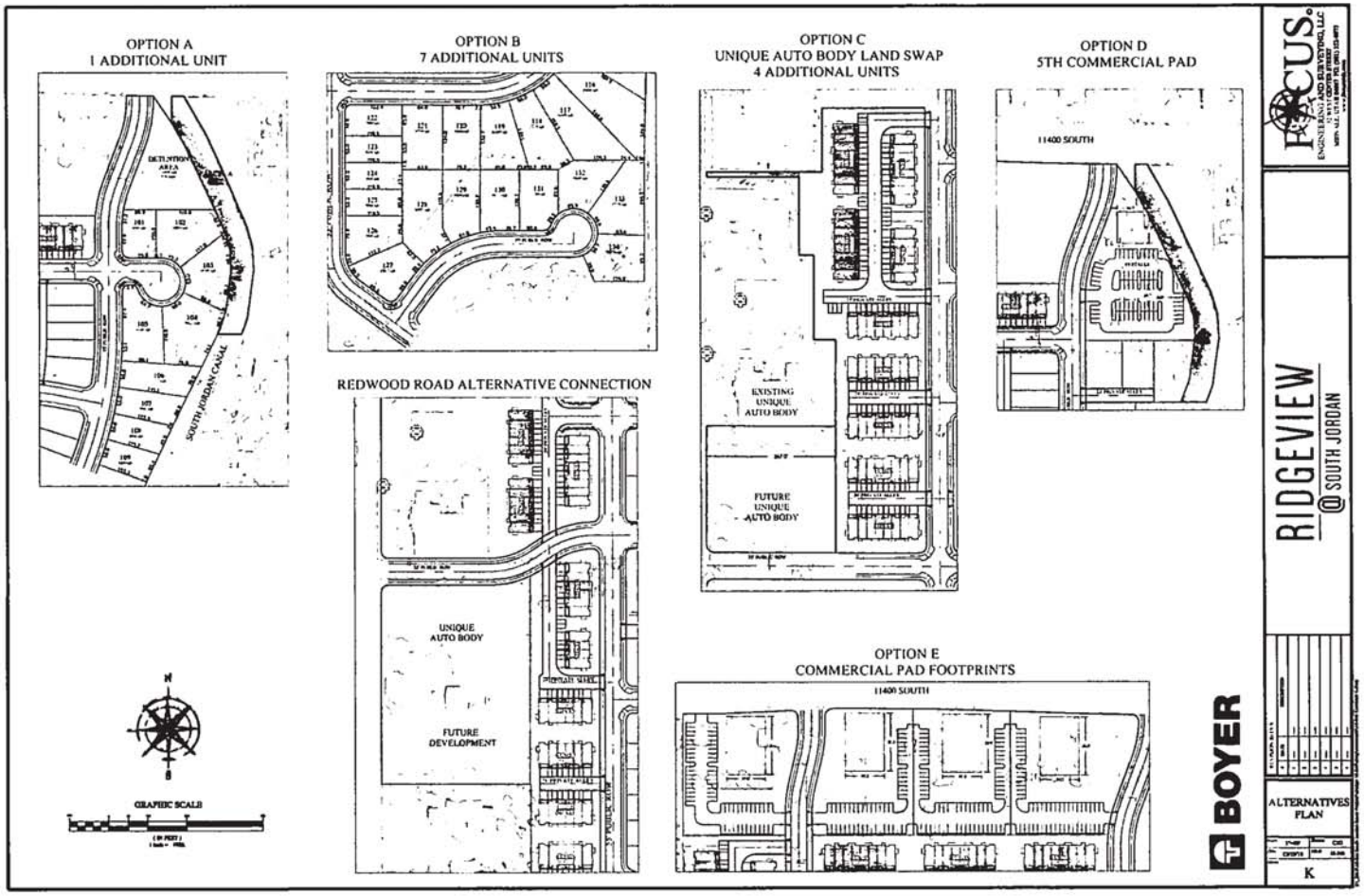
BK 10766 PG 8416

Concept Plan - Ridgeview @ South Jordan



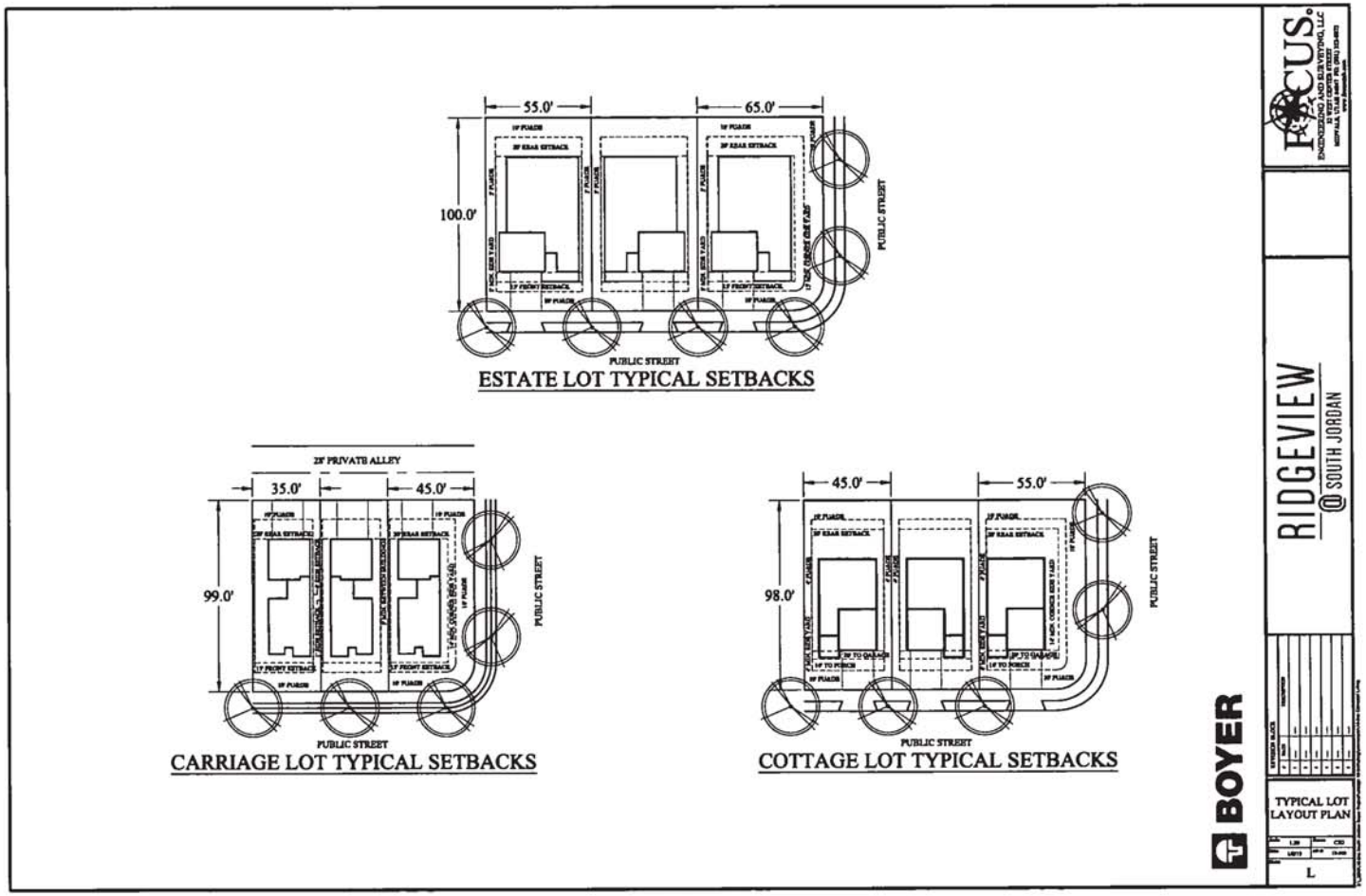
BK 10766 PG 8417

Concept Plan - Ridgeview Alternative Options



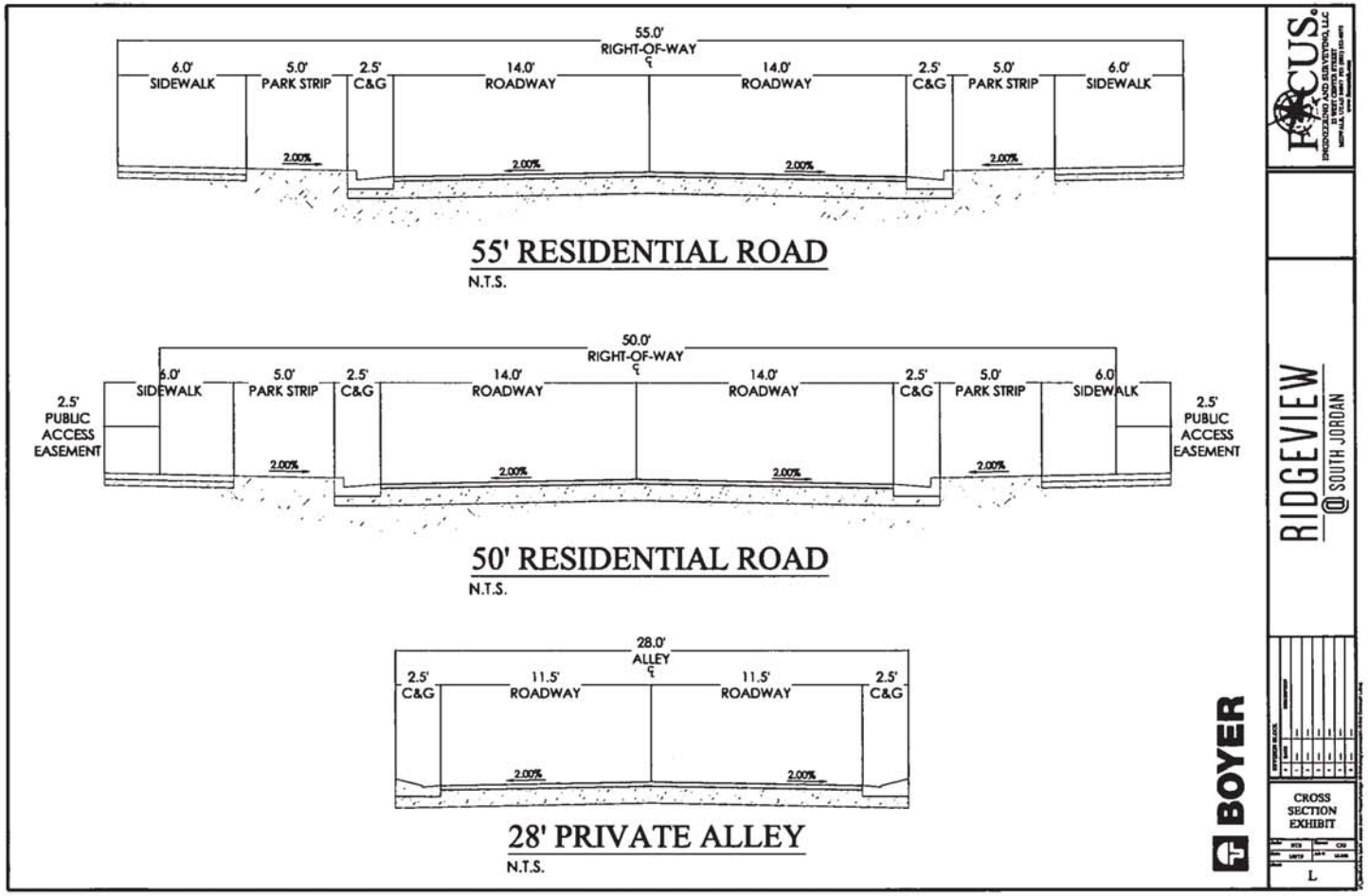
BK 10766 PG 8418

Concept Plan - Ridgeview Setbacks



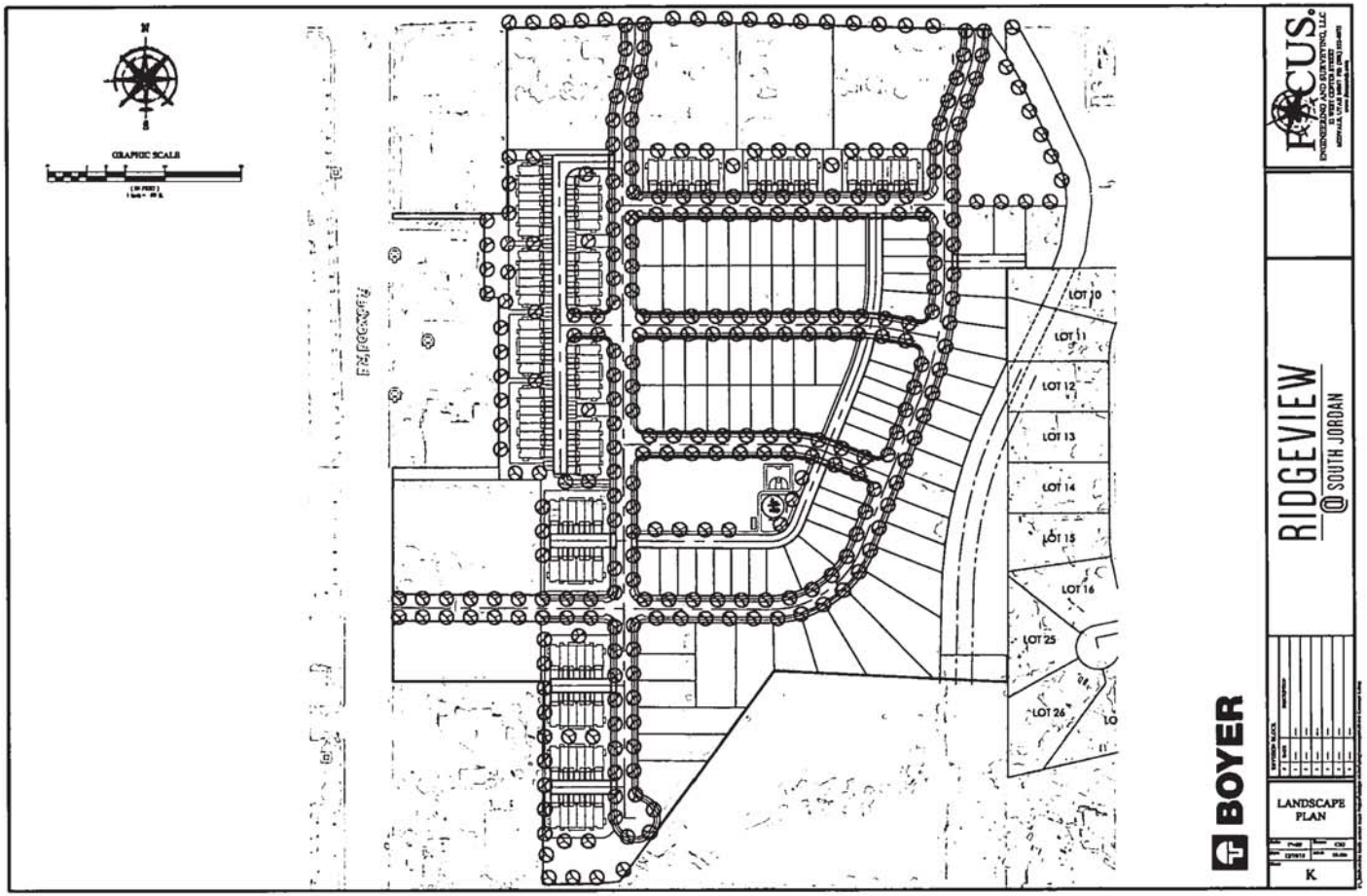
BK 10766 PG 8419

Concept Plan - Ridgeview Right of Way



BK 10766 PG 8420

Concept Plan - Ridgeview Landscape & Amenity Plan



Amenities Include: Pavilion with a minimum of 250 square feet, picnic tables and benches, ½ court basketball court or similar size sports court, and playground

BK 10766 PG 8421

Concept Plan - Ridgeview Phasing & Circulation

BK 10766 PG 8422

Permitted and Conditional Commercial Uses: Ridgeview

BK 10766 PG 8423

Permitted Uses

The following uses may be conducting in the PD-Ridgeview Zone:

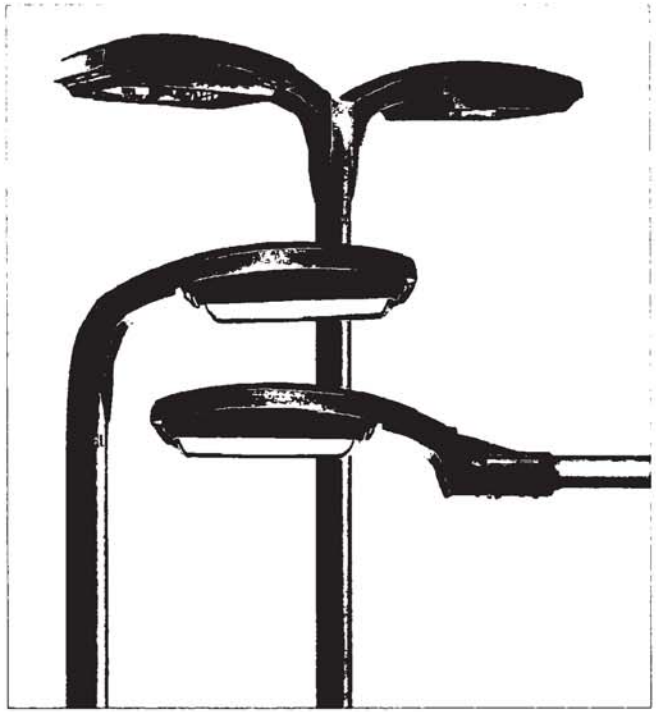
- Health, beauty and fitness services
- Offices with customers on the premises
- Restaurants
- Retail uses
- Retail uses with drive-thru
- Unless prohibited herein, all uses permitted in 17.18.030.050: Commercial Use Regulations shall be permitted

Conditional Uses

The following uses may be allowed in the PD-Ridgeview Zone with approval of a conditional use permit:

- Active parks, recreational facilities
- Banks, credit unions, financial institutions
- Bed and breakfast lodging
- Business services
- Cultural facilities
- Drive-through service
- Educational and training activities
- Entertainment, amusement
- Equipment and appliance light repairs and service enclosed within a building
- Fast food with no eating accommodations
- Group daycare center
- Office or commercial PUD or condominium
- Office service
- Pharmacy
- Public or quasi-public facilities

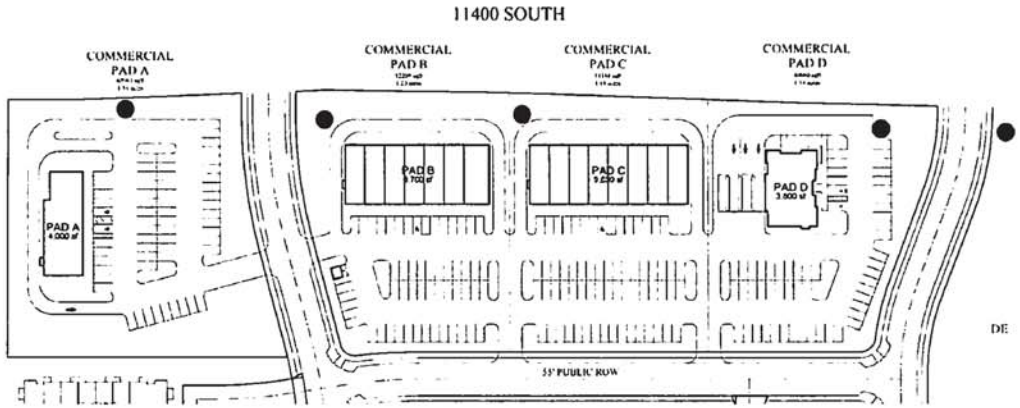
Commercial Lighting Standard



Lighting shall conform with South Jordan City standards.
Lighting shall have shield to protect glare, and shall be architectural grade.

BK 10766 PG 8424

Commercial Signage Locations



Signage shall conform with South Jordan City standards.

EXHIBIT F

(Design Guidelines)

RIDGEVIEW
@ SOUTH JORDAN

Design Guidelines

BOYER

BK 10766 PG 8427

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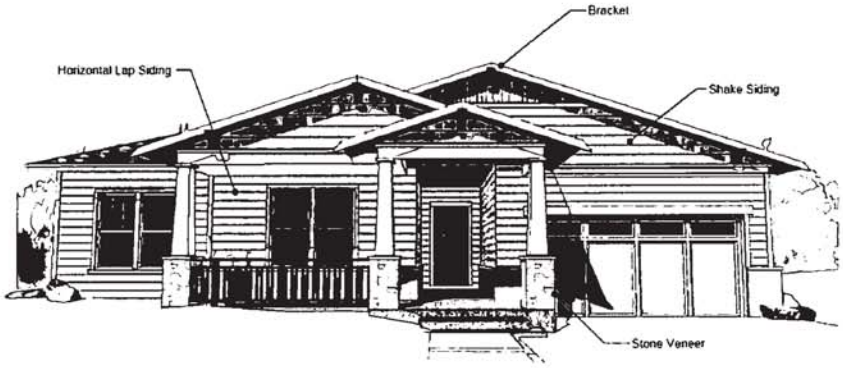
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BK 10766 PG 8428

Ridgeview Residential Architectural Design Guidelines

Estate Lots

Housing Type: Single Family Estate Lots
Orientation: Front Load
Lot Size: Minimum frontage of 51 feet; minimum lot size of 5,500 square feet
Garage and Driveway: Minimum two-car garage that measures at least 22 feet by 22 feet on the inside walls. Minimum 20 foot deep driveway as measured from the back of the sidewalk to the garage door.



Exterior Materials: Stone, brick, masonry or fiber cement composite siding or approved similar by the City of South Jordan Architectural Review Committee ("ARC"), stucco, metal (accent material only), concrete (accent material only)

Single Material: No more than 25% of homes on estate lots can be a single material. Permissible materials for a single-material home are brick, rock, or masonry or fiber cement composite or approved similar. Remaining 75% of homes on estate lots shall have stone or brick, or accent material equivalent to three times the perimeter of the footprint of the home.

Colors: Natural earth tones – greys, tans, browns, soft blue, whites, reds, greens with accent colors as approved by the ARC.

Height: Maximum height of two stories or 35 feet as measured from the top back of curb.

Roof: Roof pitches between 5:12 and 12:12 excluding porches and awnings which can have a minimum pitch of 3:12. The ARC may approve a roof pitch of 1:12 or greater for modern/contemporary homes.

Front Porch: Each home shall have a minimum front porch requirement of 50 square feet with a minimum depth of five feet.

BK 10766 PG 8429

Repetition: No identical elevation within two lots on either side of the home, or the three lots directly across the street.

Home Style: Each home shall select a style from the residential stylebook and incorporate at least 50% of the key characteristics outlined for the chosen style.

Architectural Review: Each home design (plan, elevation, colors, and materials) shall be reviewed by the ARC prior to submittal for building permit to the City.

BK 10766 PG 8430

Cottage Lots

Housing Type: Single Family Cottage Lots
Orientation: Front Load
Lot Size: 45 feet wide and 50 feet wide lots; minimum lot size of 4,000 square feet
Garage and Driveway: Minimum two-car that measures at least 22 feet by 22 feet on the inside walls, or the equivalent thereof. 20 foot deep driveway as measured from the back of sidewalk to the garage door.



Exterior Materials: Stone, brick, masonry or fiber cement composite siding or approved similar by the ARC, stucco, metal (accent material only), concrete (accent material only)

Single Material: No more than 25% of homes on cottage lots can be a single material. Permissible materials for a single material home are brick, rock, or masonry or fiber cement composite or approved similar. Remaining 75% of homes on cottage lots shall have stone or brick equivalent to two times the perimeter of the footprint of the home.

Colors: Natural earth tones – greys, tans, browns, soft blue, whites, reds, greens with accent colors as approved by the ARC.

Height: Maximum height of two stories or 35 feet as measured from the top back of curb.

BK 10766 PG 8431

Roof: Roof pitches between 5:12 and 12:12 excluding porches and awnings which can have a minimum pitch of 3:12. The ARC may approve a roof pitch of 1:12 or greater for modern/contemporary style homes.

Front Porch: Each home shall have a minimum front porch requirement of 50 square feet with a minimum depth of five feet.

Repetition: No identical elevation within two lots on either side of the home, or the three lots directly across the street.

Home Style: Each home shall select a style from the residential stylebook and shall incorporate at least 50% of the key characteristics outlined for the chosen style.

Architectural Review: Each home design (plan, elevation, colors, and materials) shall be reviewed by the ARC prior to submittal for building permit to the City.

Carriage Lots

Housing Type: Single Family Carriage Lots
Orientation: Rear Load
Lot Size: Frontage minimum 35 feet; minimum lot size of 2,500 square feet
Garage and Driveway: Minimum two-car garage that measures at least 22 feet by 22 feet on the outside walls. 18 foot deep driveway as measured from the back of curb to the garage door.



Exterior Materials: Stone, brick, masonry or fiber cement composite siding or approved similar by the ARC, stucco, metal (accent material only), concrete (accent material only)

Single Material: No more than 25% of homes on cottage lots can be a single material. Permissible materials for a single material home are brick, rock, or masonry or fiber cement composite or approved similar. Remaining 75% of homes on carriage lots shall have stone or brick equivalent to two times the perimeter of the footprint of the home.

Colors: Natural earth tones – greys, tans, browns, soft blue, whites, reds, greens with accent colors as approved by the ARC.

Height: Maximum of two stories or 35 feet as measured from the top back of curb.

Roof: Roof pitches between 5:12 and 12:12 excluding porches and awnings which can have a minimum pitch of 3:12. The ARC may approve a roof pitch of 1:12 or greater for modern/contemporary homes.

Front Porch: Each home shall have a minimum front porch requirement of 35 square feet with a minimum depth of five feet.

Repetition: No identical elevation within four lots on either side of the home.

Home Style: Each home shall select a style from the residential stylebook and shall incorporate at least 50% of the key characteristics outlined for the chosen style.

Home Size: Carriage lots shall have a minimum square footage of 1,500 square feet per dwelling.

Architectural Review: Each home design (plan, elevation, colors, and materials) shall be reviewed by the ARC to submittal for building permit to the City.

Townhomes

Housing Type: Townhomes
Orientation: Front Load and Rear Load
Driveway: Minimum driveway length of 18 deep. For front load townhomes driveway shall be measured from the back of sidewalk to the garage door, or for rear load townhomes driveway shall be measured from the back of curb to the garage door. At least 50% of the townhomes must have two-vehicle garages, and the remaining townhomes must have at least a one-vehicle garage.









Exterior Materials: Stone, brick, masonry or fiber cement composite siding or approved similar by the ARC, stucco, metal (accent material only), concrete (accent material only)

Single Material: No more than 20% of townhomes can be a single material. Permissible materials for a single material home are brick, rock, or masonry or fiber cement composite or approved similar. Remaining 80% of townhomes shall consist of a combination of at least two of the specified exterior materials (not including accent materials).

Colors: Natural earth tones – greys, tans, browns, soft blue, whites, reds, greens, with accent colors as approved by the ARC.

Height: 40 feet for all townhomes.

Roof: Roof pitches between 5:12 and 12:12 excluding porches and awnings which can have a minimum pitch of 3:12. The ARC may approve a roof pitch of 1:12 or greater for modern/contemporary style homes.

Repetition: No identical buildings (set of attached townhomes) shall be placed next to each other.

Home Style: Each home shall select a style from the residential stylebook and shall incorporate at least 50% of the key characteristics outlined for the chosen style.

Home Size: Townhomes shall have a minimum square footage of 1,250 square feet per dwelling.

Architectural Review: Each home design (plan, elevation, colors, and materials) shall be reviewed by the ARC prior to submittal for building permit to the City.

Residential Stylebook

Colonial

Key Characteristics:

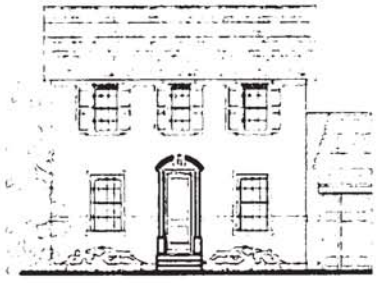
- Typically two story.
- Symmetrical front elevation with centered front door.
- Divided light windows centered on both sides of the front door.
- Medium pitched roof running parallel to the street with gables on each end.
- Classically inspired entry portico, decorative pediment, crown molding, or other ornamentation above the door.
- Horizontal siding, straight lines throughout the building.



Symetrical front elevation.



Classically inspired entry portico.



Symetrical front elevation with decorative pediment.

Contemporary/Modern

Key Characteristics:

- Typically two story.
- Highlighted front door with vertical elements, or roof overhangs.
- Typically includes large windows.
- Low pitched hip, flat, or shed roof.
- Strong sense of entry from the street.
- Horizontal or vertical siding, stucco, brick or cut stone with clean forms.



Blend of classic and modern elements and materials.



Clean forms.

Cottage

Key Characteristics:

- Asymmetrical front elevation.
- Gabled, enclosed entry, Doors and/or entry may be half-rounded or arched.
- Windows are often tall and narrow with small panes.
- Roof is typically steeply pitched, cross-gabled.
- Exterior materials typically include brick, stone, or stucco siding with accents of fiber cement board.



Tall, narrow windows.



Asymetrical front elevation, steeply pitched roof.



Gabled, enclosed, arched entry.

BK 10766 PG 8439

Craftsman

Key Characteristics:

- Decorative beams or braces under gables.
- Windows with divided panes in upper sash and a single pane in lower sash.
- Roof is low pitched, hipped or gabled with wide eave overhangs and exposed rafters.
- Exterior materials typically include horizontal siding, stone, shingle and stucco.
- Medium to large front porches with heavy square or tapered columns that may be full length or resting on a base that is dressed with stone or stucco.



Exposed beams and shingle siding.



Substantial covered porch with dormer above.



Complex roof lines, exposed beams and covered porch.

Farmhouse/Country

Key Characteristics

- Large front porches or wrap-around porch with a decorative porch railing.
- Gable roof with medium to steep roof pitch. Can also be cross-gabled with second floor dormer windows. Main gable runs parallel to street.
- Symmetrical windows, often with shutters.
- Exterior materials typically include horizontal siding, stone and metal.



Wrap-around porch with wood handrails.



Substantial front porch with dormers above.



Medium pitched roof with cross-gable.

BK 10766 PG 8441

Prairie

Key Characteristics:

- Two story homes. Have one-story windows or porches.
- Symmetrical or Asymmetrical front elevation with strong layered, horizontal appearance.
- Exposed rafters and beams.
- Broad eaves and substantial covered porches.
- Low-pitched roof, usually hipped.
- Ornamental window clusters and clerestory windows are common.
- Lines and elements with strong horizontal emphasis.
- Stucco, brick, stone and horizontal siding exteriors.



Low pitched roof, broad overhangs, material lines that reinforce horizontal.



Ornamental window cluster.

BK 10766 PG 8442

Ridgeview Commercial Architectural Design Guidelines

Building Types: Retail and Office

Orientation: The front entrance of the buildings may be on any side of the building. The facades facing 11400 South Street shall be clad with storefronts, or entrance doors similar to those shown in the Example Elevations. If a drive-thru is approved, no storefronts or entrance doors shall be required on the 11400 South Street side of the building, and glazing shall be required in customer seating and service areas only, and not in kitchens. Parking is allowed in the rear or side. Parking between buildings and 11400 South Street is prohibited.

Entrance: Front, rear or side entrances are acceptable

Setbacks: Front setbacks (along 11400 South Street) shall be zero to ten feet, except that building with drive thru between building and 11400 South Street shall have a maximum 20 foot setback with a minimum three foot tall bermed landscape area between the right-of-way and the drive aisle. A rock or block wall may be constructed on the drive isle side of the berm, below the apex of the berm, to control slope and increase drive aisle width. Rear yard setback shall be 25 feet and no side yard setback.

Building Facades: Each building shall have the same character and use the same materials, colors, features, forms, and design elements appropriate to the scale of the various building sizes and depths, as illustrated by the Example Elevations.

Building Materials: Primary building primary materials shall consist of granite, metal, composite metal panel, stone, integrally colored EFIS, integrally colored concrete, integrally colored GFRC, tile or other similar material as approved by South Jordan City Staff. More than one material shall be required on all building facades. Buildings shall use a minimum of 50% primary building material.

Glazing: Buildings shall have a minimum of 35% high-efficiency double or triple commercial glazing.

Prominent Entry: Buildings shall have notable entry features which could include an arch or canopy over entry doors, colors or materials that highlight the entry, or entry doors and lobby that extend beyond or are recessed behind the main footprint of the building.

Building Height: No building shall be shorter than 20 feet or taller than forty five feet 45 feet (approximately three floors) as measured from top back of curb, not including the mechanical penthouse.

Screened Mechanical: All mechanical equipment shall be screened from view, either by enclosure, parapet wall, or line of sight.

Dumpsters: Dumpsters shall be enclosed within a decorative masonry, integrally colored split face CMU or honed CMU enclosure.

Total Landscaping: The minimum landscape percentage for the Commercial shall be 20% inclusive of all commercial lots or phases. A consistent palette of drought tolerant tree types, plant materials, and groundcovers shall be incorporated throughout in relation to the architecture to create a strong and consistent sense of place and identity.

Primary Entrances: The landscaping shall define and enhance primary public entrances into each building.

Outdoor Patios: Ornamental landscaping shall be strategically designed to provide intimate outdoor spaces for public amenities and at pedestrian pathways and entrances.

Buffer: A landscaping buffer of ten feet of vegetation along the south border of the commercial will provide a vegetative shield of the parking area from residential. Any drive-thrus shall provide a landscape buffer shielding vehicle lighting and noise.

Main Corridor: The main corridor that goes north to south through the project shall be lined with trees on both sides. 40 foot maximum tree spaces shall be required for this corridor. The initial tree size shall have a minimum two inch caliper and be a minimum of six feet high.

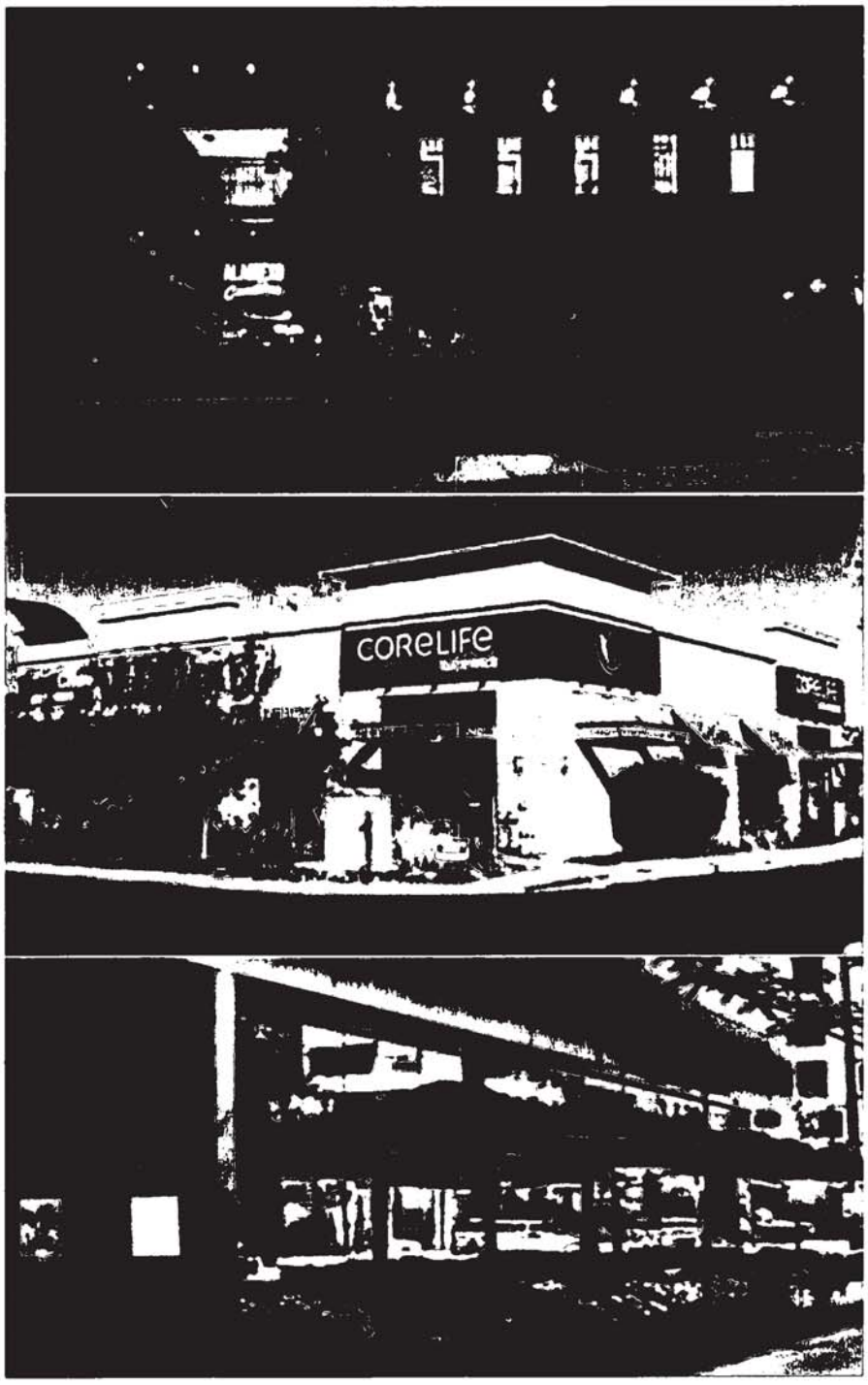
Lighting Design: Parking lot lighting shall provide adequate illumination at a minimum 0.5 foot-candles and a maximum of four (4) foot-candles. Parking lot lighting shall utilize cutoff type fixtures. Parking lot lighting shall not be taller than thirty feet (30'). Please see Exhibit B.

Example Elevations








CORELIFE

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 6/11/2019

Application: COMMERCE CORNER SUBDIVISION AMENDMENT

Address: 11352 & 11292 S Redwood Road
File No: PLPP201900120
Applicant: Ted Didas

Submitted By: David Mann, Planner II
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready):

I move that the Planning Commission **approve** file no. PLPP201900120 to amend lot 1 of the Commerce Corner Subdivision and add property, located at 11352 South Redwood Road, to create one additional lot.

ACREAGE:		12.6 acres
CURRENT ZONE:		MU-SOUTH
CURRENT USE:		Vacant
FUTURE LAND USE PLAN:		Corridor
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North -	Corridor, (MU-SOUTH & R-1.8) / Vacant
	South -	Corridor, (MU-SOUTH) / IHC Health Services
	East -	Corridor, (MU-SOUTH) / Various commercial
	West -	Low Density, (R-2.5) / Nelson Farms Subdivision

STANDARDS FOR SUBDIVISION AMENDMENT REVIEW

The Planning Commission shall receive comment at a public hearing regarding the proposed subdivision amendment. The Planning Commission may approve the amendment if it finds good cause to amend the subdivision, and the amendment complies with City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements. The Planning Commission may only deny the amendment if there is no good cause for amending the subdivision and the proposed amendment does not meet all provisions of City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements.

BACKGROUND & ANALYSIS:

Ted Didas has filed an application for a two lot commercial subdivision that would amend lot 1 of the Commerce Corner Subdivision that was recorded in 1996. Property to the north of the original subdivision is being added as part of this subdivision amendment. Because of this situation, the proposal is going through both a preliminary and final review process before the plat is recorded.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The proposed plat meets the required lot size and frontage requirements for the MU-SOUTH Zone.

Conclusion:

- Based on the application materials and the findings listed above, the proposal is consistent with the City's General Plan and with the purposes and objectives of the pertinent requirements of the City's Planning and Land Use Code (specifically Chapter 17.54).

ALTERNATIVES:

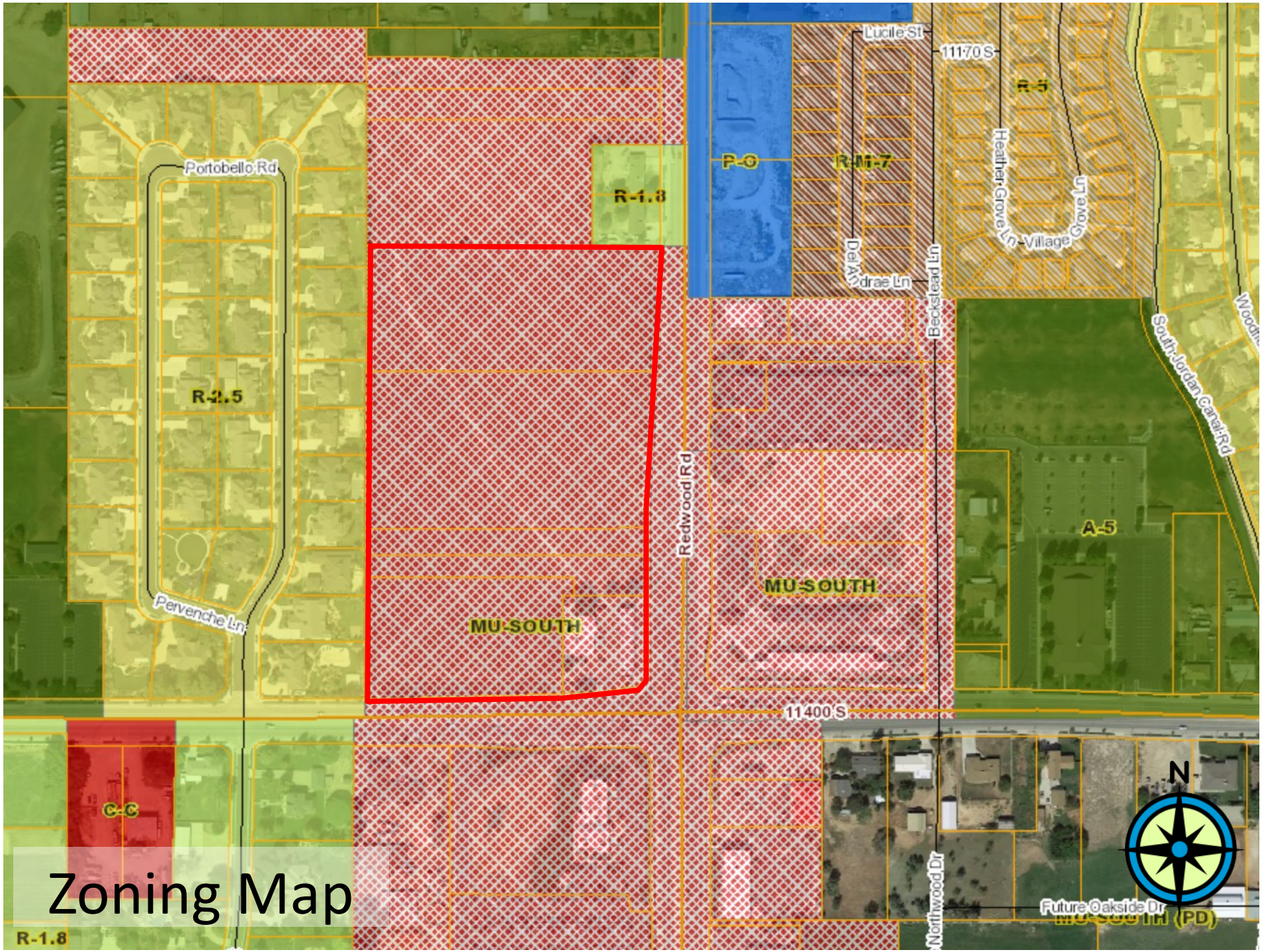
- Deny the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Subdivision Plat



Location Map


Lucile St
11170 S
R-5
Portobello Rd
R-1.8
P-O
R-M-7
Heather Grove Ln
Village Grove Ln
Del Andrae Ln
Beckstead Ln
South Jordan Canal Rd
R-2.5
MU-SOUTH
Redwood Rd
A-5
MU-SOUTH
Pervenche Ln
11400 S
C-C
R-1.8
N
Northwood Dr
Future Oakside Dr
MU-SOUTH (PD)

Zoning Map

COMMERCE CORNER SUBDIVISION AMENDED & EXTENDED

AMENDING LOT 1 COMMERCE CORNER SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

NOTES

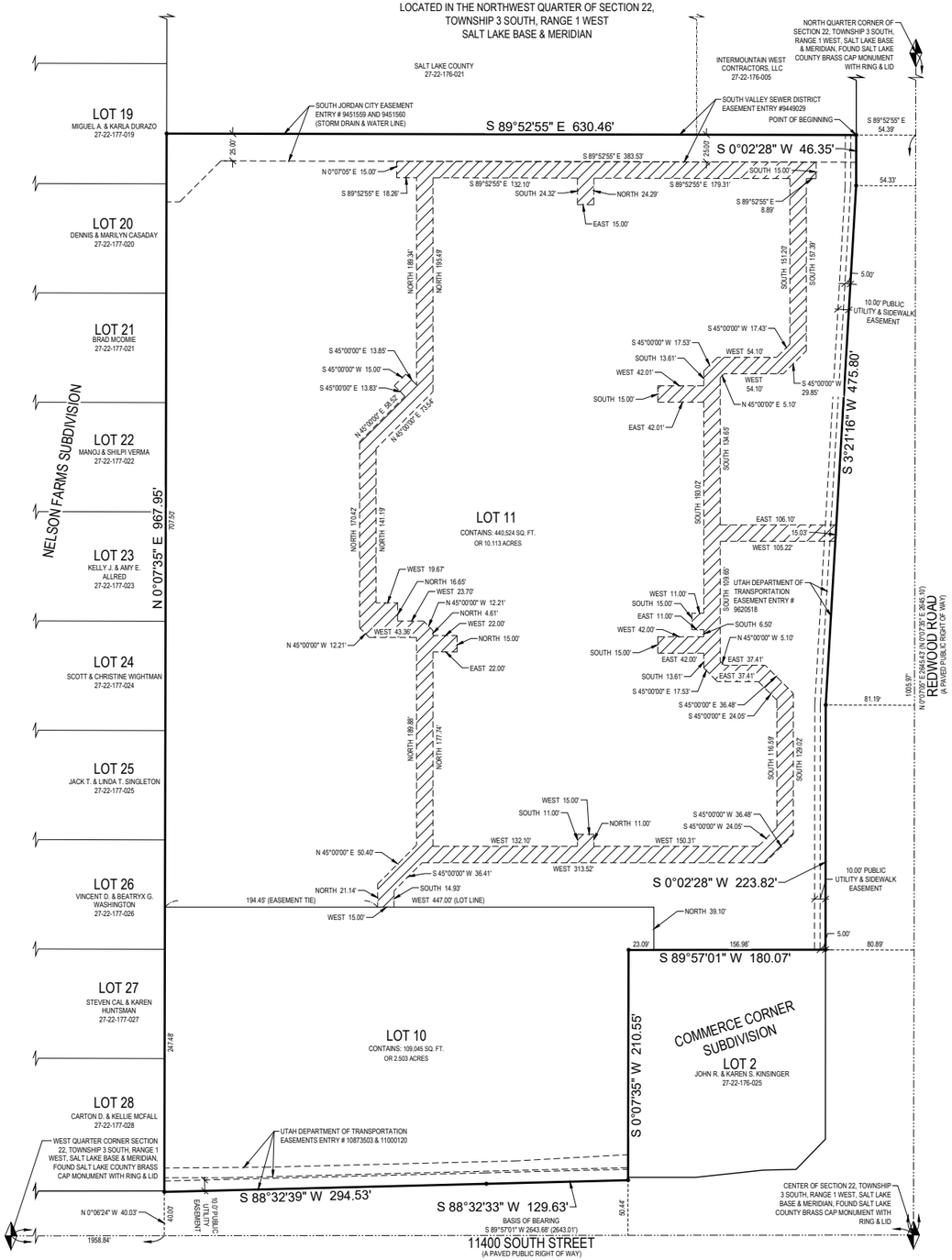
1. THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY SEWER SERVICE TO THE PROPERTY OR ANY APPROVAL OF SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.

2. POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBED BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTES, EASEMENTS, CC & R'S, OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER, PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE WITH ALL NOTES, EASEMENTS, CC&R'S, AND RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.

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

4. SURVEYOR AND/OR ENGINEER CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED IN THE TITLE REPORT DATED _____ PREPARED BY _____, ARE SHOWN ON THIS PLAT, AND FURTHER CERTIFIES THAT THE LEGAL DESCRIPTION OF THE PROPERTY REFERENCE IN THE TITLE REPORT MATCHED THE DESCRIPTION SHOWN ON THIS PLAT.

5. BUILDING ON LOT(S) ___ OF THIS PLAT ARE SUBJECT TO A COMMERCIAL SEWER CONNECTION AGREEMENT(S) RECORDED AS ENTRY #_____



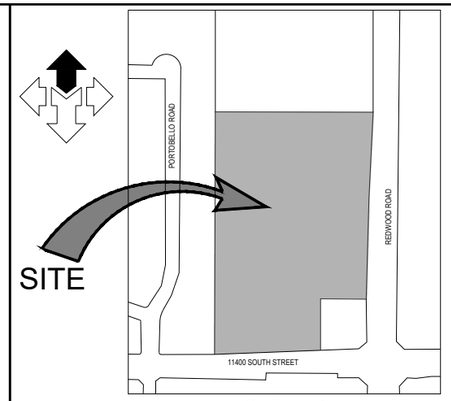
NORTH

SCALE: 1" = 60'

0 30' 60' 120' 180'

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- LOT LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- PUE — PUBLIC UTILITIES EASEMENT
- ( ) — DENOTES RECORD INFORMATION
- 15.0' WATER LINE EASEMENT DEDICATED TO SOUTH JORDAN CITY BY THIS PLAT



VICINITY MAP

SCALE: N.T.S.

SURVEYOR'S CERTIFICATE

I, DAVID B DRAPER DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6861599, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY 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 HEREAFTER TO BE KNOWN AS:

COMMERCE CORNER SUBDIVISION AMENDED & EXTENDED
AMENDING LOT 1 COMMERCE CORNER SUBDIVISION

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

BOUNDARY DESCRIPTION

ALL OF LOT 1, COMMERCE CORNER SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 96-12 OF PLATS AT PAGE 411 AND THE PARCELS BEING DESCRIBED AS PARCELS 2 AND 3 IN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 9, 2011 AS ENTRY NO. 11241036 IN BOOK 9949 AT PAGE 529, SAID PARCEL BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SAID PARCEL ALSO BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF REDWOOD ROAD, SAID POINT BEING NORTH 0°07'05" EAST ALONG THE SECTION LINE 1005.97 FEET AND NORTH 89°52'55" WEST 54.39 FEET FROM THE CENTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: 1) SOUTH 0°02'28" WEST 46.35 FEET, 2) SOUTH 3°21'16" WEST 475.80 FEET, 3) SOUTH 0°02'28" WEST 223.82 FEET TO A POINT ON A SOUTHERLY LINE OF LOT 1, COMMERCE CORNER SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE WESTERLY AND SOUTHERLY ALONG SAID SOUTHERLY AND A EASTERLY LINE OF SAID LOT 1 THE FOLLOWING TWO COURSES: 1)SOUTH 89°57'01" WEST 180.07 FEET, 2) SOUTH 0°07'35" WEST 210.55 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 11400 SOUTH STREET; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: 1) SOUTH 88°32'33" WEST 129.63 FEET, 2) SOUTH 88°32'39" WEST 294.53 FEET TO THE WEST LINE OF SAID LOT 1, SAID POINT ALSO BEING ON THE EAST LINE OF NELSON FARMS SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2005P OF PLATS AT PAGE 282; THENCE NORTH 0°07'35" EAST ALONG SAID WEST LINE AND SAID EAST LINE 967.95 FEET; THENCE SOUTH 89°52'55" EAST 630.46 FEET

CONTAINS 549,569 SQUARE FEET OR 12.617 ACRES (2 LOTS)

DAVID B DRAPER,
LICENSE NO. 6861599

OWNER'S DEDICATION

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

COMMERCE CORNER SUBDIVISION AMENDED & EXTENDED
AMENDING LOT 1 COMMERCE CORNER SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREBY _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____ A.D., 20___.

SOUTH JORDAN VIEW RETIREMENT COMMUNITY, LLC

BY: BRECK C. COLLINGSWORTH
ITS: MANAGER

HARMON CITY ASSOCIATES, LC

BY:
ITS:

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THIS _____ DAY OF _____, IN THE YEAR 20 _____ BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED THE _____ OF HARMON CITY ASSOCIATES, LC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT REGARDING THE COMMERCE CORNER SUBDIVISION AMENDED & EXTENDED SUBDIVISION AMENDING LOT 1 COMMERCE CORNER SUBDIVISION SUBDIVISION AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID HARMON CITY ASSOCIATES, LC AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF LANCASTER } S.S.

ON THIS _____ DAY OF _____ IN THE YEAR 20 _____ BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED THE _____ OF SOUTH JORDAN VIEW RETIREMENT COMMUNITY, LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT REGARDING THE COMMERCE CORNER SUBDIVISION AMENDED & EXTENDED SUBDIVISION AMENDING LOT 1 COMMERCE CORNER SUBDIVISION AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID SOUTH JORDAN VIEW RETIREMENT COMMUNITY, LLC AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN LANCASTR COUNTY

SHEET
1
OF
1

ROCKY MOUNTAIN POWER

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

SALT LAKE COUNTY HEALTH DEPARTMENT

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

SALT LAKE COUNTY HEALTH DEPARTMENT

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS _____ DAY OF _____ A.D., 20___.
BY THE SEWER DISTRICT

GENERAL MANAGER, SOUTH VALLEY SEWER DISTRICT

CENTURYLINK

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

COMCAST

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

DOMINION ENERGY

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

CITY PLANNER

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

CITY PLANNER

CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

SOUTH JORDAN CITY ENGINEER DATE

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D., 20___.
BY THE CITY PLANNING COMMISSION.

CHAIRMAN, CITY PLANNING COMM.

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20___

ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20___

ATTEST: CITY CLERK MAYOR

SALT LAKE COUNTY RECORDER

RECORD NO. _____.

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

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ SALT LAKE COUNTY RECORDER

PREPARED BY:

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
9618 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7788 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

COMMERCE CORNER SUBDIVISION AMENDED & EXTENDED

AMENDING LOT 1 COMMERCE CORNER SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, UTAH

S:\2017Files\17304\Survey\Prod Dwg\17304SP.dwg May 10, 2019 - 9:36am

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 6/11/2019

Application: SOUTH JORDAN VIEW RETIREMENT COMMUNITY SITE PLAN

Address: 11352 S Redwood Road
File No: PLSPR201900115
Applicant: Ted Didas

Submitted By: David Mann, Planner II
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready):

I move the Planning Commission **approve** file no. PLSPR201900115 for the construction of a multifamily residential building located at 11352 S Redwood Road as presented to the Planning Commission, with the following condition:

- That the Applicant receive final approval from UDOT for access to Redwood Road and 11400 South.

STANDARD OF REVIEW:

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

BACKGROUND

Ted Didas, the project engineer, has filed an application for approval to construct a new multifamily residential building for seniors located at 11352 S Redwood Road. On October 2, 2018, the City Council approved a floating zone that allows the development of the proposed use by way of a development agreement. The subject property will be accessed by a driveway that allows right-in/right-out traffic to and from Redwood Road. There is also a full access private driveway to 11400 South on the property south of the subject property. A summary of the current state of the subject property is as follows:

ACREAGE:	approx. 9 acres
CURRENT ZONE:	MU-SOUTH
CURRENT USE:	Vacant
FUTURE LAND USE PLAN:	Corridor

NEIGHBORING LU DESIGNATIONS, (ZONING)/USES:

North - Corridor, (MU-SOUTH) / Single Family House
South - Corridor, (MU-SOUTH) / Vacant
East - Corridor, (MU-SOUTH) / Mower Medic & Self Storage
West - Low Density, (R-2.5) / Nelson Farms Subdivision

ANALYSIS

Staff compared the proposed site plan with the development plan that was part of the approval for the planned development floating zone. The only major difference between the two plans was some modifications to the landscaping between the proposed building and the subdivision to the west. These modification show detention ponds and more water-wise landscaping instead of a large lawn. The Applicant is still waiting for final approval from UDOT for access to Redwood Road and 11400 South, but they submitted a letter from UDOT that gives them preliminary approval. The City Engineer determined that this letter is sufficient to allow the Planning Commission to review this application. The following requirements are contained in the development agreement that is associated with this application:

1. Uses. Developer shall only develop and use the Property as shown on the Concept Plan (the "Project") to construct and operate an independent senior living community.

The proposed use shown in the subject application matches what was proposed in the approved rezone application.

2. Requirements. In the design and construction of the Project, Developer and City shall work together and City shall have authority for all final decisions as to design and construction including but not limited to construction standards, management and procurement process.

Staff has worked with the Applicant to ensure all city requirements are met through multiple reviews of the submitted plans.

3. Setback. A 200 foot wide rear setback between the Nelson Farms Subdivision (the subdivision west of the Property) and the proposed building shall be observed. The area within that setback shall be landscaped with a combination of trees, shrubs, grass, and paths and protected with a perpetual easement.

The civil plans that were submitted for the subject application show the 200 foot wide rear setback from the neighborhood to the west. The landscape plan from those civil plans is attached to this report and shows a mix of trees, plants, pathways, and detention ponds. The design of the landscaping differs from the concept that was shown, due to the need for storm water detention areas, but still meets the requirement that is in the agreement.

4. Building Height. The maximum height allowed for any building on the Property shall be 47 feet tall.

The tallest section of the main building is 45 feet tall.

5. Parking. The minimum amount of parking required for the proposed development shall be 136 stalls and/or garages.

The site plan shows a total of 100 parking stalls and 40 garages.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The City Council approved a rezone to the MU-SOUTH-PD Zone for the subject property on October 2, 2018. The Applicant and the City entered into a development agreement as part of that approval.
- The submitted plans demonstrate that all requirements of the development agreement will be met, including parking and landscaping requirements.
- Staff received a complete application on February 11, 2019.
- The City Engineer has approved this application to be reviewed by the Planning Commission.

Conclusion:

- Based on the application materials submitted by Applicant, staff review of the Application, and the findings listed above, staff concludes that the proposal is consistent with the City's General Plan, the recorded development agreement, and the pertinent sections of the City's Planning and Land Use Code (including section 17.54).

ALTERNATIVES:

- Deny the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

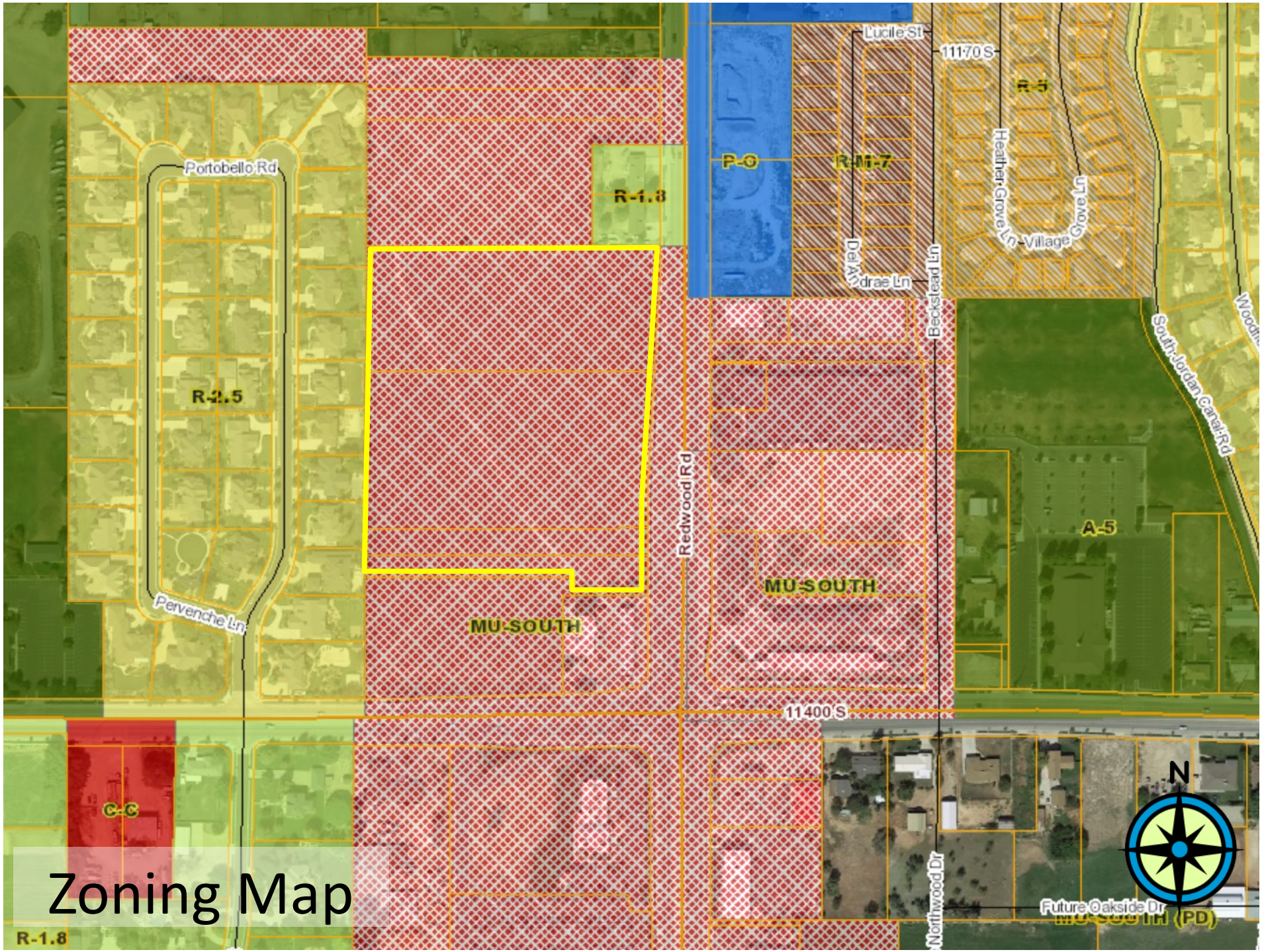
- Location Map
- Zoning Map
- Site Plan
- Landscape Plan
- Elevations
- Development Agreement

Jay Nielsen for BK — City Engineer Approval

6/6/19 — Date



Location Map


Portobello Rd
R-1.8
P-O
R-M-7
Lucile St
11170 S
R-5
Heather Grove Ln
Village Grove Ln
Del Andrae Ln
Beckstead Ln
South Jordan Canal Rd
R-2.5
MU-SOUTH
Redwood Rd
A-5
MU-SOUTH
11400 S
Pervenche Ln
C-C
R-1.8
Northwood Dr
Future Oakside Dr
MU-SOUTH (PD)
N

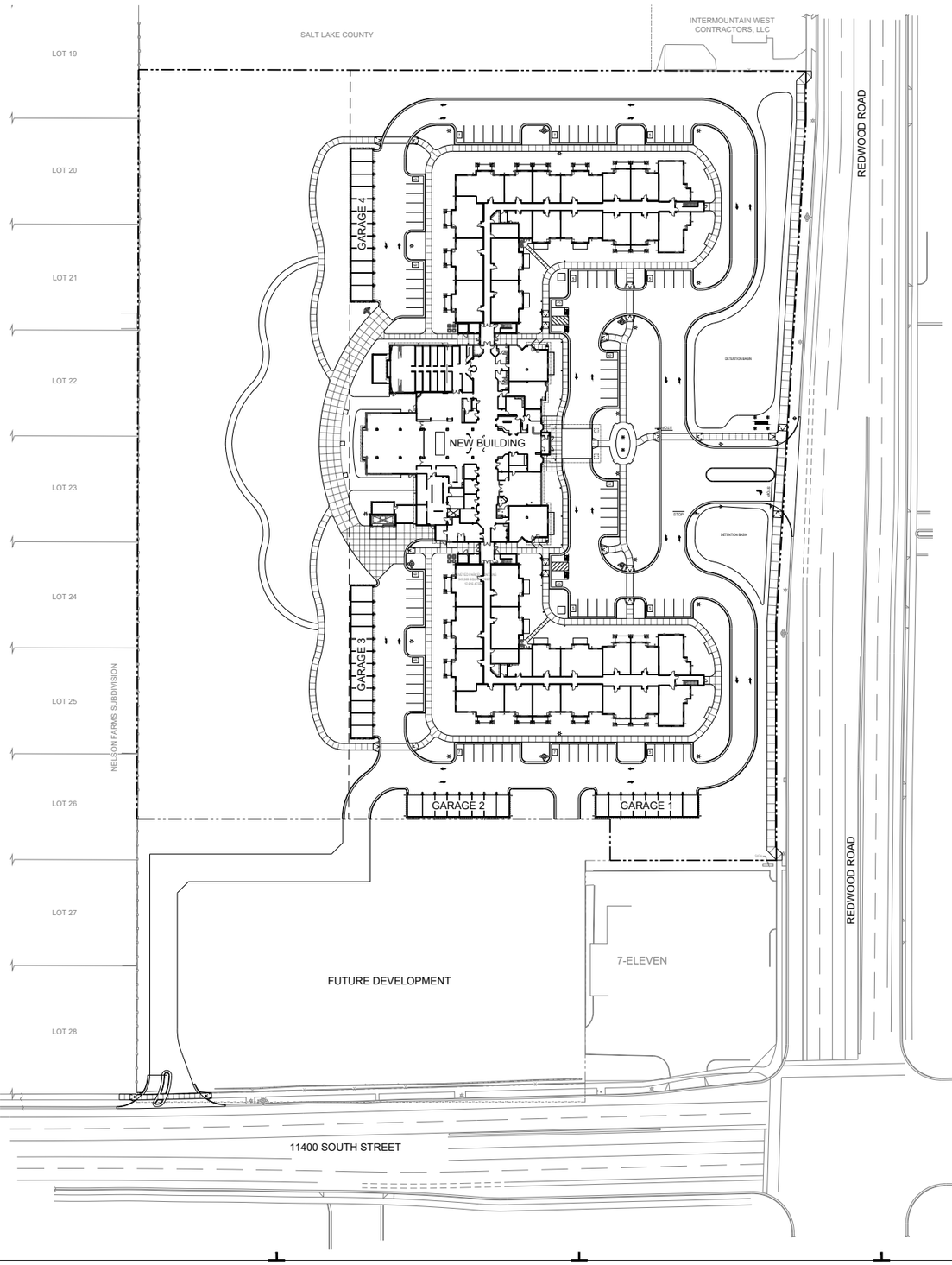
Zoning Map

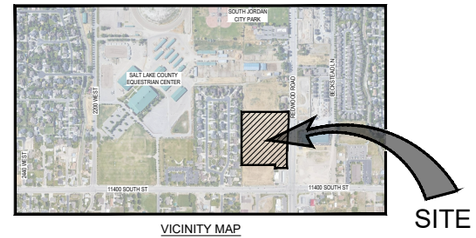
SOUTH JORDAN VIEW RETIREMENT COMMUNITY

CONSTRUCTION PLANS

11352 SOUTH REDWOOD ROAD
SOUTH JORDAN, UTAH
LOCATED IN THE NORTHWEST 1/4 OF SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SLB&M

NORTH
SCALE: 1" = 50'
0 25' 50' 100' 150'





VICINITY MAP
SCALE: N.T.S.

CIVIL PLANS

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.01	HORIZONTAL CONTROL PLAN
UDOT-1	UDOT EXHIBIT
C2.01	SITE GRADING PLAN
C2.02	SITE DRAINAGE PLAN
C2.10	EROSION CONTROL PLAN
C3.01	OFFSITE ACCESS PLAN
C4.01	SITE UTILITY PLAN
C5.01	MISCELLANEOUS CIVIL DETAILS
C5.02	APWA STANDARD PLANS
C5.03	SOUTH JORDAN CITY STANDARD DRAWINGS
C5.04	SOUTH VALLEY SEWER DISTRICT DRAWINGS
C5.05	UDOT STANDARD DRAWINGS

ARCHITECTURAL PLANS

SHEET	DESCRIPTION
G100	AREA PLANS
A201	SCHEMATIC 1ST FLOOR PLAN - ELEVATION REFERENCE PLAN
A202	SCHEMATIC 2ND FLOOR PLAN
A203	SCHEMATIC 3RD FLOOR PLAN
A211	EXTERIOR ELEVATIONS - SMALL SCALE
A221	EXTERIOR ELEVATIONS - CORE
A222	EXTERIOR ELEVATIONS - AREA 'A'
A223	EXTERIOR ELEVATIONS - AREA 'B'
A224	EXTERIOR ELEVATIONS - CORE
A812	FLOOR PLANS & SCHEDULES - GARAGE 4
A822	EXTERIOR ELEVATIONS - GARAGE 4
A842	MONUMENT SIGN - DETAILS & ELEVATIONS
A843	GENERATOR / TRASH ENCLOSURE - DETAILS & ELEVATIONS

LANDSCAPE PLANS

SHEET	DESCRIPTION
L1.00	LANDSCAPE PLANTING PLAN
L1.01	LANDSCAPE PLANTING PLAN
L1.02	LANDSCAPE PLANTING PLAN
L2.01	LANDSCAPE LAYOUT PLAN
L2.02	LANDSCAPE LAYOUT PLAN
L3.00	LANDSCAPE IRRIGATION PLAN
L3.01	LANDSCAPE IRRIGATION PLAN
L3.02	LANDSCAPE IRRIGATION PLAN
L4.01	LANDSCAPE DETAILS
L4.02	LANDSCAPE DETAILS
L4.03	LANDSCAPE DETAILS

ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO SOUTH VALLEY SEWER DISTRICT STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST CONFORM TO SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS

DEVELOPER & OWNER
SOUTH JORDAN VIEW RETIREMENT COMMUNITY, LLC
BOB LEWIS
8040 EIGER DRIVE
LINCOLN, NE 68516
(402) 420-3149

McNEIL ENGINEERING™
Economical and Sustainable Designs, Professionals You Know and Trust
3810 South Body Parkway, Suite 200 Body, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

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SOUTH JORDAN RETIREMENT COMMUNITY

11352 SOUTH REDWOOD ROAD
SOUTH JORDAN, UTAH

MCNEIL ENGINEERING
Economic and Sustainable Design Professionals You Know and Trust
9815 South Monroe Street, Suite 200 Sandy, Utah 84070 801.255.7799 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HOA

REVISIONS		
REV	DATE	DESCRIPTION
1	3-19-2019	CITY REVIEW

PROJECT NO: 17304-A
DESIGNED BY: TG
CHECKED BY: SS
DATE: 2-8-2019

LANDSCAPE PLANTING PLAN

L1.01

NORTH

SCALE 1" = 20'

0 10' 20' 40' 60'

REDWOOD ROAD

MATCHLINE

PROPOSED BUILDING

STOP

STOP

REDWOOD ROAD

PROPOSED BUILDING

MATCHLINE

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

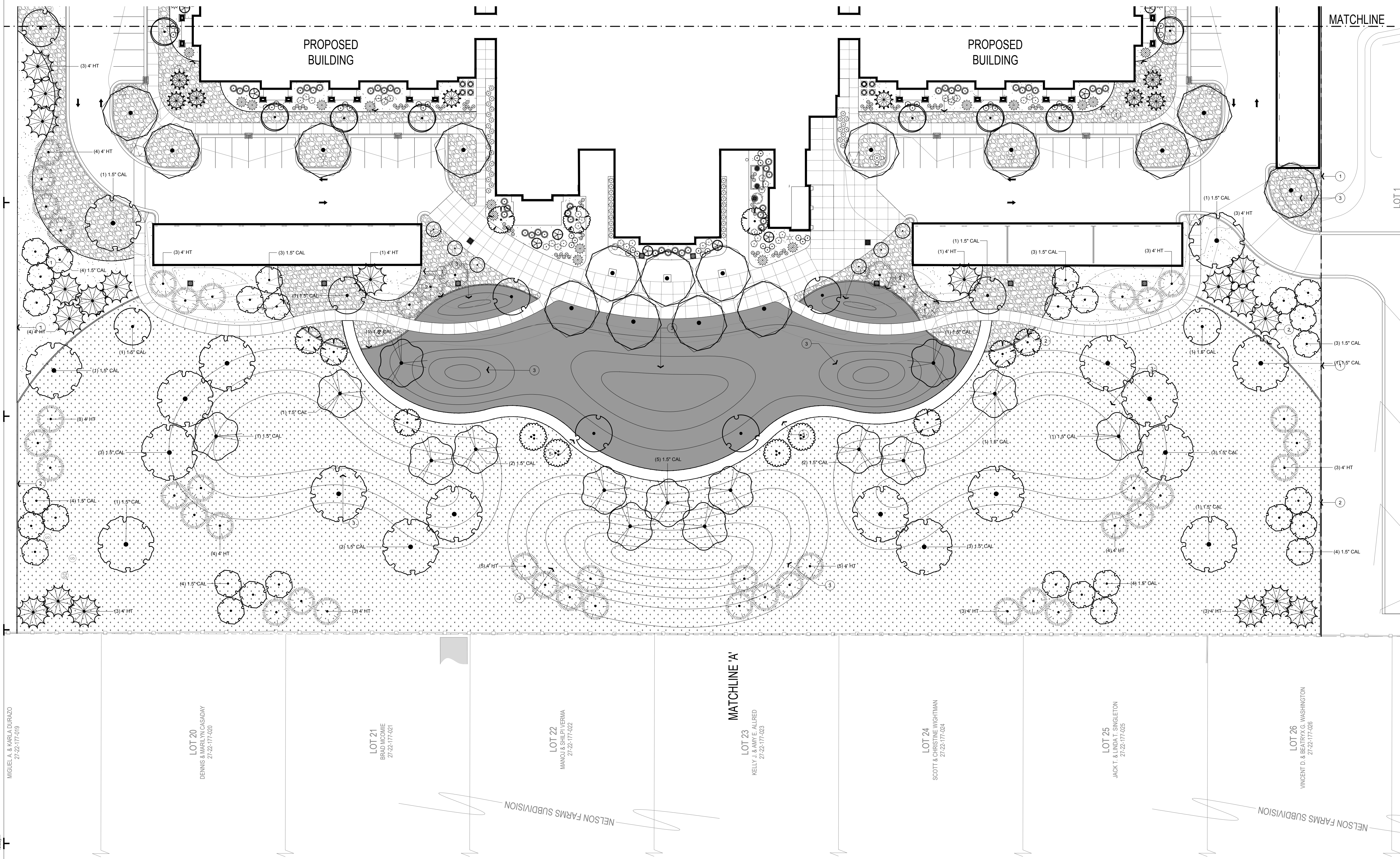
Call before you Dig

811 or 1-800-662-4111

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

S:\2017\17xx\17304\17304A\Landscape\Prod Dwg\17304A Landscaping Scotts Mar 18, 2019 - 5:44pm

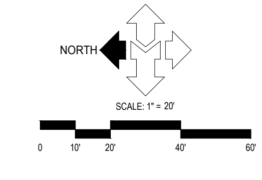


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AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
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Civil Engineering • Consulting & Landscape Architecture
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SOUTH JORDAN RETIREMENT COMMUNITY

11352 SOUTH REDWOOD ROAD
SOUTH JORDAN, UTAH

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	17304.A
DESIGNED BY:	TG
CHECKED BY:	SS
DATE:	2-8-2019

LANDSCAPE PLANTING PLAN

L1.02



1 ELEVATION - SOUTH SIDE
1/16" = 1'-0"



2 ELEVATION - NORTH SIDE
1/16" = 1'-0"



3 ELEVATION - FRONT - VIEW TOWARD CORE
1/16" = 1'-0"



4 ELEVATION - BACK - VIEW TOWARD CORE
1/16" = 1'-0"

CONSULTANT

STATE OF UTAH
STEPHEN J. HUPF
10392617-0301
LICENSED ARCHITECT

ARCHITECT:
CAMERON
GENERAL CONTRACTORS
7710 S. 1300 East
Sandy, Utah 84094
P 801.233.2335
F 801.233.2336
Lic.no. federal - 68516

SOUTH JORDAN VIEW RETIREMENT COMMUNITY
11352 SOUTH REDWOOD ROAD
SOUTH JORDAN, UTAH 84095

EXTERIOR ELEVATIONS - SMALL SCALE

REVISIONS

MARK	DATE	DESCRIPTION

02/07/19

A211

2/7/2019 4:07:01 PM

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1 ELEVATION - CORE - FRONT
1/8" = 1'-0"

MASONRY CONTROL JOINT KEY:

CJ = CONTOL JOINT
CCJ = CORNER CONTROL JOINT - AT CORNER BEYOND
CJB = CONTOL JOINT BEHIND - BEHIND DOWNSPOUT

THIN BRICK / THIN STONE NOTE:

1. ALL MASONRY ON THE BACK & FRONT ELEVATION OF THE CORE FROM 2ND LEVEL UP - PROVIDE THIN STONE & THIN BRICK IN LIEU OF FULL DEPTH MASONRY. SOLDIER COURSE, PRECAST BANDS, LINTELS, AND SILLS TO PROJECT 1/2" FROM FACE OF THIN BRICK/ STONE.



2 ELEVATION - CORE - BACK
1/8" = 1'-0"

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CONSULTANT

STATE OF UTAH
STEPHEN J. HUPF
10392617-0301
LICENSED ARCHITECT
02/07/19

ARCHITECT:
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7777 S. 1300 E. Suite 100
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SOUTH JORDAN VIEW RETIREMENT COMMUNITY
11352 SOUTH REDWOOD ROAD
SOUTH JORDAN, UTAH 84095

EXTERIOR ELEVATIONS - CORE

REVISIONS

MARK	DATE	DESCRIPTION

DATE
02/07/19

A221

2/7/2019 2:1:05 PM

EXTERIOR ELEVATIONS - CORE



2 ELEVATION - 'A' WING - FRONT - END
1/8" = 1'-0"



1 ELEVATION - 'A' WING - FRONT
1/8" = 1'-0"

MASONRY CONTROL JOINT KEY:

CJ = CONTOL JOINT
CCJ = CORNER CONTROL JOINT - AT CORNER BEYOND
CJB = CONTOL JOINT BEHIND - BEHIND DOWNSPOUT



5 ELEVATION - 'A' WING - BACK
1/8" = 1'-0"



3 ELEVATION - 'A' WING - END
1/8" = 1'-0"



4 ELEVATION - 'A' WING - BACK - END
1/8" = 1'-0"

EXTERIOR MATERIAL - COLOR LEGEND

MASONRY:
- BRICK - 4" VENEER: **ACME BRICK, ROCKWELL**
- BRICK - THIN BRICK VENEER: **MATCH 4" BRICK VENEER**
- STONE - 4" VENEER: **OLDCASTLE, WATERFORD PEWTER**
- STONE - THIN STONE VENEER: **MATCH 4" STONE VENEER**
- CAST STONE / PRECAST CONC: **NOSTALGIC STONE, LIGHT BUFF**
- COLUMN - MASONRY SECTION: **ACME BRICK, ROCKWELL**

SIDING SYSTEMS:
- SIDING - HORZ LAP SIDING 1: **HARDIE TRIM, PEARL GRAY**
- SIDING - HORZ LAP SIDING 2: **HARDIE TRIM, AGED PEWTER**
- SIDING - HORZ ACCENT BANDING: **HARDIE TRIM, ARCTIC WHITE**
- SIDING - VERT ACCENT BANDING: **HARDIE TRIM, ARCTIC WHITE**
- CORNER TRIM: **HARDIE TRIM, ARCTIC WHITE**
- COLUMN - SIDING SECTION: **HARDIE TRIM, PEARL GRAY**
- COLUMN ACCENTS TRIM: **HARDIE TRIM, ARCTIC WHITE**
- PORCH TRIM - LEVEL 3 SOFFIT: **HARDIE TRIM, ARCTIC WHITE**
- WINDOW TRIM: **HARDIE TRIM, ARCTIC WHITE**
- GARAGE DOOR TRIM: **MATCH ARCTIC WHITE**

SOFFIT / FASCIA:
- FASCIA: **HARDIE TRIM, ARCTIC WHITE**
- SOFFIT - ALUM: **PRE-FINISHED, WHITE**
- SOFFIT - EIFS: **SMOOTH SAND TEXTURE, WHITE**

ROOF:
- SHINGLES: **OWENS CORNING, ESTATE GRAY**
- GUTTER: **ALUMINUM, WHITE**
- DOWNSPOUT: **ALUMINUM, WHITE**

DOORS & WINDOWS:
- WINDOW - VINYL: **WHITE**
- PATIO DOOR - VINYL: **WHITE**
- DOORS - HOLLOW METAL: **MATCH MONTERAY TAUPE' 6P**
- DOORS - ALUM: **WHITE**
- STOREFRONT - ALUM: **WHITE**
- GARAGE DOORS: **MATCH PEARL GRAY SIDING**

MISC:
- LOUVER - TWU: **TBD TO MATCH SIDING & BRICK**
- LOUVER - PTAC: **TBD TO MATCH SIDING & BRICK**
- LOUVER - DORMER: **MATCH WINDOW COLOR**
- COLUMN, TOP SECTION - ALUM CLAD: **ARCTIC WHITE**
- PORCH BEAM - ALUM CLAD: **ARCTIC WHITE**
- PORCH RAILING: **BLACK**
- HVAC SCREEN WALL: **HARDIE, PEARL GRAY**
- FYPON BRACKETS: **ARCTIC WHITE**
- FYPON CORNICE MOULDING: **ARCTIC WHITE**
  - *MLD 253 - 8" TALL - (1.163 LF W/O WASTE)*
  - *MLD 539 - 12" TALL - (1.345 LF W/O WASTE)*

CONSULTANT

STATE OF UTAH
STEPHEN J. HUPF
10392617-0301
02/07/19
LICENSED ARCHITECT

ARCHITECT:
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GENERAL CONTRACTORS
7070 S. 300 East, Suite 200
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F 801.423.2234
Lic.no. Nebraska - 46516

SOUTH JORDAN VIEW RETIREMENT COMMUNITY
11352 SOUTH REDWOOD ROAD
SOUTH JORDAN, UTAH 84095

EXTERIOR ELEVATIONS - AREA 'A'

MARK	DATE	DESCRIPTION
		REVISIONS

DATE
02/07/19

A222

27/2019 9:55:45 PM

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1 ELEVATION - 'B' WING - FRONT
1/8" = 1'-0"



2 ELEVATION - 'B' WING - BACK - END
1/8" = 1'-0"

MASONRY CONTROL JOINT KEY:

CJ = CONTOL JOINT
CCJ = CORNER CONTROL JOINT - AT CORNER BEYOND
CJB = CONTOL JOINT BEHIND - BEHIND DOWNSPOUT



3 ELEVATION - 'B' WING - BACK
1/8" = 1'-0"



5 ELEVATION - 'B' WING - END
1/8" = 1'-0"



4 ELEVATION - 'B' WING - FRONT - END
1/8" = 1'-0"

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CONSULTANT

STATE OF UTAH
STEPHEN J. HUPF
10392617-0301
LICENSED ARCHITECT
02/07/19

ARCHITECT:
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SOUTH JORDAN VIEW RETIREMENT COMMUNITY
11352 SOUTH REDWOOD ROAD
SOUTH JORDAN, UTAH 84095

EXTERIOR ELEVATIONS - AREA 'B'

REVISIONS		
MARK	DATE	DESCRIPTION
	02/07/19	

A223

2/7/2019 5:56:43 PM

ELEVATION NOTES:

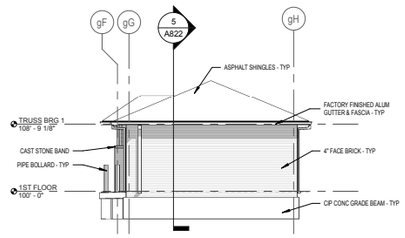
MAIN BLDG FINISHED FLOOR =
ARCH ELEV = 100'-0"
ENG ELEV =

GARAGE 1 FINISHED FLOOR =
ARCH ELEV = 100'-0"
ENG ELEV =

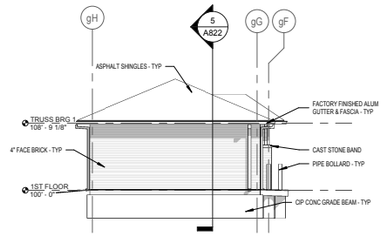
GARAGE 2 FINISHED FLOOR =
ARCH ELEV = 100'-0"
ENG ELEV =

GARAGE 3 FINISHED FLOOR =
ARCH ELEV = 100'-0"
ENG ELEV =

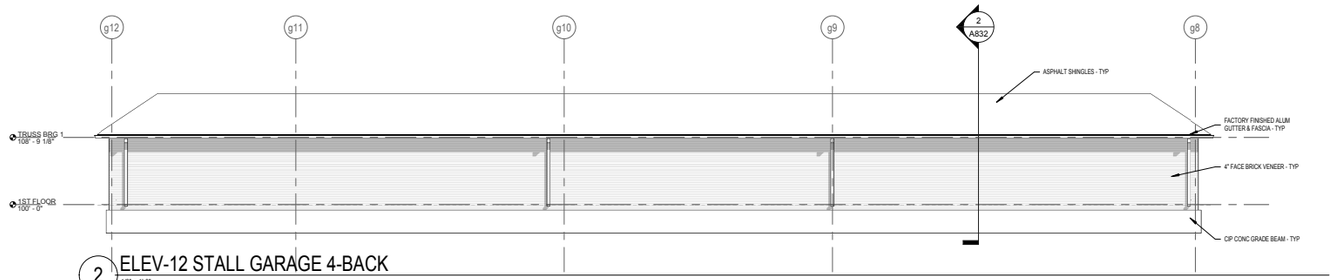
GARAGE 4 FINISHED FLOOR =
ARCH ELEV = 100'-0"
ENG ELEV =



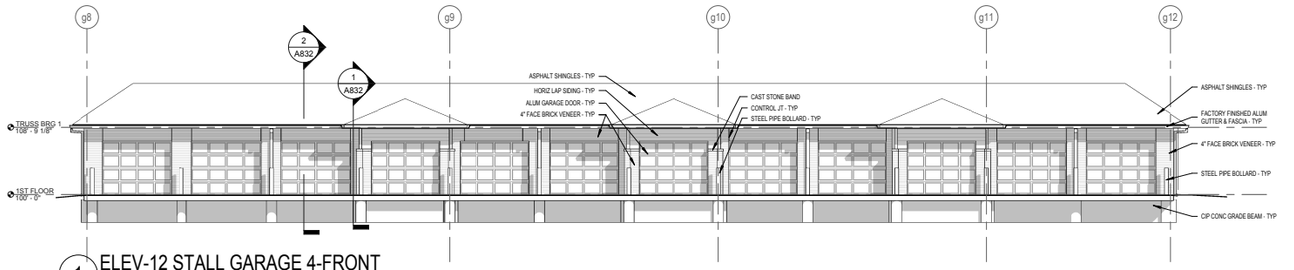
4 ELEV-12 STALL GARAGE 4-END RIGHT
1/8" = 1'-0"



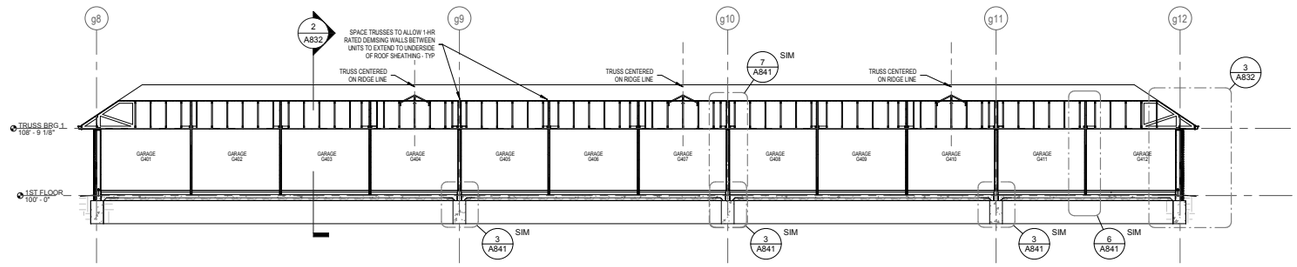
3 ELEV-12 STALL GARAGE 4-END LEFT
1/8" = 1'-0"



2 ELEV-12 STALL GARAGE 4-BACK
1/8" = 1'-0"



1 ELEV-12 STALL GARAGE 4-FRONT
1/8" = 1'-0"



5 CROSS SECTION-GARAGE 4
1/8" = 1'-0"

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CONSULTANT

STATE OF UTAH
STEPHEN J. HUPP
10392617-0301
02/06/19
LICENSED ARCHITECT

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Salt Lake City, UT 84109
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Lincoln, Nebraska - 68516

SOUTH JORDAN VIEW RETIREMENT COMMUNITY
11363 SOUTH REDWOOD ROAD
SOUTH JORDAN, UT 84095

EXTERIOR ELEVATIONS - GARAGE 4

REVISIONS

MARK	DATE	DESCRIPTION

02/06/19

A822

2/7/2019 4:23:57 PM

32

RESOLUTION R2018 – 49

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE MAYOR TO ENTER INTO A DEVELOPMENT AGREEMENT WITH RESORT LIFESTYLE COMMUNITIES PERTAINING TO PROPERTY GENERALLY LOCATED AT 11400 SOUTH AND REDWOOD ROAD.

WHEREAS, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah ("City) authorized to enter into development agreements that it considers are necessary or appropriate for the use and development of land within the City pursuant to Utah Code § 10-9a-102, *et seq.*; and

WHEREAS, City has entered into development agreements from time to time as City has deemed necessary for the orderly development of City; and

WHEREAS, Resort Lifestyle Communities now desires to enter into an agreement for the purpose of developing and changing the zoning designation on property located at approximately 11400 South and Redwood Road (the "Property"); and

WHEREAS, the City Council of the City of South Jordan (the "City Council") has determined that it is in the best interest of the public health, safety, and welfare of City to enter into a development agreement for the orderly development of the Property.

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

SECTION 1. Authorization to Sign Development Agreement. The City Council hereby authorizes the Mayor to sign the Development Agreement, attached hereto as **Exhibit 1**.

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]

12906469
12/20/2018 10:52 AM $0.00
Book - 10740 Pg - 931-962
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH JORDAN
1600 W TOWNE CENTER DR
SOUTH JORDAN UT 84095-8265
BY: SRA, DEPUTY - WI 32 P.

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 2 DAY OF October, 2018 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	X			
Bradley Marlor	X			
Donald J. Shelton	X			
Tamara Zander	X			
Jason L. McGuire	X			

Mayor: Dawn R. Ramsey
Dawn R. Ramsey

Attest: Anna M. West
City Recorder

Approved as to form:

Office of the City Attorney

City of South Jordan CORPORATE Seal State of Utah

EXHIBIT 1

(Development Agreement)

After recording, please return to:

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

Affected Parcels: 27-22-176-006, 27-22-176-007, and 27-22-176-008.

DEVELOPMENT AGREEMENT

This Development Agreement (this "Agreement") is between the City of South Jordan, a Utah municipal corporation ("City"), and South Jordan View Retirement Community LLC, a Nebraska corporation ("Developer"). City and Developer are jointly referred to as the "Parties" and each may be referred to individually as "Party."

RECITALS

WHEREAS, Developer owns that certain real property identified as Salt Lake County Assessor Parcel Number(s): 27-22-176-006, 27-22-176-007, and 27-22-176-008, which are specifically described in attached **Exhibit A** (the "Property"); and

WHEREAS, Developer intends to develop the Property consistent with the concept plan attached as **Exhibit B** (the "Concept Plan"); and

WHEREAS, the City Council of the City of South Jordan (the "City Council"), acting pursuant to its authority under Utah Code § 10-9a-102(2) *et seq.*, as amended, and the South Jordan City Municipal Code (the "City Code"), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has elected to exercise its legislative discretion to enter into this Agreement; and

WHEREAS, the Property is subject to the Planning and Land Use Ordinance of South Jordan City; and

WHEREAS, the Property is currently zoned Mixed Use-South Zone ("MU-South Zone"), which is attached as **Exhibit C**; and

WHEREAS, Developer desires to make improvements to the Property in conformity with this Agreement and has requested the Planned Development Floating Zone as an floating zone on the Property ("MU-South-PD Zone"); and

WHEREAS, the purpose of the Planned Development Floating Zone is "to allow for flexibility in the application of zoning regulations and development provisions of this title to advance a public interest through prescriptive requirements of a development plan and development agreement approved by the city council;" and

WHEREAS, Developer and City acknowledge that development in the Planned Development Floating Zone requires a development agreement specific to each area zoned as a Planned Development Floating Zone; and

WHEREAS, Developer and City acknowledge that the development and improvement of the Property pursuant to this Agreement comply with the requirements of the Planned Development Floating Zone and provide certainty useful to the Developer and to City in ongoing and future dealings and relations among the Parties; and

WHEREAS, this Agreement shall only be valid upon approval of such by the City Council and pursuant to Resolution R2018-49 a copy of which is attached as **Exhibit D**; and

WHEREAS, City and Developer acknowledge that the terms of this Agreement shall be enforceable and the rights of the Developer relative to the Property shall vest only if the City Council, in its sole legislative discretion, approves the Planned Development Floating Zone on the Property.

NOW THEREFORE, based on the foregoing recitals and in consideration of the mutual covenants and promises contained and set forth herein, the Parties agree as follows:

TERMS

A. **Recitals; Definitions**. The recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the City Code.

B. **Enforceability**. City and Developer acknowledge that the terms of this Agreement shall be enforceable, and the rights of Developer relative to the Property shall vest, only if the City Council in its sole legislative discretion rezones the Property from the MU-South Zone to the MU-South-PD Zone.

C. **Effective Date**. This Agreement is effective on the date the last party executes this Agreement as indicated by the date stated under that party's signature line (the "Effective Date").

D. **Conflicting Terms**. The Property shall be developed in accordance with the requirements and benefits provided for in relation to the MU-South-PD Zone under the City Code as of the Effective Date. If there is a discrepancy between the requirements of the City Code, including the MU-South-PD Zone, and this Agreement, this Agreement shall control.

E. **Developer Obligations.**

1. Uses. Developer shall only develop and use the Property as shown on the Concept Plan (the "Project") to construct and operate an independent senior living community. The specific requirements listed on the concept plan are required as a part of development.

a. *Minor changes.* The Planning Department, after conferring with the City Manager, may approve minor modifications to the concept plan which are necessary or advantageous in facilitating more desirable function and aesthetics of

the development. All other modifications shall continue to be met.

2. Setbacks and Open Space. The minimum rear setback between the Nelson Farms Subdivision (the subdivision west of the Property) and any part of the residential building and parking structures is 200 feet. The area within that setback shall be landscaped with a combination of trees, shrubs, grass, and paths, and shall be protected by a perpetual conservation easement that requires the setback area to remain as landscaping only. The perpetual conservation easement shall be in favor of the City and shall be noted on the subdivision plat with the following language:

a. *The purpose of this perpetual conservation easement is to assure that the area noted on this plat is retained and used only as open green space. This area shall only be landscaped with a combination of trees, shrubs, grass, and walking paths. This area shall not have any structures (including without limitation sheds, buildings, houses, apartments, garages), parking stalls, etc. Other commercial, residential, or industrial uses of this area are prohibited.*

3. Building Height. The proposed development shall have a height no greater than the height shown in the Concept Plan. Section E.1.a cannot increase the height restrictions in this paragraph.

4. Parking. The minimum amount of parking required for the proposed development shall be 136 stalls and/or garages.

F. City Obligations.

1. Review. City shall review development of the Property in a timely manner, consistent with City's routine development review practices and in accordance with all applicable laws and regulations.

G. Vested Rights and Reserved Legislative Powers.

1. Vested Rights. Consistent with the terms and conditions of this Agreement, City agrees Developer has the vested right to develop and construct the Property in accordance with: (i) the MU-South Zone and PD Floating Zone designation as set forth in Exhibit C; (ii) the City Code in effect as of the Effective Date; and (iii) the terms of this Agreement.

2. Reserved Legislative Powers. Developer acknowledges that City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to City all of its police power that cannot be so limited. Notwithstanding the retained power of City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of Developer under this Agreement and with respect to use under the zoning designations as referenced in this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Property shall be of general application to all development activity in City and Salt Lake County; and, unless in good faith City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to

the Property under the compelling, countervailing public interest exception to the vested rights doctrine. The notice required by this paragraph shall be that public notice published by City as required by State statute.

H. **Term.** This Agreement shall run with the land and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised; provided, however, that unless the parties mutually agree to extend the term, this Agreement shall not extend further than a period of ten years from its date of recordation in the official records of the Salt Lake County Recorder's Office.

I. **General Provisions.**

1. Notices. All Notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to the following addresses or to such other addresses as either Party may from time to time designate in writing and deliver in like manner. Any such change of address shall be given at least ten days before the date on which the change is to become effective:

If to City: ATTN: City Recorder
City of South Jordan
1600 West Towne Center Drive
South Jordan, Utah 84095

If to Developer: South Jordan View Retirement Community LLC
7101 South 82nd Street
Lincoln, Nebraska 68516

2. Mailing Effective. Notices given by mail shall be deemed delivered seventy-two hours following deposit with the U.S. Postal Service in the manner set forth above.

3. No Waiver. Any Party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the Party intended to be benefited by the provisions, and a waiver by a Party of a breach hereunder by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

4. Headings. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any provision this Agreement.

5. Authority. The Parties to this Agreement represent that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Developer represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. Developer and City warrant to each other that the individuals executing this Agreement on behalf of their respective Party are authorized and empowered to bind the Party on whose

behalf each individual is signing. Developer represents to City that by entering into this Agreement Developer has bound all persons and entities having a legal or equitable interest to the terms of this Agreement as of the Effective Date.

6. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by City for the Property contain the entire agreement of the Parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the Parties which are not contained in such agreements, regulatory approvals and related conditions.

7. Amendment. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the Parties or by their successors-in-interest or assigns. Any such amendment of this Agreement shall be recorded in the official records of the Salt Lake County Recorder's Office.

8. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Developer's ability to complete the development of the Property as set forth in the Concept Plan is not defeated by such severance.

9. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of this Agreement. The Parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Salt Lake County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.

10. Remedies. If either Party breaches any provision of this Agreement, the non-defaulting Party shall be entitled to all remedies available both at law and in equity.

11. Attorney's Fees and Costs. If either Party brings legal action either because of a breach of this Agreement or to enforce a provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney's fees and court costs.

12. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

13. No Third Party Rights. The obligations of Developer and City set forth in this Agreement shall not create any rights in or obligations to any other persons or parties except to the extent otherwise provided herein.

14. Assignment. Developer may freely assign this Agreement, in which case the assignor or successor-in-interest shall be fully liable under this Agreement and Developer shall be deemed released of its obligations in connection with this Agreement; provided, however, that Developer shall provide City with notice of the assignment of this Agreement within a reasonable time after the occurrence of such assignment.

15. No Agency Created. Nothing contained in this Agreement shall create any partnership, joint venture, or agency relationship between the Parties.

To evidence the Parties' agreement to this Agreement, each Party has executed it on the date stated under that Party's name, with this Agreement being effective on the date stated in Section C.

CITY OF SOUTH JORDAN

Signature: _____

By: Dawn R. Ramsey

Its: Mayor

Date: 12-4-2018

Approved as to form:

_____

Office of the City Attorney

City of South Jordan CORPORATE Seal State of Utah

State of Utah)
:ss
County of Salt Lake)

On this 4 day of December, 2018., personally appeared before me Dawn R. Ramsey (name of document signer), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Mayor of the City of South Jordan and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws or by Resolution, and said Dawn R. Ramsey (name of document signer) acknowledged to me that said Corporation executed the same.

_____
Notary Public

NOTARY PUBLIC
ANNA M WEST
Commission No. 691421
Commission Expires
OCTOBER 04, 2020
STATE OF UTAH

SOUTH JORDAN VIEW RETIREMENT COMMUNITY LLC

Signature: Breck C Collingsworth

By: Breck. C. Collingsworth, as Manager of Collingsworth Management, LLC

Its: Manager

Date: 11/27/18

State of Nebraska)

:ss

County of Lancaster)

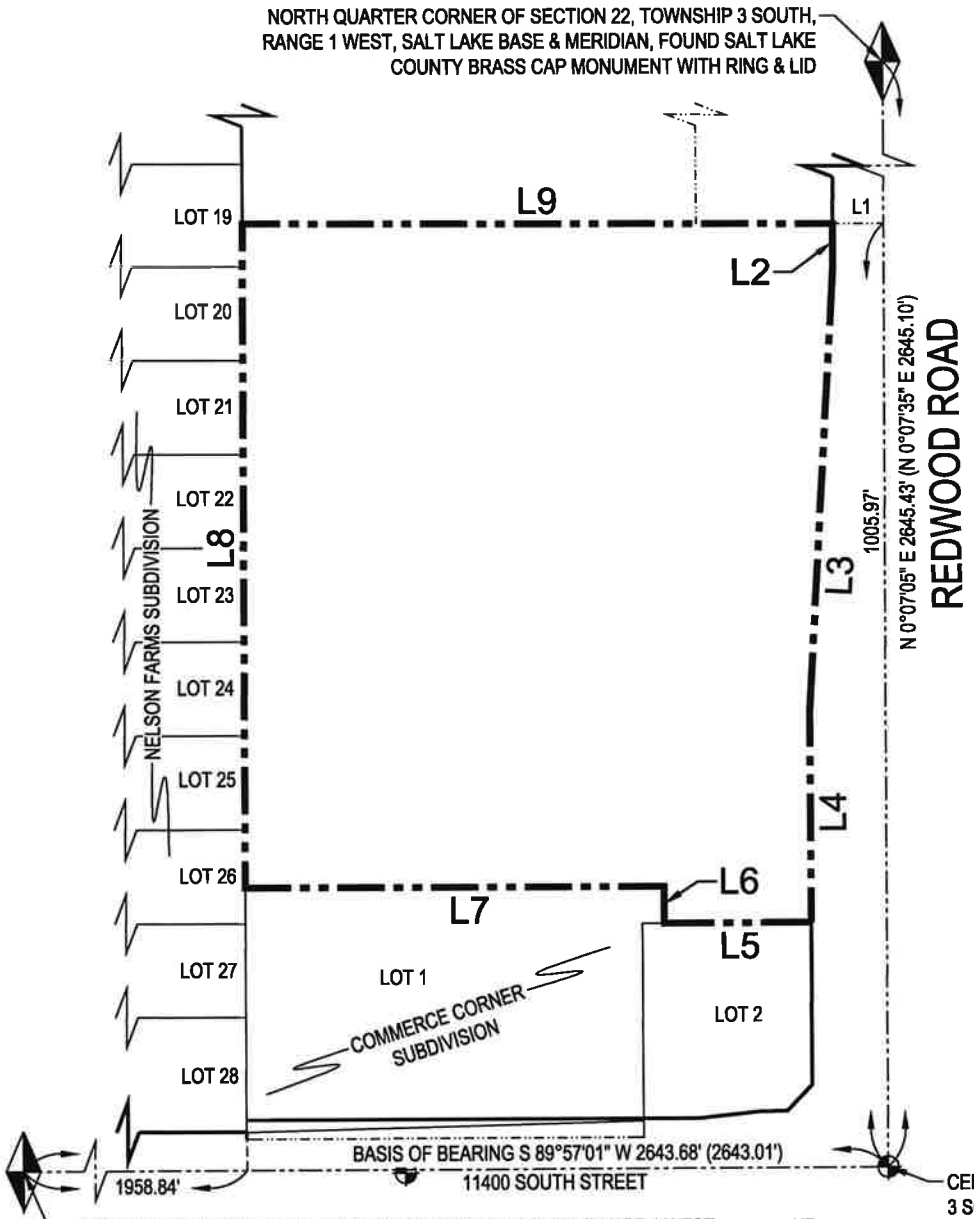
On this 27th day of November, 2018., personally appeared before me Breck. C Collingsworth, as Manager of Collingsworth Management LLC (name of document signer), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Manager (title of office) of South Jordan View Retirement Community, LLC (name of corporation) and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws or by Resolution, and said Breck C. Collingsworth (name of document signer) acknowledged to me that said Corporation executed the same.

Notary Public

GENERAL NOTARY - State of Nebraska
DEREK C ZIMMERMAN
My Comm. Exp. May 4, 2020

EXHIBIT A

(Legal Description of the Property)

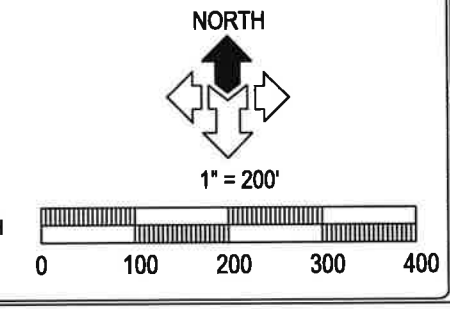


LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 89°52'55" E	54.39'
L2	S 00°02'28" W	46.35'
L3	S 03°21'16" W	475.80'
L4	S 00°02'28" W	223.82'
L5	S 89°57'01" W	156.98'
L6	N 00°00'00" E	39.10'
L7	N 90°00'00" W	447.00'
L8	N 00°07'35" E	707.50'
L9	S 89°52'55" E	630.46'

REZONING DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF REDWOOD ROAD, SAID POINT BEING NORTH 0°07'05" EAST ALONG THE SECTION LINE 1005.97 FEET AND NORTH 89°52'55" WEST 54.39 FEET FROM THE CENTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: 1) SOUTH 0°02'28" WEST 46.35 FEET, 2) SOUTH 3°21'16" WEST 475.80 FEET, 3) SOUTH 0°02'28" WEST 223.82 FEET TO A POINT ON A SOUTHERLY LINE OF LOT 1, COMMERCE CORNER SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 89°57'01" WEST ALONG SAID SOUTHERLY LINE 156.98 FEET; THENCE NORTH 39.10 FEET THENCE WEST 447.00 FEET TO THE WEST LINE OF SAID LOT 1, SAID POINT ALSO BEING ON THE EAST LINE OF NELSON FARMS SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 0°07'35" EAST ALONG SAID WEST LINE AND SAID EAST LINE 707.50 FEET; THENCE SOUTH 89°52'55" EAST 630.46 FEET TO THE POINT OF BEGINNING



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REZONING EXHIBIT

11292, 11352, 11384 & 11366 SOUTH REDWOOD RD
SOUTH JORDAN, UTAH

LOCATED IN THE NW 1/4 OF SEC 22, T 3 S, R 1 W, S.L.B. & M.

PROJECT NO:	17304EX
CHECKED BY:	DBD
DRAWN BY:	KSL
DATE:	06/08/18

S:\2017Files\17304\Survey\Prod Dwg\17304ex.dwg Jun 08, 2018 - 11:39am

EXHIBIT B

(Concept Plan)

PROPOSED SITE PLAN



PROPOSED SITE CROSS SECTION



PROPOSED BUILDING ELEVATIONS



1 ELEVATION - SOUTH SIDE



2 ELEVATION - NORTH SIDE



3 ELEVATION - FRONT - VIEW TOWARD CORE



4 ELEVATION - BACK - VIEW TOWARD CORE

EXHIBIT C

(Land Use Regulations)

Chapter 17.54
REDWOOD ROAD MIXED USE (MU) ZONES

17.54.010: PURPOSE:
17.54.020: ZONING MAP DESIGNATIONS:
17.54.030: USES:
17.54.040: SITE PLAN/PLAT APPROVAL:
17.54.050: ZONE AND PROJECT AREA:
17.54.060: LOT FRONTAGE, WIDTH AND COVERAGE:
17.54.070: YARD REQUIREMENTS:
17.54.080: OPEN SPACE:
17.54.090: MIXED USE-NORTH GATEWAY (MU-NGATE) ZONE:
17.54.100: MIXED USE-RESEARCH AND DEVELOPMENT (MU-R&D) ZONE:
17.54.110: MU-CITY CENTER (MU-CITY) ZONE:
17.54.120: MU-HISTORIC AND LANDMARK (MU-HIST) ZONE:
17.54.130: MU-COMMUNITY CENTER (MU-COMM) ZONE:
17.54.140: MU-SOUTH CENTER (MU-SOUTH) ZONE:
17.54.150: MU-SOUTH GATEWAY (MU-SGATE) ZONE:
17.54.160: LANDSCAPING:
17.54.170: ARCHITECTURAL STANDARDS:
17.54.180: PARKING AND ACCESS:
17.54.190: FENCING, SCREENING AND CLEAR VISION:
17.54.200: LIGHTING:
17.54.210: OTHER REQUIREMENTS:
17.54.220: MAP:

17.54.010: PURPOSE:

The Redwood Road mixed use (MU) zones are established to implement the land use element of the general plan and the Redwood Road centers map, as amended, which is included for reference in this chapter. The purpose of the MU zones is to establish unique and distinct districts in a succession of nodes along the Redwood Road corridor. These districts are defined by separate classes of uses and development standards which identify the character of the individual districts. The allowed uses and standards applicable to each district are set forth in this chapter and are intended to create a distinctive identity representative of the City's quality of life. The MU zones will encourage orderly, aesthetically pleasing development and a balance of uses while discouraging strip commercial with its attendant congestion, pollution and visual blight. (Ord. 2016-05, 5-3-2016)

17.54.020: ZONING MAP DESIGNATIONS:

The MU zones shall be established according to the boundary of the individual center indicated on the "Redwood Road centers" map and according to the land uses designated on the general plan land use plan map, as adopted or amended by the City Council. The MU zones shall be noted as follows on the official zoning map of the City:

MU-Ngate	Mixed Use-North Gateway Zone
MU-R&D	Mixed Use-Research and Development Zone
MU-City	Mixed Use-City Center Zone
MU-Hist	Mixed Use-Historic and Landmark Zone

MU-Comm	Mixed Use-Community Center Zone
MU-South	Mixed Use-South Center Zone
MU-Sgate	Mixed Use-South Gateway Zone

(Ord. 2016-05, 5-3-2016)

17.54.030: USES:

Uses may be conducted in the MU zones only in accordance with the following regulations:

A. Only allowed permitted, conditional or accessory uses as set forth in this chapter may be conducted in the MU zones. A conditional use permit must be obtained prior to the establishment of a conditional use. Sexually oriented businesses are prohibited in the MU zones.

B. All uses established in the MU zones shall be conducted within completely enclosed buildings, except those uses deemed, through conditional use approval, to be customary "outdoor" uses such as recreation, garden nursery, lumberyards or other similar uses.

C. Accessory uses and buildings are permitted in the MU zones only in conjunction with allowed permitted and conditional uses. Accessory uses include, but are not limited to, parking areas, utility and loading areas and other buildings and activities which are incidental and subordinate to the permitted or conditional use on the premises. Accessory buildings in residential developments shall meet requirements for residential zones found elsewhere in this title.

D. There shall be no open storage of trash, debris, used, wrecked or neglected materials, equipment or vehicles in MU zones. No commercial materials, goods or inventory may be stored in open areas in MU zones, except for temporary display items which are removed daily and which may be located only on private property no closer than ten feet (10') from any public right-of-way. No more than twelve (12) small party balloons and six (6) weatherproof placards, each not exceeding two feet (2') square per business, may be attached to the displays and shall be removed daily with the displays. All other signs and devices are prohibited. Outdoor storage of inventory or products such as firewood, water softener salt, garden supplies and building materials is permitted only in screened areas approved for such purpose with site plan review.

E. No vehicle, boat or trailer, or parts thereof, which is in a wrecked, junked, dismantled, inoperative or abandoned condition, attended or not, may be parked or stored in MU zones for longer than seventy two (72) hours unless stored within a completely enclosed building or opaque fence enclosure which completely obscures said vehicle or parts from public view. No more than two (2) such vehicles may be so stored on a lot in MU zones. No commercial vehicles such as earthmoving or material handling equipment, semitrucks or trailers or any commercial truck, trailer or vehicle may be stored in MU zones for longer than seventy two (72) hours, except in conjunction with an approved use or approved development or construction activities on the property.

F. Watercraft, trailers, campers, motor homes and other utility or recreational vehicles shall be stored within lawfully constructed buildings or behind the front line of the main building on the lot or parcel in an MU zone, except that said vehicles may be stored temporarily in front or street side yards for no longer than seventy two (72) hours. Recreational and utility vehicles may be stored permanently in the street side yard of a corner lot only if stored completely behind the front line of the main building and at least eight feet (8') from the street right-of-way line and if enclosed with a six foot (6') high solid vinyl or masonry fence. Travel trailers, campers and motor homes may not be occupied as living quarters in MU zones, except that a vehicle owned by a guest of the resident may be stored and occupied in the required front yard or side yard of the permanent dwelling for no more than seven (7) days per calendar year.

G. Home occupations may be licensed in any residence in MU zones according to provisions of title 5, chapter 5.38 of this Code.

H. Religious activities may be allowed in MU zones with approval of a conditional use permit. (Ord. 2018-14, 7-17-2018)

17.54.040: SITE PLAN/PLAT APPROVAL:

All uses proposed in the MU zones shall be established in conjunction with an approved conditional use permit, site plan, subdivision plat or condominium map. Procedures and requirements of this title and title 16 of this Code concerning site plan, condominium map and plat approval shall be followed in the preparation and review of developments proposed in the MU zones. All uses shall be conducted according to the approved site plan, condominium map or plat and any conditions of approval. Site plans or plats may be altered according to procedures set forth in title 16 of this Code. (Ord. 2016-05, 5-3-2016)

17.54.050: ZONE AND PROJECT AREA:

The minimum area of any MU zone shall be five (5) acres. The minimum area of any project in the MU zones shall be five (5) acres. "Project" shall be defined as any residential, commercial, institutional, office or mixed use development for which preliminary plat, map or site plan approval has been proposed or granted. If a project is proposed to be smaller than five (5) acres, a concept plan shall be prepared according to section 16.24.030 of this Code with the involvement of the neighboring property owners and submitted for review by the Planning Commission. The concept plan shall facilitate future coordination of land use, access, parking, landscaping and building placement between the parcel proposed for development and neighboring parcels. The area for which the concept plan shall be prepared will be determined by the Community Development Department but shall include, at a minimum, all parcels within five hundred feet (500') of the subject parcel. After reviewing the concept plan, the Planning Commission may authorize the developer to proceed with the site plan application according to the concept plan, require modifications to the concept plan before proceeding with the site plan or reject the concept plan. If the applicant proceeds with the site plan application, the concept plan may be considered by the Planning Commission in approving or denying the site plan for the project. Any project under five (5) acres in area shall be a conditional use in the MU zones. (Ord. 2016-05, 5-3-2016)

17.54.060: LOT FRONTAGE, WIDTH AND COVERAGE:

A. No minimum lot width is required for lots in MU zones, except for single-family lots developed to R-2.5 standards which shall have a minimum width of ninety feet (90') measured at the minimum front yard setback at a point which corresponds to the midpoint of the front lot line.

B. Each lot developed to R-2.5 standards shall abut the right-of-way line of a public street a minimum distance of ninety feet (90'), except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall abut the right-of-way a minimum distance of fifty feet (50').

C. All developments not meeting R-2.5 standards shall abut a public street a minimum distance of one hundred fifty feet (150').

D. Side property lines shall be within five degrees (5°) of perpendicular to the front lot line.

E. No maximum lot coverage by buildings is required in the MU zones, except for single-family (R-2.5 standards) residential development, in which case the maximum lot coverage shall be forty percent (40%). (Ord. 2016-05, 5-3-2016)

17.54.070: YARD REQUIREMENTS:

The following minimum yard areas are required in the MU zones. The "project perimeter" yard area shall be measured from the exterior boundary of the preliminary plat or site plan. Yard requirements for self-storage facilities shall be determined with development review. Yards indicated as "landscaped" shall be landscaped with lawn, trees, shrubs or other plant material, except for necessary driveways and walkways.

A. Single-family residential (R-2.5 Zone standards):

Front	30	feet (landscaped)
Side	10	feet
Corner lot street side	30	feet (landscaped)

Collector street side	35	feet
Rear	25	feet
Corner lot rear	10	feet
Collector street rear	35	feet

B. Office and institutional:

Front and street side	20	feet (landscaped)
Project perimeter adjacent to office use	0	feet
Project perimeter adjacent to retail use	5	feet (landscaped)
Project perimeter adjacent to multi-family residential use	10	feet (landscaped)
Project perimeter adjacent to single-family residential or agricultural use	10	feet (landscaped)
Between buildings	20	feet (landscaped, may be partially paved)

C. Retail:

Front and street side	20	feet (landscaped)
Project perimeter adjacent to office use	5	feet (landscaped)
Project perimeter adjacent to retail use	0	feet
Project perimeter adjacent to multi-family residential use	10	feet (landscaped)
Project perimeter adjacent to single-family residential use	15	feet (landscaped)
Between buildings	0	feet

D. The minimum side and rear landscaped yards for office and retail buildings or structures adjacent to residential or agricultural zones or uses shall be an additional foot for each foot of building height over twenty five feet (25'). The minimum setback from property lines for accessory buildings and structures exceeding twelve feet (12') in height shall be increased by one foot (1') for each foot of height in excess of twelve feet (12'). At least fifty percent (50%) of additional required yard areas shall be landscaped.

E. Projections into required yard areas shall be regulated according to the respective residential (R-1.8, R-2.5, R-3, R-M), commercial (C-C, C-N), industrial (C-I) and office (P-O) requirements found elsewhere in this title.

F. Should an adjacent property have a future land use designation that is commercial, office or industrial, the required minimum interior side and/or rear yard may be reduced if approved by the Planning Commission with site plan review. (Ord. 2016-05, 5-3-2016)

17.54.080: OPEN SPACE:

Open space is landscaped area, including required landscaped yard areas. Open space may include recreational improvements, including sports courts, swimming pools and walking paths. All open spaces shall be preserved and properly maintained by the owners. A perpetual open space easement or common area shall be recorded for

developments by an owners' association with power to assess and collect fees for maintenance. Open space requirements for self-storage facilities shall be determined with development review. The following minimum landscaped open spaces shall be provided in the MU zones:

Multi-family residential	16 percent of gross area
Office, plant or institutional	15 percent of gross area
Retail	None
Single-family residential (R-2.5 Zone standards)	None

(Ord. 2018-12, 7-17-2018)

17.54.090: MIXED USE-NORTH GATEWAY (MU-NGATE) ZONE:

A. Purpose: The Mixed Use-North Gateway Zone (MU-Ngate) is established to encourage primarily residential development which is representative of the residential character and lifestyle of the City. This zone will serve to identify and distinguish the City at the north boundary on Redwood Road.

B. Permitted Uses: The following use may be conducted in the MU-Ngate Zone:

Single-family residential development R-2.5 standards.

C. Conditional Uses: The following uses may be allowed in the MU-Ngate Zone with approval of a conditional use permit:

Active parks, recreation facilities.

Group daycare.

Medical or dental office.

Office or commercial PUD or condominium, minimum five (5) acres.

Office service.

Passive parks.

Project smaller than five (5) acres.

Public or quasi-public facilities.

Schools. (Ord. 2016-05, 5-3-2016)

17.54.100: MIXED USE-RESEARCH AND DEVELOPMENT (MU-R&D) ZONE:

A. Purpose: The Mixed Use-Research and Development Zone (MU-R&D) is established to encourage primarily office, commercial and high tech laboratories and manufacturing development in a well landscaped campus environment. This zone will establish a visible area in the City for business and research facilities which promotes the use, open space and architectural standards of the community.

B. Permitted Uses: The following uses may be conducted in the MU-R&D Zone:

Office service.

Research and development facilities.

C. Conditional Uses: The following uses may be allowed in the MU-R&D Zone with approval of a conditional use permit:

Group daycare.

High tech light manufacturing, warehousing and distribution.

Office PUD or condominium, minimum five (5) acres.

Offices with customers on the premises.

Project smaller than five (5) acres.

Public or quasi-public uses.

Residential with attached or detached single-family dwellings, not stacked, maximum five (5) units per acre, minimum twenty (20) acres. (Ord. 2016-05, 5-3-2016)

17.54.110: MU-CITY CENTER (MU-CITY) ZONE:

A. Purpose: The mixed use-city center zone (MU-City) is established to provide a centralized retail hub within the 10400 South Redwood Road vicinity. This center will help to meet the routine retail and service needs of local residents and motorists. Development should be geared toward commerce and demonstrate the high architectural standards of the city. "Postmodern" architectural style is encouraged in building design.

B. Permitted Uses: The following uses may be conducted in the MU-City zone:

Health, beauty and fitness services.

Offices with customers on the premises.

Retail uses.

C. Conditional Uses: The following uses may be allowed in the MU-City zone with approval of a conditional use permit:

Active parks, recreation facilities.

Assisted living centers, maximum two (2) stories.

Automotive repairs entirely within enclosed buildings, maximum total of two (2) acres in the MU-City zone (no outside storage of parts, supplies, equipment or damaged vehicles).

Automotive services, including lube, tune up, wash, inspection, tires, mufflers, minor repairs (no outside storage of parts, supplies or equipment).

Banks, credit unions, financial institutions.

Bed and breakfast inn.

Business services.

Care centers, maximum two (2) stories.

Cultural facilities.

Drive-through facilities for allowed uses.

Educational and training activities.

Entertainment, amusement.

Equipment and appliance light repairs and service enclosed within a building.

Fast food with no eating accommodations.

Gas stations, convenience stores.

Group daycare center.

Laundry.

Lumber, building materials and landscaping retail sales yards.

Office or commercial PUD or condominium, minimum five (5) acres.

Office service.

Passive parks.

Pharmacy.

Project smaller than five (5) acres.

Public or quasi-public facilities.

Restaurants.

Self-storage facilities, maximum total of three (3) acres in the MU-City zone. (Ord. 2016-05, 5-3-2016)

17.54.120: MU-HISTORIC AND LANDMARK (MU-HIST) ZONE:

A. Purpose: The Mixed Use-Historic and Landmark Zone (MU-Hist) is established to preserve the historic and cultural heritage of the City while providing limited residential, commercial and office opportunities. Uses established in the MU-Hist Zone will reflect and be sensitive to the historic nature of this zone. Buildings should reflect the historic architecture of the State, possibly implementing Victorian characteristics. Historic buildings and sites shall be preserved as required by the City Council.

B. Permitted Uses: The following uses may be conducted in the MU-Hist Zone:

Bed and breakfast lodging.

Minor retail uses.

Restaurants.

C. Conditional Uses: The following uses may be allowed in the MU-Hist Zone with approval of a conditional use permit:

Active parks, recreational activities.

Cultural facilities.

Minor business services.

Office or commercial PUD or condominium, minimum five (5) acres.

Office service.

Passive parks.

Project smaller than five (5) acres.

Public or quasi-public facilities.

Schools. (Ord. 2016-05, 5-3-2016)

17.54.130: MU-COMMUNITY CENTER (MU-COMM) ZONE:

A. Purpose: The Mixed Use-Community Center Zone (MU-Comm) is established to encourage centralized civic facilities with supporting and compatible office and commercial development. This zone should be characterized by a campuslike environment with pedestrian amenities.

B. Permitted Uses: The following uses may be conducted in the MU-Comm Zone:

Cultural facilities.

Office service.

Restaurants.

Retail business.

C. Conditional Uses: The following uses may be allowed in the MU-Comm Zone with approval of a conditional use permit:

Active parks, recreational facilities.

Buildings for religious activities.

Drive-through service.

Group daycare.

Health, beauty and fitness services.

Office or commercial PUD or condominium, minimum five (5) acres.

Passive parks.

Project smaller than five (5) acres.

Public or quasi-public facilities.

Schools. (Ord. 2016-05, 5-3-2016)

17.54.140: MU-SOUTH CENTER (MU-SOUTH) ZONE:

A. Purpose: The Mixed Use-South Center Zone (MU-South) is established to provide a retail hub at the 11400 South intersection. This center will help to meet the routine retail and service needs of residents in this vicinity and motorists passing through this major intersection. Development will be geared toward commerce and demonstrate the high architectural standards of the City. An equestrian theme is desired both in uses and architecture.

B. Permitted Uses: The following uses may be conducted in the MU-South Center Zone:

Health, beauty and fitness services.

Offices with customers on the premises.

Restaurants.

Retail uses.

C. Conditional Uses: The following uses may be allowed in the MU-South Center Zone with approval of a conditional use permit:

Active parks, recreational facilities.

Automotive repairs entirely within enclosed buildings, maximum total of three (3) acres in the MU-South Zone. No outside storage of parts, supplies, equipment or damaged vehicles visible from the street or from adjacent properties is allowed.

Automotive services, including lube, tune up, wash, inspection, tires, mufflers, minor repairs. No outside storage of parts, supplies, equipment or damaged vehicles visible from the street or from adjacent properties is allowed.

Banks, credit unions, financial institutions.

Bed and breakfast lodging.

Business services.

Cultural facilities.

Drive-through service.

Educational and training activities.

Entertainment, amusement.

Equipment and appliance light repairs and service enclosed within a building.

Fast food with no eating accommodations.

Gas stations, convenience stores.

Group daycare center.

Laundry.

Lumber, building materials and landscaping retail sales yards.

Office or commercial PUD or condominium.

Office service.

Passive parks.

Pharmacy.

Project smaller than five (5) acres.

Public or quasi-public facilities.

Self-storage facilities, maximum total of three (3) acres in the MU-South Zone. (Ord. 2018-02, 4-3-2018)

17.54.150: MU-SOUTH GATEWAY (MU-SGATE) ZONE:

A. Purpose: The Mixed Use-South Gateway Zone (MU-Sgate) is established to encourage primarily office development which is representative of the character and lifestyle of the City. This zone will serve to identify and distinguish the City at the south boundary on Redwood Road. Architecture should be residential in scale and flavor.

B. Permitted Uses: The following use may be conducted in the MU-Sgate Zone:

Office service.

C. Conditional Uses: The following uses may be allowed in the MU-Sgate Zone with approval of a conditional use permit:

Active parks, recreation facilities.

Group daycare.

Office or commercial PUD or condominium.

Passive parks.

Project smaller than five (5) acres.

Public or quasi-public facilities. (Ord. 2016-05, 5-3-2016)

17.54.160: LANDSCAPING:

A. The following landscaping requirements shall apply in the MU zones:

1. Single-family residential: The front and side yards of single-family lots shall be landscaped and properly maintained with grass, trees and other plant material unless otherwise approved with a conditional use permit.
2. Multi-family residential: Grass, shrubs, ground cover, two inch (2") or larger caliper deciduous trees, seven feet (7') or taller evergreen trees; grass and two inch (2") or larger caliper deciduous trees in public park strips.
3. Office, plant or institution: Grass, shrubs, ground cover, two inch (2") or larger caliper deciduous trees, seven feet (7') or taller evergreen trees; grass and two inch (2") or larger caliper deciduous trees in public park strips.
4. Retail business: Grass, shrubs, ground cover, two inch (2") or larger caliper deciduous trees, seven feet (7') or taller evergreen trees; grass in public park strips.

B. Areas of a development that are not covered by paving or buildings shall be landscaped. All required landscaping in yard areas and open spaces, except in R-2.5 developments, shall be installed or escrowed (due to weather) prior to occupancy.

C. All landscaped areas, including adjoining public right of way areas, shall be properly irrigated and maintained by the owners unless otherwise allowed with development approval.

D. Trees may not be topped nor may any landscape material be removed without city approval unless replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

E. Curbed planters with two inch (2") or larger caliper shade trees and grass, shrubs or ground cover shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.

F. Shade trees shall be planted between double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum intervals of three (3) stalls and no farther than six feet (6') from the parking area. Shade trees are not required in parking rows which are adjacent to buildings.

G. In commercial and institutional developments, minimum five foot (5') landscaped planters shall be provided along the street sides of buildings except at building entrances or drive-up windows. In office developments, said planters shall be provided around the entire building except at building entrances or drive-up windows.

H. All landscaped areas other than in single-family residential developments shall be separated from driveways and parking areas with minimum four inch (4") high curbs.

I. Minimum three (3) to four foot (4') high berms or hedges shall be provided in landscaped areas between public streets and parking areas of developments in the MU zones. Berms or hedges are not required where the entire area, excluding walkways, between the public street and a building is landscaped.

J. Trees shall be planted on private property, except in R-2.5 developments, at the minimum rate of one per seven hundred (700) square feet of required landscaped area. At least thirty percent (30%) of all required trees, excluding public park strip trees, shall be evergreens.

K. Trees are required in park strips along collector and arterial streets and shall be selected from and planted according to the city street tree plan. Trees shall be planted along the property side of the sidewalk on Redwood Road thirty feet (30') on center and six feet (6') from the sidewalk. Grass shall be planted and maintained in the park strip along Redwood Road.

L. Developments which are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights of way in the landscaping of the project and the urban trails system. Any areas so included may be counted toward required open space for the development. Waterways which traverse developments may be left open if properly landscaped and maintained. Any entity or agency having jurisdiction over said waterways must grant approval for any redevelopment of said waterways.

M. All development applications shall be accompanied by landscape plans prepared by a professional landscape architect. (Ord. 2016-05, 5-3-2016)

17.54.170: ARCHITECTURAL STANDARDS:

A. The following architectural standards are required for the respective uses listed in the MU zones:

1. Single-family residential: Brick or stone in the minimum amount of two feet (2') times perimeter of the foundation (including garage); minimum five to twelve (5:12) roof pitch; minimum two (2) car garage (minimum 22 feet by 22 feet, or approximate approved equivalent) per dwelling; minimum two thousand four hundred (2,400) square feet minimum dwelling unit size.
2. Multi-family residential: Brick or stone in the minimum amount of two feet (2') times perimeter of the foundation (including garage) and stucco; minimum five to twelve (5:12) roof pitch; minimum two (2) car garage (minimum 22 feet by 22 feet, or approximate approved equivalent) per dwelling; minimum two thousand four hundred (2,400) square feet per dwelling.
3. Small office, plant, institution or retail business (less than 5,000 square foot building): Minimum of fifty percent (50%) brick or stone; balance of exterior wall area shall consist of brick, stone, glass, decorative integrally colored block and/or no more than fifteen percent (15%) stucco or tile. Decorative accents and trim of other materials are permitted with planning commission approval. Roofs to be hipped or gabled with minimum six to twelve (6:12) pitch.

B. All building materials shall be high quality, durable and low maintenance. All buildings and structures in MU zones shall be maintained in good condition.

C. Remodeling or refacing of buildings, except in R-2.5 developments, may not be commenced without the approval of the planning commission.

D. All masonry and concrete materials, except minimal foundations, shall be integrally colored.

E. Exterior walls of buildings, except for single-family dwellings, in excess of forty feet (40') in length, shall have relief features at least four inches (4") deep at planned intervals.

F. All sides of multi-family dwellings containing more than four (4) units shall receive similar design treatment.

G. Maximum height of all buildings in the MU zones shall be thirty five feet (35').

H. Signs shall meet requirements of title 16, chapter 16.36 of this code according to P-O zone standards for office uses and according to C-C zone standards for commercial uses and shall be constructed of materials which are compatible with the buildings which they identify.

I. All buildings and signs in individual developments shall possess a consistent architectural theme which reflects the character of the district in which they are located.

J. All buildings and structures shall be designed by a licensed professional architect.

K. Any site or building in MU zones believed by the city council to have historical significance shall be preserved for a maximum period of six (6) months upon written notification to the city that a change in use, redevelopment or demolition of the property is desired. The owner or developer of the subject site or building shall request that the city make a determination on the disposition of the property. If the city council determines that preservation is desired, negotiations should be undertaken and finalized within the six (6) month period. If negotiations to preserve the site or building are not completed or continued in a mutually acceptable manner within six (6) months, the building or site may be redeveloped, remodeled or demolished in conformance with the provisions of this chapter.

L. Attached garages on single-family residential corner lots may be located on the interior side of the lot or on the street side of the lot only if the garage is accessed directly from the side street. (Ord. 2016-05, 5-3-2016)

17.54.180: PARKING AND ACCESS:

The following parking and access requirements shall apply in the MU zones:

A. Parking areas and vehicle access shall meet the requirements of title 16, chapter 16.26 of this Code. Defined pedestrian access shall be provided between adjacent developments, buildings and parking areas as required by the Planning Commission. Sidewalks over which parked vehicles may overhang shall be at least six feet (6') wide on single parking rows and eight feet (8') wide between double loaded rows. Sidewalks shall be at least six inches (6") higher than driveway and parking surfaces. An eight foot (8') wide sidewalk shall be required along Redwood Road and shall be set back a minimum of two feet (2') from the right-of-way line. The eight foot (8') sidewalk shall be considered landscaping for purposes of this chapter. Park strips (minimum 12 feet wide) between the sidewalk and the curb shall be landscaped and maintained with grass.

B. If approved by the Planning Commission, cash may be paid to the City for future construction of improvements for roads which are designated for widening in the Transportation Master Plan.

C. Access to public streets shall be approved by the City Engineer and, if a State road, by UDOT. Vehicle access to developments from collector and arterial streets shall be shared as required by the Planning Commission. Driveways and streets intercepting or intersecting the same collector or arterial street shall be separated by a minimum distance of three hundred feet (300'). Double frontage lots may be accessed only from a subdivision or neighborhood street, not from a collector or arterial street.

D. Streets and related improvements shall be designed, constructed and dedicated according to State and/or City standards and according to the design widths established by the Transportation Master Plan and the Road and Bridge Design and Construction Standards of the City. Proposed streets on the Redwood Road Land Use Plan, or other acceptable alignments, shall be implemented with new development and shall be designed to right-of-way widths as specified by the City Council.

E. New development shall make reasonable accommodation for mass transit facilities. The developer shall consult the State transit authority as required by the City.

F. Easements, rights-of-way or improvements shall be provided for urban trails according to the City Trails Plan or as required by the Planning Commission.

G. Loading areas shall be located at the rear of buildings and shall be separated from parking areas.

H. Buildings shall be arranged in clusters to encourage pedestrian access. Areas between streets or parking areas and the building or at the center of the building cluster shall consist of sidewalks, plazas, landscaped planters

with shade trees, benches, waste receptacles and other street furniture and amenities as approved and required by the Planning Commission. On street parking may be allowed in calculating the minimum parking requirement; provided, that sufficient street width is provided to accommodate said parking. (Ord. 2016-05, 5-3-2016)

17.54.190: FENCING, SCREENING AND CLEAR VISION:

The following fencing, screening and clear vision requirements shall apply in the MU Zones: (Ord. 2016-05, 5-3-2016)

A. All mechanical equipment, antennas, loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles shall be enclosed by masonry walls that are at least as high as the receptacle itself, but not less than six feet (6') in height, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings. (Ord. 2017-22, 7-18-2017)

B. Incompatible land uses shall be screened with six foot (6') vinyl, simulated wood or masonry fences as determined by the Planning Commission. A minimum six foot (6') decorative masonry wall is required between commercial or office zones and agricultural or residential zones. A higher fence or wall may be allowed or required by the Planning Commission in unusual circumstances. A building permit is required for fences or walls over six feet (6') high. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined by the Planning Commission.

C. In residential developments and except for development perimeter fencing, no wall, fence or opaque hedge or screening material higher than six feet (6') shall be erected or maintained in any rear or side yard. Buffering and screening elements associated with a private recreation facility shall be exempt from this section.

D. In residential developments, no wall, fence or screening material shall be erected between a street side building line and a street, except as required in subsection A of this section.

E. Landscape materials, except for mature trees which are pruned at least seven feet (7') above the ground, and fences shall not exceed three feet (3') in height within a ten foot (10') triangular area formed by the edge of a driveway and the street right of way line or within a thirty foot (30') triangular area formed by the right of way lines of intersecting streets.

F. Any wall or fence erected or maintained at the rear or side property line in residential developments adjacent to and parallel with a collector or arterial street shall be six feet (6') tall and shall be constructed in accordance with provisions for collector street fencing in section 16.04.200 of this code. A building permit is required for construction of a collector street fence. Construction drawings and brick samples are required. Collector street fences shall be installed so as to prevent weed growth between the fence and the public sidewalk. Other fences may be installed no closer than twenty feet (20') from any street right of way line, except as otherwise prohibited in this title. Proposed modifications to collector street fencing must be consistent with adjacent fencing provided that the adjacent fencing meets requirements for collector street fencing. Proposed collector street fences may not be installed until reviewed by the community development director or his designee. (Ord. 2016-05, 5-3-2016)

17.54.200: LIGHTING:

The following lighting requirements shall apply in the MU zones:

A. A lighting plan shall be submitted with all new developments in the MU zones. Site lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.

B. Lighting fixtures on private property shall be architectural grade and consistent with the architectural theme of the development.

C. Lighting fixtures on public property shall be architectural grade. A single streetlight design, approved by the city council and the engineering department, will be used on the same street. (Ord. 2016-05, 5-3-2016)

17.54.210: OTHER REQUIREMENTS:

A. Private Covenants: Developers of projects that will include common area, private streets, shared private improvements, or shall otherwise include restrictive covenants shall submit a proposed declaration of conditions, covenants and restrictions ("CC&Rs") to city staff for review. The CC&Rs shall be recorded concurrently with the final plat and, except where the city has agreed to and executed documents to guarantee the establishment of a special assessment area, shall include the following:

1. An opinion of legal counsel licensed to practice law in the state that the project meets requirements of state law.
2. Provisions for a homeowners' association, maintenance of all buildings, streets, sidewalks, other improvements and common areas, adherence to city conditions and standards applicable to the development at the time of approval, snow removal, and other items recommended by city staff and approved by the planning commission.
3. Language consistent with section 17.04.300 of this title.

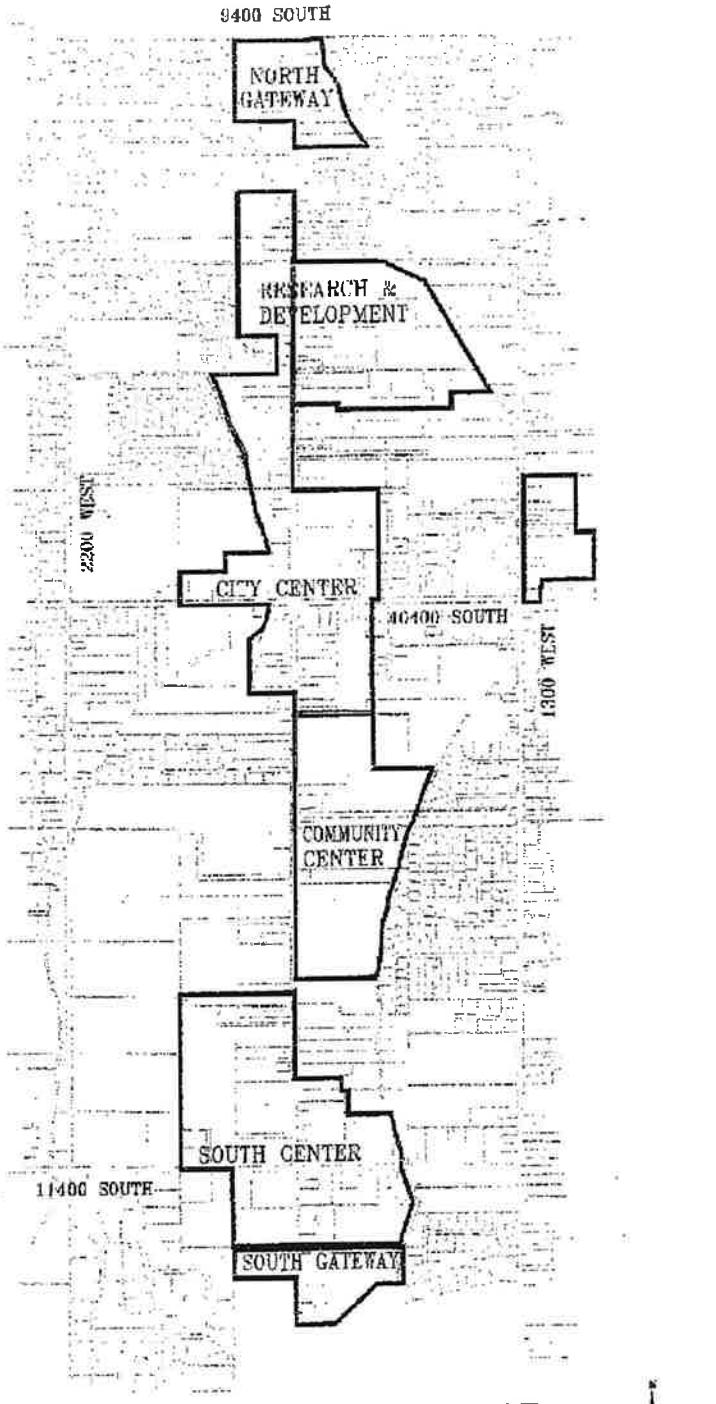
B. Grading And Drainage: All residential developments shall be graded according to the city's engineering and building requirements to provide adequate drainage in said developments. Buildings shall be equipped with facilities for the discharge of all roof drainage onto the subject lot or parcel.

C. Maintenance: All private common areas in residential developments shall be properly maintained by the owners.

D. Easements: Permanent buildings may not be located within a public easement.

E. Phasing Plan: A project phasing plan shall be submitted for review by the planning commission at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the planning commission. (Ord. 2016-05, 5-3-2016)

17.54.220: MAP:



REDWOOD ROAD

ZONE CENTERS

(Ord. 2016-05, 5-3-2016)

EXHIBIT D

(Executed version to be inserted)

RESOLUTION R2018-49 without Exhibit 1

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 06/11/2019

Issue: **BLR SUBDIVISION**
LAND USE AMENDMENT AND REZONE
Land use amendment from O (Office Use) to MD (Medium Density Residential), and a rezone from R-1.8 (Single-Family Residential, 1.8 lots per acre) and R-2.5 (Single-Family Residential, 2.5 lots per acre) Zone to R-M-PD (Residential-Multiple-Planned Development Floating Zone) Zone

Address: Approximately 1414 W. 11400 S.
File No: PLZBA201800965
Applicant: **Skylar Tolbert, Ivory Homes**

Submitted by: Damir Drozdek, Planner III
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready):

I move that the Planning Commission recommend that the City Council **approve** the following **only if** the City Redevelopment Agency (RDA) approves funding to ensure that at least nine townhome units are deed restricted as workforce housing:

- Resolution R2019-28 authorizing the Mayor to sign the development agreement;
- Resolution R2019-29 approving the land use amendment; and
- Ordinance No. 2019-03-Z approving the zone change.

ACREAGE:	Approximately 6 acres
CURRENT ZONE:	R-1.8 (Single-Family Residential, 1.8 lots per acre) and R-2.5 (Single-family residential, up to 2.5 lots per acre) Zone
CURRENT USE:	Single-family residences
FUTURE LAND USE PLAN:	O (Office Use)
NEIGHBORING ZONES/USES:	North – R-2.5 / Single-family residences South – A-5 / 11400 South West – R-1.8 and R-2.5 / Single-family residence East – P-O / Assisted Living Center

STANDARD OF APPROVAL

1. LAND USE AMENDMENT:

The general plan may be amended by resolution of the city council as follows:

A. The process to amend the general plan and future land use map may be initiated by members of the city council, by the city manager or community development director, or by the owner of a subject property or his or her agent. A general plan land use or text amendment which is

not initiated by the city may not be reinitiated for an amendment which was considered within the previous year without a majority vote of the city council. A land use amendment should not impair the development potential of the subject parcel or neighboring properties.

B. The planning commission shall hold a public hearing, as required by state law, after which the commission may modify the proposed general plan amendment. The planning commission shall then forward the proposed general plan amendment to the city council.

C. After receiving the recommendation of the planning commission, the city council shall hold a public hearing, and may accept, accept with modifications, or reject the proposed general plan amendment.

(City Code § 17.12.030)

2. REZONE:

The rezoning of property may not be considered if the proposed zoning does not conform to the general plan. The following guidelines shall be considered in the rezoning of parcels:

A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.

B. The parcel to be rezoned can accommodate the requirements of the proposed zone.

C. The rezoning will not impair the development potential of the parcel or neighboring properties.

(City Code § 17.22.020)

BACKGROUND:

The applicant seeks to amend the Future Land Use Map and the Zoning Map on a six-acre property generally located at 1414 W. 11400 S. The land use is proposed to be amended from O (Office Use) to MD (Medium Density Residential, up to 8 lots/acre) category, and the zoning is proposed to be changed from the R-1.8 (single-family residential, up to 1.8 units/lots per acre) and R-2.5 (single-family residential, up to 2.5 units/lots per acre) zones to the R-M-PD Zone (Residential-Multiple-Planned Development Floating Zone).

The project will be a mix of 50 single-family homes and townhomes. The 26 two-story townhomes will be located on the south side of the project with two rows of buildings with an alley between the buildings. The townhomes will have garages on the alley, and will front either 11400 South or the new public roadway constructed to access the project from 11400 South

The 24 single-family homes are located on the north side of the project. The 18 lots closest to the existing single-family neighborhood will be front-loaded, with access off private drives that

connect to the new public street, and will be one to two stories high. The remaining six single-family homes will be built on pad sites closer to the townhomes. Like the townhomes, these homes will be two stories, have garages on the alley and will front the new public street.

The plan includes a new public road that provides dual access to 11400 S. The road will be built according to the City residential right-of-way standard. Alleys will also be constructed to provide direct access to townhomes and the single-family homes. These alleys will be at least 26 feet wide, which is greater than the minimum fire access requirements. Common parking areas will be located at three locations to provide adequate guest parking. All homes will have a two-car garage, and the 18 single-family homes will all have driveways where guests or homeowners can park vehicles. Although the City Council repealed the planned unit development requirements, that code provides the best guideline for required guest parking for the townhomes and the six single-family pad sites. The following table illustrates these previous code requirements together with, the current multi-family code requirements:

	Guest parking: 1 parking stall for every 4 units	Current Code: 2.5 parking stalls for each unit with 3 bedrooms or more	Proposed Parking
Parking Numbers	8 stalls required	80 total stalls required	88 stalls

In addition to the parking stalls, there will be some on-street parking available on the public road. A garbage pick-up plan will be required for City review during the subdivision review phase of the development to ensure there are no conflicts with the on-street parking.

The applicant has requested that the City Council (the RDA Board) allocate a portion of RDA funds that must be used for workforce housing to help construct nine deed-restricted affordable townhomes. The program will preserve these homes as affordable and prevent homeowners from selling the units at market rate. There will be nine workforce townhome units that will be evenly dispersed and indistinguishable from the market-rate townhomes.

After Planning Commission review, the City and Applicant will negotiate a development agreement for the City Council to consider during its July 16th meeting. Because the PD Floating Zone allows the underlying zone to be modified, the agreement will provide a general direction for the development and include terms addressing things such as landscaping, architecture and circulation.

Below is a brief summary of possible development agreement terms which the Planning Commission can add to or suggestions changes:

1. The agreement is only effective if the City Council, acting as the RDA Board, approves the use of RDA workforce housing funds to be used in the project in exchange for at least nine deed-restricted units.
2. The overall density of the project will not exceed eight units per acre.
3. The north side setback of the homes on the single-family lots located adjacent to the existing single-family neighborhood (lots 3,4,9,10,15 and 16) will be at least 25 feet.
4. The development will be built according to the submitted concept plan.

a. The applicant will specify the type of amenities included in the open space area.
b. The architecture will be similar to the pictures submitted and comply with the architectural requirements of City Code § 17.40.020.I.
c. The landscaping will comply with the landscaping requirements of City Code § 17.40.020.J.

5. The development will comply with the R-M-6 zone except where requirements are modified by the development agreement.
6. The development agreement will include a provision that the CC&R's have an outline of the parking standards and a parking enforcement plan.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The application meets the rezone standards of approval of the City Code.
- Although the concept plan consists of housing types (attached housing) that are different from the adjacent single-family neighborhood, the development agreement ensures that impacts from this project will be lower than compared to a typical commercial use (office or retail). It also does not include a road connecting to the adjacent neighborhood.
- The project will provide much needed workforce housing along a major transportation corridor and will clean-up properties that have not seen much interest from people wanting to build offices.
- Commercial uses, and especially retail uses, will generate more significant impacts in terms of noise, lighting and traffic than a typical residential development.
- The proposal is consistent with the following goals and policies of the General Plan:
  - Goal LU-2 Develop and maintain a pattern of residential land uses that provides for a variety of densities and types yet maintains the high standards of existing development.
  - Policy LU-2.2 Implement subdivision regulations that encourage housing variation, including setbacks, lot size, house size, exterior materials and architectural enhancements such as front porches and garages set behind the front of house.
  - Goal H-1 Provide opportunities for the development of a mix of housing types within the City.
  - Policy H1.1 Encourage various types of housing within the City that meets the ICC and NEC building codes, with an emphasis of owner-occupied housing.

Conclusion:

Based on the findings, the Application, if approved, will have a low impact on the adjacent properties and will be consistent with the goals and policies of the General Plan.

Recommendation:

Based on the findings and conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and **recommend approval** of 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.

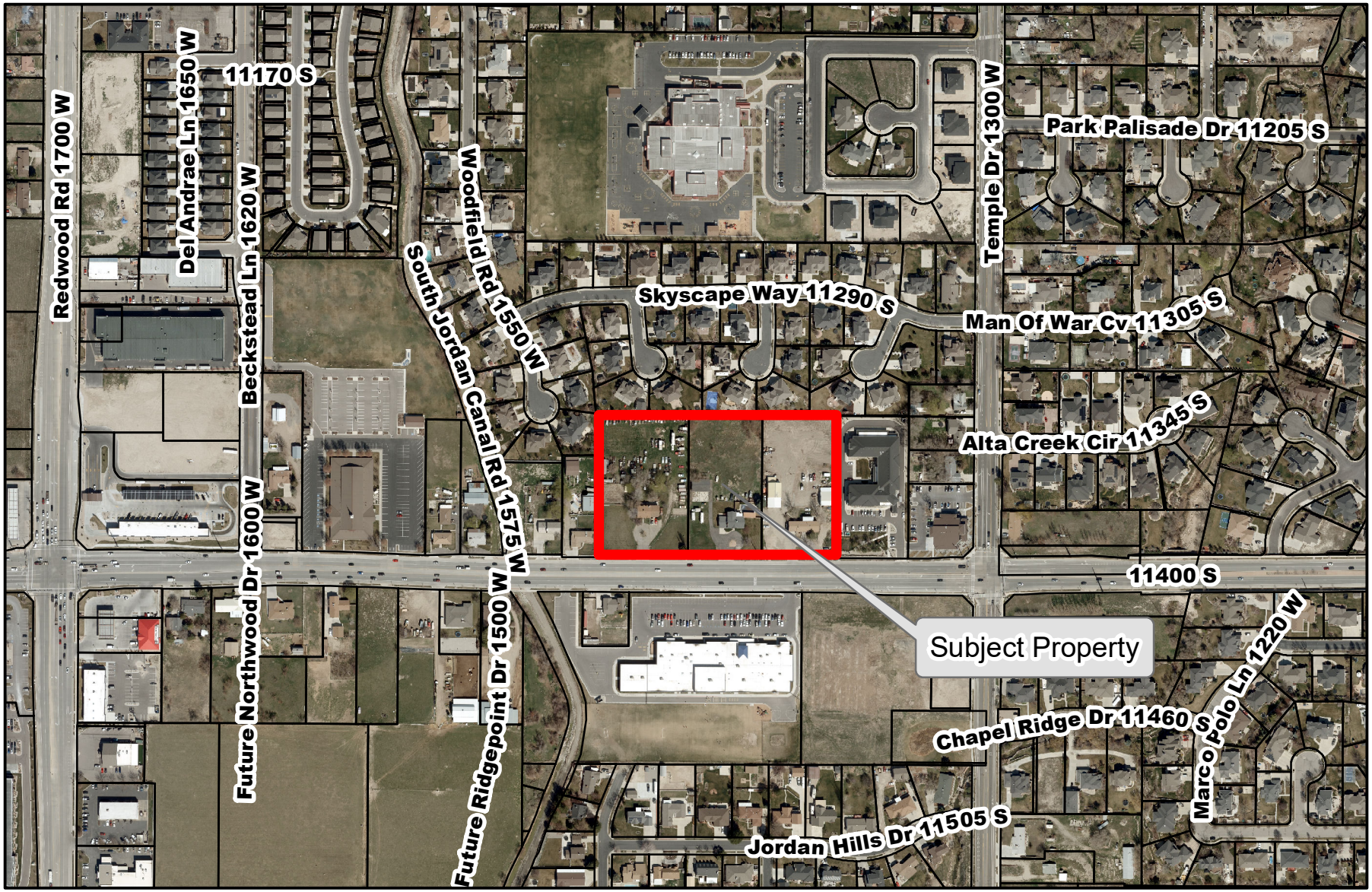
FISCAL IMPACT:
The proposed development will raise additional money for the City. At the same time the costs will also increase as demand for services goes up. Overall the revenues will outweigh the expenditures. A fiscal impact analysis table and graphics are attached to the report.

ALTERNATIVES:
- Recommend approval of an amended application.
- Recommend denial of the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:
- Aerial Map
- Future Land Use Map
- Zoning Map
- Applicant Overview
- Concept Plan
- Fiscal Analysis
- Infrastructure Analysis
- Resolution R2019-29
  - Exhibit 'A'- Future Land Use
- Ordinance 2019-03-Z
  - Exhibit 'A' – Zoning Map



Damir Drozdek, AICP
Planner III
Planning Department



Legend

STREETS

PARCELS

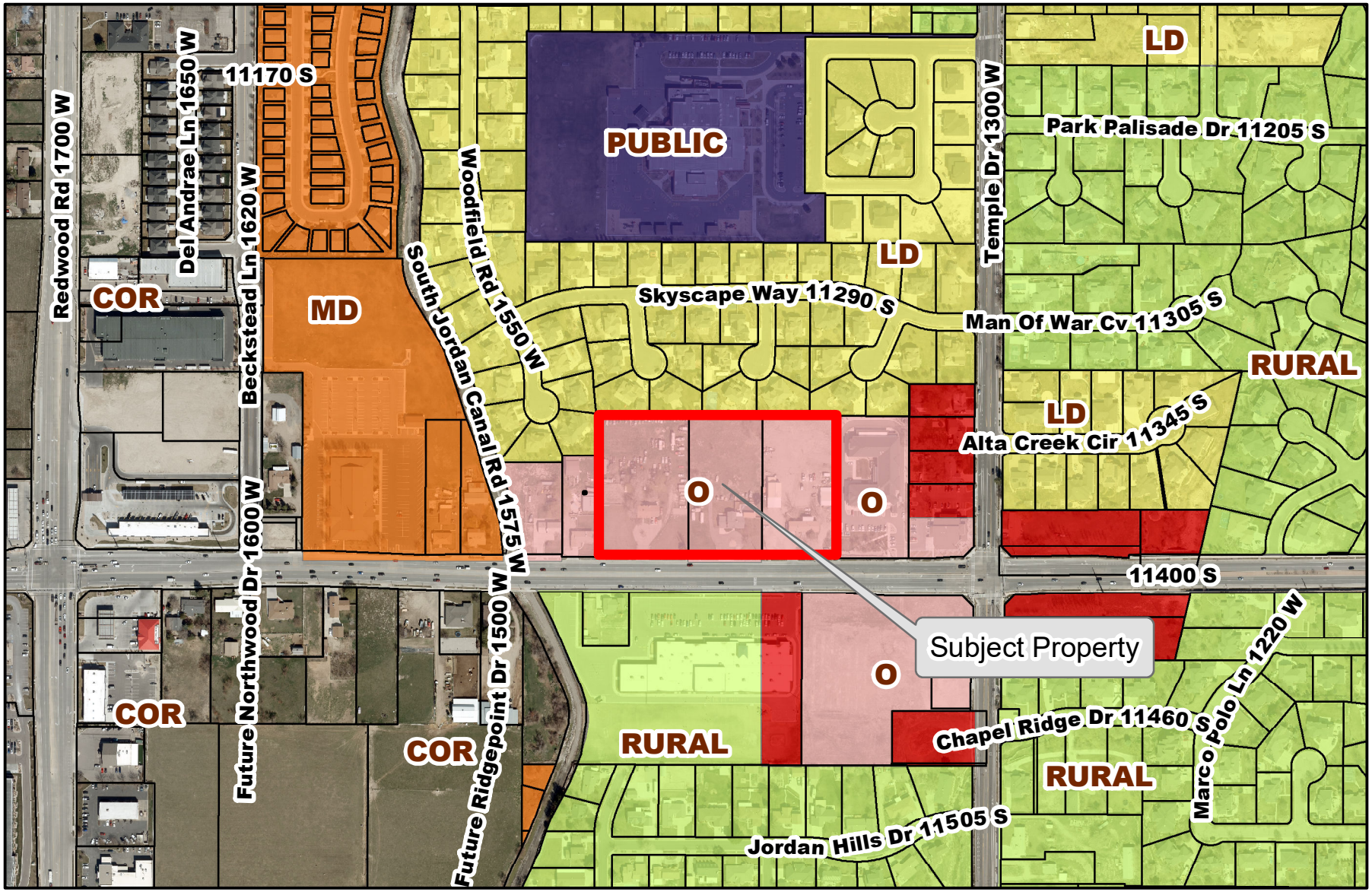
Aerial Map

City of South Jordan

0 130 260 520 780 1,040 Feet

Aerial Imagery
2018

ESRI



Legend

STREETS

PARCELS

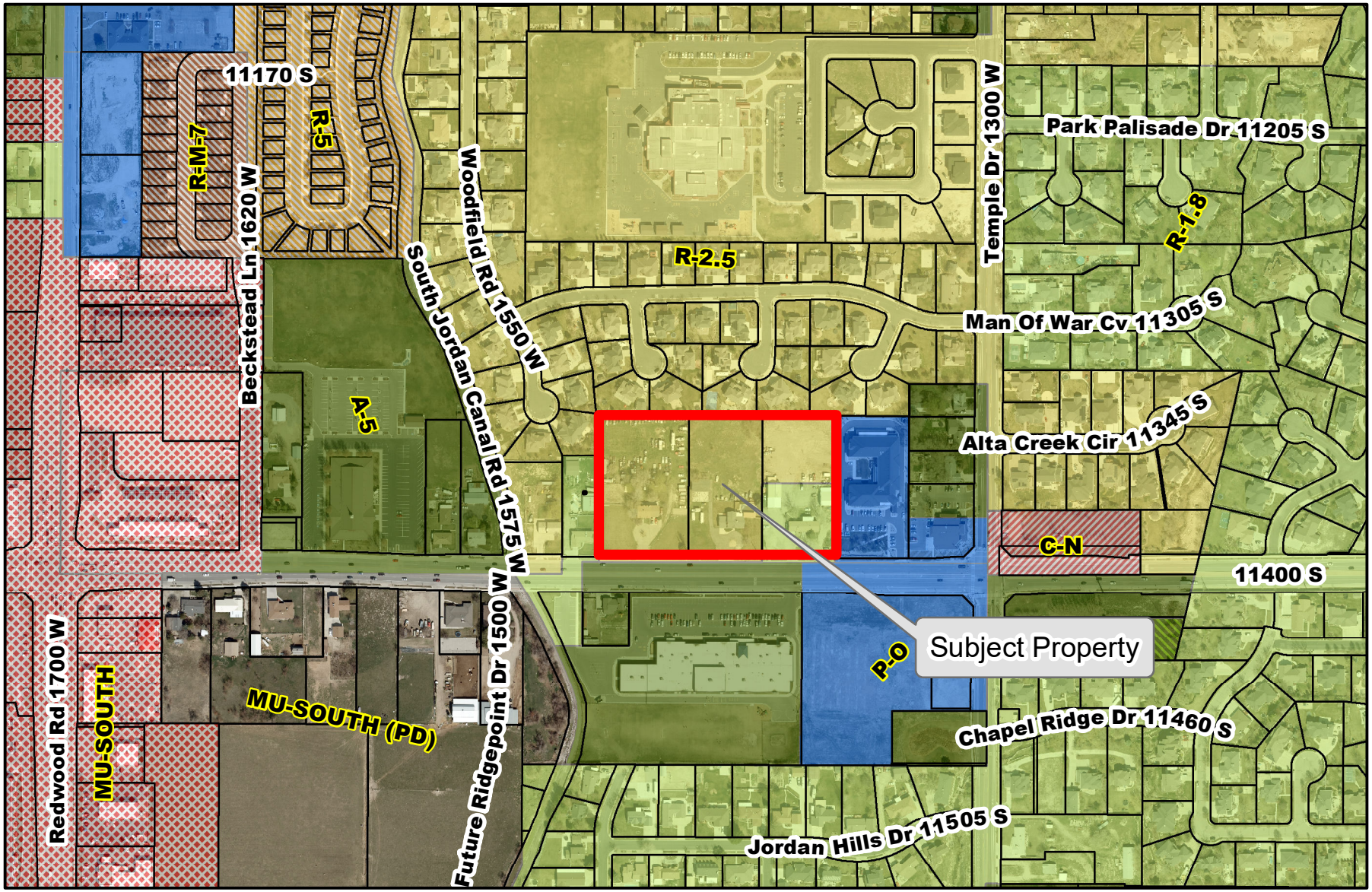
Future Land Use Map

City of South Jordan

0 130 260 520 780 1,040 Feet

Aerial Imagery
2018

ESRI



Legend

STREETS

PARCELS

Zoning Map

City of South Jordan

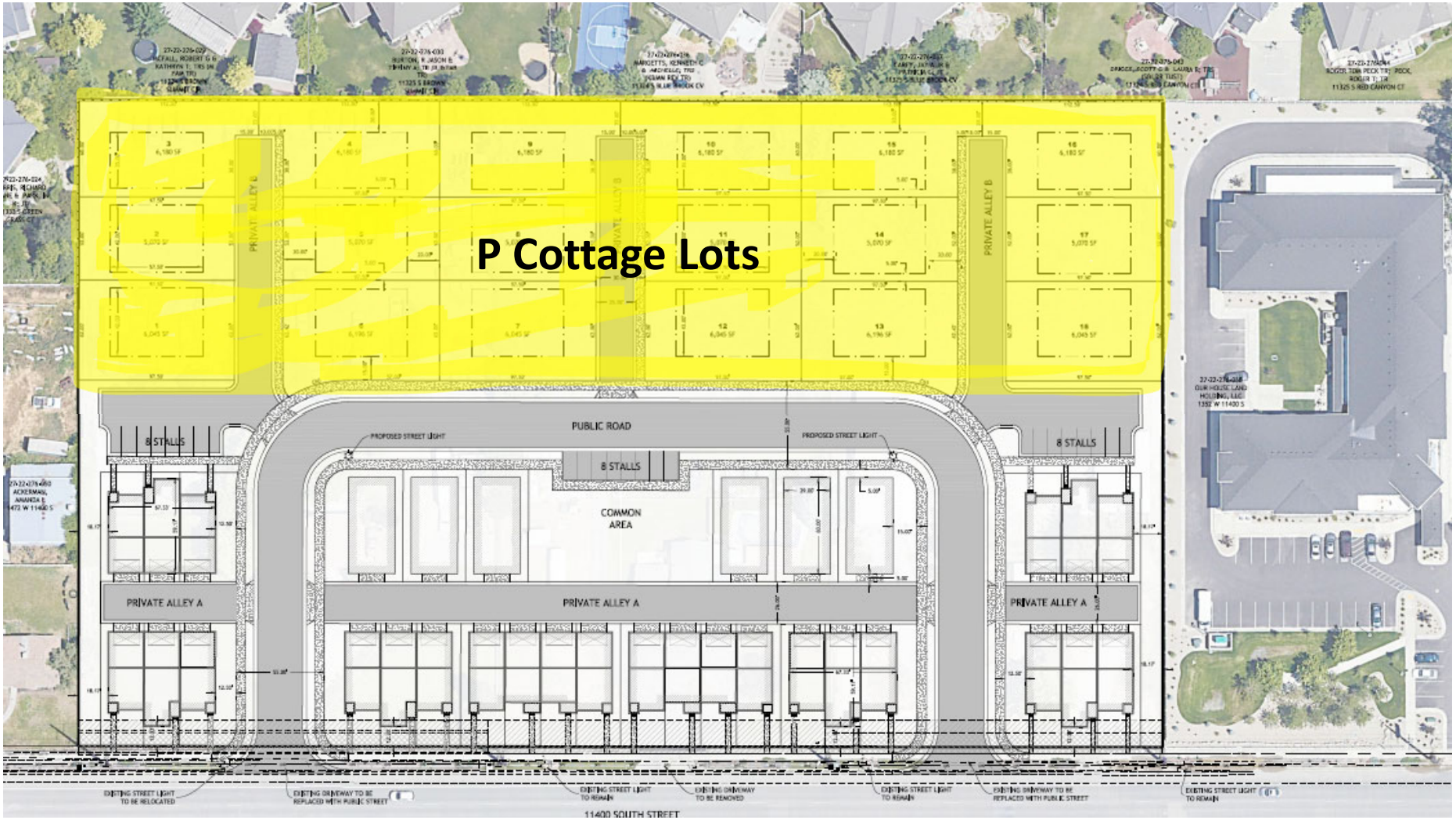
0 130 260 520 780 1,040 Feet

Aerial Imagery
2018

ESRI

Architectural Standards and Styles

- P Plans
- C Cottages
- Townhomes


P Cottage Lots
PUBLIC ROAD
8 STALLS
8 STALLS
8 STALLS
COMMON AREA
PRIVATE ALLEY A
PRIVATE ALLEY A
PRIVATE ALLEY A
PRIVATE ALLEY B
PRIVATE ALLEY B
PROPOSED STREET LIGHT
PROPOSED STREET LIGHT
11400 SOUTH STREET

P-Plans

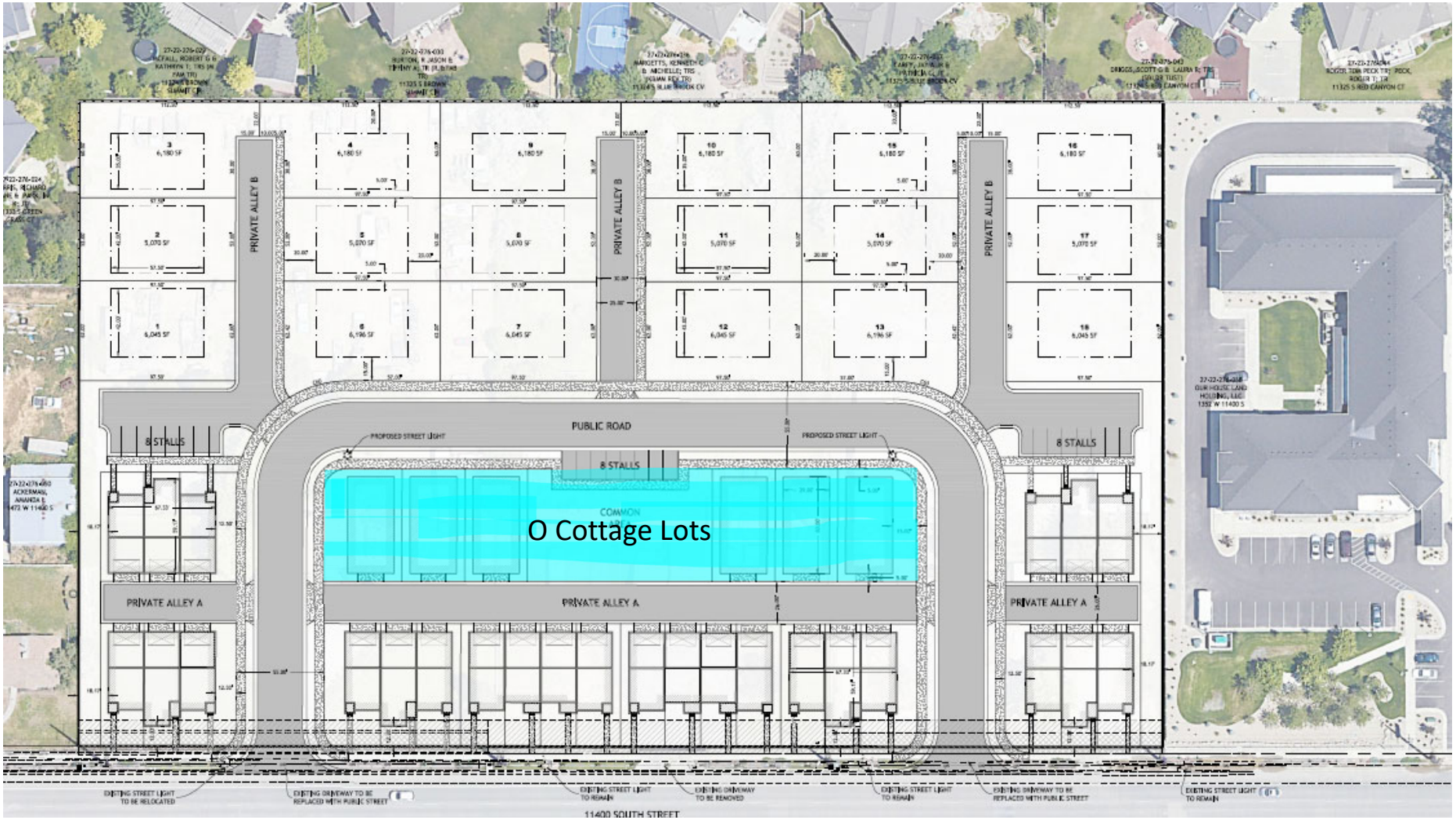




P-Plans






PRIVATE ALLEY B
PRIVATE ALLEY B
PRIVATE ALLEY B
PUBLIC ROAD
8 STALLS
8 STALLS
8 STALLS
PROPOSED STREET LIGHT
PROPOSED STREET LIGHT
COMMON
O Cottage Lots
PRIVATE ALLEY A
PRIVATE ALLEY A
PRIVATE ALLEY A
EXISTING STREET LIGHT TO BE RELOCATED
EXISTING DRIVEWAY TO BE REPLACED WITH PUBLIC STREET
EXISTING STREET LIGHT TO REMAIN
EXISTING DRIVEWAY TO BE REMOVED
EXISTING STREET LIGHT TO REMAIN
EXISTING DRIVEWAY TO BE REPLACED WITH PUBLIC STREET
EXISTING STREET LIGHT TO REMAIN
11400 SOUTH STREET

Cottages

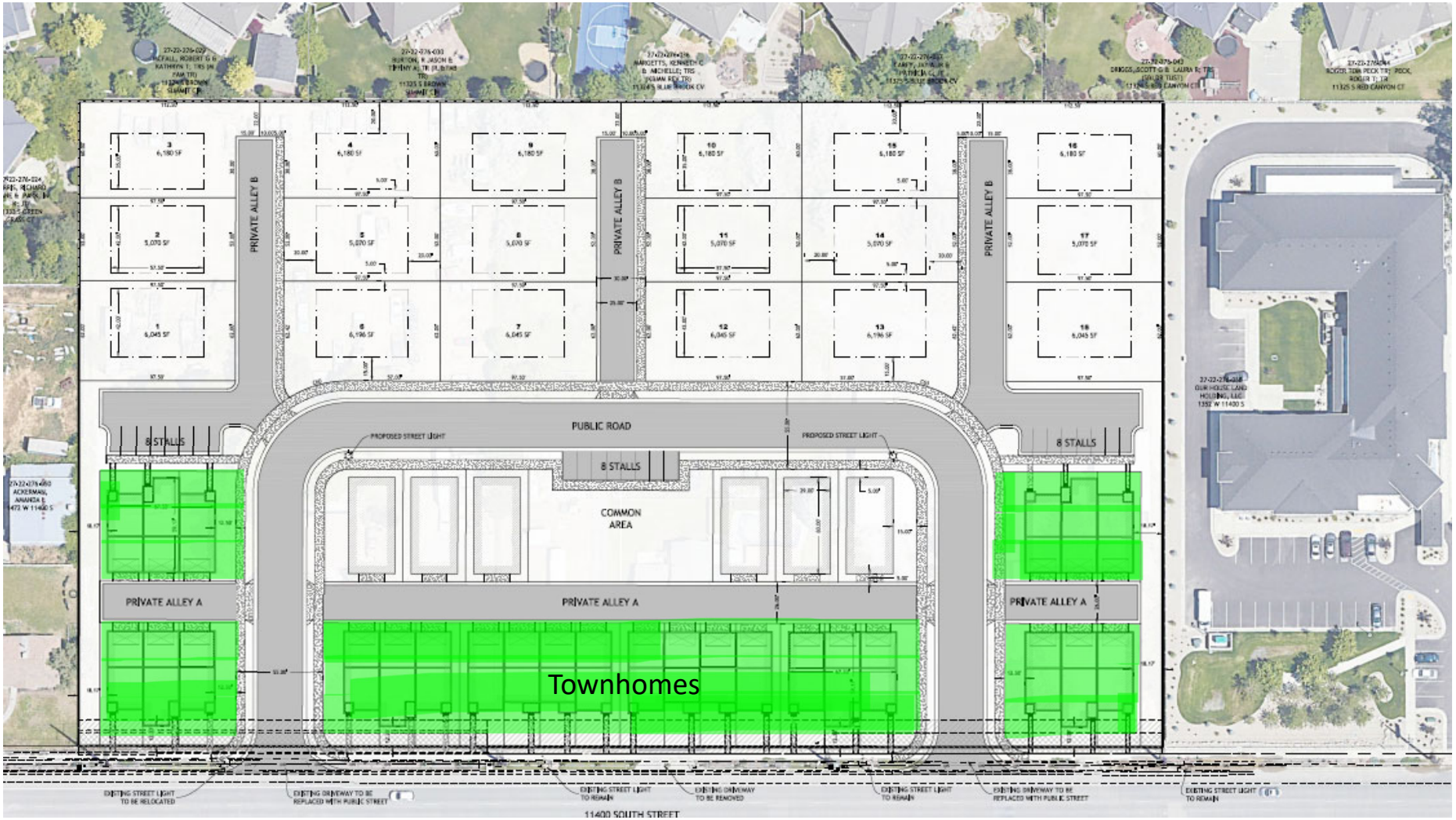








Cottages


PRIVATE ALLEY B
PRIVATE ALLEY B
PRIVATE ALLEY B
PUBLIC ROAD
PROPOSED STREET LIGHT
PROPOSED STREET LIGHT
8 STALLS
8 STALLS
8 STALLS
COMMON AREA
PRIVATE ALLEY A
PRIVATE ALLEY A
PRIVATE ALLEY A
Townhomes
EXISTING STREET LIGHT TO BE RELOCATED
EXISTING DRIVEWAY TO BE REPLACED WITH PUBLIC STREET
EXISTING STREET LIGHT TO REMAIN
EXISTING DRIVEWAY TO BE REMOVED
EXISTING STREET LIGHT TO REMAIN
EXISTING DRIVEWAY TO BE REPLACED WITH PUBLIC STREET
EXISTING STREET LIGHT TO REMAIN
11400 SOUTH STREET





Towns


BIG D CONSTRUCTION



Towns

Landscape Standards and Typical Design

IVORYHOMES
Landscape Standards

These Landscape standards are intended to apply to front yard landscaping and attempt to quantify the goals set forth in the Ivory Homes document: Water-wise Landscaping.

Lots up to 8,000 square feet

Interior lot
Front yard trees: minimum 2 trees. May be shade, accent or evergreen
Street Trees: At least one per lot
Shrubs: minimum 15. May be tall or medium shrubs.
Groundcover or Perennial Flowers: Minimum 15
Lawn: Maximum 60% exclusive of park strips. See General Standards below.

Corner lot
Front yard trees: minimum 2 trees. May be shade, accent or evergreen
Street Trees: At least two per lot
Shrubs: minimum 30. May be tall or medium shrubs.
Groundcover or Perennial Flowers: Minimum 20
Lawn: Maximum 70% exclusive of park strips. See General Standards below.

General Standards:

Lawn. It is understood that driveways and walks are a part of the front yard; otherwise, 100% of the front yard shall be planted either with lawn or be provided as shrub bed. The maximum allowable amount of lawn is specified above.

Shrub beds are to be planted with shrubs at appropriate spacings:

- 6 feet on center for tall shrubs;
- 4 feet on center for medium shrubs;
- 12 to 24 inches for groundcovers and perennials; and
- Exposed soil surfaces in shrub beds are to be covered with mulch.

Front yard Trees are those trees required to be installed in the front yard. These are to be installed by the Homeowner.

Street Trees. Street trees are to be provided by Ivory Homes and installed by the homeowner per the community Street Tree Planting Plan. If driveway or utilities locations conflict with the street tree's placement, it may be eliminated or may require adjustment to the tree's location.

All trees and shrubs shall be selected from the **Suggested Plant List: Water-wise Plants**, as provided by Ivory Homes.

Landscaping. To protect and preserve the integrity of the footings and foundations of the home and other structures constructed on the Property after Closing, Buyer shall not install or have installed any sod or other water-intensive plants directly abutting any foundation. As required in the CC&Rs, Buyer shall be responsible to maintain a minimum of five (5) feet between the exterior of the foundation and any sod or other water-intensive plants ("Restricted Landscape Zone"). If approved as part of the Buyer's landscape plan under the CC&Rs, the Restricted Landscape Zone may be used as a planting bed, subject to restrictions in the CC&Rs regarding slope, grading, and drainage and subject to the restrictions below regarding irrigation systems.

Irrigation. To preserve and protect the integrity of the footings, foundation, and exterior of the home, upon Closing Buyer shall place, install or cause to be placed and installed all irrigation/sprinkler system spray heads, lines, valves and, stop & waste valves, a minimum of five (5) feet from the foundation of the home. Only hand watering or drip irrigation is allowed within five (5) feet of the foundation. Additionally, Buyer shall be responsible to ensure that water spray from an irrigation/sprinkler head does not hit the foundation, home exterior, or within the five (5) foot Restricted Landscape Zone.

Installation. All front and rear yard landscaping must be installed within 9 months of occupancy.

CC & Rs. Refer to the subdivision CC & Rs and regulations relating to landscaping and irrigation requirements.



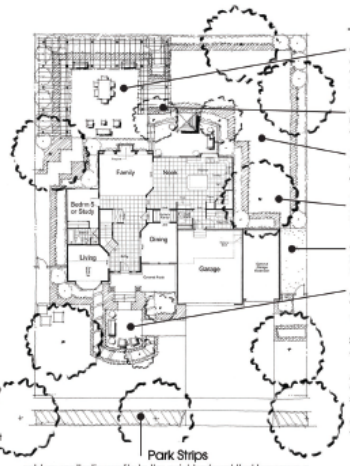
The landscape designs shown are examples only and are intended to show one possible compliance with the standards outlines herein. You may provide a completely different design to accomplish the same objectives.

IVORYHOMES
WATER-WISE LANDSCAPING
PHOTO-TYPE

IVORY HOMES IS PROUD TO OFFER THIS CONCEPTUAL LANDSCAPE PLAN AND SUGGESTIONS TO ASSIST HOME BUYERS IN LANDSCAPING THEIR YARDS IN A WATER-WISE AND FAITH-BASED APPROACH.

R. MICHAEL KELLY
CONSULTANTS





Street Trees
...can contribute to the neighborhood aesthetic, but they also shade and cool pavements. This can help reduce ambient temperatures and help reduce cooling costs. Planting and caring for street trees is an important element in improving your community's long-term sustainability.

Installation:
Your community may have street trees that have been installed. In other cases, you may be expected to provide and plant the street trees. In either case, your street trees will be part of an overall community street tree plan. Check the covenants or other materials you received and make sure that you plant required street trees in accordance with the plan provided.

Maintenance:
You have an important responsibility to properly maintain your street trees. If one home owner neglects to plant or properly maintain street trees in front of their home, the entire neighborhood feels the effect.

- Be certain that adequate **water** is provided to your street trees so that they will be healthy.
- **Prune** as necessary to prevent problems or disease, but don't over-prune to modify the natural shape of the tree.
- **Staking** is not normally necessary, but if your tree is not growing straight, it may be important.
- Trees should be **fertilized** annually. Commercial fertilizers are available in many forms. Check with your local nurseryman for recommendations.

Park Strips
...add an aesthetic quality to the neighborhood that becomes a communal benefit. But being surrounded by pavements, park strips are hot and dry out quickly, so lawn is not the best choice for these areas. A good alternative is to plant your park strip with a single groundcover. The simplicity of a single material will be sufficient to provide individual identity for your home, but keep the overall neighborhood fabric from becoming too busy. Some good choices for park strip plantings are:

- *Ajuga reptans (carpet bugle): short, dark green and bronze with purple flowers in summer;*
- *Cerastium tomentosa (snow in summer): short, blue-grey with white flowers in late spring;*
- *sedum spurium (dragon's blood sedum): short, bronze-green with red blossoms in spring;*
- *Thymus serphyllum (mother of thyme): short, soft green with lavender flowers in summer; and*
- *Vinca minor (dwarf periwinkle): trailing, deep rich green with purple flowers in spring.*

Gravel and rock are discouraged because they add to the problem of reflected, radiant heat. However, use pavers to provide pedestrian access.





Water-Wise Landscape Ideas

Generous paved **patios and terraces** provide not only outdoor living spaces and entertainment opportunities, but they reduce the amount of watering in your yard. Remember: It's important to shade these paved surfaces...

An **arbor, trellis, or roofed garden structure** can help define spaces but also add shade and help to reduce evaporation.

Reduce the amount of **lawn** to that necessary for outdoor activities. A good goal for the front yard is a maximum of 60 to 70 per cent of the total planted area.

Place **shade trees** to maximize their effect on solar modification or protection from wind.. Consider needs for both the yard and the house.

Consider making **utility areas** or *out-of-sight* side yards a hard-surface pavement or gravel surface to reduce water useage.

Consider using additional **pavements** in the front yard. They can provide an inviting entry space. It will also reduce the area requiring irrigation.

Space plants adequately to provide, at maturity, coverage and shade for the soil.

A **wood bark mulch** in newly -planted beds can help condition soil and reduce evaporation from the soil surface.

Consider alternate **surfaces in play areas** such as sand or wood chips made especially for play areas.





Ideas for Irrigation Systems

An automatic irrigation system, when properly maintained and monitored, can reduce water waste.

Make sure that lawn areas and shrub beds are on separate water valves. Shrubs use much less water than lawn, so should be watered less. Separating the valves and monitoring water needs will save water.

When laying out your system, also consider microclimates. The north and east sides of your house will be in shade longer than the south and west sides.

Drip irrigation systems can be effective in shrub beds and will help conserve water.

Water your yard during early-morning hours to help minimize evaporation.

Suggested Plant List - Water-Wise Plants

First, these lists are not exhaustive. They are meant to give some examples of the plant materials that can be used to save water, but allow interest and variety in your landscape. Consult with a nurseryman or landscape architect to explore other possibilities—there are many.

Shade Trees
Use to provide shade to protect plantings and reduce evapo-transpiration from plant materials. Shade will reduce water use of plant materials in the hot summer months. Consider placement in relation to predominant solar aspect and use to reduce solar impact of summer sun on the house. This can reduce the amount of energy used to cool your home.

Acer platanum	Rocky Mountain Maple
Celtis occidentalis	Common Hackberry
Sophora japonica	Japanese Pagoda tree

Accent Trees
Use in areas where large trees are not practical. Can help with solar modification as well as adding aesthetic enhancements.

Acer campestre	Hedge Maple
Crataegus phoenopyrum	Washington Thorn
Koelreuteria paniculata	Goldenrain Tree

Evergreen Trees
Use in locations where you would shade trees, but find the year-round foliage of an evergreen advantageous. Remember that using evergreens to shade the house can reduce the valuable solar benefits of the winter sun. And make sure you have the space for it to grow!

Picea pungens	Colorado Spruce
Pinus spp.	Pine

Tall Shrubs
These are shrubs that will grow to 6 feet tall or more. Verify their potential size and carefully consider their placement. Use to accent or soften architectural lines. May be valuable at corners and beside tall architectural elements. Planted in masses, or groupings, they can help screen for privacy or views. They can create shade to affect microclimates in planting beds.

Amelanchier alnifolia	Servicaberry
Cotoneaster spp.	Cotoneaster
Ligustrum vulgare	Common Privet
Physocarpus monogyna	Mountain Ninebark

Medium Shrubs
These are shrubs that will grow from only 2 feet tall to about 5 feet tall. Become familiar with the plants' individual characteristics to understand their ultimate height and spread. Shrubs should be planted so that when they mature to their ultimate size they should touch—without overcrowding—in order to fill the shrub bed. This will shade the soil surface and help conserve water by reducing evaporation.

Cotoneaster spp.	Cotoneaster
Juniperus spp.	Juniper
Pinus mugo mughus	Mugho Pine
Potentilla fruticose	Shrubby Cinquefoil
Yucca spp.	Adam's Needle

Groundcovers
Groundcovers are a valuable tool to help cover the soil and reduce evaporation thereby helping to conserve water. Most will spread over time and effectively cover bare soil. Be careful with those that can be extremely aggressive.

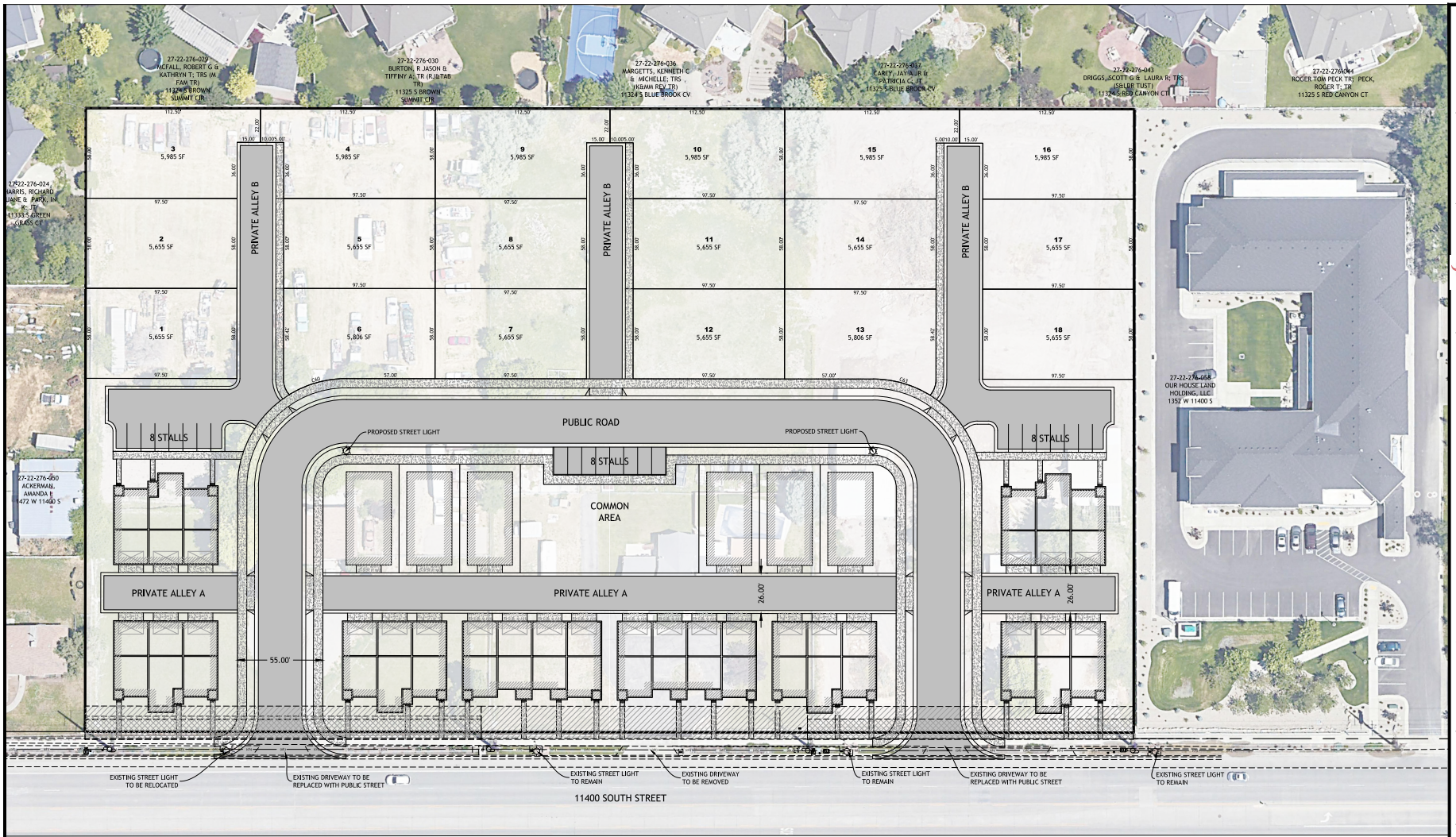
Ajuga reptans	Carpet Bugle
Hypericum calycinum	Creeping St. Johnswort
Thymus serphyllum	Mother of Thyme
Vinca minor	Dwarf Periwinkle

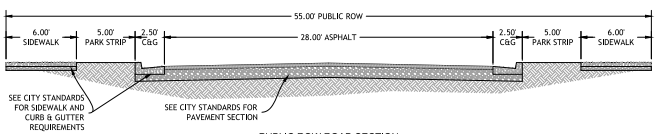
Vines
Vines can add interest to your garden and can also help modify micro-climatic conditions. A vine climbing over a trellis or arbor can provide some shade where there is not sufficient space for a tree.

Lonicera spp.	Honeysuckle
Polygonum aubertii	Silverlace Vine

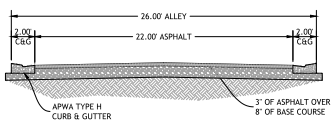
Perennial Flowers
Colorful flowers always bring a garden to life. A water-wise landscape does not need to forgo their color. The right combinations can provide year-round color. These flowers are all water-wise and should be used freely to brighten your garden.

Alyssum saxatile	Basket of Gold
Echinacea purpurea	Purple Coneflower
Gaillardia spp.	Blanket flower
Hemerocallis spp.	Daylily
Heuchera sanguinea	Coral bells
Iris spp.	Iris
Lavendula angustifolia	English Lavender
Rudbeckia spp.	Black-eyed Susan

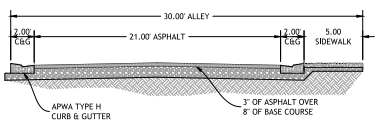




PUBLIC ROW ROAD SECTION
NOT TO SCALE



PRIVATE ALLEY A SECTION
NOT TO SCALE



PRIVATE ALLEY A SECTION
NOT TO SCALE

EDM Partners
3980 S 700 E, #22 Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com

SCALE: 1" = 30'
0 15 30 60 90

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORYHOMES
Utah's Number One Homebuilder

NOTES:

STATISTICS:

TOTAL AREA =	6.28 ACRES
P - COTTAGE LOTS =	18
C - COTTAGE LOTS =	6
TOWN HOME LOTS =	26
TOTAL LOTS =	50
DENSITY =	7.96 UNITS/ACRE

Bingham Court

Conceptual Site Plan

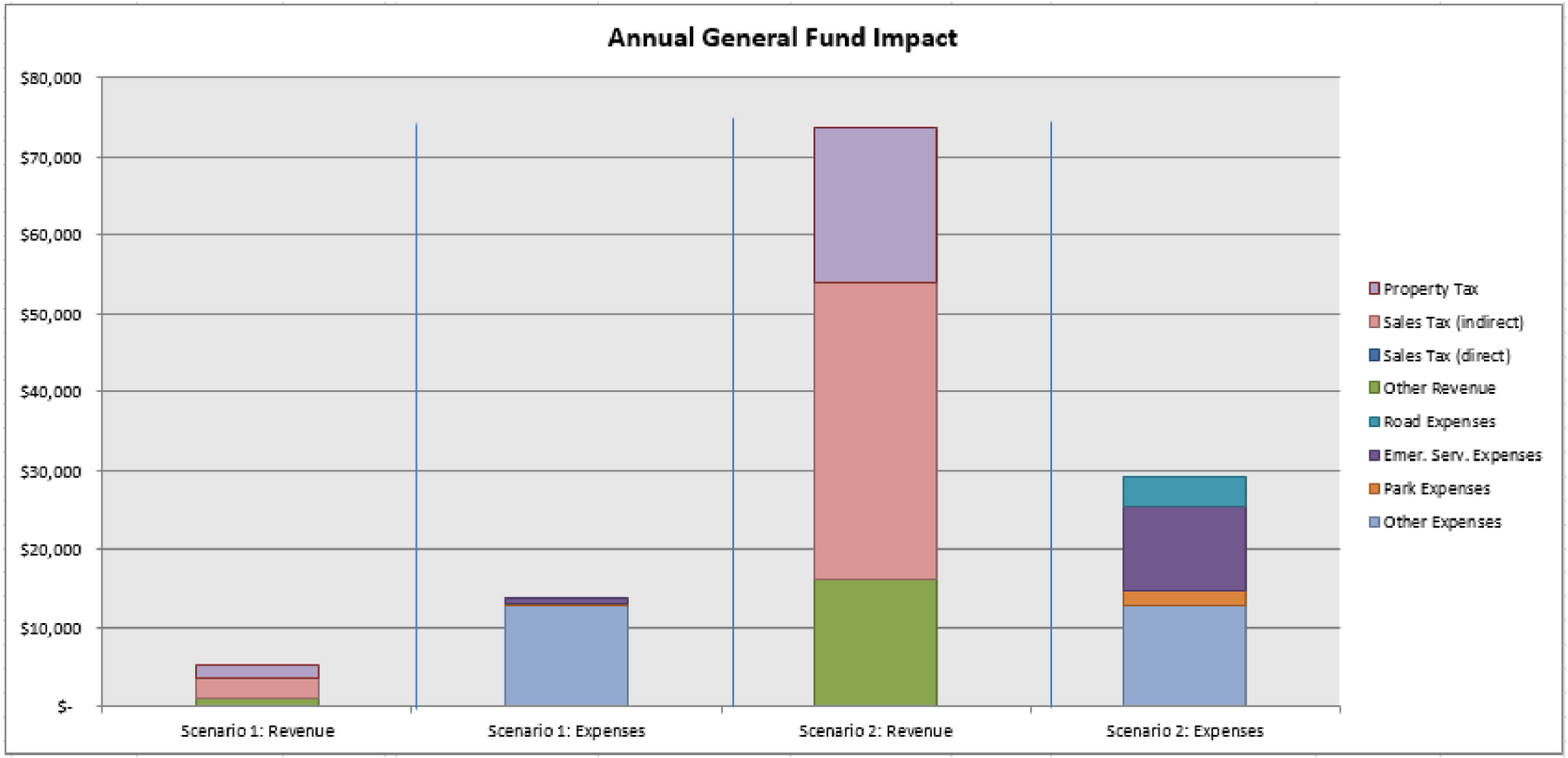
PROJECT:
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS:

No.	DATE	REMARKS

DATE: May 23, 2019

SHEET NUMBER:
O-1

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Annual General Fund Impact
$80,000
$70,000
$60,000
$50,000
$40,000
$30,000
$20,000
$10,000
$-
Scenario 1: Revenue
Scenario 1: Expenses
Scenario 2: Revenue
Scenario 2: Expenses
Property Tax
Sales Tax (indirect)
Sales Tax (direct)
Other Revenue
Road Expenses
Emer. Serv. Expenses
Park Expenses
Other Expenses

Project Analysis

Project: Bingham Court

June 4, 2019

Scenario Descriptions

Scenario 1: No Change (R-1.8 & R-2.5)

Currently Zoned Density - 1 acre at 1.8 units/acre and 5.35 acres at R-2.5 (Future City Land Use is Office)

Scenario 2: R-M-6-PD

Density - 8 units/acre

Financial Summary by Scenario

Direct Impact (General Fund)	No Change (R-1.8 & R-2.5)	R-M-6-PD
Revenue	**$ 2,739**	**$ 35,853**
Property Tax	$ 1,669	$ 19,791
Sales Tax (direct)	$ -	$ -
Other	$ 1,070	$ 16,063
Expenses	**$ 13,660**	**$ 29,263**
Roads	$ -	$ 3,759
Emergency Serv.	$ 691	$ 10,785
Parks	$ 123	$ 1,878
Other	$ 12,845	$ 12,842
Total	**$ (10,920)**	**$ 6,590**
Per Acre	$ (1,717.00)	$ 1,036.51
Per Unit	$ (3,640.05)	$ 131.81
Per Person	$ (1,031.55)	$ 40.89
Indirect Impact		
Potential Retail Sal	**$ 244,148**	**$ 3,766,791**
Sales Tax (indirect)	$ 2,480	$ 37,764

LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	BLR Subdivision – R1.8/R2.5 – R-M-6-PD

Planner Assigned	Damir Drozdek
Engineer Assigned	Shane Greenwood

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

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

The subject property is located on the north side of 11400 South at 1400 West with proposed development of 6.28 acres of 50 residential units. There are two proposed roadways accessing this development from 11400 South Street which should have sufficient capacity for the increase of traffic from this development. The developer is required to get UDOT approval for the proposed accesses on 11400 South since it's a State road. A traffic study will be required for this development.

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

The subject property can be serviced by a water main in 11400 South. It is anticipated that water service loop will be required for adequate volume and pressure for the proposed development. Per City standards, a water model submittal is required.

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

At the time of subdivision review, a cost estimate will be required and feasibility study performed which will determine requirement for secondary water servicing or not.

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

Subject property can be serviced by a large trunk line in 11400 South. Due to the grade of the land, the southeast corner of development would possibly be the best connection location. At the time of Site Plan approval, the developer must submit to the City an approval letter from South Valley Sewer District stating sufficient capacity for proposed development. It is anticipated that adequate sewer service is available.

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

It is anticipated that the proposed storm drain system will collect and discharge into the 11400 South storm drain system at a restricted rate per UDOT requirements, which should have sufficient capacity. At the time of Site Plan approval, the developer is required to submit storm drain calculations for City review and approval as well as UDOT's review and approval.

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

Parking: With on street parking prohibited on 11400 South and limited on street parking within the development due to clear vision parking restrictions at the alley accesses, the developer must provide sufficient parking to accommodate this type of proposed development.

Report Approved:

Development Engineer — Date: 6/4/19

for BK

Brad Klavano, PE, PLS
Director of Engineering/City Engineer — Date: 6/4/19

RESOLUTION R2019-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE CITY AND THE DEVELOPER TO ENTER INTO A DEVELOPMENT AGREEMENT PERTAINING TO THE DEVELOPMENT OF THE PROPERTY GENERALLY LOCATED AT 1414 W. 11400 S.

WHEREAS, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah (the "City) and is authorized to enter into development agreements that it considers are necessary or appropriate for the use and development of land within the City pursuant to Utah Code § 10-9a-102, *et seq*.; and

WHEREAS, the City has entered into development agreements from time to time as the City has deemed necessary for the orderly development of the City; and

WHEREAS, the Developer now desires to enter into an agreement for the purpose of developing and changing the zoning designation on property generally located at 1414 W. 11400 S.; and

WHEREAS, the City Council of the City of South Jordan (the "City Council") has determined that it is in the best interest of the public health, safety, and welfare of City to enter into a development agreement for the orderly development of the Property.

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

SECTION 1. Authorization to Sign Development Agreement. The City Council hereby authorizes the Mayor to sign the Development Agreement, attached hereto as **Exhibit 1**.

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 _____, 2019 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	____	____	____	____
Bradley Marlor	____	____	____	____
Donald Shelton	____	____	____	____
Tamara Zander	____	____	____	____
Jason McGuire	____	____	____	____

Mayor: _____ Attest: _____

Dawn R. Ramsey City Recorder

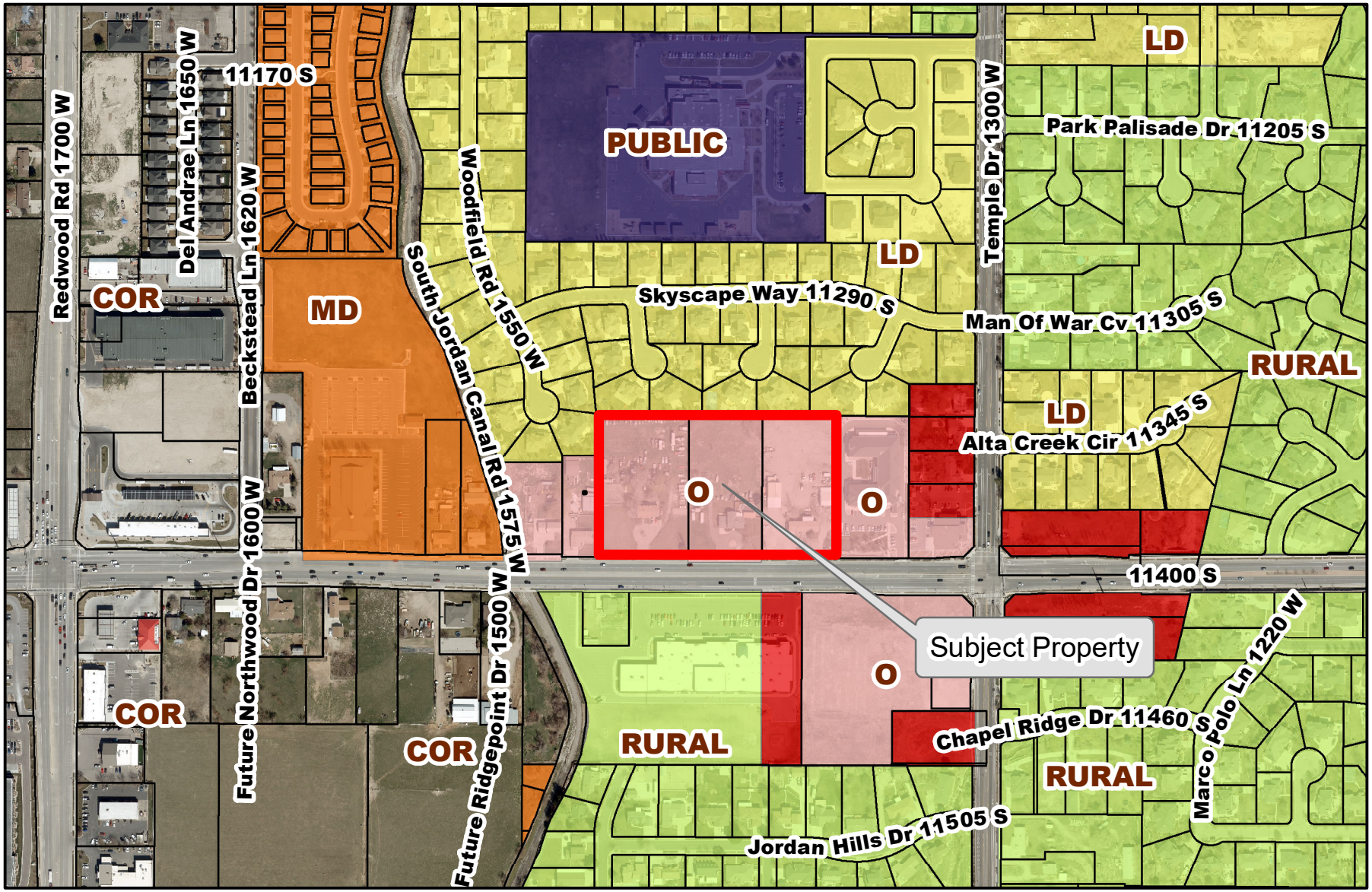
Approved as to form:

_____

Office of the City Attorney

EXHIBIT 1

(Development Agreement)



Legend

STREETS

PARCELS

Exhibit 'A' - Future Land Use Map

City of South Jordan

0 130 260 520 780 1,040 Feet

Aerial Imagery
2018

ORDINANCE NO. 2019-03-Z

AN ORDINANCE AMENDING THE REVISED ORDINANCES OF THE CITY OF SOUTH JORDAN, UTAH AS AMENDED; CHANGING THE ZONING MAP FROM THE R-1.8 AND THE R-2.5 ZONE TO THE R-M-PD ZONE ON PROPERTY GENERALLY LOCATED AT 1414 WEST 11400 SOUTH; IVORY HOMES, SKYLAR TOLBERT (APPLICANT).

WHEREAS, the City Council of the City of South Jordan ("City Council") has adopted the Zoning Ordinance of the City of South Jordan (Title 17 of the Municipal Code) with the accompanying Zoning Map; and

WHEREAS, Applicant proposed that the City Council amend the Zoning Map by rezoning the below-described property; and

WHEREAS, the South Jordan Planning Commission reviewed the proposed rezoning and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed rezoning; and

WHEREAS, the City Council finds that the rezoning will enhance the public health, safety and welfare, and promote the goals of the General Plan.

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

SECTION 1. Rezone. The property described in Application PLZBA201800965, filed by Ivory Homes, which is generally located at 1414 West 11400 South, in the City of South Jordan, Utah, is hereby reclassified from the R-1.8 (Single-family Residential, 1.8 lots per acre) and the R-2.5 (Single-family Residential, 2.5 lots per acre) Zone to the R-M-PD (Residential-Multiple-6 lots per acre-Planned Development Floating Zone) Zone on property being described as follows and as depicted in Exhibit A:

Parcel no. 27-22-276-052

BEG W 435 FT & N 46.70 FT FR E 1/4 COR SEC 22, T 3S, R 1W, S L M; N 405.30 FT; W 210 FT; S 405.37 FT; N 89°58'49" E 210 FT TO BEG. 1.95 AC. 4520-0729 5550-0738 5640-2054 8742-6610 9271-8744 9791-9162

Parcel no. 27-22-276-061

BEG W 645 FT & N 46.63 FT; W 210 FT; N 405.45 FT; E 210 FT; S 405.37 FT TO BEG.

Parcel no. 27-22-276-051

COM 855 FT W & 46.55 FT N FR E 1/4 COR SEC 22 T 3S, R 1W, SL MER, N 405.45 FT; W 255 FT; S 405.54 FT; N 89°58'49" E 255 FT TO BEG. 2.38 AC. 5710-2802 5731-2392 5961-2479 5983-14777078-0376 9395-3160 9624-0650

SECTION 2. Filing of Zoning Map. The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

SECTION 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2019 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	____	____	____	____
Bradley Marlor	____	____	____	____
Donald Shelton	____	____	____	____
Tamara Zander	____	____	____	____
Jason T. McGuire	____	____	____	____

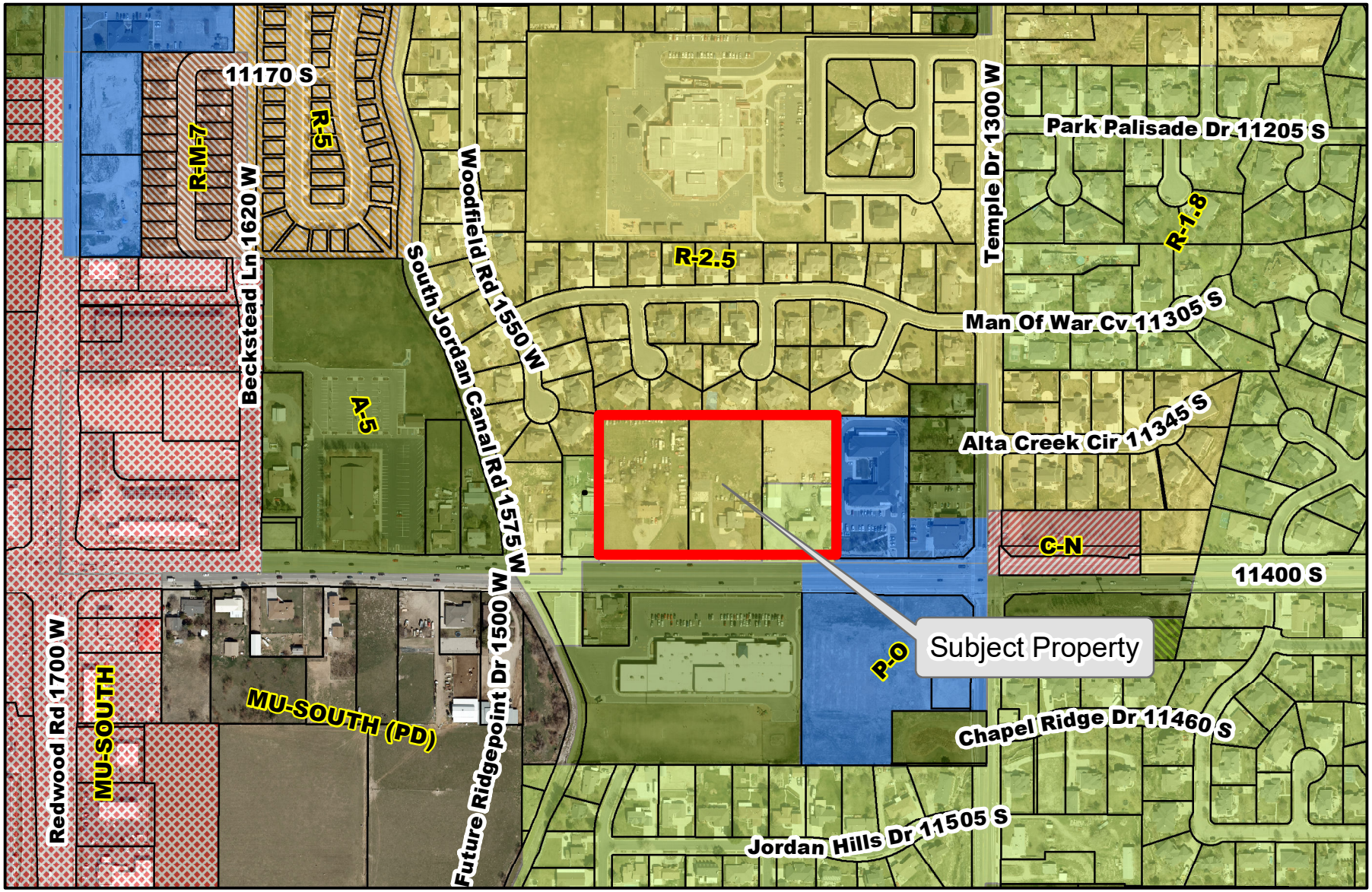
Mayor: _____ Attest: _____

Dawn R. Ramsey City Recorder

Approved as to form:

_____

Office of the City Attorney



Legend

STREETS

PARCELS

Exhibit 'A' - Zoning Map

City of South Jordan

0 130 260 520 780 1,040 Feet

Aerial Imagery
2018

ESRI