

ORDINANCE NO. 2019-_____

AN ORDINANCE OF THE CITY OF SOUTH SALT LAKE CITY COUNCIL AMENDING THE 2017 FINAL PLAT APPROVAL FOR THE 50 WEST TOWNHOMES PLANNED UNIT DEVELOPMENT AND AMENDING THE ORIGINAL 2017 PLANNED UNIT DEVELOPMENT OVERLAY FOR THE 50 WEST TOWNHOMES

WHEREAS, the City is authorized by law to enact ordinances establishing land use districts, regulations for land use, and the subdivision of land;

WHEREAS, the City Council finds that certain changes are desirous in order to implement the General Plan of the City;

WHEREAS, the City Council finds that an amendment to the 2017 Planned Unit Development for the 50 West Townhomes, consistent with the final plat attached as Exhibit A would achieve the intent of the South Salt Lake City General Plan to regulate land uses to ensure compatibility and to sustain viable residential districts;

WHEREAS, the City Council finds that the Planned Unit Development designation amendments will allow for beneficial development of a discrete site; and

WHEREAS, the City Council has received an affirmative recommendation from the South Salt Lake Planning Commission to amend the final approved plat for the 50 West Townhomes as specified in Exhibit A;

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of South Salt Lake:

SECTION I: The 2017 Planned Unit Development Overlay approved for the 50 West Townhomes development is amended to conform to Exhibit A.

SECTION II: The final plat for the 50 West Townhomes is amended to conform to Exhibit A, subject to additional technical corrections as required by staff.

SECTION III: If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION IV: To the extent that any ordinances, resolutions, or policies of the City of South Salt Lake conflict with the provisions of this ordinance, this ordinance shall prevail.

SECTION V: This ordinance will take effect upon execution by the Mayor or after fifteen days from transmission to the office of Mayor if neither approved nor disapproved by the Mayor.

DATED this 4th day of December 2019.

BY THE CITY COUNCIL:

Ben Pender, Council Chair

ATTEST:

Craig D. Burton, City Recorder

City Council Vote as Recorded:

Beverly	_____
Kindred	_____
DeWolfe	_____
Mila	_____
Pender	_____
Thomas	_____
Siwik	_____

Transmitted to the Mayor's office on this ____ day of December 2019.

Craig D. Burton, City Recorder

MAYOR'S ACTION: _____

Dated this ____ day of December 2019.

Cherie Wood, Mayor

ATTEST:

Craig D. Burton, City Recorder

Exhibit A: 50 West Townhomes PUD Overlay Zone revisions and Final Plat

WEST TEMPLE TOWNS

(AN AMENDMENT OF 50 WEST TOWNHOMES)
 LOCATED IN THE SE1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE & MERIDIAN
 SOUTH SALT LAKE CITY, UTAH

VICINITY MAP

LEGEND

- BOUNDARY
- SECTION LINE
- RIGHT OF WAY LINE
- SECTION PROPERTY LINE
- SECTION MEASUREMENT (FOOTING)

LEGEND

- COMMON AREA
- PRIVATE OWNERSHIP - LOTS
- PRIVATE OWNERSHIP - UPPER LEVEL, POP-OUTS

DOMINION ENERGY STATE:
 QUESTAR GAS COMPANY (THE DOMINION ENERGY UTAH) HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THE APPROVAL DOES NOT CONSTITUTE ASSOCIATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PROSCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8332.

QUESTAR GAS COMPANY
 the DOMINION ENERGY UTAH

Approved this _____ DAY OF _____ A.D. 20 _____

By: _____

Title: _____

ROCKY MOUNTAIN POWER
 I, President of Utah Code Ann § 54-2-37 (this plat conforms to the owner's) or operator of utility facilities a public utility associated with all the rights and duties described herein.
 I, President of Utah Code Ann § 17-21a-803(4)(b) (Rocky Mountain Power) hereby approve this plat and approve this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval shall not affect any right that Rocky Mountain Power has under:
 (1) Any law applicable to its franchise rights.
 (2) Any law applicable to its transmission rights.
 (3) Title 54, Chapter 24, Change of Underground Utility Facilities, or
 (4) Any other provision of law.

ROCKY MOUNTAIN POWER _____ DATE _____

GRAPHIC SCALE
 1 inch = 20 feet

TABULATIONS:
 TRACT AREA: 57.4 ACRES
 TOTAL NET AREA: 56.9 ACRES
 DENSITY: 36 UNITS/ACRE

GENERAL NOTES:
 1. THE TOWNHOME SPACES SHALL ALSO SERVE AS A PUBLIC UTILITY AND ACCESS EASEMENT.
 2. OWNER HEREBY CONVEYS TO THE SOUTH SALT LAKE CITY AND ITS SUCCESSORS AND ASSIGNEES THE RIGHT TO USE THE LOT AS A "TRAIL" THROUGH TOWNHOME FOR THE PURPOSE OF ACCESS TO THE RECREATION MANAGEMENT PRACTICES FOR THE MANAGEMENT, PROTECTION, MAINTENANCE AND IMPROVEMENT THEREOF.
 3. DUNE ANCHOR WEATHER PROTECTION (DWP) LOTS EXCEEDING 100 SQ. FT. IN SIZE AND SETTING FROM THE BOUNDARY 1.5 FT. WITH BRANDED PATTERN SHALL BE INDICATED BY THE FOLLOWING:

Lot Number	Latitude	Longitude
101	39° 00' 00" N	112° 00' 00" W
102	39° 00' 00" N	112° 00' 00" W
103	39° 00' 00" N	112° 00' 00" W
104	39° 00' 00" N	112° 00' 00" W
105	39° 00' 00" N	112° 00' 00" W
106	39° 00' 00" N	112° 00' 00" W
107	39° 00' 00" N	112° 00' 00" W
108	39° 00' 00" N	112° 00' 00" W
109	39° 00' 00" N	112° 00' 00" W
110	39° 00' 00" N	112° 00' 00" W
111	39° 00' 00" N	112° 00' 00" W
112	39° 00' 00" N	112° 00' 00" W
113	39° 00' 00" N	112° 00' 00" W
114	39° 00' 00" N	112° 00' 00" W
115	39° 00' 00" N	112° 00' 00" W
116	39° 00' 00" N	112° 00' 00" W
117	39° 00' 00" N	112° 00' 00" W
118	39° 00' 00" N	112° 00' 00" W
119	39° 00' 00" N	112° 00' 00" W
120	39° 00' 00" N	112° 00' 00" W

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewellyn, Registered Professional Land Surveyor and Utah License No. 10516017, in accordance with Title 18, Chapter 27 of Utah Code, do hereby certify that by authority of the owner(s) I have completed a survey of the property described on this Plat, in accordance with Section 17-21-1 of said Code and have established and true of said lots, blocks, streets, and easements, and that the same lots, or will be correctly surveyed, marked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewellyn
 Registered Land Surveyor
 Certificate No. 10516017

Date: _____

BOUNDARY DESCRIPTION

A portion of Lot 2, Block 33, 10-ACRE PLAT "A", 850 FIELD SURVEY, South Salt Lake City, Utah, more particularly described as follows:
 Beginning at a point located 39°00'00" along the West line of Lot 2, Block 33, 10-ACRE PLAT "A", 850 FIELD SURVEY 25.00 feet from the Southeast Corner of said Lot 2, said corner being located 39°00'00" along the east line of West Temple Street 23.00 feet and 39°00'00" 23.00 feet from a Salt Lake County Monument marking the intersection of West Temple Street and 2300 South Street, thence 39°00'00" along said South line 120.00 feet to the South line of East Road Property described in Deed Book 10335 Page 41.04 of the Official Records of Salt Lake County, thence 39°00'00" along said East Road 98.22 feet to a Stone Mark, thence 39°00'00" along said Stone Mark 84.24 feet to the South line of the East Road Property described in Deed Book 10464 Page 3211 of the Official Records of Salt Lake County, thence 39°00'00" along said East Road 115.07 feet to the West line of Nates Park Lane, thence 39°00'00" along said East Road 194.27 feet to the Northeast corner of the East Road Property described in Deed Book 10335 Page 41.04 of the Official Records of Salt Lake County, thence 39°00'00" along said East Road 103.00 feet to the North line of the East Road Property described in Deed Book 10335 Page 1807 of the Official Records of Salt Lake County, thence 39°00'00" along said East Road 69.47 feet to the point of beginning.

Continued on PLAT 2.

OWNER'S DEDICATION

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

WEST TEMPLE TOWNS
 (AN AMENDMENT OF 50 WEST TOWNHOMES)

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

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

LIMITED LIABILITY ACKNOWLEDGMENT

ON THIS _____ DAY OF _____ A.D. 20 _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED SOLELY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, _____, WHO, AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE REPRESENTATIVE OF THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, AND THAT HE IS THE OWNER OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES HEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

SOLELY PUBLIC: _____ COUNTY _____

MY COMMISSION No. _____ PRINTED FULL NAME OF SOLELY PUBLIC: _____

WEST TEMPLE TOWNS
 (AN AMENDMENT OF 50 WEST TOWNHOMES)
 LOCATED IN THE SE1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE & MERIDIAN
 SOUTH SALT LAKE CITY, UTAH

RECORDED & FILED
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
 DATE: _____ TIME: _____ BY: _____
 REC'D: _____ MULTICOUNTY RECORDER

JORDAN VALLEY WATER

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

MANAGER: _____

SOUTH SALT LAKE COMMUNITY DEVELOPMENT

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

COMMUNITY DEVELOPMENT DIRECTOR: _____

APPROVAL AS TO FORM

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

SOUTH SALT LAKE CITY ATTORNEY: _____

SOUTH SALT LAKE CITY ENGINEER

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

SOUTH SALT LAKE CITY ENGINEER: _____

COMCAST

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

COMCAST: _____

SALT LAKE COUNTY HEALTH DEPT.

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

MANAGER: _____

MT. OLYMPUS IMPROVEMENT DISTRICT

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

MANAGER: _____

SOUTH SALT LAKE CITY FIRE MARSHAL

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

SOUTH SALT LAKE CITY FIRE MARSHAL: _____

CENTURY LINK

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

CONTRACT LINE: _____

PLANNING COMMISSION

PRESENTED TO THE SOUTH SALT LAKE PLANNING COMMISSION THIS _____ DAY OF _____ A.D. 20 _____ AT WHICH TIME THIS SURVEY WAS APPROVED AND ACCEPTED.

ATTENT: SOUTH SALT LAKE CITY RECORDER _____ CHAIR, PLANNING COMMISSION _____

OWNER/DEVELOPER
VESTA HOMES
 (801) 708-2630
 CONTACT: TYLER MCARTHUR