AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
6:30 P.M.
December 10, 2019

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, DECEMBER 10, 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 P.M. AND THE AGENDA WILL BE AS FOLLOWS:

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 November 26, 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

A.1 Issue: RESOLUTION R2019-54 ADOPTING THE SOUTH JORDAN GENERAL PLAN

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

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

B.1 Issue: DAYBREAK VILLAGE 5 PLAT 5 AMENDED, SUBDIVISION AMENDMENT

Location: 10730 South 5120 West
File No: PLPLA201900524
Applicant: Daybreak Communities

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

C.1 Issue: GARDEN PARK 7 CONDOMINIUMS, PRELIMINARY SUBDIVISION
Location: 11208 South Oakmond Road
File No: PLPP201900588
Applicant: Ivory Development

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

D.1 Issue: RIVER HEIGHTS MEDICAL CONDO, PRELIMINARY SUBDIVISION

Location: 10654 South River Heights Dr.
File No: PLPP201900627
Applicant: Greg Goffin, Thrive Development

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

E.1 Issue: JORDAN CREDIT UNION, SITE PLAN

Location: 1750 West 11400 South
File No: PLSPR201900573
Applicant: Gus Pacheo

E.2 Potential Action Item – (See VII.D.1)

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

F.1 Issue: FLAG LOT TEXT AMENDMENT (16.04.160), ZONE TEXT AMENDMENT

Location:
File No: PLZTA201900519
Applicant: Cody Pearson

F.2 Potential Action Item – (See VII.D.1)

G.1 Issue: ORDINANCE 2019-16, TITLE 17.16.010 PLANNING COMMISSION RESIDENCY REQUIREMENTS

G.2 Potential Action Item – (See VII.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 December 2019.

Anna M. West, CMC
South Jordan City Recorder

CITY OF SOUTH JORDAN
PLANNING COMISSION MEETING
COUNCIL CHAMBERS
November 26, 2019

Present: Commissioner Earl Jolley, Commissioner Sean Morrissey, Commissioner Michele Hollist, Commissioner Michael Peirce, Attorney Ed Montgomery, Deputy City Engineer Jeremy Nielson, City Planner Greg Schindler, Planner Brad Sanderson, City Recorder Anna West

Others: Commissioner Julie Holbrook, Commissioner John Ellis

6:30 P.M.
REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Jolley welcomed everyone and noted that all Commissioners are present with the exception of Commissioners Holbrook, Ellis, and Morrissey. He said we have a quorum so we will begin.

B. Motion to Approve Agenda

Commissioner Hollist made a motion to approve the November 26, 2019 Planning Commission Meeting Agenda. Commissioner Peirce seconded the motion. Vote was unanimous in favor. Commissioners Holbrook, Ellis, and Morrissey were absent.

C. Approval of the Minutes from the Meeting held on November 12, 2019

Commissioner Hollist made a motion to approve the November 12, 2019 Planning Commission meeting minutes. Commissioner Peirce seconded the motion. Vote was unanimous in favor. Commissioners Holbrook, Ellis, and Morrissey were absent.

Commissioner Morrissey arrived at this time.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

None

B. Comments from Planning Commission Members

Chairman Jolley asked if the December 5th Work Meeting to discuss the General Plan was still on.

City Planner Greg Schindler said yes.

APPROVED

It was noted that Commissioners Morrissey and Chairman Jolley will not be able to attend that meeting.

III. CITIZEN COMMENT

Chairman Jolley opened the Public Comment. There were none. He closed the Public 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 NORTH SHORE VILLAGE CENTER SUBDIVISION
Location: 4700 West South Jordan Parkway
File No: PPLPP201900528
Applicant: Daybreak Communities

City Planner Greg Schindler reviewed the background information on this item from the staff report. Daybreak Communities filed an application for preliminary plat review and approval of the Daybreak North Shore Village Center Subdivision. The proposed subdivision will divide the property into 11 commercial lots and associated public and private rights-of-way. The proposal also includes a request to the City to vacate a portion of right-of-way (ROW) along the south side of South Jordan Parkway. The amount of ROW proposed to be vacated includes a 6ft.wide section running between the roundabouts at Oquirrh Lake Road and Lake Avenue and an additional segment adjacent to the Oquirrh Lake Road roundabout. They would like to have the 6' section vacated so they would be able to move the buildings closer to the street. That would not be vacating any of the existing roadway it will just cut down the size of the park-strip. It is 14' on the north side of the street to about 10' on the south side it would cut it down to. They plan on having parking on the street like it is on the north side and there will be a 4' wide walk of zone and a 4' landscape area and a pedestrian sidewalk. That is the proposal if the City Council approves the vacation of the right-of-way. The lots are commercial lots with commercial businesses and there will be residential included in apartments and townhomes. The residential will be for-rent housing. There has been a traffic study completed for this area and the results of that study are in your packet. The study shows that the traffic volumes generated by the proposed development are well within the master plan expectations and will easily accommodate the traffic. He said a resident did call regarding the speeding on South Jordan Parkway and the city did a speed study as well. He said when there is on street parking is tends to slow down the traffic. It has shown that buildings closer to the street also reduces the speed of traffic. The proposed subdivision is consistent with the Community Structure Plan and meets the standards of review for subdivisions in the PC Zone. Staff is recommending approval of this project.

Commissioner Hollist asked if it is standard practice to have just a one day snapshot for the traffic studies. She said I saw that you chose one day in August and was wondering if that is sufficient time.

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Deputy City Engineer, Jeremy Nielson, said when they are doing intersection counts like this study that was done, yes. One day is the standard.

Scott Kaufmann, Sr. VP of Commercial Development at Daybreak Communities, said we are here tonight to talk about an exciting project that we are bringing to Daybreak. North Shore, which is about 13 acres, sits on the North Shore of Oquirrh Lake. It is Daybreaks second Village Center within the community and it has been anticipated for a very long time. Conditions exist now that we can bring this forward. The current plan is closely aligned with the original vision for Daybreak and as updated through the years has held steady. The scaling composition is similar to Soda Row, which is our first Village Center. Our proposed plan is a lot less office and a little less retail. Since about 2007, one of most requested items within Daybreak is a neighborhood market. Something on the line of Trader Joes that they can get their daily shopping needs. We searched nationally and found locally that Harmons is doing the best neighborhood market in the country. This will be about 18,000 sq. ft. size. In addition to that, we are looking at retail and commercial opportunities that consist of about 16,000 additional square feet. This has been scaled back significantly from where we started with North Shore, but allows us to introduce a couple of restaurants and supporting retail such as coffee shop, ice-cream shop, fitness studio, and a boutique, etc. We also have plans for medium-density For Rent townhomes and apartments as noted earlier. This is well under the allowable for our Village Centers. We are preserving community open space on North Shore that includes plazas within the development itself with lawn area, beach dock and shore line accesses. Today it is a 13 acre vacant lot and there are views across that vacant lot from some of the adjacent residential owners. We have been hosting Thursday night Food Trucks on the site which have been popular. They were never intended to be long term use there at that site. We think that what we substitute for that once this development goes forward, will be an attribute to the community. North Shore is a prominent gathering spot for large festivals so some of those will not be able to be held here anymore, but many of them still will. It will just require a different parking plan. We held a neighborhood meeting with residents on October 29th and discussed this development at the annual HOA meeting on November 20th. We did hear several concerns raised by residents. Some of the areas of concerns that we are seeking to address are – area density, height, for rent units, parking for commercial and residential, traffic and pedestrian safety, site lighting, and impacts to open space. We are not here to approve development plans, we are still shaping those plans and will come back to the city with those. We believe we have address many of the concerns raised and we are still continuing to evolve our plans to address or mitigate others.

Mr. Kaufmann said Daybreaks view on density and whether the North Shore is the appropriate place for that. Village Centers are intended to be mixed use and more intensive that out traditional villages and neighborhood areas. They include combinations of residential, office, retail, and other community gathering areas, but they are not intended to be for the neighborhood. They are intended to be for the Villages and they tie them together.

Mr. Kaufmann said with regards to the height of the buildings, they will be 2-5 stories. Predominantly 2-3 stories. Soda Row has this scaling and Soda Row is a very livable area within Soda Row as well as within the areas flanking Soda Row.

Mr. Kaufmann said we are proposing a For Rent product on North Shore. That is always a sore subject. When we look at our ability to attract Harmons to North Shore and execute on the retail, the "for rent" allows us to go through the phasing significantly more quickly than if we were to deliver a

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similar density of for sale product and absorb over a 5-6 year period. Our anchor Harmons has expressed an interest to not endure a long commercial construction project.

Mr. Kaufmann said parking requirements on North Shore will be in excess of what code requires and is similar to what ratios we find across our for sale product.

Mr. Kaufmann said with regards to traffic and pedestrian safety, Mr. Schindler mentioned the traffic study and for a traffic volume standpoint this site was studied both in the comprehensive traffic study done for Daybreak as we built our road network as well as a couple months ago in the newly commissioned study. Today the rating is an A and it still remains an A. We are confident that we have managed that. We will be putting in a HAWK Signal at the main intersection going into the main street.

Mr. Kaufmann said lighting across the lake and around the project is important in our plan but is too early to address this.

Mr. Kaufmann said with regard to impact to open space; this area was never intended to be 13 acres of open space. This is a unique opportunity to do an infill development. We are excited about it but we are taking away a 13 acre dirt lot that has views of the lake. We are preserving great civic space and community space within this plan.

Mr. Kaufmann said we have worked hard to assemble the right partners. Harmons as I mentioned is as good as it gets on the grocery side. CW Urban is our selected partner on the residential side. North Star Development is a group that had done a number of projects in Daybreak and across the southwest part of the valley. Daybreak Communities will be an owner of the land and in this development. North Shore is consistent with our Master Plan and this is not a deviation from what we have ever envisioned a Village Center across Daybreak to be let alone the Village Center we envisioned for the North Shore. The infrastructure that we have built around Daybreak and immediately adjacent to this site can handle the impacts created by the development. We thoughtfully backed off what this site could have handled to create something that is easily absorbed and works really well with the flow of the adjacent neighborhoods. We do meet the code for the P-C Zone as well as the South Jordan City Ordinances and so we respectfully request your support of the project.

Chairman Jolley asked for the location of the proposed Harmons site. Mr. Kaufmann pointed it out on the site plan shown on the overhead.

Commissioner Hollist asked if Daybreak will be the owners of the townhomes and apartments.

Mr. Kaufmann said we are partners with CW Urban. He said Soda Row has been incredibly successful with our townhome program and they have attracted great economics; they just take a really long time to phase through. We feel we took too long with rooftops in Soda Row.

Chairman Jolley opened the Public Hearing.

Michele Crump Hart – Daybreak, I am a 33 year veteran of the public school system. My concern is that when we build this site of 155 apartments we are overloading our school system. We are currently over capacity now. I don't know that the infrastructure has been fully addressed. I would question the 10% increase in traffic; I feel it will be more. We live further than 300 ft. from this and did not receive notice for it; however, this will greatly have an impact on me an all who live in the area. I asked what

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the design was for the rentals and nobody could give me any information. They could not understand why I would be concerned about that. To me it speaks to the stabilization of a neighborhood. As a daybreak resident, I have lived there for 4 years and we talk a lot about Soda Row and I don't know if the Commissioners understand the layout of Daybreak, but there are Villages. I looked at the Villages and didn't want to live in Soda Row or I would have bought in Soda Row. Saying this is going to be just like Soda Row is not good. We need more information before we pass this.

Teresa Barlow – Daybreak, we moved here about 6 years ago onto Oquirrh Lake Road and we paid a premium price for our location and the view of the lake. We knew we would lose part of our view but now they are getting rid of that road and moving into the finished green space. We will have no view now whatsoever.

Commissioner Hollist said, you said you paid a premium for that lot, are there guarantees that come with that? Ms. Barlow said no. We looked at our papers and we didn't notice that until this came up.

Gary Barlow – Daybreak, this affects more than a few of us. Over the last 6 years that we have been there, there has been thousands of people that go on that roadway to go to the North Shore of the lake. We are all used to driving that road and going right along the north end of the lake. We figured the road and the greenspace would still be there, but the other sad thing that affects all of the people is that they are moving the roadway down and into a bunch of townhomes. This will change the feel of Daybreak. I think you should verify that they are living up to the 25% open space. I would like you to verify that they are living up to the spirit of the lot by saying how much of that open space is the lake.

Rene Hart-Crump – Daybreak, I have been in Daybreak for 4 years. We moved there for the community. I am opposed to the fact that I have invested in my community by buying into it. I love Harmons and it will be a marvelous addition to our community. There needs to be a buy in for the people there. Renters are short term and that is not what Daybreak Community was sold to us about. When I sell my house I will have to give back a portion to the HOA. How will that work for Renters being a non-homeowner?

Mary Draper – Daybreak, I have lived in Daybreak for 5 years. I taught in the Jordan and Granit School Districts for 37 years. When I look at this site I think of the number of kids that will be added to the public school system. All of the schools are already overcrowded. We cannot accommodate more students without more schools so they will be bussed. If there will be 110 townhomes and 65 apartments will bring the potential of 500 students. I also am concerned about all of the cars that this will bring, assuming there will be 2 cars per residence. I don't understand how you think this will not significantly impact the area. She voiced her concern for parking on the narrow streets. Most of moved to Daybreak thinking that this would be a central park type area. This will change the whole feel of the area and is too much for one space.

Jilian Penman – Daybreak, I am a real estate agent and I would like to know how many parking spaces there will be and how will the trash per unit be handled. I am concerned with the home values going down from this.

Mike Wess – Daybreak, I am excited about this project and I support it. I see Daybreak being a walkable diverse community and I like the mixed housing they have here.

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Tessa Lopez – Daybreak, I am right across the street from this. I am excited about this because we have been staring at this dirt lot forever. About 75% of the homes that are in this area are renters who rent from people like us. We love Harmons but it is expensive. She asked about the height of the buildings and wondering if they will cover our view completely because we sit up higher and our view is looking down. We are not able to sell our townhome because of this proposed construction so we will be staying for the time being. Will renters still get HOA services and will they be charged for those services such as road plowing and garbage pickup.

Jolene Campbell – Daybreak, I think that too much is being fit in that small space and I do have issue with renters. I see the property values going down with rentals. There is a lot of vandalism in the area. I am curious what the clientele is normally for Harmons. It doesn't seem to be for people who are renting and can't afford to buy a home. Their prices are higher. I have concerns with the proposed heights of the buildings. We will completely lose our view with 5-story buildings going in. She voiced her concerns about parking and said this is not the right fit for renters.

Kevin Clawson – Daybreak, I just wanted to encourage you to approve this plan. Our family has been in Daybreak for 9 years and live north across the street from this. We have been waiting a long time for this and are excited for it. When we moved in we knew about this proposal but this is smaller than what they originally had proposed. The density is lesser. We are concerned about there not being enough parking. Parking is an issue in most places in Daybreak.

Charles Stewart – Daybreak, we bought a home here about 11 years ago and we met with the Daybreak association and it was clear that there would be high density mixed use in this area but never heard anything about the 5-story height complex. I understand their need for a fast buildout but that fast buildout has a direct correlation with the impact on the infrastructure. This is not good for the schools. The places will immediately be rented and all of that impact will hit all of the schools in that first year. I have been practicing criminal law for over a decade and most of my clients have an apartment number in their address.

Tanya ? – Daybreak, I have lived in 3 different addresses in Daybreak and I bought my current place about 1 year ago. When I questioned Daybreak about the use of that lot I was told there would be a Harmons there and commercial space. Nothing was said about apartments or townhomes. There is no way we would have bought there had we known there would be apartments there. Concerned about the dangerous traffic in the area. My children and I have come very close to being hit by cars. We have lived in New York City and in London and in Helsinki, and are used to being pedestrians. The cars here don't stop and speed on this little stretch right here. The police said they have registered speeds as high as 50 and it is only 35 mph and adding a traffic light there might help. She said Soda Row has been a fiasco. The rent is too high for most venders and there are several empty store fronts. The residents are concerned that Daybreak residents can't generate enough foot traffic to support Harmons. We don't want this to turn into another eyesore right by the lake which is where the best lots are in Daybreak. She voiced her concern about them building rentals right near the most premier lots by the lake. She likes the open space that is there. It is too crowded for what they are planning there. More people will be blocked off from the lake access and trails. She noted her concern that this will drive down the property values and this area will become slumified like Soda Row has been. That is not something I want to see happen here.

Bart Page – Daybreak, we just recently bought a home in Daybreak by the lake. My concern with this is that our property values and views will be compromised. This is really going to deteriorate this

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amenity. I am excited about Harmons and some retail going in but I think 5-story buildings and all the parking issues this will bring is a bad idea.

David Bassett – Daybreak, I live very close to this project. I am all for this. My wife and I moved specifically to this area because of this promised development. I am a civil engineer with an emphasis in traffic and transportation planning. I reviewed the traffic impact study that was completed and it was absolutely done correct. All of those values and ratios are appropriate as per the work that is out there. This has been zoned for this and meet all of the requirements. The dirt there is an eyesore and I am glad it is being completed. He noted that the traffic speeds are out of control and a HAWK light there will help. He encouraged Daybreak and South Jordan to work together with some traffic calming in the area. He said just do it right in the beginning to keep the pedestrians safe.

Kirk Nelvis – Daybreak, my wife and I live a little bit north of Daybreak. We walk the lake routinely and I just want to make sure that access to walking around the lake will continue to be maintained. I would like to know what the process is to make sure of that. He said he has seen two different renditions of what is planned and not sure how the trails will continue to go around the lake. He said I echo what the gentleman before ma said with regards to traffic. Traffic in the round-a-bouts is terrible. He feels that did not get captured in the statistics of the traffic study. This is a great opportunity for Daybreak and South Jordan City to work together to do this right in the beginning.

Sharon Juno – Daybreak, I live a block off the lake. 104th is a truck lane going east and west and has the traffic study taken into consideration. Wants to know if traffic in a bigger picture has been looked at instead of just this particular spot. She is concerned about the run off in the area and what is being done to protect the eco-system. She asked what the ratio between # bedrooms to # of parking spots. We first had two cars and two parking spots. Now we have three and that 3rd vehicle will have to be parked out into the street. Concerned about parking and fire trucks can't get through. Wants to know the price point for the rental units and number of bedrooms and how many people will impact the area. Need to take into consideration the living quality of the people that will be renting. Also wants to know if there will be a dog park and place for kids to pay. Concerned about the height of buildings being 3-5 stories high. That is not consistent with what is in the area. I am looking for this project going through.

Luis Maldonado – Daybreak, I echo what the previous resident just said. I have concerns about parking in the whole area. We are in a townhome and the parking is filled and overflowing already.

Chairman Jolley closed the Public Hearing and invited the applicant back up to address the questions.

Scott Kaufmann (Daybreak Communities), there are a lot of issues raised that were addressed at the HOA Open House and Community meetings we held.

Chairman Jolley said talk about the concerns about the school capacity.

Mr. Kaufmann said the one point that was raised was the fact that this phases in more quickly. The unit counts proposed in this area would not be different if they were for sale vs. for rent. The composition of children in the units will be different. If we did it in a for sale scheme, we would have a similar number of units but more kids per unit. Now we will have a similar number of units that come on more quickly but will have less kids. Generally in the unit type of renter profile, we see less kids. The buyer that is generally in our townhome product is a young family.

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Commissioner Hollist said one of the residents make a good point that the schools that would service that area are at capacity. I am aware that there were three properties sold to the school district but they are all west of Mountain View Corridor. Do you anticipate making additional land available for additional elementary schools needed?

Mr. Kaufmann said we partner closely with Jordan School District and we supply them incredibly accurate and current forecast for housing absorption within Daybreak. I don't know of any other developer that does that within the district.

Commissioner Hollist asked if this particular project has been discussed with Jordan School District.

Mr. Rulon Dutson, Daybreak Communities, said we provide an absorption schedule to the school district on a quarterly basis. That accommodates all of the proposed developments that are coming online. What we are interested in with the school district are the numbers, where they are located, and when they will come on. Recognizing that in order for a school to be built and in place by the time the actual development occurs is a two or three year lead time. It is difficult for us to project exactly what the development will be, but in terms of us providing the numbers is not a challenge.

Commissioner Hollist asked if they have anticipated any additional land on the east side of the corridor for schools.

Mr. Dutson said we actually had a parcel a number of years ago that was made available to the school district. We were in negotiations for them to purchase the site and then they decided to pass.

Commissioner Hollist asked who at the school district the information is sent to quarterly.

Mr. Dutson said it is sent to Travis Hamlin. Don Tingey at South Jordan City is involved in all of those conversations and can verify.

City Planner Greg Schindler said at your next meeting you will have a subdivision on the land that was going to be a school and since the school backed out of it Daybreak will develop it with housing.

Chairman Jolley said some of the residents asked about price point and size of the rentals.

Mr. Kaufmann said these are not low price-point units. This is an exciting project and the units for the townhomes are larger than a traditional rental. The units in the apartments will be at the top of the market. We have townhomes that range from $250-600,000. There were a couple of other things raised from when a house sells the seller pays into an enhancement fee and they pay an HOA fee. Renters will pay a percentage into an HOA fee and they are not given access to private amenities. They do have a private amenity package on site such as pool, fitness and other amenities.

Chairman Jolley said could describe some of the proposed open space that may be associated with this development.

Mr. Kaufmann said we are sensitive to the fact that there is a lot of use of the trail network across Daybreak and specifically around the lake. I think from an ease of convenience, North Shore has been a great parking lot and that will go away as this is developed. The trail network around the lake will be uninterrupted. We try very hard to maintain access during construction so we don't create barriers. The

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trail system should be enhanced because it is good to be on a trail with interesting points along the way. We do not have a final plan for open space yet. He points out the public plaza, the terraced benching that will be preserved, a lot that is currently grassed and will not be developed and will be enhanced as we phase in the project. Points out space along the way around North Shore that will be preserved.

Chairman Jolley asked about the existing storm drainage runoff.

Mr. Kaufmann said we are diligent with making sure we are in compliance with storm water management. This basin was built, landscaped and looks good but does not handle the storm water capacity for the area that is was intended to. We are trying not to encroach into that storm basin too much, but we are putting in an underground enhanced storm water gallery in there. That will absorb in a retention manner of the 100 year event for the majority of the site that is being developed.

Chairman Jolley asked Mr. Kaufmann to address the concerns with parking spaces for townhomes and rental units and dumpster locations.

Mr. Kaufmann said all of the units within the plan will have consolidated dumpster locations throughout the plan. The parking for the townhomes is 2-parking spaces per unit and there is guest parking within the pods as well as on the street. The apartments have a parking ratio of 1.5. There is overflow parking on the street and there is dedicated parking for the retail at 4 per thousand. That does not include Harmons that has their own dedicated parking.

Chairman Jolley asked if Harmons has concern with townhome residents using their parking lot.

Mr. Kaufmann said they did and that is part of the reason they have their own dedicated lot which makes it easier for them to govern.

Chairman Jolley said there is some concern of building heights.

Planner Greg Schindler said there is not a maximum building height in Daybreak. They range in the 47' height. This site plan is for subdivision only so if this gets approved it will not be coming back to the Planning Commission.

Mr. Kaufmann said the scale of buildings here would be similar to those at Soda Row.

Chairman Jolley asked Mr. Kaufmann to describe the HAWK Light and how it will operate.

Gary Langston, Daybreak Communities, said there is one on 4000 West just below the temple. Effectively it is a button activated electronic crosswalk that has flashing lights. It looks and feels a lot like a traffic signal but it is for pedestrians not for cars. Salt Lake County will build it and maintain the signal. We will work with them in putting in a signing and striping package in addition to the HAWK signal. We will consider some traffic calming things for the area also.

Commissioner Hollist asked them to comment on the narrow roads that when you have parking on both sides you can't get through.

Mr. Langston said we believe we meet the current fire code requirements.

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Commissioner Morrissey said based on your previous comment as far as considering additional options, what other options did you consider and how did you determine that the HAWK signal was the one you wanted to go with.

Mr. Langston said the HAWK signal is a requirement of the city. We agreed with them and complied with that. It is one of the more effective ways to cross pedestrians especially considering the type of road.

Commissioner Hollist said she has concern for South Jordan Parkway. She said I spoke with Jeremy right before the meeting and I am curious what the Master Transportation Plan says specifically about South Jordan Parkway and future volumes expected to be on it. I am concerned that it is short sited to allow them to narrow the right of ways through there.

Deputy City Engineer Jeremy Nielson said they won't be narrowing the travel lanes. They will just be narrowing the portion behind the curb. In our current Master Plan for 2040, right now South Jordan Parkway is about 10-11,000 vehicles per day. We are expecting 28-29,000 vehicles per day in 2040. That will be at capacity for that roadway which is a level of service D for that time.

Mr. Langston said Daybreak will be complete 20 years from now.

Commissioner Morrissey asked what type of communication Daybreak has had with the City regarding this issue or the Master Plan itself.

Mr. Langston said there has been significant coordination. We were intimately a part of the Traffic Plan Master update that was done by the city. We provided significant feedback into that. We agree with the assumptions that are in the current Master Plan and think they are consistent with what we are showing for our proposed traffic plans for Daybreak over time. The unknown is what the buildout of the west bench will be.

Chairman Jolley said I think we had addressed all of the issues brought up.

Commissioner Morrissey said there seems to be things that are brought up repeatedly over and over again in these types of builds in the Daybreak Community. I would reiterate my concern for the interactive relationship between the City and Daybreak and I have already stated this a few weeks ago. I feel like the communication needs to be a lot better and a deeper concern for these types of buildouts. The rallying cry is that Daybreak builds to get as much money as they can out of their property. I don't feel that way personally but I can see that the public feels that way. My concern is that as we move forward with Daybreak properties and the buildout in Daybreak to the west, is really the General Plan. My major concern is the traffic with any project in South Jordan.

Commissioner Hollist said I would encourage Daybreak to continue communicating with the School District. I am concerned with how quickly these units will come on and their impact on the schools. The recommendation before us has two parts and I hesitate to approve the second part for the right-of-way. I worry about the long term impact it has on our ability to possibly expand this road in the future.

City Planner Greg Schindler said I would like to make it clear on the approval. You are not approving the right-of-way on the plat. It states that they can't record this plat unless the City Council approves the right-of-way vacation. They are the ones by ordinance that would have to approve that. This is

APROVED

going to the City Council next week and they won't be able to record any plat that you have approved unless the Council approved the vacation of the right-of-way.

Deputy City Engineer Neilson said Mr. Langston brought up a good point that is it come down to needing additional lanes there is a wide shoulder on each side of the road that could be used. There is also a 20 foot median in the middle of the road and those are elements that could be modified to accommodate additional lanes without changing the width of the street.

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

Commissioner Hollist made a motion to approve Project No. PLPP201900528 subject to the following conditions:

1. **That all South Jordan City Requirements are met prior to recording the plat.**
2. **That the City Council approve the Right-of-Way vacation prior to recording the plat.**

Commissioner Morrissey seconded the motion. Roll Call Vote was 4-0. Commissioners Holbrook, Ellis, and Morrissey were absent.

B.1 Issue: DAYBREAK SOUTH MIXED USE MF # 1 & #2 AMENDED, SUBDIVISION AMENDMENTS
Location: 5890 West 11385 South
File No: PLPLA201900569 & PLPLA201900570
Applicant: Destination Homes

City Planner Greg Schindler reviewed the background information on this item from the staff report. Daybreak Communities has filed an application for review of an amendment to the Daybreak South Mixed Use Multi Family #1 and #2 Subdivisions. The purpose of the proposed amendment is to realign the inter lot lines between lots 105-106, 108-109, 120-121,122-123, 134-135,150-151, and 165-166 to accommodate the townhome product that will be constructed. There will be no change in the number of lots. The proposed amended subdivisions remain consistent with both the Community Structure Plan and Daybreak Development Plan.

Gary Langston, Daybreak Communities, said this basically has to do with fire code requirements and where the windows are placed in the buildings so that the requirements can be met. We have experienced this in other areas where Destination is building similar products.

City Planner Schindler said this has to do with how close windows are to adjacent properties. They have had to come up with a different design or amend other plats as well.

Chairman Jolley opened the Public Hearing. There were no speakers. He closed the Public Hearing.

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

Commissioner Hollist made a motion to approve Project No. PLPLA2019-00569 and Approve Project No. PLPLA201900570. Commissioner Peirce seconded the motion. Roll Call Vote was 4-0. Commissioners Holbrook, Ellis, and Morrissey were absent.

APPROVED

C.1 Issue: SOUTH RIDGE GATEWAY LOT 2, SITE PLAN
Location: 10656 South Windsor Ridge Way
File No: PLSPR201900462
Applicant: Travis Taylor

Planner Brad Sanderson reviewed the background information on this item from the packet staff report. The applicant, Travis Taylor, is proposing to construct a three-story residential apartment building with 30 residential units on Lot 2 within the South Ridge Gateway mixed use area. The proposal includes 54 parking stalls on the west side of the building with an additional seven designated on-street parking stalls located along Windsor Ridge Way, just east of the building. The applicant is proposing to allow this development to have access to the existing clubhouse and open space amenities provided in the adjacent South Ridge Townhouse development. Planner Sanderson reviewed the staff findings, conclusions & recommendations as listed in the staff report. He said staff concludes that based on its review of the application, materials submitted by applicant, and the findings listed in the staff report, that the proposal meets the requirements of Titles 16 & 17 of the City Code. He said part of the requirement we have done on all of the other commercial buildings, including the townhomes, there is a requirement of the zone that requires the Planning Commission to approve a Design Guideline Book. He said rather than showing you the entire Design Guideline Book that is quite large, we have just been adding to it as each of these phases have been developed. It just grows like chapters in a book. What you have in your packet is the portion that applies to this particular site. This meets the minimum code requirements for the zone and staff is recommending approval.

Chairman Jolley asked about the waterline easement.

Planner Sanderson said anytime we have a city waterline that crosses outside of the public right-of-way we require a waterline easement for that and it will be recorded. Because the road is being reconfigured on the east side, we are requiring that there be an easement so the public will still have access there. Those are requirements that we have added.

Commissioner Hollist asked about the retaining wall.

Planner Sanderson said as far as structurally, it does have to be submitted by a civil engineer provided by the developer. Our building department and engineering department will look at it. It is a fabricated block wall.

Commissioner Hollist asked what is our ordinance regarding parking spots for units like this.

Planner Sanderson said when we removed most of the multi-family uses out of our zones along went that ratio. There is still a ratio in our title 16 that does require 2.5 stalls for 3 bedroom, 2 stalls for a 2 bedroom and 1.5 stalls for a one bedroom. This meets the ordinance. There is some non-designated off street parking.

Travis Taylor (Applicant) said the parking ratio is 51 required and we have 10 more than what is required.

Commissioner Hollist asked if the parking stalls will be assigned.

Mr. Taylor said we haven't assigned any stalls but if it becomes an issue we can assign them.

APROVED

Commissioner Hollist said did I understand correctly that this will be considered part of the townhome development and will have access to the clubhouse facilities.

Mr. Taylor said when the overall was approved, that was part of the condition. They will have access through the sidewalks, the clubhouse, the pool and the open space.

Commissioner Hollist asked who will be responsible for maintaining open space.

Mr. Taylor said there is a cooperative agreement between all of the properties in the development. Our management company maintains it. Everyone will contribute to it.

Chairman Jolley asked him to describe the retaining wall.

Mr. Taylor said the blocks are 4' long and 2' high and various thicknesses. It is the same wall used in other areas as show on the map. They have a lot of texture to them.

Commissioner Morrissey asked about the TOD Zone and asked what type of impact it has made on the trax or bus routes and other types of service for moving the flow of people.

Planner Sanderson said there is a TOD Zone that is right by the Front Runner station that I think has had some impact on each other. I don't know that there will be a whole lot of impact from this development because it is a bit further away. It is walkable and about ¼ mile from the Front Runner station. As far as tracking that impact it might be something we can do. If this were a true TOD Zone the intensity would be much higher than what we are getting here.

Chairman Jolley opened the Public Hearing.

Kim Monti, South Jordan, said we are going to offer our employees the $300 pass that is good for the Front Runner and everything. We have quite a few that live in downtown Salt Lake. I wanted to comment on the parking. Since we are building just to the east and we are going to have a parking structure in the corner, there is some concern that we will get some overflow parking into our parking structure. If we have to we will put gates up and require card access. I do love the project and hope that employees that are working in the building can rent there. We will be overlooking the structure and are leasing out our top floor so we will be looking at the top of that flat roof building. We are concerned about what kind of mechanical will be on the roof and what kind of screening will be for it.

Chairman Jolley closed the Public Hearing.

Commissioner Morrissey asked if the City has considered any kind of incentives or tax break to residents, employees or employers.

City Planner Schindler said there are none for city employees because there are not trax by city hall.

Mr. Taylor said if parking becomes an issue and trespassing to another structure that would be pretty bold. Our management company would address that immediately. As far as the rooftop mechanical we did a visual screening analysis on that and there is screening individually behind the walls.

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

APPROVED

Commissioner Hollist made a motion to approve the South Ridge Gateway Lot 2 Site Plan, File No. PLSPR201900462, subject to the following requirements:

1. **Prior to construction, the Applicant shall record:**
    a. **A public access easement for all improvements located outside the public right-of-way along Windsor Ridge way; and**
    b. **A maintenance agreement assigning maintenance to the adjacent land owner including striping, snow removal, and other landscape maintenance along the west side of Windsor Ridge Way; and**
    c. **A 15-foot waterline easement for all waterlines located on private property**
2. **The applicant shall complete all off-site sidewalk improvements and agreements, connecting pedestrian access with the adjacent open space and clubhouse amenities, as proposed.**

Commissioner Morrissey seconded the motion. Roll Call Vote was 4-0. Commissioners Holbrook, Ellis, and Morrissey were absent.

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

D.1 Issue: FRAUGHTON PROPERTY REZONE
Location: 10353 S. Temple Drive
File No: PLZBA201900607
Applicant: David Mann

City Planner Greg Schindler reviewed the background information on this item from the staff report. He said the Fraughton's have lived on the property over 46 years. We found a letter in our files that the previous property owner applied to rezone the property to an RM zone back in 1973. In 1973 the city did not have a zoning ordinance so it was the County ordinance we were using. No one was sure what the RM Zoning meant. Mr. Fraughton believed that at the time the RM stood for Rural Mixed. We adopted a zoning back in 1978 that was RM which for the City meant Residential – Multiple. At some point Salt Lake County assessed taxes on properties based on their zoning. The City would have assessed it as multiple family residential. Since that time, the Fraughton's have been paying property taxes that probably, in their minds, exceeded what they should have paid and that the property was valued too high. They came to the City to get our help in remedying that. The best we could come up with is to rezone the property to A-1 Zone. The City, on behalf of the current property owners, created an application seeking approval to rezone the property. Staff engaged in discussions with the property owners, Edward and Ann Fraughton, about the existing R-M zone that covers the majority of the Property. Since that zone no longer exists and the Property owner has no plans to sell or develop the Property, the City began the process to change the zone to reflect the current use. The current proposal to change the zone to A-1 Zone will ensure that any future plans for this property will require review by Staff and approval by the City Council, allow the Fraughton's to continue using the property as they have done for many years, and could have a positive affect for the Fraughton's of how the Salt Lake County Assessor values the Property.

Ed Fraughton (property owner & applicant) asked if everyone received a copy of his letter (Attachment B). When we moved to South Jordan there were about 2,000 residents and it was almost all agricultural. The City was just in the process of figuring out a Master Plan and zoning ordinances. Then they created the Planning Commission. I served on the Planning Commission for about two years after we came. The seller wanted to sell his property and there were two proposals for the property.

APPROVED

One was a tire recapping factory and the other was for a cabinet shop. When they saw my work they said what we are looking for is the perfect buffer between agricultural and residential or a business that would come to South Jordan for future. There were no stop lights and you used to have to drive over the railroad tracks from Sandy, down 106th South and came out on 1300 West and turn right, go two blocks then turn left on 104th South. The Mayor said you don't qualify for A-5 because you have to have a minimum of 5 acres. The only zoning we could think of was RM which was to mean Rural Mixed in South Jordan. It was not codified or recorded in the county archive records. That morphed into the County's definition of Residential Multiple. Our taxes started increasing due to that. From 1973 to 1976 we were paying $180 per year in taxes. Property values were about $2000 per acre in South Jordan. That went from $180 to over $14,000 dollars. We filed an appeal and it went to the Utah Supreme Court who wouldn't hear it because they required documentation. There is no documentation. The taxes are so exorbitant. All I ask for is one thing. That is when we go back to the County is you simply make a zoning change and my fear is that Kevin Jacobs will put a time stamp on it and say from this day forward it is A-1. We want to be able to claim overpayments for the past to see if we can be reimbursed for some of the overage we have paid. We want to live there until we die and have no desire to develop. Any help you can give us in going back and redoing what should have been done in the first place. A-1 apparently still fits the use that we have for the property.

Chairman Jolley opened the Public Hearing. No speakers. He closed the Public Hearing.

Commissioner Hollist asked if we are allowed to change the zoning retroactively. City Planner Schindler said no.

Chairman Jolley said we will make the recommendation to City Council and maybe they could add some language that may influence the County in their evaluation of the property.

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

Commissioner Hollist said based on the staff report and other information presented at the Planning Commission during the public hearing, and the Planning Commission's discussion, I move that the Planning Commission forward a recommendation to the City Council to approve the proposed rezone from A-5 and R-M to A-1 on the Ed Fraughton property. Commissioner Peirce seconded the motion. Roll Call Vote was 4-0. Commissioners Holbrook, Ellis, and Morrissey were absent.

VIII. OTHER BUSINESS

None

ADJOURNMENT

Commissioner Hollist motioned to adjourn the November 26, 2019 Planning Commission meeting. Commissioner Peirce seconded the motion. Vote was unanimous in favor. Commissioners Holbrook, Ellis, and Morrissey were absent.

The November 26, 2019 Planning Commission Meeting adjourned at 9:30 p.m.

Meeting minutes were prepared by City Recorder Anna West.

APPROVED

APPROVED

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT Meeting Date: 12-10-2019

Issue: DAYBREAK VILLAGE 5 PLAT 5 AMENDED SUBDIVISION AMENDMENT
Address: 10725 S. 5130 W.
File No: PLPLA201900524
Applicant: Daybreak Communities

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

Staff Recommendation (Motion Ready): Approve File No. PLPLA201900524 as presented.

BACKGROUND

ACREAGE	8.388 Acres
CURRENT LU DESIGNATION	Large Scale Master Planned Community
CURRENT ZONING	PC
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North- Large Scale Master Planned Community (P-C)/ Residential Lots (Village 5 Plat 5) South –Large Scale Master Planned Community (P-C) Residential Lots (Village 5 Plat 7) East - Large Scale Master Planned Community (P-C)/ Residential Lots (Plat 10H) West - Large Scale Master Planned Community (P-C)/ Residential Lots (Village 5 Plat 14)

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.

Daybreak Communities has filed an application for review of an amendment to the Village 5 Plat 5 subdivision. The purpose of the proposed amendment is to subdivide lot C-103, originally proposed as an elementary school site, into 50 residential lots and 4 park lots.

ANALYSIS

The residential density of this proposal is 5.9 units per acre (gross density) and 13.5 units per acre (net density), which is consistent with the P-C zone and adopted Community Structure Plan for Daybreak. The proposed lot sizes range from 2,450 sq. ft. to 4,758 sq. ft. with an average lot size of 3,222 sq. ft. The proposal also includes 4 P-lots totaling 3.056 acres.

The PC zone provides for the approval of Design Guidelines developed for a specific subdivision or site plan. The Design Guidelines for this amendment will be the same as those approved with the original Village 5 Plat 5 subdivision.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The Daybreak Community Structure Plan designates this area as Village.
- Section 17.72.020 describes the Village Land Use Designation as follows: "This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, industrial, public/semipublic and recreation/open space uses, without a predetermined emphasis on any single use. This category may accommodate gross residential density of twenty five (25) units per acre."
- The proposed amendment is consistent with the PC zone and Kennecott Master Subdivision requirements.
- All State subdivision amendment review requirements have been followed.

Conclusions:

- The proposed amended subdivision remains consistent with both the Community Structure Plan and Daybreak Development Plan.

Recommendation:

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

FISCAL IMPACT:

- Minimal.

ALTERNATIVES:

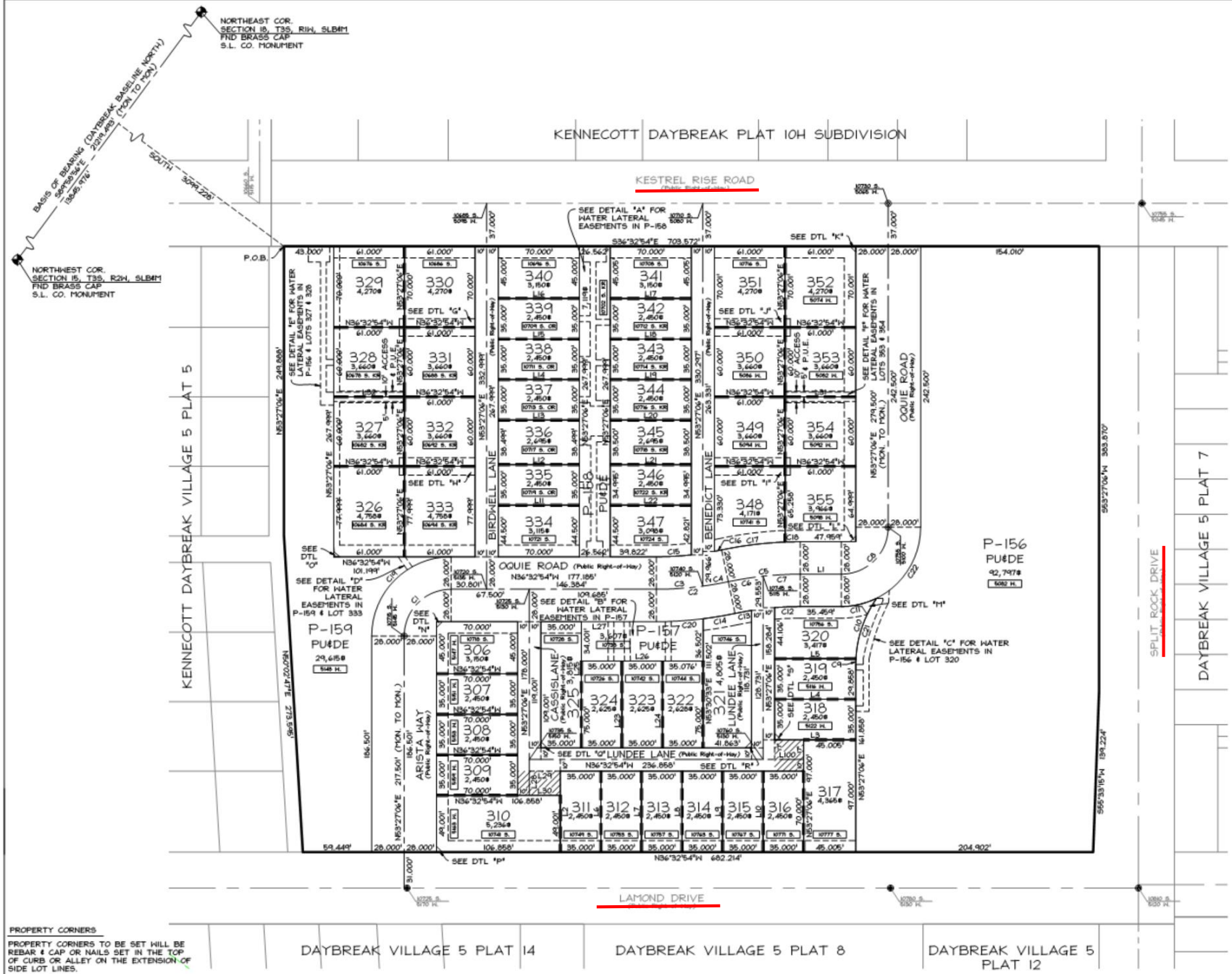
- Approve the subdivision amendment.
- Deny the subdivision amendment.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Original Recorded Plat
- Proposed Amended Plat



Location Map



PROPERTY CORNERS

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

PERIGEE CONSULTING

DAYBREAK VI
AMENDING LOT C-10
VILLAGE

Located in the Southe
Salt L

STATE OF UTAH, COUNTY OF S
REQUEST OF:

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 12-10-2019

Issue	**GARDEN PARK CONDOMINIUMS PHASE 7 PRELIMINARY PLAT**
Address:	11208 S. Oakmond Road
File No:	PLPP201900588
Applicant:	Ivory Homes

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

Staff Recommendation (Motion Ready): Approve File No. PLPP201900588 with the following:

1. That all South Jordan City requirements are met prior to recording the plat.

STANDARDS FOR SUBDIVISION REVIEW

The Planning Commission shall receive public comment at a public hearing regarding the proposed condominium plat. The Planning Commission may approve, approve with conditions or if the proposed condominium plat does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary condominium plat application.

BACKGROUND

ACREAGE	0.63 acre
CURRENT LU DESIGNATION	Large Scale Master Planned Community
CURRENT ZONING	PC
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North - Large Scale Master Planned Community, (P-C)/Garden Park Club House South- Large Scale Master Planned Community, (P-C)/Townhomes & Single Family Residences East - Large Scale Master Planned Community, (P-C)/ Condominiums West - Large Scale Master Planned Community, (P-C)/ Single Family Residences

Ivory Homes has filed an application for condominium plat approval for the Garden Park Condominiums No. 7. The proposed residential condominiums are located at 11208 S. Oakmond Road. The condominium plat will divide 0.63 acre into 13 condominium units within one building and associated common and limited common areas.

The units will range in size from 691 sq. ft. to 1,790 sq. ft. Parking for the units will be interior on the first floor. Thirteen parking spaces are shown on the plans, meeting the minimum required number. The access to the garages will be from Pomelo Lane.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- All PC zone and Kennecott Master Subdivision requirements will be met regarding the preliminary condominium plat.
- All State and Local condominium review requirements have been followed.

Conclusions:

- The proposed condominium plat is consistent with the Community Structure Plan and the Kennecott Master Subdivision #1.

Recommendation:

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

FISCAL IMPACT:

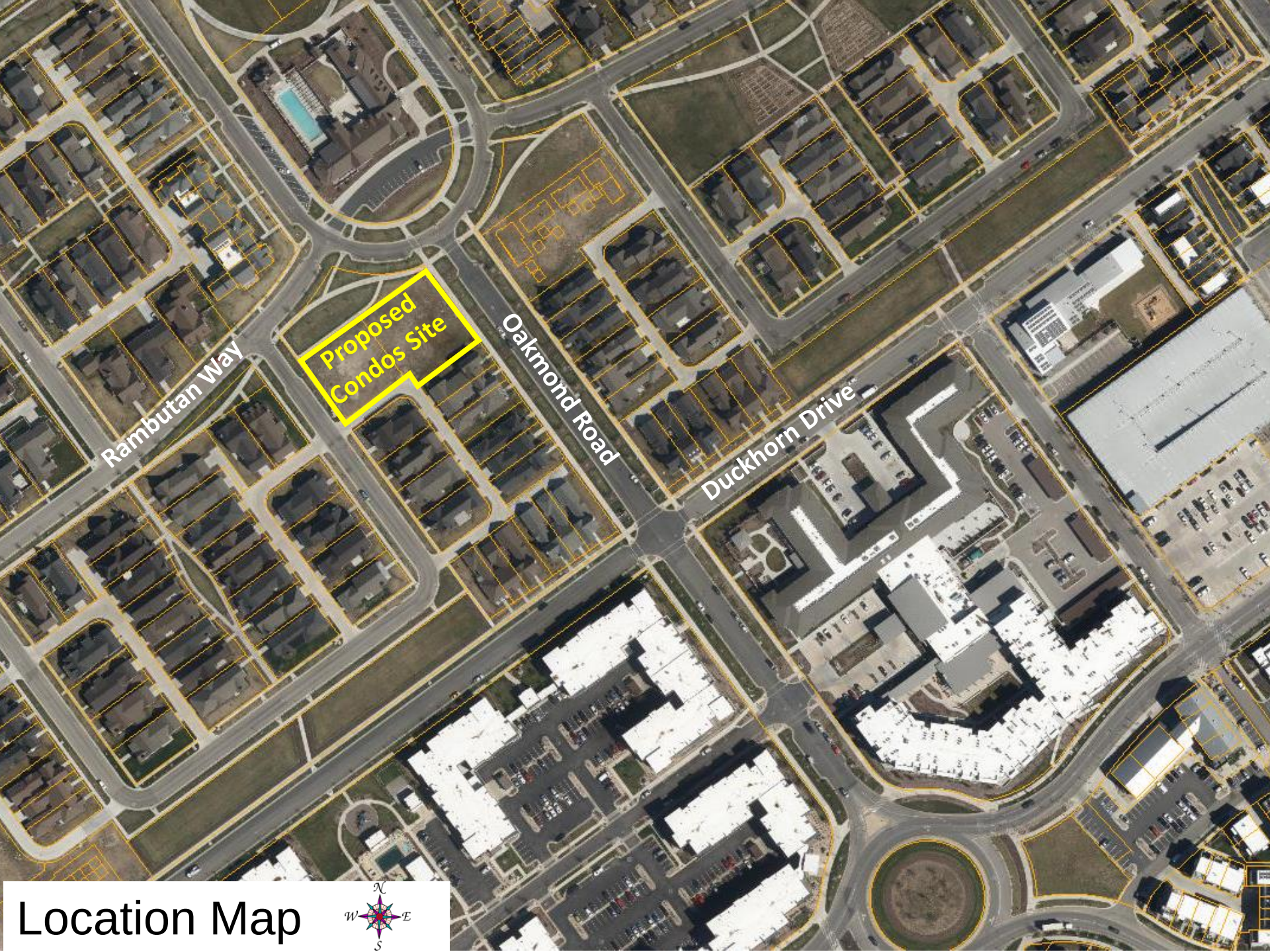
- Minimal.

ALTERNATIVES:

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

SUPPORT MATERIALS:

- Location Map
- Preliminary Plat Including Floor Plan
- Site/Landscaping Plan
- Exterior Elevation Drawings



Location Map

GARDEN PARK CONDOMINIUMS PHASE 7

(AMENDING PARCELS S & T KENNECOTT DAYBREAK VILLAGE 4A PLAT 5 SUBDIVISION)
LOCATED IN THE NE1/4 OF SECTION 24, T3S, R2W,
SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



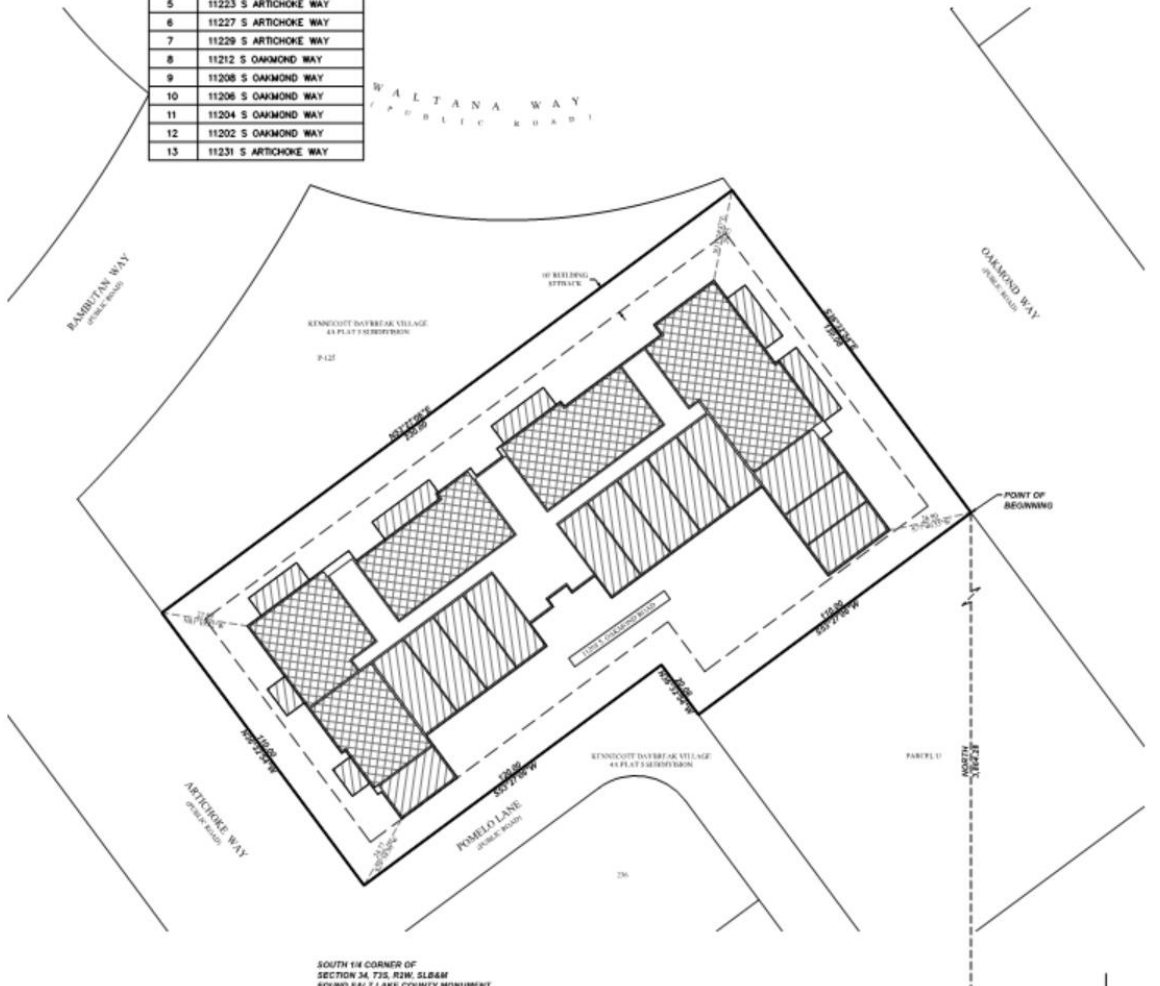
VICINITY MAP
N.T.S

LEGEND

BOUNDARY
SECTION LINE
EASEMENT
BUILDING SETBACK
SECTION MONUMENT (FOUND)
NO HATCHING — LIMITS OF COMMON AREA & PUBLIC OUTSIDE OF BUILDING
LIMITED COMMON AREA
PRIVATE OWNERSHIP

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

FLAT	ADDRESS
1	11216 S OAKMOND WAY
2	11214 S OAKMOND WAY
3	11219 S ARTICHOKE WAY
4	11221 S ARTICHOKE WAY
5	11223 S ARTICHOKE WAY
6	11227 S ARTICHOKE WAY
7	11229 S ARTICHOKE WAY
8	11212 S OAKMOND WAY
9	11208 S OAKMOND WAY
10	11206 S OAKMOND WAY
11	11204 S OAKMOND WAY
12	11202 S OAKMOND WAY
13	11231 S ARTICHOKE WAY



NOTES:

1. IN CONJUNCTION WITH THE RECORDATION OF THIS PLAT FOR GARDEN PARK BUILDING 7 CONDOMINIUM, THERE SHALL ALSO BE RECORDED, WITH RESPECT TO THE "TRACT" DESCRIBED HEREON, A DOCUMENT ENTITLED "SUPPLEMENT TO COVENANT FOR COMMUNITY FOR DAYBREAK SUBMITTING ADDITIONAL PROPERTY", AND, WITH RESPECT TO THE RESIDENTIAL LOTS AND CERTAIN OTHER LOTS WITHIN THIS PLAT, A DOCUMENT ENTITLED "SUPPLEMENT TO COMMUNITY CHARTER FOR DAYBREAK SUBMITTING ADDITIONAL PROPERTY" (EACH, A "SUPPLEMENT"). THE SUPPLEMENTS SUBJECT THE "TRACT" DESCRIBED HEREON TO A DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR DAYBREAK" (THE "COVENANT"), AND THE RESIDENTIAL LOTS AND CERTAIN OTHER LOTS WITHIN THIS PLAT TO A SECOND DOCUMENT ENTITLED "COMMUNITY CHARTER FOR DAYBREAK" (THE "CHARTER"). IN ADDITION, ANY NON-RESIDENTIAL LOT(S) MAY ALSO HAVE RECORDED AGAINST THEM A "SUPPLEMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DAYBREAK VILLAGE SUBMITTING ADDITIONAL PROPERTY", WHICH SUBJECTS SUCH NON-RESIDENTIAL LOTS WITHIN THIS PLAT TO THE "AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DAYBREAK VILLAGE" (THE "VILLAGE DECLARATION"). THIS PLAT IS PART OF A MASTER PLANNED COMMUNITY KNOWN AS "DAYBREAK" AND IS SUBJECT TO THE MASTER DEVELOPMENT AGREEMENT RECORDED ON MARCH 26, 2003 AS ENTRY NO. 8581557, IN BOOK 8762 BEGINNING ON PAGE 7160 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY (WHICH MASTER DEVELOPMENT AGREEMENT MAY BE AMENDED FROM TIME TO TIME) (THE "MASTER DEVELOPMENT AGREEMENT").

2. THE "TRACT" SUBDIVIDED BY THIS PLAT IS HEREBY SPECIFICALLY SUBJECTED TO A RESERVATION BY THE OWNER OF (I) ALL OIL, GAS, GEOTHERMAL AND MINERAL RIGHTS AND INTERESTS UNDER OR APPURTENANT TO THE "TRACT" SUBDIVIDED BY THIS PLAT, AND (II) ALL WATER FLOWING OR LOCATED UNDER, WITHIN, OVER, OR THROUGH THE "TRACT" SUBDIVIDED BY THIS PLAT, INCLUDING, WITHOUT LIMITATION, ALL STORM WATER AND RECLAIMED WATER. THE "TRACT" SUBDIVIDED BY THIS PLAT IS FURTHER SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, SHORTAGES IN AREA, ENCROACHMENTS, OR OTHER ENCUMBRANCES, WHETHER SUCH MATTERS ARE OF RECORD OR OTHERWISE. ENFORCEABLE AT LAW OR IN EQUITY.

3. ON ANY LOT IN THIS PLAT ENCUMBERED BY A BLANKET PUBLIC EASEMENT, OWNER RESERVES THE RIGHT TO RELOCATE AND/OR MORE PARTICULARLY DEFINE THE LOCATION OF SUCH EASEMENT BY OWNER RECORDING A NOTICE OF SUCH LOCATION CONCERNING SUCH LOT IN THE OFFICIAL RECORDS OF SALT LAKE COUNTY. OWNER'S RELOCATION OR DEFINITION OF THE EASEMENT IS SUBJECT TO EXISTING UTILITY'S CONSENT.

4. FROM AND AFTER RECORDATION OF THIS PLAT, ANY AMENDMENT THERETO OR FURTHER SUBDIVISION THEREOF OR WITHIN THEREWITH SHALL NOT BE DEEMED TO BE AN AMENDMENT TO THE KENNECOTT MASTER SUBDIVISION #1 REFERRED TO HEREON. FURTHER SUBDIVISION OF THE KENNECOTT MASTER SUBDIVISION #1 IS CONSENTED TO BY ANY OWNER AT ANY TIME HEREAFTER PURCHASING OR HAVING AN INTEREST IN ANY LOTS SHOWN ON THIS PLAT.

5. CERTAIN LOTS ON THIS PLAT MAY BE SERVED BY SEWER LATERALS THAT ARE LESS THAN 10 FEET BELOW GROUND LEVEL. IN SUCH EVENT THE RESIDENCES ON SUCH LOTS WITH BASEMENTS MAY NOT HAVE SEWER SERVICE AVAILABLE TO THE BASEMENTS. THE OWNER OF ANY LOT IN THIS PLAT SHALL BE RESPONSIBLE FOR VERIFYING THE SEWER LATERAL DEPTH SERVING SAID LOT AND SHALL BE RESPONSIBLE FOR SETTING THE FOUNDATION ELEVATION OF THE RESIDENCE CONSTRUCTED THEREON TO A DEPTH SUFFICIENT FOR ADEQUATE FALL INTO THE RESPECTIVE SEWER LATERAL.

EASEMENT NOTE:

OWNER CERTIFIES THAT THE EASEMENTS, CLAIMS OF EASEMENTS, OR ENCUMBRANCES ON THE PLATTED PROPERTY WHICH ARE SHOWN BY PUBLIC RECORDS ARE SHOWN ON THIS PLAT BASED ON THE TITLE REPORT ISSUED BY _____, ORDER NUMBER _____, AMENDMENT NO._____ WITH AN EFFECTIVE DATE OF _____, 20__.

HIGH GROUND WATER:

MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER 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.

SEWER LATERAL NOTE:

EACH UNIT DEPICTED ON THIS PLA AND CONTAINED WITHIN A COMMON BUILDING IS SERVED BY A COMMON SEWER LATERAL. ANY SEWER LATERAL EXTENDING OUTSIDE THE BOUNDARITS OF ANY UNIT DEPICTED ON THIS PLAT SHALL BE DEEMED "COMMON AREA" AND SHALL BE OPERATED AND MAINTAINED BY THE HOA.

NOTICE:

POTENTIAL PURCHASERS OF PROPERTY DESCRIBED ON THIS PLAT ARE ADVISED BY SOUTH JORDAN CITY TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED ON THIS PLAT AND ALSO WITH ANY COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&RS") RECORDED AGAINST SUCH PROPERTY, INCLUDING THOSE DESCRIBED IN NOTE 1 OF THIS PLAT. SUCH PROPERTY MAY ALSO BE SUBJECT TO THE RESTRICTIONS OF THE KENNECOTT DEVELOPMENT STANDARDS MATRIX ("MATRIX") ATTACHED TO THE KENNECOTT MASTER SUBDIVISION #1 PLAT RECORDED IN BOOK 2002P COMMENCING AT PAGE 273, IN THE SALT LAKE COUNTY RECORDER'S OFFICE, AS IT MAY BE AMENDED FROM TIME TO TIME. THESE DOCUMENTS MAY LIMIT THE USE OF THE PROPERTY AND FAILURE TO COMPLY WITH SUCH DOCUMENTS MAY RESULT IN FINANCIAL LOSSES TO THE PROPERTY OWNER. PURCHASERS AND PROPERTY OWNERS ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE WITH THIS PLAT, THE CC&RS, THE MATRIX AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.

DEVELOPED BY:
IVORY DEVELOPMENT, LLC
978 WOODOAK LANE
SALT LAKE CITY, UT 84117

PLAT PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE, SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusut.com

SALT LAKE VALLEY HEALTH DEPARTMENT	SOUTH VALLEY SEWER DISTRICT	SOUTH JORDAN CITY PLANNER	SOUTH JORDAN CITY ENGINEER	OFFICE OF THE CITY ATTORNEY	SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 201_	APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20__	APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20____ BY THE SOUTH JORDAN CITY PLANNER.	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20__	APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 201_
SALT LAKE VALLEY HEALTH DEPARTMENT	GENERAL MANAGER	CITY PLANNER	DATE / SOUTH JORDAN CITY ENGINEER	ATTORNEY FOR SOUTH JORDAN CITY	ATTEST: CITY CLERK / MAYOR

SHEET 1 OF 3

SU

I, SPENCER W. LLEWELYN, SURVEYOR, AND THAT I H UNDER THE LAWS OF THE AUTHORITY OF THE OWNE SHOWN ON THIS PLAT AND S

GARDEN P

COMPLIES WITH THE PROVIS OWNERSHIP ACT.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 8851650?

BO

All of Parcels S and T, K according to the Official Plat th 2012P of Plats at Page: 14 in the Section 24, T3S, R2W, SL B&M,

Beginning at the Northe PLAT 5 SUBDIVISION, accord No. 11329461 in Book 2012P o located N89°58'43"W along the Corner of Section 24, T3S, R2W 20.04 feet; thence S35°27'06"W 230.04 feet; thence S36°32'54"E

O

KNOW ALL MEN BY THESE HEREIN DESCRIBED TRACT PLAT IN ACCORDANCE WI LAND INTO CONDOMINIUM LIMITED COMMON AREAS, AS:

GARDEN P

ALSO THE UNDERSIGNED IB UTILITY EASEMENTS SHOWN UTILITY SERVICE TO THE PR AND EVENTUAL REPLACEM IRREVOCABLE OFFER OF DE THE BUILDING WILL BE BUI

IN WITNESS WHEREOF, WE H _____ A.D. 20

LIMITED L

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE DAY OF ME , THE UNDERSIGNED NOT _____, IN SAID AFTER BEING DULY SWORN,

HE/SHE SIGNED THE OWNER BEHALF OF SAID LIMITED LI MENTIONED.

MY COMMISSION EXPIRES: _____

MY COMMISSION No._____

GARDEN PAR

LOCATED

SOUTH JO

RECORDED #
STATE OF UTAH, COUNTY OF SA

DATE: _____ TIME: _____

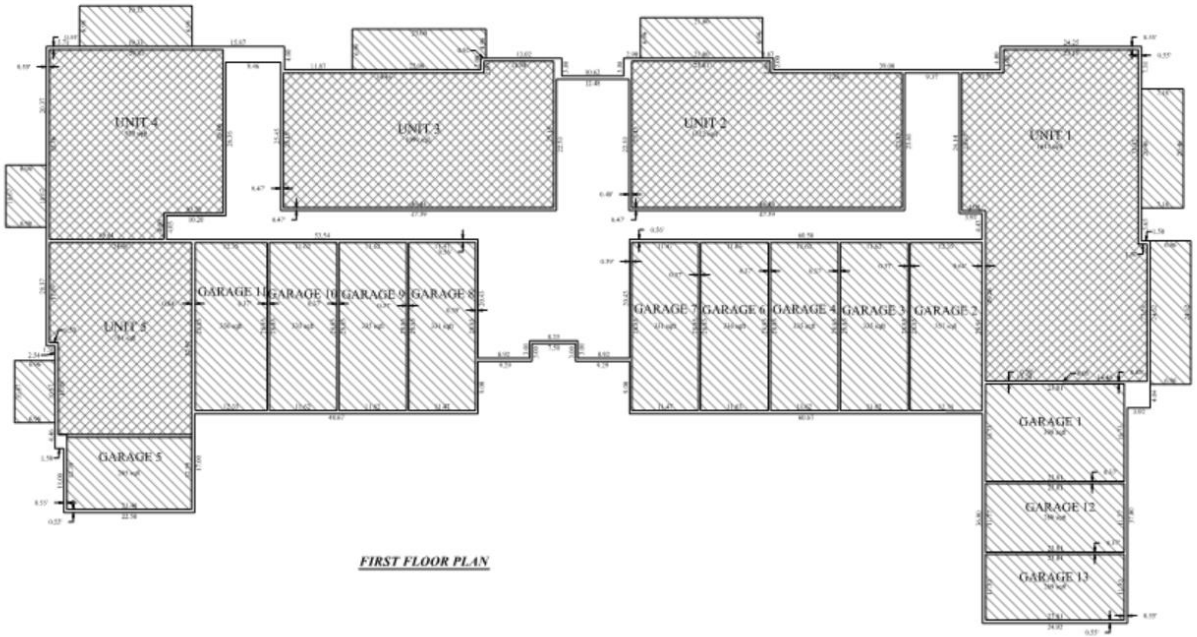
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FEE

GARDEN PARK CONDOMINIUMS PHASE 7

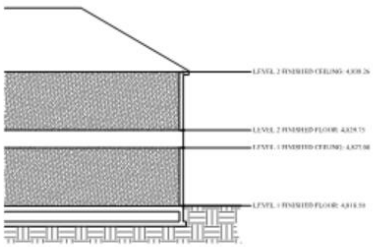
(AMENDING PARCELS S & T KENNECOTT DAYBREAK VILLAGE 4A PLAT 5 SUBDIVISION)
LOCATED IN THE NE1/4 OF SECTION 24, T3S, R2W,
SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

GRAPHIC SCALE

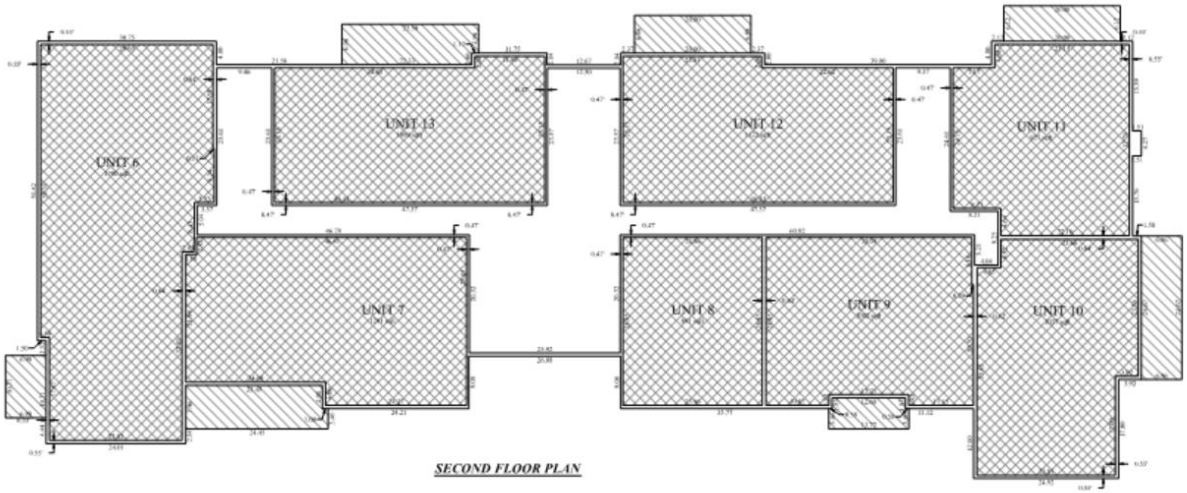
(IN FEET)
1 inch = 20 ft.



FIRST FLOOR PLAN



ELEVATION PLAN



SECOND FLOOR PLAN

SHEET

GARDEN PARK CONDOMINIUMS PHASE

LOCATED IN THE NE1/4 OF SECTION 24, T3S, R2W,
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

AT PREPARED BY

CUS.
NG AND SURVEYING, LLC

TREE LEGEND

Malus 'Royal Raindrops' (6 total)
Royal Raindrops Crab 1 1/2" cal.

Pyrus calleryana 'Capital' (8 total)
Capital Flowering Pear 1 1/2" cal.

LANDSCAPE NOTES:

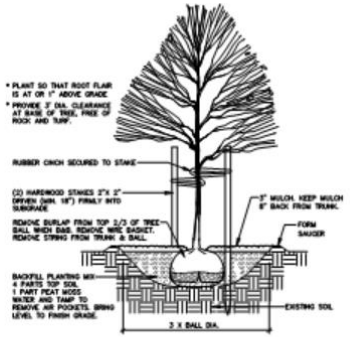
1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH.
3. INSTALL 4" STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.

GRAPHIC SCALE

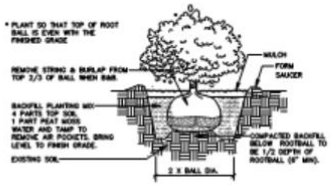
(IN FEET)
1 inch = 30 ft.

PLANT SCHEDULE

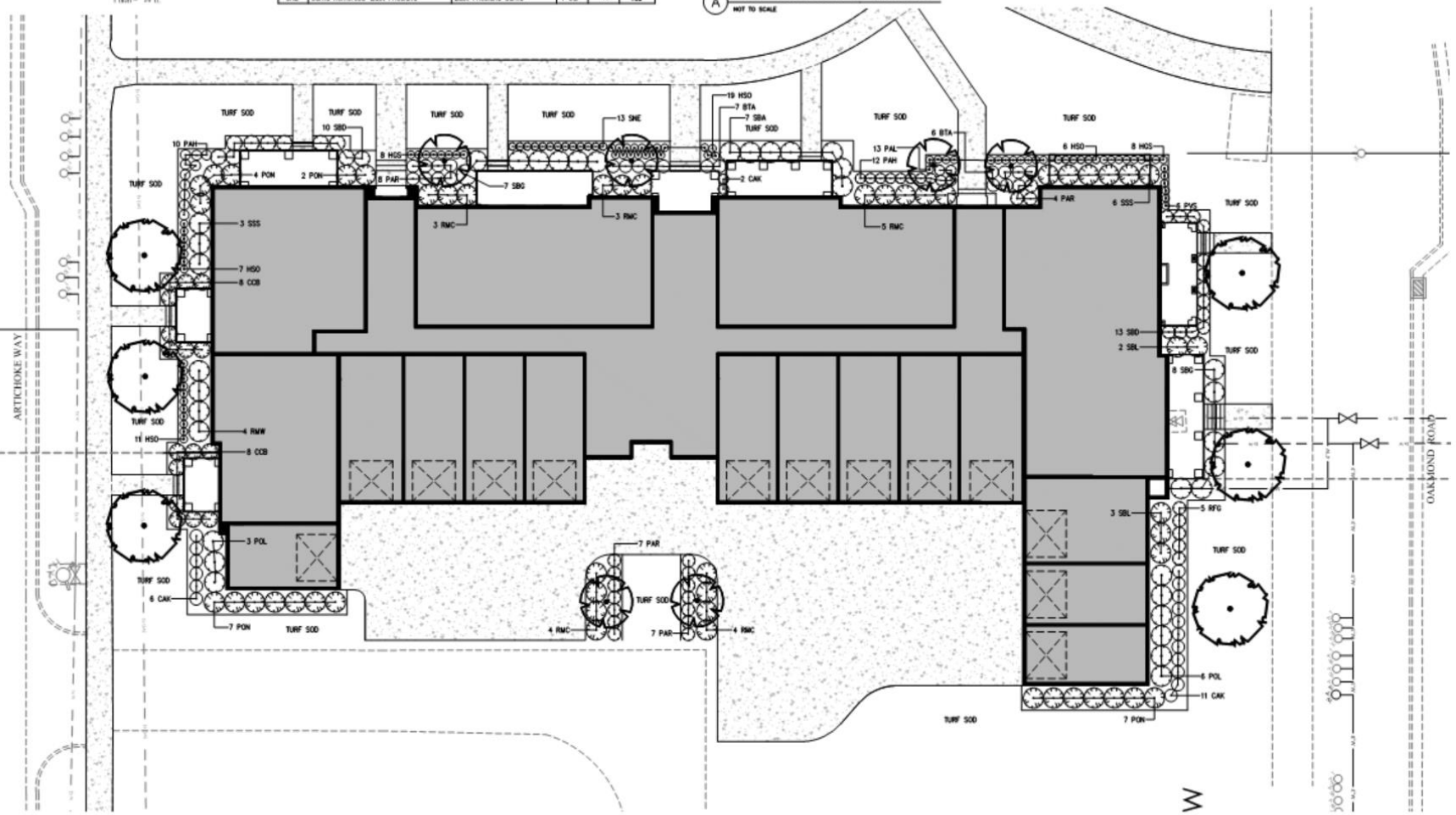
Symbol	Scientific Name	Common Name	Size	Quantity	Waterwise
SHRUBS					
BTA	Berberis thunbergii atro 'Concorde'	Dark Red-Purple Barberry	2 Gal	13	No
CCB	Caryopteris clandonensis 'Blue Mist'	Blue Mist Bluebeard	2 Gal	16	Yes
POL	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5 Gal	9	Yes
PON	Physocarpus opulifolius 'Nugget'	Dwarf Ninebark	5 Gal	20	Yes
RMC	Rosa 'Meidiland Crimson'	Shrub Rose	5 Gal	19	No
RMW	Rosa 'Meidiland White'	Shrub Rose	5 Gal	4	No
SSS	Sorbaria sorbifolia 'Sem'	Ash Leaf False Spirea	2 Gal	9	Yes
SBA	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	2 Gal	7	No
SBD	Spiraea bumalda 'Dolchica'	Dolchica Spiraea	2 Gal	23	No
SBG	Spiraea bumalda 'Goldflame'	Gold Spiraea	2 Gal	13	No
SBL	Syringa x 'Bloomerang'	Dark Purple Rebloaming Lilac	5 Gal	5	Yes
PERENNIALS & ORNAMENTAL GRASSES					
CAK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	19	Yes
HSO	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 Gal	43	Yes
HGS	Heuchera 'Green Spice'	Green Spice Coral Bells	1 Gal	16	Yes
PVS	Panicum virgatum 'Shenandoah'	Switch Grass	1 Gal	6	Yes
PAH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 Gal	22	Yes
PAR	Pennisetum alopecuroides 'Red Head'	Red Head Fountain Grass	1 Gal	26	Yes
PAL	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 Gal	13	Yes
RFG	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	1 Gal	5	Yes
SNE	Salvia nemorosa 'East Friesland'	East Friesland Salvia	1 Gal	13	Yes



A TREE PLANTING & STAKING
NOT TO SCALE



B SHRUB PLANTING
NOT TO SCALE



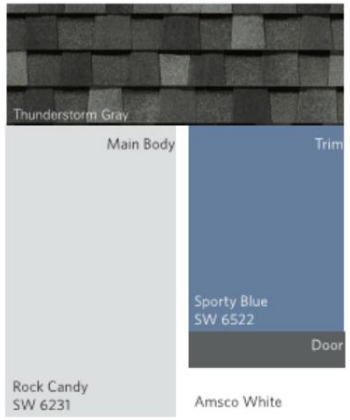
General Notes

- Soffit and fascia should be painted to match the trim color
- Roof colors are selected from CertainTeed Landmark



Color Palette

Main Body:	Roycroft Vellum (SW 2833)
Trim:	Roycroft Pewter (SW 2848)
Door:	Rockwood Red (SW 2802)
Windows:	Amsco Taupe
Stucco Header and Sill:	Roycroft Vellum (SW 2833)



Color Palette

Main Body:	Rock Candy (SW 6231)
Trim:	Sporty Blue (SW 6522)
Door:	Roycroft Pewter (SW 2848)
Windows:	Amsco White
Stucco Header and Sill:	Roycroft Vellum (SW 2833)



BUILDING 7 — COLOR PALETTE ALTERNATIVE 3

IVORY HOMES DAYBREAK GARDEN PARK CONDO BUILDING 7 / SOUTH JORDAN, UTAH / 25 NOVEMBER 2019

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 12/10/2019

Issue: **RIVER HEIGHTS MEDICAL PRELIMINARY CONDOMINIUM/SUBDIVISION PLAT**
Address: 10654 S. River Heights Dr.
File No: PLPP201900627
Applicant: Greg Goffin, Thrive Development

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

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** preliminary subdivision plat, File No. PLPP201900627.

ACREAGE: Approximately 2.6 acres
CURRENT ZONE: P-O (Professional Office)
CURRENT USE: Building under construction
FUTURE LAND USE PLAN: O (Office Use)
NEIGHBORING ZONES/USES:
North—P-O / Self-storage facility
South—R-M-6 / The Haven residential development (under construction)
West—R-M-6 / The Haven residential development (under construction)
East—R-2.5 / River Heights Dr.

STANDARD OF APPROVAL:

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

City Code § 16.10.060

BACKGROUND:

The applicant is seeking approval of a preliminary subdivision/condominium plat for a medical office building located at 10654 S. River Heights Dr. The building is currently under construction and has one owner. The proposed condominium plat would divide the building into 11 above-grade condominium

units and one basement unit. The proposed subdivision/condominium plat, if approved and recorded, would allow for each unit to have separate owners.

The main and second floors of the building would contain four condominium units each, while the third floor would contain only three units. The units will range in size from approximately 2,600 sq. ft. for the main floor and the second floor units to approximately 6,500 sq. ft. for the top floor units.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The proposed development meets or exceeds all of the City Code requirements.
- The building is under construction. The application before the Planning Commission is only for the proposed condominium plat only and does not require modification of the site plan approval.
- The P-O Zone allows for any size condominium in the zone. There are no specific requirements for either density or condominium size in the Zone.

Conclusion:

- The proposed preliminary subdivision plat application meets the City Code requirements and thus it should be approved.

Recommendation:

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

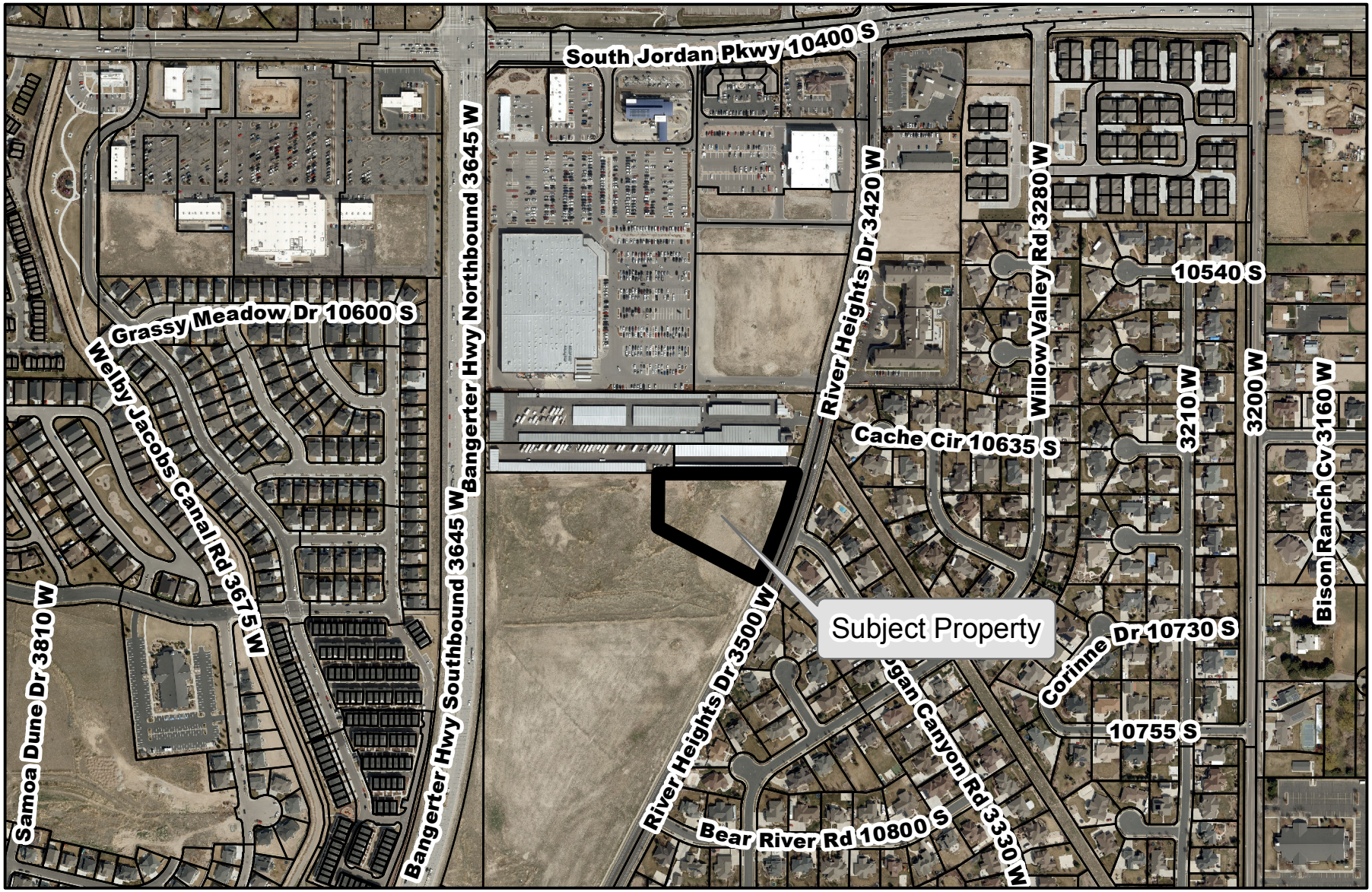
ALTERNATIVES:

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

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Record of Survey Sheet 1
- Condominium Plat Sheet 2
- Condominium Plat Sheet 3

Damir Drozdek, AICP
Planner III, Planning Department



Legend

STREETS

PARCELS

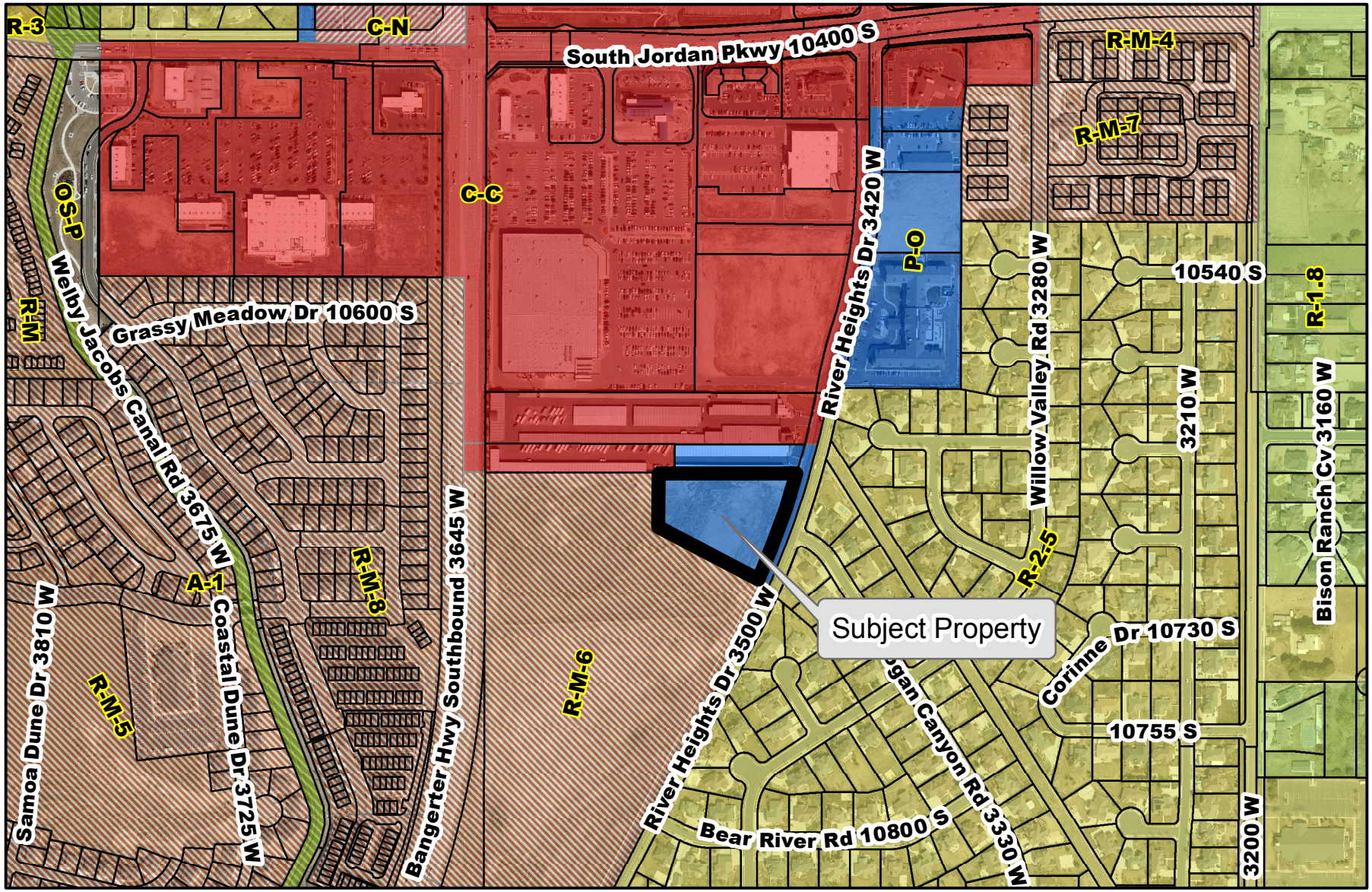
Aerial Map

City of South Jordan

0 160 320 640 960 1,280 Feet

Aerial Imagery
2018

ESRI



Legend

STREETS

PARCELS

Zoning Map

City of South Jordan

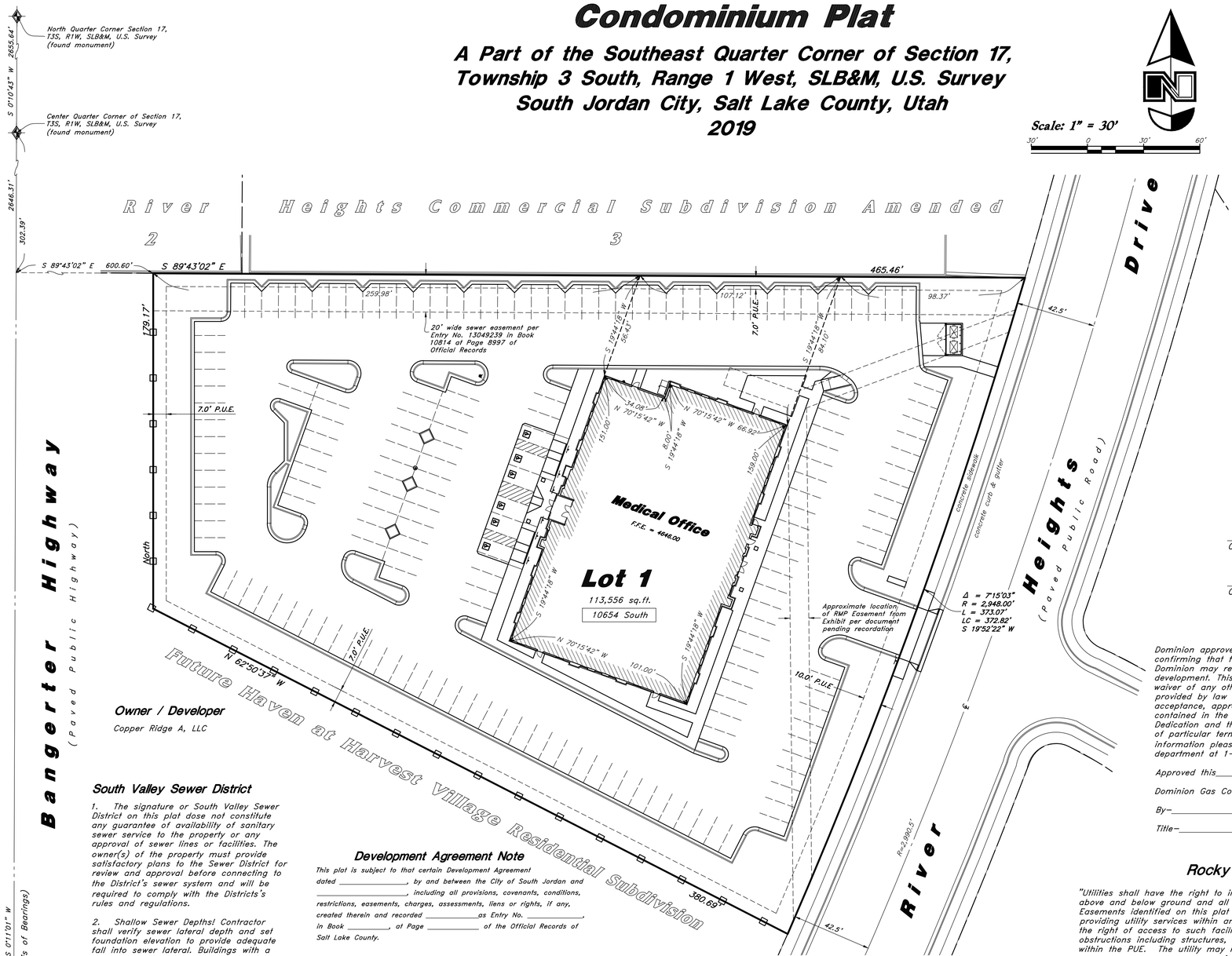
0 160 320 640 960 1,280 Feet

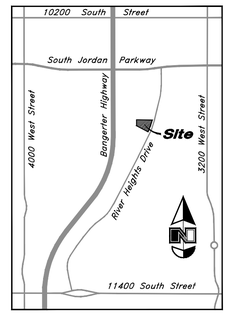
Aerial Imagery
2018

ESRI

18-147 CondoPlat

River Heights
Condominium Plat
A Part of the Southeast Quarter Corner of Section 17, Township 3 South, Range 1 West, SLB&M, U.S. Survey South Jordan City, Salt Lake County, Utah 2019





Vicinity Map
Not to Scale

Owner / Developer
Copper Ridge A, LLC

South Valley Sewer District
1. The signature or South Valley Sewer District on this plat dose 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 Districts's rules and regulations.

2. 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.

Development Agreement Note
This plat is subject to that certain Development Agreement dated _____, by and between the City of South Jordan and _____, including all provisions, covenants, conditions, restrictions, easements, charges, assessments, liens or rights, if any, created therein and recorded _____as Entry No. _____, in Book _____, at Page _____ of the Official Records of Salt Lake County.

South Jordan City
1. Owners and potential purchasers of property legally described by this plat (the "Property") should 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&Rs) documents that may be recorded against the Property. Owners and potential purchasers of the Property must comply with all notes, easements, CC&Rs, and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended. Failure to adhere to the notes, lot information, easements, CC&Rs, or other documents recorded against the Property could result in financial loss or changes in expected property use.

2. Many areas in the City of South Jordan have groundwater problems due to high or fluctuating water table. City approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems.

3. The Owner certifies that the title report dated _____, 2019 which was prepared by Meridian Title Company Issued by Old Republic National Title Insurance Company, was provided to Owner's surveyor and that the plat shows all easements and encumbrances listed in said title report.

4. Finish Floor Elevations are Not to exceed Four feet in height from the top back of curb.

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 :: AWAengineering.net

Easement Approval
CENTURYLINK DATE

COMCAST DATE

Dominion
Dominion approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion's Right-of-Way department at 1-800-366-8532.

Approved this_____day of_____, 20_____,

Dominion Gas Company

By-_____.

Title-_____.

Rocky Mountain Power
"Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structure within the PUE at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

Approved this_____day of_____, 20_____,

Rocky Mountain Power Company

By-_____.

Title-_____.

SURVEYOR'S CERTIFICATE
I, Bruce D. Pimper, a Professional Land Surveyor in the State of Utah, do hereby cerlify that I have surveyed River Heights Condominium Plat, a Condominium project in Salt Lake County, Utah as shown herein. I further cerlify that the description correctly describes the property on which has been or will be constructed "River Heights Condominium Plat", that this Record of Survey Map consisting of two (2) sheets was prepared in accordance with the "Utah Condominium Ownership Act" and represents a true and accurate map of the buildings to the best of my knowledge and belief.

Signed this day of , 20

362256
License No. Bruce D. Pimper

PRELIMINARY

NARRATIVE
This Condominium was requested by River Heights Medical Plaza prerequisite to development of this property.

This Survey retraces and honors a previous Haven at Harvest Village Development Survey by Focus Engineering and the forth coming Haven at Harvest Village Commercial Plaza Subdivision.

A line between monuments found for South Quarter Corner and the Center Quarter Corner of Section 17 was assigned the Salt Lake County bearing of South 0°11'01" West as the Basis of Bearings to retrace and honor the previous Survey.

Building areas and dimensions are based on architectural design plans, no significant changes are expected during construction.

No Property Corners were placed with this Survey.

DESCRIPTION
Lot 1, Haven at Harvest Village Commercial Plaza Subdivision, according to the Official Plat thereof, on file and of record in the Office of the Salt Lake County Recorder's Office.

Contains 113,556 sq. ft. or 2.607 acres

OWNERS DEDICATIONS
Know all Men By These Presents that we the undersigned owners of the described tract of land hereon and the "River Heights Condominium Plat", a Utah Condominium project located on said tract of land, do hereby make this certificate that said owners have caused a survey to be made, and this record of survey map to be prepared that said owners have consented to and do hereby consent to the recordation of these survey maps in accordance with the Utah Condominium Ownership Act.

Signed this day of , 20 .

Copper Ridge A, LLC

By:
Its:

ACKNOWLEDGMENT
State of Utah
County of } ss

On the_____ day of_____, 20___, personally appeared before me, the undersigned Notary Public, _____ who after being duly sworn, testified to me that he is the _____ of _____ and that said Owner's Dedication was signed by him in behalf of said company and that said company executed the same.

Residing At:_____

A Notary Public commissioned in Utah

Commission Expires:_____

Print Name

River Heights Condominium Plat
A Part of the Southeast Quarter Corner of Section 17, Township 3 South, Range 1 West, SLB&M, U.S. Survey South Jordan City, Salt Lake County, Utah

City Planner
Approved this _____ Day of _____ A.D., 20___.

City Planner

Board of Health
Approved this _____ Day of _____ A.D., 20___.

Salt Lake County Health Department

South Valley Sewer District
Approved this _____ Day of _____ A.D., 20___.

Director - South Valley Sewer District

South Jordan City Engineer
Approved this _____ Day of _____ A.D., 20___.

South Jordan City Engineer

Office of the City Attorney
Approved as to Form this_____ Day of _____ A.D., 20___.

Attorney for South Jordan City

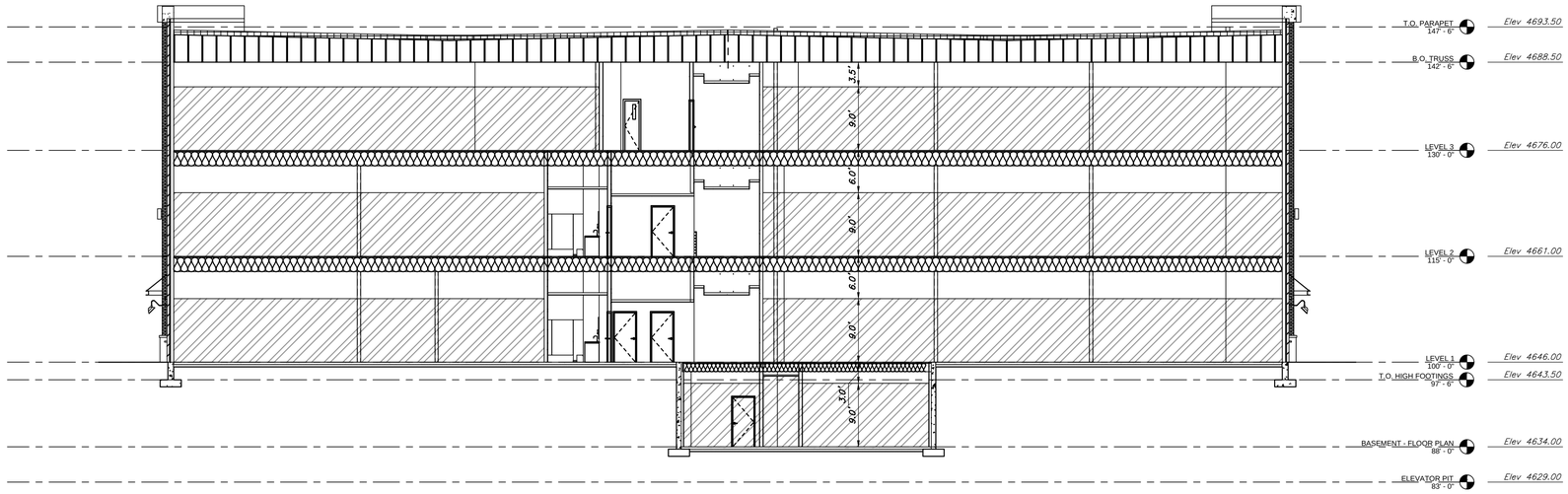
South Jordan City Mayor
Approved as to Form this_____ Day of _____ A.D., 20___.

Attest: City Clerk South Jordan City Mayor

Recorded
State of Utah, County of Salt Lake, Recorded and Filed at the Request of

Date _____ Time _____ Book _____ Page _____

Fee $ Salt Lake County Recorder



Vertical Section

Scale : 1" = 10'

Legend

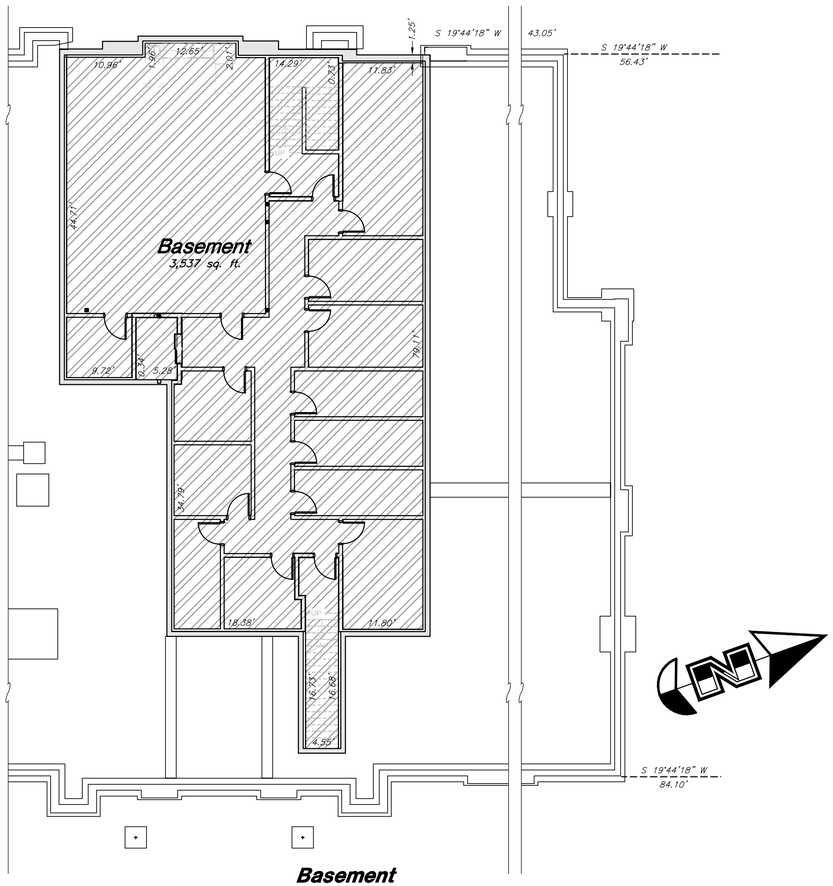
General Common Elements

Private Unit

Benchmark

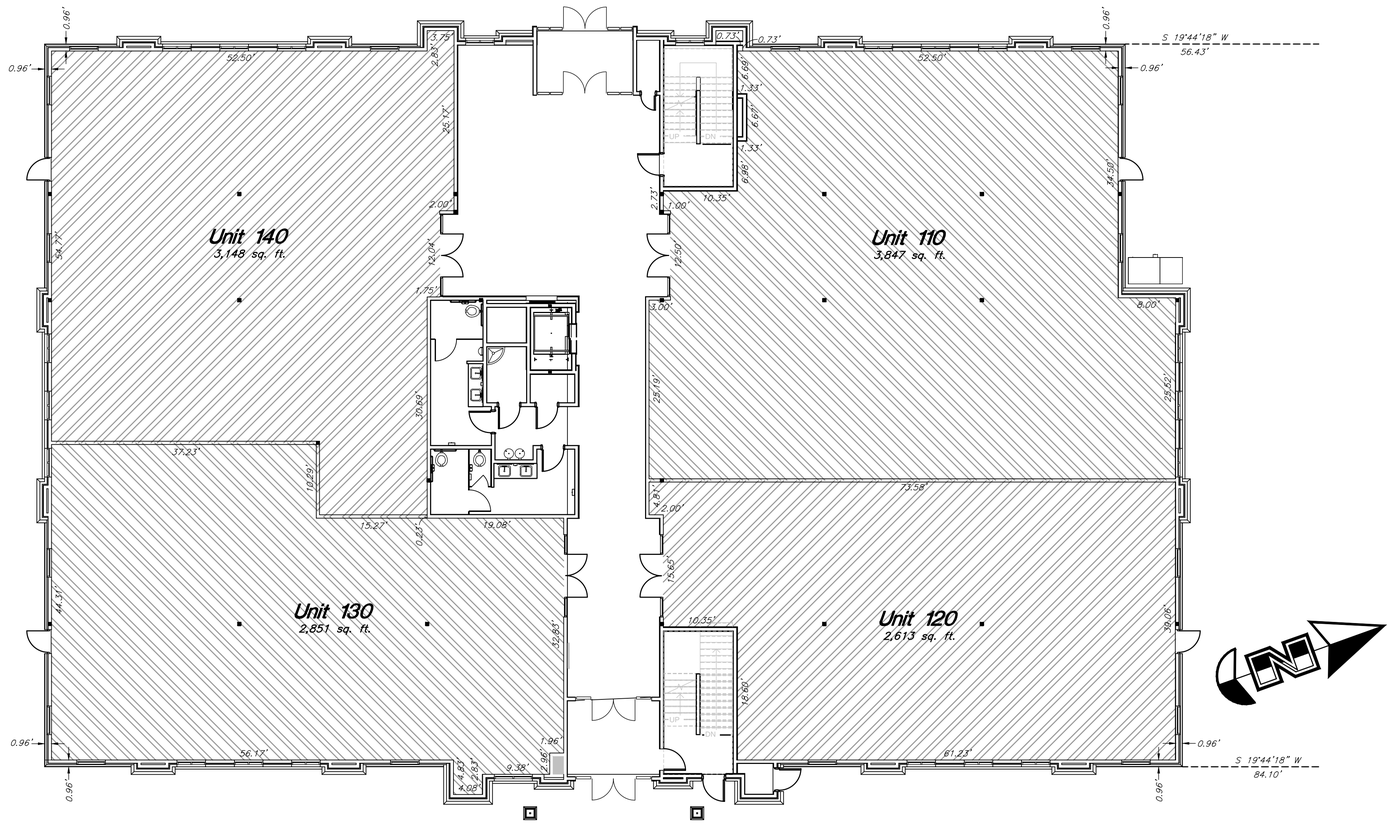
Brass Cap Monument for the South Quarter Corner of Section 17, T3S, R1W, SLB&M
Elevation = 4631.15 feet (NAVD 88, 1411.575 meters)
Salt Lake County Surveyor Tie Sheet, Published (11/05/2002)
Observed (October 12, 2018)

All layout, and dimensions shown hereon are measured from architectural drawings provided to AWA Engineering June of 2019 by Raw Design Studio and do not reflect actual construction



Basement

Scale : 1" = 10'



First Floor

Scale : 1" = 10'

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWAengineering.net

REV	DATE	DESCRIPTION

Designed by: DA
Drafted by: DC
Client Name:
Copper Ridge A LLC

18-147 CondoPlat

Condominium Plat

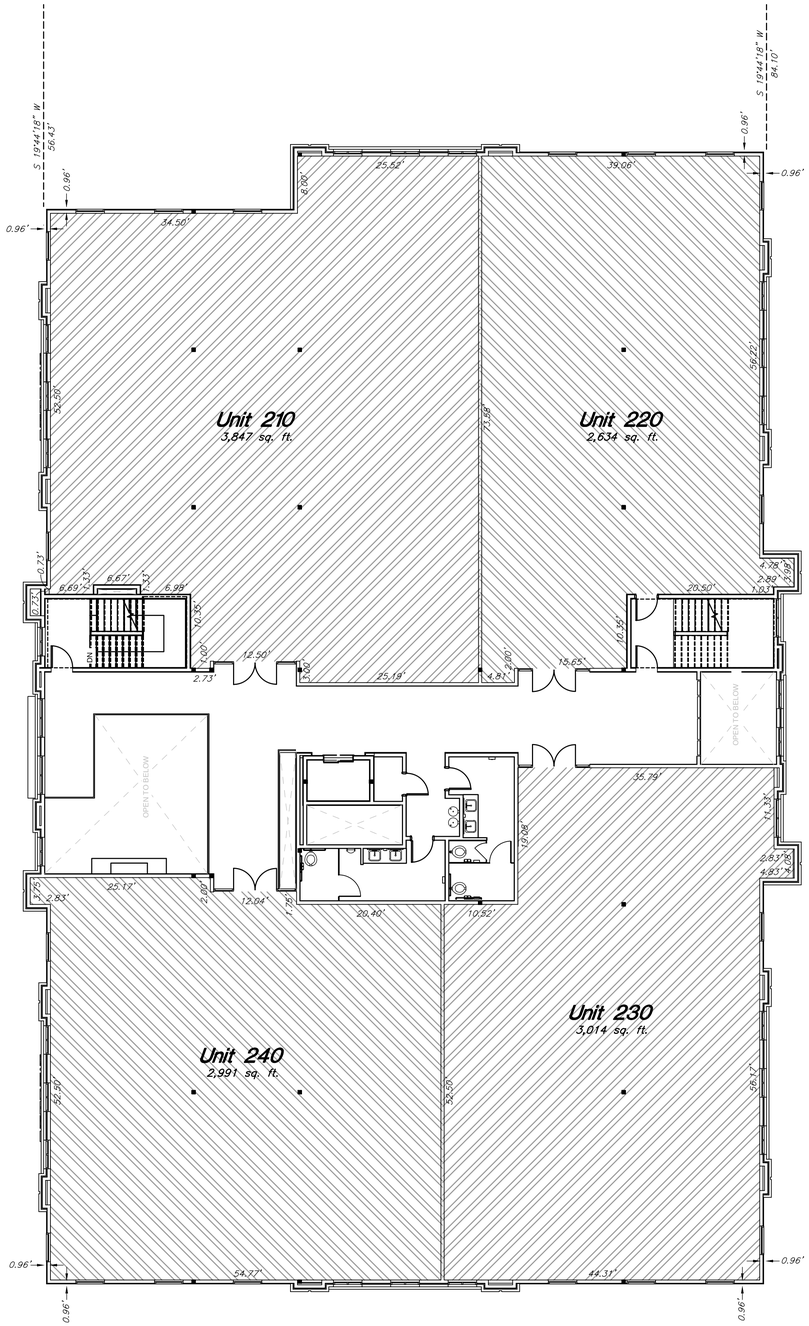
River Heights Medical Building

10654 South River Heights Drive
South Jordan, Utah 84095

PRELIMINARY
362256
REGISTERED LAND SURVEYOR
PHILIP D. PIMPER
STATE OF UTAH

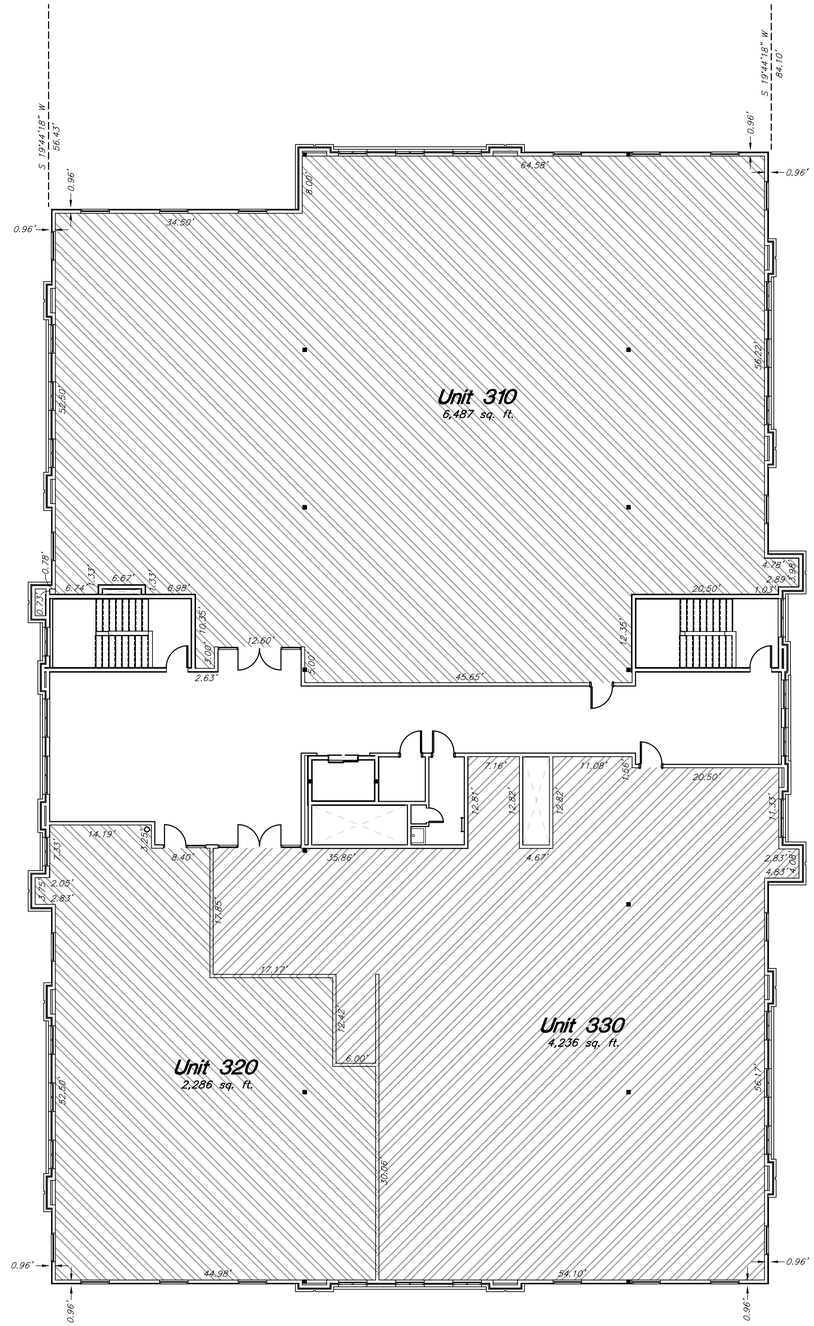
31 Oct, 2019

SHEET NO.
2
of 3



Second Floor

Scale : 1" = 10'



Third Floor

Scale : 1" = 10'

Legend

General Common Elements

Private Unit

REV.	DATE	DESCRIPTION

Designed by: DA

Drafted by: DC

Client Name:
Copper Ridge A LLC

18-147 CondoPlat

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWengineering.net

Condominium Plat

River Heights Medical Building

10654 South River Heights Drive
South Jordan, Utah 84095

362256
REGISTERED LAND SURVEYOR
PRELIMINARY
DAVID D. PIMPER
STATE OF UTAH

31 Oct, 2019

SHEET NO.
3
of 3

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 12/10/2019

Application: **JORDAN CREDIT UNION OFFICE BUILDING SITE PLAN AND CONDITIONAL USE PERMIT**

Address: 1750 West 11400 South
File No: PLSPR201900573
Applicant: Ben Wheat

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

Staff Recommendation (Motion Ready): I move the Planning Commission **approve** file no. PLSPR201900573 for the construction of an office building located at 1750 West 11400 South as presented to the Planning Commission.

ACREAGE: 2.5 acres
CURRENT ZONE: MU-SOUTH CENTER
CURRENT USE: Vacant
FUTURE LAND USE PLAN: Corridor
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES:

North—Corridor, (MU-SOUTH CENTER (PD)) / Future Senior Retirement Community
South—Corridor, (MU-SOUTH CENTER) / Intermountain Healthcare
East—Corridor, (MU-SOUTH CENTER) / Gas Station/C-Store
West—Low Density, (R-2.5)/ Nelson Farms Subdivision

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.

CONDITIONAL USE REVIEW:

A use is conditional because it may have unique characteristics that detrimentally affect the zone and therefore are not compatible with other uses in the zone, but could be compatible if certain conditions are required that mitigate the detrimental effect.

To impose a condition, the detrimental effect must be identified and be based on substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect. Further, under City Code Section 17.84.090.A:

A. A conditional use may be commenced and operated only upon:
    1. Compliance with all conditions of an applicable conditional use permit;
    2. Observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
    3. Compliance with all applicable local, State, and Federal laws.

B. A conditional use permit may be revoked by the City Council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of [S]ubsection A of this [S]ection.

C. No conditional use permit shall be revoked until after a public hearing is held before the City Council. The permittee shall be notified in writing of such hearing. The notification shall state the grounds for complaint, or reasons for revocation, and the time and location of the hearing. At the hearing, the permittee shall be given an opportunity to be heard and may call witnesses and present evidence on his or her behalf. Upon conclusion of the hearing, the City Council shall determine whether or not the permit should be revoked.

BACKGROUND:

Ben Wheat, on behalf of Jordan Credit Union, has filed an application for approval to construct an office building on the subject property. A shared drive off 11400 South will provide access to the site. A cross-access/shared parking agreement was established when this lot was created as part of the Commerce Corner subdivision amendment.

ANALYSIS:

The site plan shows the building approximately centered on the property, adjacent to the south property line, with parking stalls behind and on either side of the building. A required 20-foot wide landscape area is located adjacent to 11400 South. The site plan shows a setback of approximately 170 feet from the west property line to the proposed building. The building elevations show a building with an overall height of 34 feet, which conforms to the requirements for the existing zone. Carports with solar panels are shown over two parking rows on the east side of the property. Architectural Review Committee reviewed the building on October 9, 2019 and forwarded a positive recommendation to the Planning Commission.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Office service is listed as a conditional use in the MU-SOUTH Zone.
- Staff reviewed the proposed use for potential detrimental effects and found none that would require mitigation.

- The City Code requires 102 parking stalls for the proposed development, based on the total square footage of the office building. The site plan shows 150 parking stalls will be provided.
- The site plan shows the proposed building will be buffered by the required setbacks and landscaping as stated in the City Code.
- Staff received a complete application on September 30, 2019.
- The City Engineer has granted approval to present this application to the Planning Commission.

Conclusion:

- Based on the application materials the Applicant submitted, staff review of the application, and the findings listed above, staff concludes that the proposal is consistent with the City's General Plan and the pertinent sections of the City Code (including Section 17.54).

ALTERNATIVES:

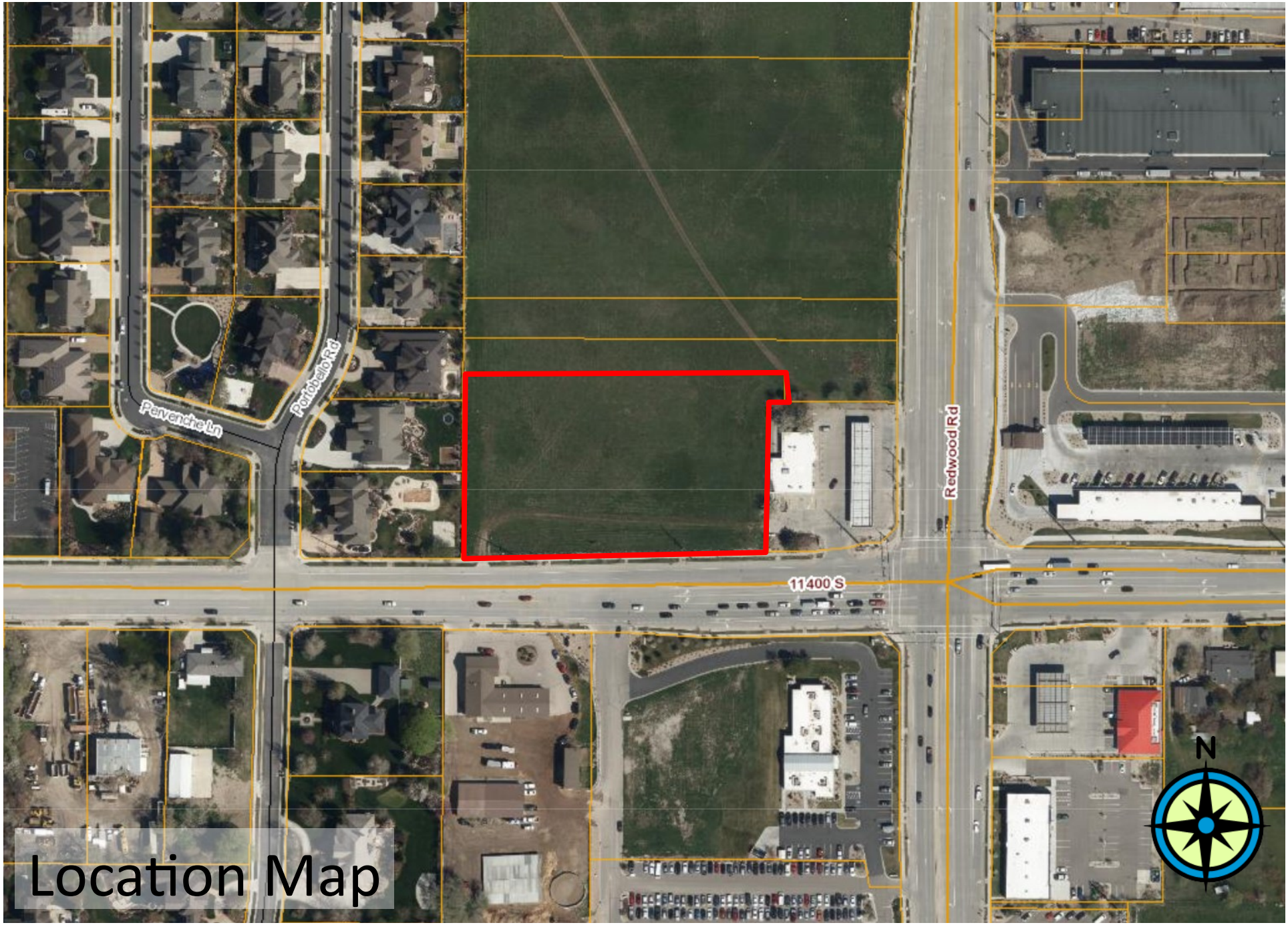
- Deny the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

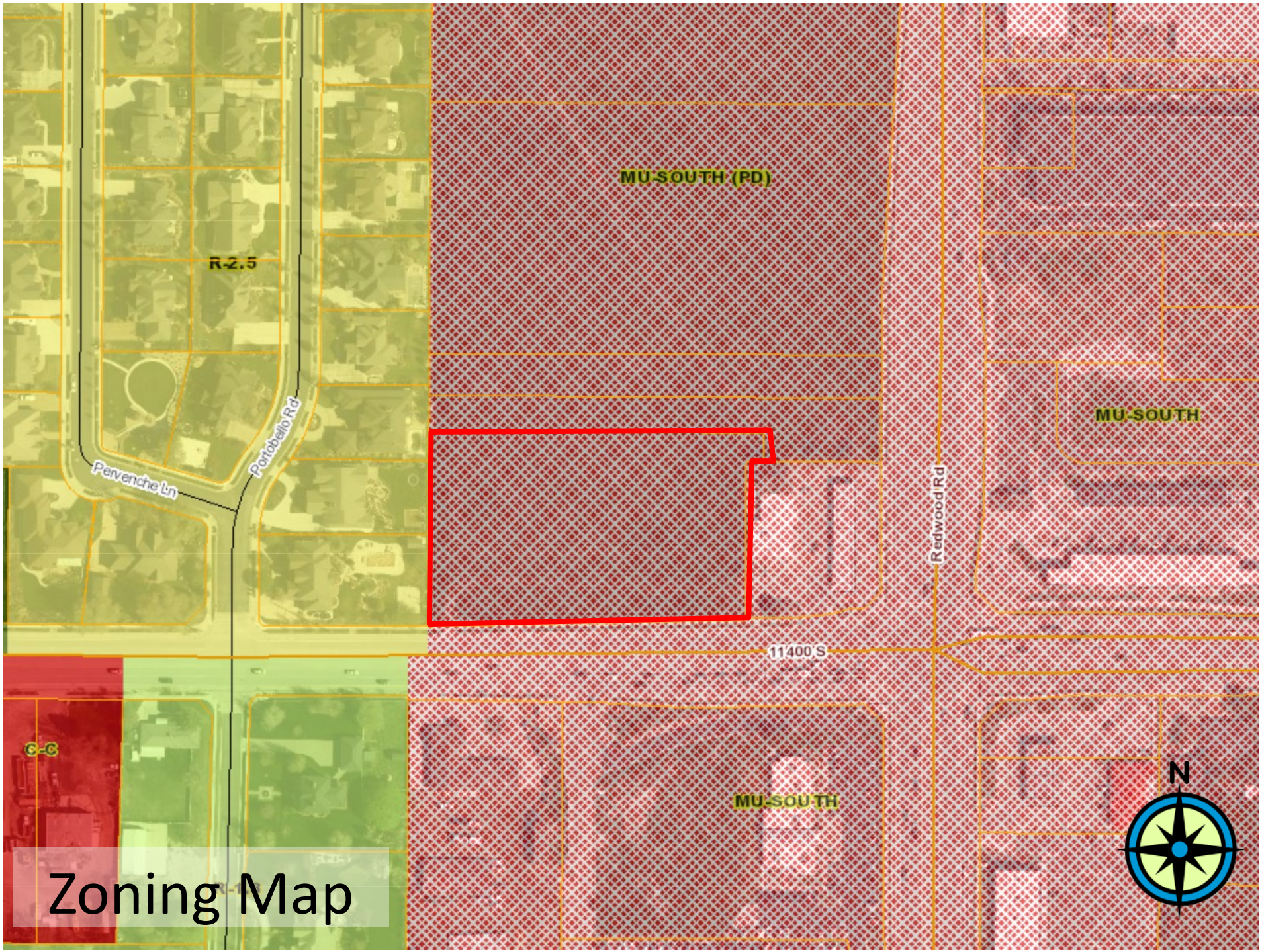
- Location Map
- Zoning Map
- Site Plan
- Landscape Plan
- Elevations

Brad Klaver — City Engineer Approval

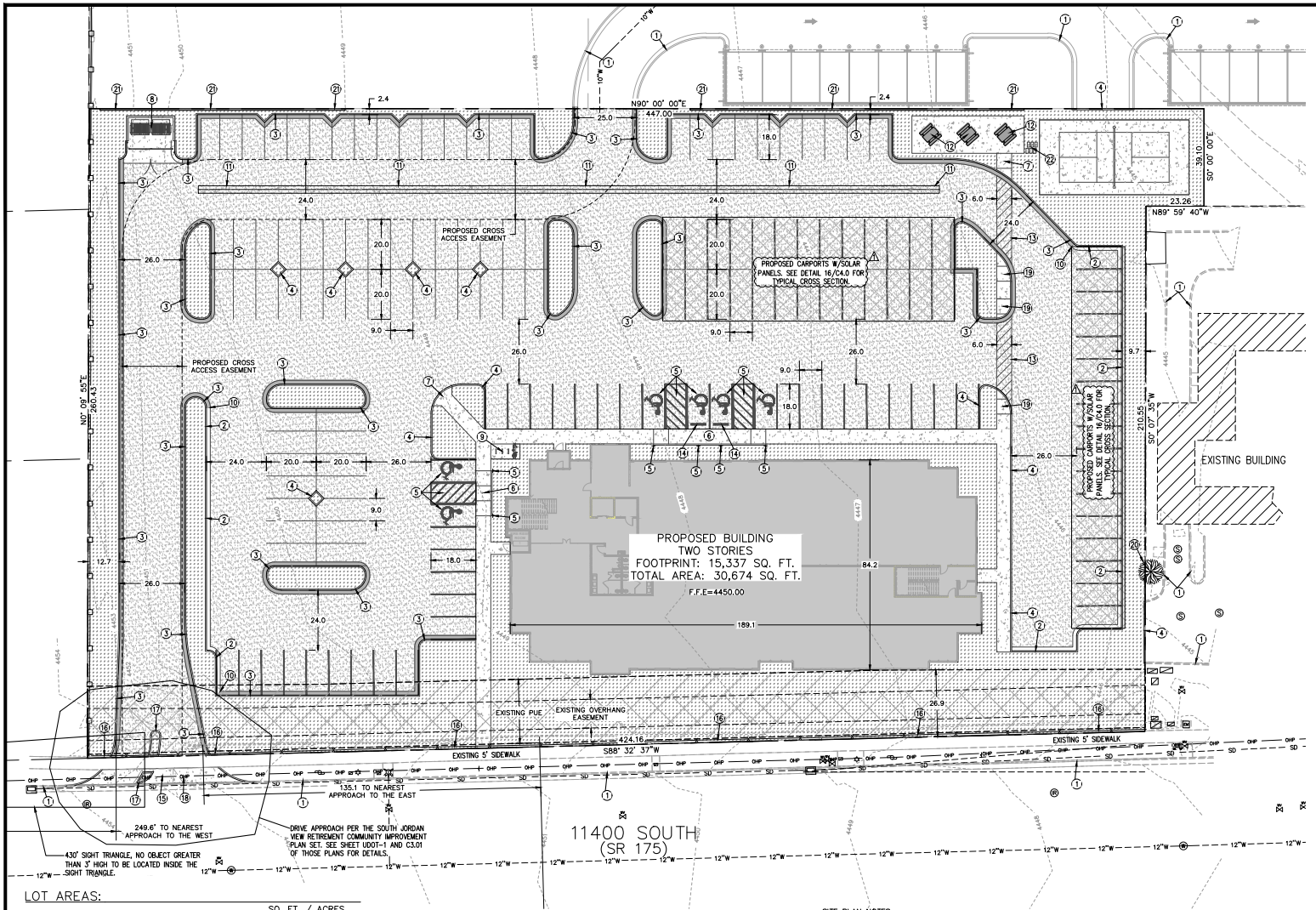
12/3/19 — Date



Location Map


MU-SOUTH (PD)
R-2.5
Portobello Rd
Pervenche Ln
MU-SOUTH
Redwood Rd
11400 S
C-C
MU-SOUTH
N

Zoning Map



Scale In Feet
0 20 40 60

SEE COVER SHEET FOR PROJECT LEGEND.

CONSTRUCTION NOTE:
CONTRACTOR TO REPLACE IN-KIND ALL EXISTING SIDEWALK, CURB & GUTTER, ASPHALT, LANDSCAPING AND UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION.

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

LOT AREAS:

		SQ. FT. / ACRES
LOT		109,007 SQ. FT. / 2.50 ACRES
	BUILDING FOOTPRINT	15,337 SQ. FT. / 0.35 ACRES
	ASPHALT	58,698 SQ. FT. / 1.35 ACRES
	TOTAL LANDSCAPING	24,430 SQ. FT. / 0.56 ACRES
	CONCRETE	10,542 SQ. FT. / 0.24 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
TOTAL LANDSCAPING	24,430 SQ. FT. (15% REQ'D: 22.41% PROVIDED)	

NOTE:
1. PARKING AREA DOES NOT INCLUDE TRUCK MANUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

	SQ. FT.	CITY REQM'T
OFFICE	30,674 SQ. FT..	102 (1/300)
TOTAL REQUIRED:		102
TOTAL PROVIDED:		150
ACCESSIBLE SPACES		6 (5 REQ'D 101 TO 150)
BICYCLE SPACES		8

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

SITE PLAN NOTES:
1. EXISTING CURB & GUTTER
2. PROPOSED 24" CURB & GUTTER. SEE DETAIL SHEET 1/C4.0.
3. PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL SHEET 3/C4.0.
4. PROPOSED 6" CURB WALL. SEE DETAIL SHEET 2/C4.0.
5. ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 13 AND 14/C4.0 FOR SIGN DETAILS.
6. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL SHEET 4/C4.0.
7. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL SHEET 5/C4.0.
8. PROPOSED TRASH ENCLOSURE. SEE SHEET A002 OF THE ARCHITECTURAL DRAWINGS FOR DETAILS.
9. PROPOSED BIKE RACK. SEE SHEET A002 OF THE ARCHITECTURAL DRAWINGS FOR DETAILS.
10. PROVIDE A SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
11. INSTALL 3' WIDE ROLL GUTTER. SEE DETAIL 11/C4.0.
12. PROPOSED PICNIC TABLE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
13. PAINTED PEDESTRIAN WALKWAY.
14. CONCRETE WHEEL-STOP.
15. EXISTING DRIVE APPROACH TO BE REMOVED.
16. EXISTING FENCE TO BE REMOVED.
17. 10" CURBED CONCRETE ISLAND, PER UDOT STD. GW-2A TYPE B1.
18. OPEN DRIVE APPROACH PER UDOT STANDARD GW-3B.
19. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL SHEET 12/C4.0.
20. EXISTING TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
21. PROPOSED KEYSTONE RETAINING WALL. SEE SHEET C2.0 FOR SPOT ELEVATIONS.
22. PROPOSED LANDSCAPE STEP STONES TO PROVIDE A PATH TO THE PICKLEBALL COURT. SEE LANDSCAPING PLANS FOR DETAILS.

NO	REVISIONS	BY	DATE
1	CITY COMMENTS	NJR	10/29/19
2	CITY & SWD COMMENTS	NJR	11/18/19

DESIGNED: SDT PROJECT ENGINEER: SDT

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6286

JORDAN CREDIT UNION
1750 WEST 11400 SOUTH, SOUTH JORDAN, UTAH

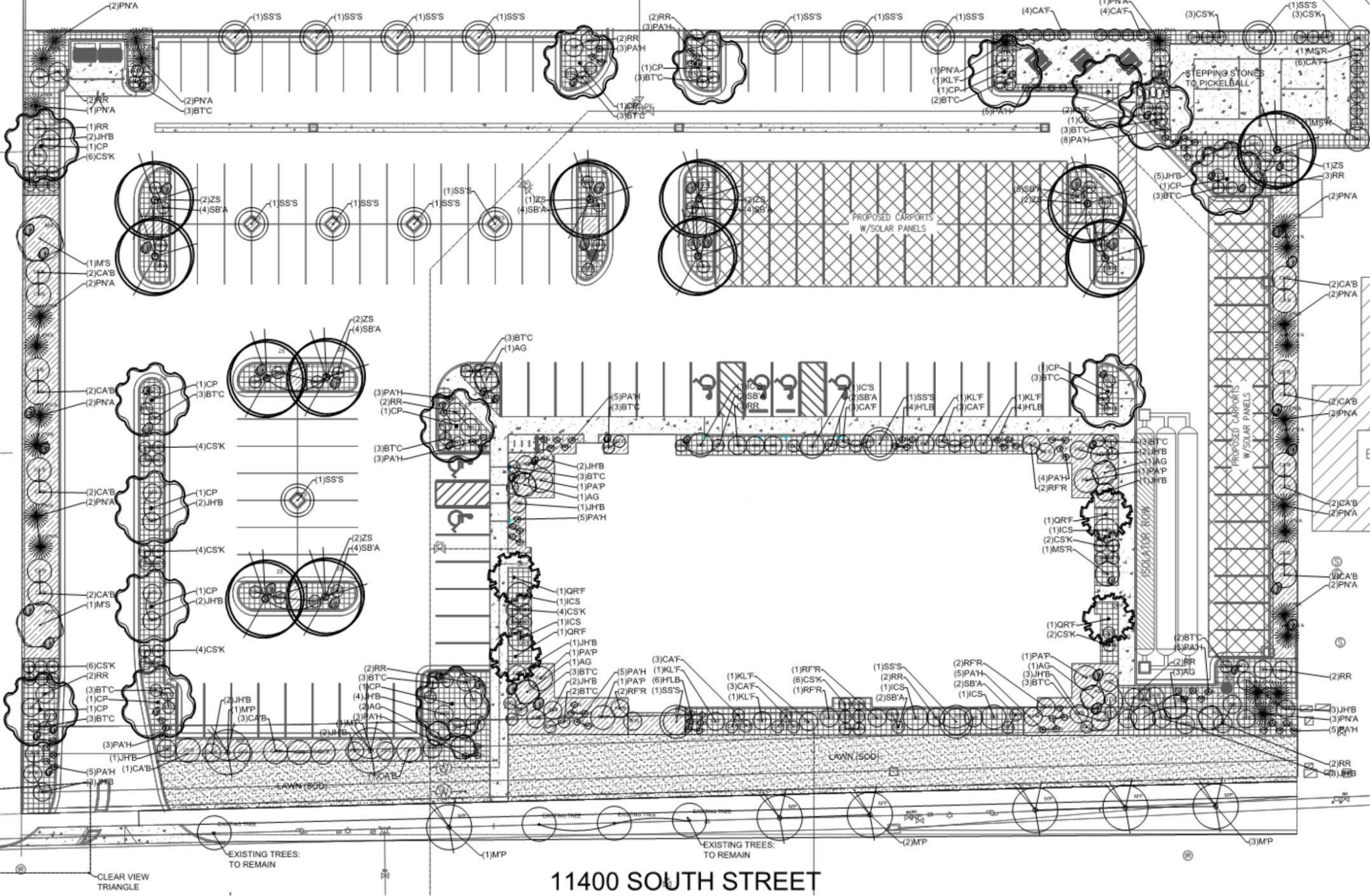
SITE PLAN

LICENSED PROFESSIONAL ENGINEER SCOTT D. THORSEN No. 354291 STATE OF UTAH

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1-800-662-4111

SHEET NO.
C1.0

PROJECT ID: J1011-02 DATE: 09/23/19
FILE NAME: PRJ-JCU SCALE: 1"=20'


PROPOSED CARPORTS W/SOLAR PANELS
PROPOSED CARPORTS W/SOLAR PANELS
STEPPING STONES TO PICKELBALL
SOLAR ARRAY ROW
LAWN (SOD)
LAWN (SOD)
EXISTING TREES: TO REMAIN
EXISTING TREES: TO REMAIN
CLEAR VIEW TRIANGLE
11400 SOUTH STREET

aeurbia
architects and engineers
808 West 10400 South, Suite 200
South Jordan, Utah 84095
phone: 801.746.0455 - fax: 801.595.0456
www.aeurbia.com

PRELIMINARY NOT FOR CONSTUCTION

9/23/2019 8:09:19 PM



1 / A201 BUILDING ELEVATION - NORTH SIDE





3 / A201 BUILDING ELEVATION - EAST SIDE

JORDAN CREDIT UNION
Owner
1750 WEST 11400 SOUTH SOUTH JORDAN, UTAH

MARK	DESCRIPTION	Revision Date
Revision Schedule		

AE20XX.XXX

ELEVATIONS

DATE: Issue Date

SHEET #:

A201

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aeurbia
architects and engineers
808 West South Jordan Parkway
south jordan utah 84095
phone 801.746.0456 fax 801.595.6456
www.aeurbia.com

PRELIMINARY NOT FOR CONSTUCTION

9/23/2019 8:09:29 PM



2 A202 BUILDING ELEVATION - SOUTH SIDE
3/16" = 1'-0"





1 A202 BUILDING ELEVATION - WEST SIDE
3/16" = 1'-0"

JORDAN CREDIT UNION
Owner
1750 WEST 11400 SOUTH SOUTH JORDAN, UTAH

MARK	DESCRIPTION	Revision Date
Revision Schedule		

AE20XX.XXX

ELEVATIONS

DATE: **Issue Date**

SHEET #:

A202

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SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 12/10/2019

Application: TEXT AMENDMENT - AMENDING SUBSECTION 16.04.160(D) OF THE SOUTH JORDAN CITY MUNICIPAL CODE REGARDING FLAG LOTS

File No.: PLZTA201900519
Applicant: Cody Pearson

Submitted By: David Mann, Planner II

Proposed Motion:

Recommend to the City Council that it deny Ordinance 2020-03.

BACKGROUND:

On January 16, 2018, the City Council approved Ordinance 2018-04 ("the Ordinance") to amend the requirements for the creation of flag lots. The intent of this change was to limit this type of development that does not fit the ideal single family residential development pattern and alters the composition of established neighborhoods. These changes better reflect the purpose of flag lots, an option in rare situations, rather than an opportunity to further divide existing subdivisions. Section 16.04.160(D) of the Municipal Code states *"It is not the intent of this chapter to allow the proliferation of multiple flag lots along a given street within a subdivision, or to change the zoning or character of a subdivision."*

ANALYSIS:

The catalyst for the proposed amendment came from the Applicant's desire to subdivide a lot in the Chattel Estates subdivision. The Applicant has stated that he attended a Development Review Committee meeting in 2016 to discuss the possibility of creating a flag lot on an acre lot and Staff told him at that time it would be allowed. Before the Applicant could submit a subdivision amendment application, Staff began the process of reviewing the current flag lot standards with the intent to further restrict this type of development in existing subdivisions. The City Council approved Resolution R2017-49 on September 5, 2017 to prevent the submission of any flag lot subdivision applications until the proposed text amendment was reviewed and potentially approved. The Applicant submitted a text amendment application on August 2, 2019, proposing to reverse the changes the City Council adopted with the approval of the Ordinance, so that he can continue with his plans to build a house on the back portion of his parent's property.

The Chattel Estates subdivision has gone through six subdivision amendments since it was originally recorded in 1976. These amendments occurred on lots that had the required frontage along the street to create more buildable lots that met the standards of the underlying zone. Using this neighborhood as an example, the Applicant's proposal would allow up to 28 flag lots to be developed throughout this subdivision based on the maximum density allowed in the underlying zone. The possible addition of flag lots to this subdivision would alter the character of the neighborhood and is part of the reason Staff proposed changes to the flag lot

ordinance. Additionally, the potential for negative impacts to existing infrastructure would be increased and emergency service providers have expressed concerns about being able to find some houses that are on private lanes behind other houses. There would also be a decrease in available places to park on the street as well as an increase to the number of trash/recycling cans that would be brought out on pickup days. Staff is not in favor of increasing the potential for more flag lots in existing subdivisions.

STAFF FINDINGS & CONCLUSIONS:

Facts & Findings:

- Utah Code § 10-9a-102 grants the City Council a general land use authority to enact regulations that it considers necessary or appropriate for the use and development of land in the City, including maintaining the aesthetics of the City and protecting the tax base, and the City Council has the power to amend its land use regulations. (*See* Utah Code § 10-9a-501 *et seq*.)
- Increasing the potential for the development of more flag lots could lead to changing the character of existing neighborhoods, detrimental impacts to existing infrastructure, emergency services, and on-street parking.

Conclusions:

- The proposed text amendment goes against the purpose of flag lots and the changes made by the City two years ago.

ALTERNATIVES:

- Recommend approval of Ordinance No. 2020-03 with changes.
- Recommend approval of Ordinance No. 2020-03.

SUPPORT MATERIALS:

- Applicant's proposed text amendment
- Subdivision map of Chattel Estates
- Resolution R2017-49
- Minutes from January 16, 2018 City Council meeting

City council members and Planning department,

I am proposing to change the text that states “Has a lot area that is at least twice the area of the average lot area of the original recorded subdivision plat.” To the proposed below.

16.04.160: Lots and Parcels

D.

1.

a. The minimum lot area of the rear lot must be at least 125% of the minimum lot area required for the zoning district in which the lot is located.

b. Any house built on the rear lot of a flag lot must be comparable or smaller in size and style to the existing home in order to maintain the character of the surrounding area.

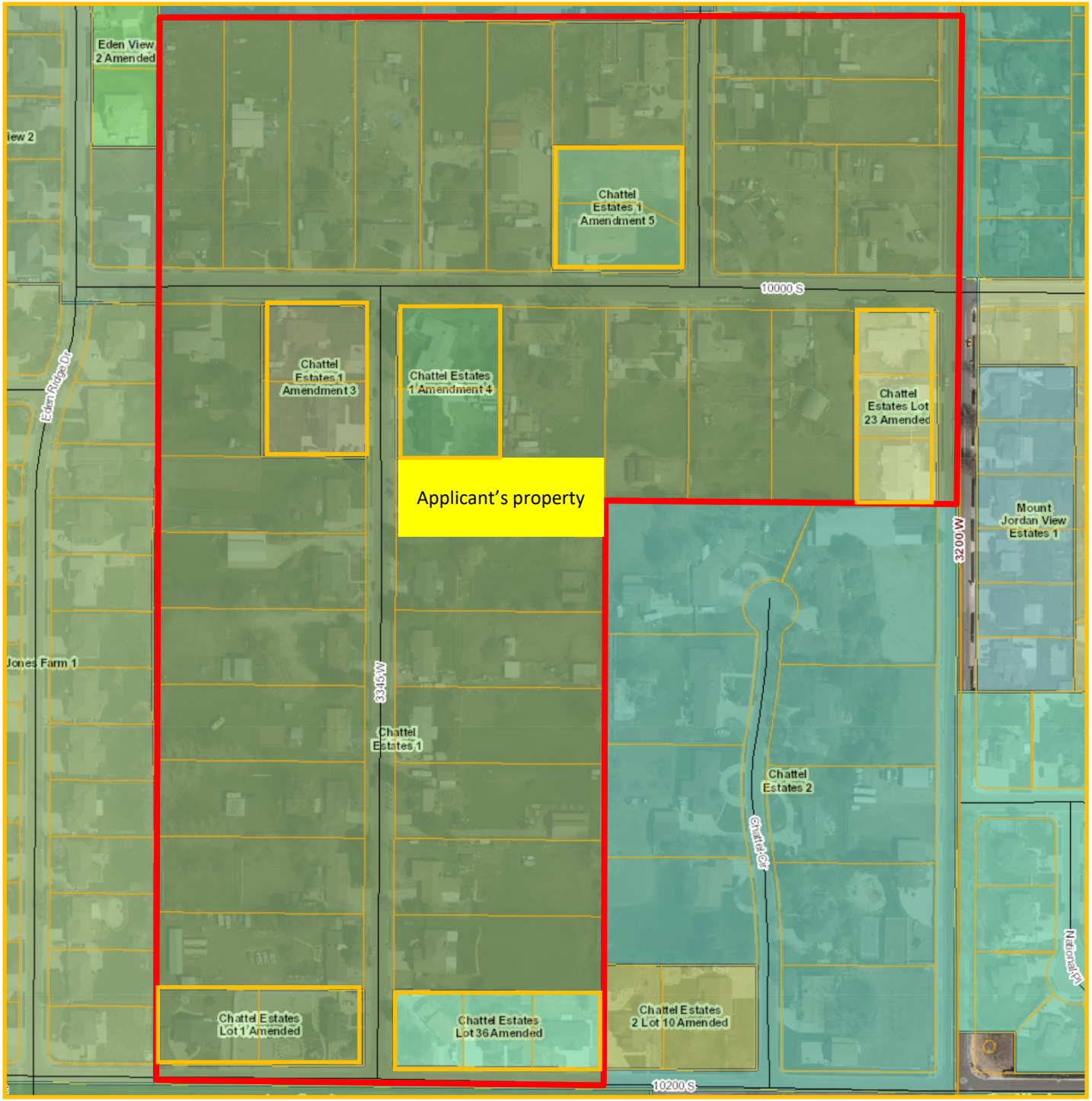
Thank you for considering this amendment, I look forward to hearing from you.

Sincerely,

Cody Pearson

801-301-5112

Svenska10@hotmail.com



= Original Subdivision

= Subdivision Amendment

RESOLUTION R2017 - 49

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, PROVIDING NOTICE OF A PENDING LAND USE ORDINANCE CHANGE REGARDING FLAG AND PANHANDLE LOT REQUIREMENTS.

WHEREAS, pursuant to Utah Code § 10-9a-509(1)(a)(ii), the City Council of the City of South Jordan ("City Council") desires to provide notice of a pending land use ordinance regarding proposed changes to Subsection 16.04.160.D of the South Jordan City Municipal Code ("City Code") that changes the requirements for development of flag and panhandle lots in all zones (the "Draft Land Use Ordinance"); and

WHEREAS, the City has prepared the Draft Land Use Ordinance, which is attached hereto as Exhibit A; and

WHEREAS, the City Council finds that studying the issues presented in the Draft Land Use Ordinance and potentially adopting the Draft Land Use Ordinance is in the best interest of the public health, safety, and welfare.

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

SECTION 1. Notice of Draft Land Use Ordinance. Notice is hereby given that the City Council intends to consider and potentially adopt an ordinance that will change the requirements for developing flag and panhandle lots in all zones. The Draft Land Use Ordinance is attached hereto as Exhibit 1. A copy of the current version of the Draft Land Use Ordinance will be posted on the Planning and Zoning page of the City's website under "NOTICES" (http://www.sjc.utah.gov/planning-zoning/) and may be obtained from the Planning Division of the Development Services Department.

SECTION 2. 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 5 DAY OF September, 2017 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	X			
Bradley Marlor	X			
Donald Shelton	X			
Tamara Zander	X			
Christopher Rogers	X			

Mayor: _____
David L. Alvord

Attest: _____
City Recorder

Approved as to form:

_____
Office of the City Attorney

City of South Jordan CORPORATE Seal State of Utah

EXHIBIT 1

DRAFT LAND USE ORDINANCE

ORDINANCE NO. 2017-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SUBSECTION 16.04.160.D OF THE SOUTH JORDAN CITY MUNICIPAL CODE REGARDING FLAG AND PANHANDLE LOT REQUIREMENTS.

WHEREAS, Utah Code § 10-9a-102 grants the City Council of the City of South Jordan (the "City Council") authority to enact ordinances that it considers necessary or appropriate for the use and development of land in the City of South Jordan (the "City"); and

WHEREAS, the City Council has adopted the City's Title 16 (Subdivision and Development Code) of the South Jordan City Municipal Code ("City Code"); and

WHEREAS, the City Council desires to amend some of the requirements in City Code § 16.04.160.D for developing flag and panhandle lots in the City; and

WHEREAS, the Planning Commission of the City of South Jordan held a public hearing, reviewed and made recommendation concerning the subject text amendments; and

WHEREAS, the City Council held a public hearing and reviewed the subject text amendments; and

WHEREAS, the City Council finds that the subject text amendments will enhance the public health, safety and welfare, and will 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. Amendment. City Code § 16.04.160.D is hereby amended as shown in Exhibit A.

SECTION 2. 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 3. Effective Date. This Ordinance shall become effective immediately upon publication and posting as required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2016 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	____	____	____	____
Bradley Marlor	____	____	____	____
Donald Shelton	____	____	____	____
Tamara Zander	____	____	____	____
Christopher Rogers	____	____	____	____

Mayor: _____
David L. Alvord

Attest: _____
City Recorder

Approved as to form:

_____
Office of the City Attorney

EXHIBIT A

16.04.160.D

D. Flag Or Panhandle Lots: Flag or panhandle lots may be approved by the planning commission in residential and agricultural zones **only on recorded metes and bound parcels and** ~~by~~ **after receiving a positive** recommendation ~~of~~**from** the ~~community~~ development **services** director, city engineer, and fire code official in compliance with the ~~following~~**requirements listed below. The creation of flag or panhandle lots is prohibited on lots located in a recorded subdivision.**~~:~~

1. There is no feasible or practical way to subdivide the ~~property~~**parcel** or gain direct access ~~with~~**to** a public street or future street system. It is not the intent of this chapter to allow the proliferation of multiple flag lots along a given street within a subdivision, or to change the zoning/character of the subdivision without a general consensus of property owners.

2. Approved flag **or panhandle** lots **and the remainder lot of the original parcel must comply with** ~~do not need to meet~~ the ~~underlying zone~~ density **requirements** ~~however,~~ **and** the minimum lot size~~, exclusive of the staff portion of the lot, shall meet the minimum requirement~~ of the underlying zone.

3. The configuration of the flag portion of the lot ~~is such that~~**allows** a home ~~can~~**to** be suitably built on the ~~property~~**lot** in compliance with minimum setbacks of the underlying zone. Unless otherwise determined by the ~~community~~ development **services** director, the ~~facing direction~~**side** of the home **where the main entrance is located** is considered the front of the lot for building setback purposes.

4. The driveway access design for both the flag and staff portions of the lot ~~are in~~ compl**y**~~iance~~ with fire code standards.

5. Access and cross easements may be required to accommodate similar future development on an adjacent lot. To minimize the number of driveways, parcels may be required to combine or share driveway access, based upon public street access, driveway separation, and public safety.

6. A flag lot access may only be approved for**:**

a. ~~a~~**A** maximum of two (2) additional building lots **created from the original parcel; or**

b. A maximum of two (2) additional building lots, one created from the original parcel and another created from an adjacent parcel that also meets all requirements for flag or panhandle lots.

7. The applicant understands **and acknowledges in writing** that irrespective of any city approval, **there may be** covenants, conditions, and restrictions on the ~~land~~**parcel that the city does not review and cannot enforce that** may preclude flag lot development.

SOUTH JORDAN CITY
CITY COUNCIL MEETING

January 16, 2018

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Jason McGuire, Council Member Don Shelton, Council Member Tamara Zander, CM Gary Whatcott, Fire Chief Andrew Butler, Administrative Services Director Spencer Kyle, Public Works Director Jason Rasmussen, Strategic Services Director Don Tingey, Development Services Director Brad Klavano, City Attorney Ryan Loose, ACM Dustin Lewis, City Commerce Director Brian Preece, Finance Director Sunil Naidu, IT Director Jon Day, Police Chief Jeff Carr, City Council Secretary MaryAnn Dean

Others: See Attachment A

REGULAR MEETING

A. **Welcome and Roll Call –** *Mayor Dawn Ramsey*

Mayor Ramsey welcomed everyone present. All members of the City Council were present.

B. **Invocation –** *By Council Member Patrick Harris*

The invocation was given by Owen Ruekert, Scout Troop 1172.

C. **Pledge of Allegiance**

Ikaika Davidson, Scout Troop 1172, led the audience in the Pledge of Allegiance.

Mayor Ramsey recognized the scouts that were present.

Mayor Ramsey asked that item F. be rescheduled, as the football team was unavailable today.

Council Member Zander made a motion to remove item F. from the agenda, and to put it on a future agenda. Council Member Shelton seconded the motion. The vote was unanimous in favor.

D. **Minute Approval**

1. January 2, 2018 City Council Meeting

Council Member Marlor made a motion to approve the January 2, 2018 City Council meeting minutes, as printed. Council Member McGuire seconded the motion. The vote was unanimous in favor.

up the capability of the LPC to lobby for the city. He said Council Member Harris offered some changes to the wording, which agreed to.

Mayor Ramsey read the new language.

Council Member Zander said because she is not on the LPC, she would ask that if at all possible, they do what they can to get in touch with the City Council members about issues that arise during session so they can weigh in.

Council Member Shelton concurred. He said there are times when a bill can change 180 degrees in a short amount of time. He expects that the process of determining the position of the city will not be common, but there are times when the LPC has to make a decision and voice and opinion. Council Member Zander said she is comfortable with that.

Council Member Shelton made a motion to approve Resolution R2018-08. Council Member Harris seconded the motion.

Council Member Harris said there are times when it is difficult for all three LPC members to attend. At times, staff is there. If there is a critical decision to be made, he would like to give voting rights to CM Whatcott and City Attorney Loose to look after the best interests of the city.

City Attorney Loose said if they state that the Mayor and City Council want to go in a certain direction, that typically will count. He feels that is already taken care of through the process. The City Council will be updated daily, if possible. They will seek opinions on group updates. If they are unable to get a formal vote on something that is needed, they will go to the LPC members. He said if all LPC members oppose something, and the other three support an issue, they should carefully consider their direction on the issue.

Council Member Harris said members of the City Council should be contacted for their opinion, whenever there is time. Council Member Shelton concurred.

Council Member Marlor said any City Council member still has the right to contact any state senator or representative. They just need to state that they are representing their individual opinion, and not the body as a whole. He said the City Council has to be united as a voice or they will not get anywhere on Capitol Hill. He appreciates the language that was generated.

Roll call vote. The vote was unanimous in favor.

L. **Public Hearing:** Ordinance 2018-04, amending Title 16.04.160(D) of the South Jordan Municipal Code regarding Flag Lots. *(By Planning Director, Steven Schaefermeyer)*

Planning Director Schaefermeyer reviewed the background information on this item (Attachment D). He said the Planning Commission forwarded a favorable recommendation to the City Council. He explained what a flag lot is. He said when they were first allowed, they started to see

a flood of flag lots. That was not the intent of the original Ordinance. It was meant to be an exception, not the rule. Staff would prefer to prohibit flag lots entirely. They felt that the proposed language was a compromise. He discussed specific examples of flag lots within the city.

Mayor Ramsey opened the public hearing.

Kayleen Dunn, 11578 S. 2510 W., she and her husband are in favor of the Resolution from September. She said this proposal will change the look and feel of the neighborhood. They are concerned about additional traffic. They are also concerned that the neighborhood was not notified of the change. She is against Ordinance 2018-04.

Brandon Waters, said they will only be building one home on their property. He anticipates 3 cars and normal traffic. He said they are asking for a duplication of what is already there.

Jeff Callaghan, 10537 S. 3010 W., said he bought his property in the last year before the elimination of flag lots. He said this amendment is beneficial to them. They are hoping to build their dream home on the back of this property. He understands the concern of additional traffic. With flag lots, traffic is minimal. He said the planning department will make sure setbacks and engineering are done. Even if this passes, he still faces many hurdles for the property. He said they agree with the policy that they don't want to increase density in an existing neighborhood, especially on smaller lots. Most flag lots are sitting on a full acre or more. They are subdividing a large lot into a still large lot. There is value to allowing flag lots. They are not increasing the density a significant amount. They still have to comply with planning and zoning regulations. They still have to make sure it does not negatively impact the community.

Mayor Ramsey closed the public hearing.

It was noted that the Dunn's would also be able to create a flag lot under this proposal.

CM Whatcott said in 2013, there was a lot of changes to the code. People with larger lots were contacting the city to subdivide. They allowed that to take place. Then, after they had experience in dealing with these flag lots, they came back against it because of complaints from the neighbors, density, issues with utilities, etc. It was suggested that this item be taken back to planning to make a more comprehensive scenario. They have this language because of direction they got from the City Council and previous Mayor. He said it takes a lot of effort, from a staff time stand point to deal with flag lots. It takes as long to process a flag lot application as it does to do a smaller subdivision.

Mr. Schaefermeyer gave some background information about the Dunn and Waters property. There was a lot line adjustment done. The original intent was to make it a public road connecting to Riverton, but that did not happen.

Council Member Shelton asked why staff prefers to eliminate flag lots? Mr. Schaefermeyer said staff time, engineering issues, having houses set back, it is more difficult to know who the

neighbors are, and it does not create the street scape that they are looking for. When they have large lots, it is part of the character. He said they don't have strong planning reasons to eliminate flag lots. He said if everyone created a flag lot, it could change the nature of the subdivision. This proposal is to make flag lots the exception, not the rule.

Council Member Marlor asked why did they not extend the cul-de-sac so they didn't have a long driveway and the potential need for a flag lot? CM Whatcott said this area was all farms. It was assembled in different time periods by different owners. Mr. Schaefermeyer said there are other situations like this along 11400 South.

Council Member Zander said she likes the verbiage to keep the density down in a subdivision. She said if a density of a neighborhood would allow for 10 flag lots, as an example, is it those who go in first can do it and the rest are out of luck? Mr. Schaefermeyer said yes.

Mayor Ramsey noted that this Ordinance effects the entire City.

Council Member McGuire asked how the access on the Water's property would be handled? Mr. Schaefermeyer said through a cross access easement, which is common.

Council Member McGuire said on 10950 South, almost every one of those lots could be subdivided. Mr. Schaefermeyer said it would depend if it is part of a subdivision.

Council Member Harris asked how many flag lots are they eliminating with the stipulation that the property has to be twice the size as the average lot in the neighborhood? Mr. Schaefermeyer said he is unsure. He said they anticipate about 118 lots could do flag lots, with the exceptions as written.

Council Member Shelton asked about public safety access? Development Services Director Klavano said there has to be a 20 ft. wide clear access to the property for public safety.

Council Member Harris said in the future, water prices will go up substantially. It is very expensive for people to water that much property. It is also challenging to take care of the larger lots. It limits those people from being able to subdivide their property.

Council Member Marlor concurred. He said they also have homeowners that have moved into a subdivision with a specific density and built their house accordingly. He concurred that large lots are a lot to maintain.

Council Member Zander thanked staff for the proposed changes. She said it protects the integrity of the density of the neighborhood.

Council Member Zander made a motion to approve Ordinance 2018-04. Council Member Marlor seconded the motion. Roll call vote. The vote was 4-1 in favor, with Council Member McGuire opposed.

Flag or Panhandle Lot Text Amendment

Amending South Jordan City Municipal Code 16.04.160.D

September 2017 Proposed Language

The creation of flag or panhandle lots is prohibited on lots located in a recorded subdivision.

December 2017 Proposed Language

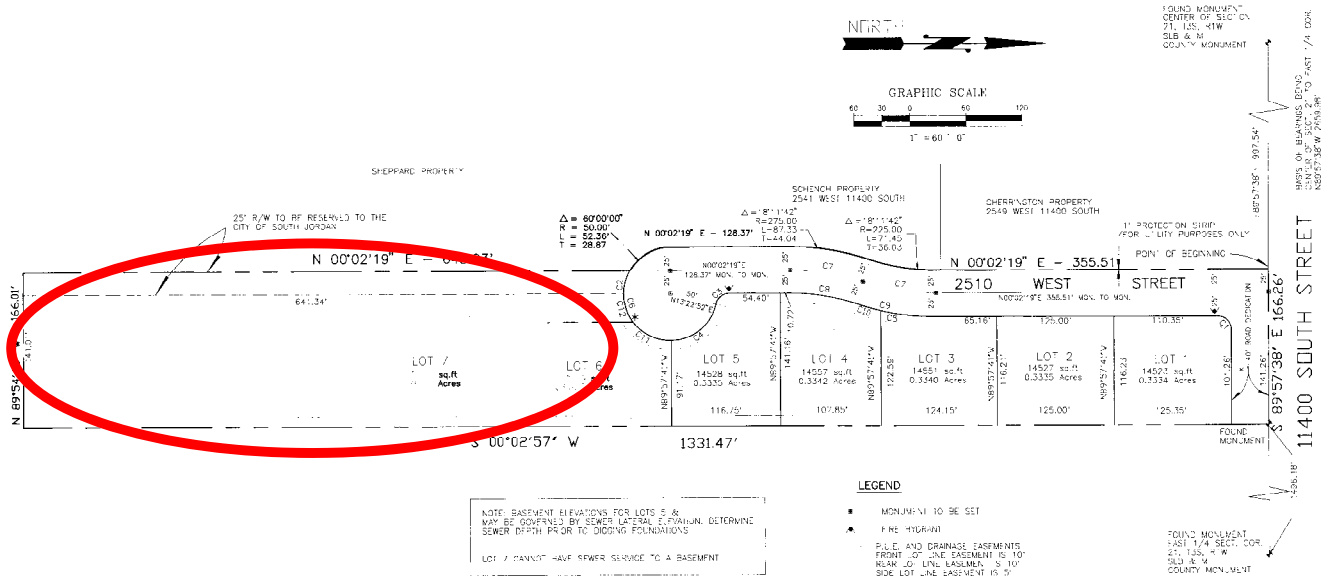
The creation of flag or panhandle lots is prohibited on lots located in a recorded subdivision, except on a lot that:

a. has a lot area that is at least twice the area of the average lot area of the original recorded subdivision plat; and

b. can be subdivided without causing the subdivision it is amending to violate any requirement of this code, including the applicable lot density requirements of the underlying zone.

CRABAPPLE COVE SUBDIVISION

LOCATED IN THE EAST 1/2 OF THE EAST 1/2
OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 21, T3S, R1W SLB & M



NOTE: BASEMENT ELEVATIONS FOR LOTS 5 & 6 MAY BE GOVERNED BY SEWER LATERAL ELEVATION. DETERMINE SEWER DEPTH PRIOR TO DIGGING FOUNDATIONS

LOT 7 CANNOT HAVE SEWER SERVICE TO A BASEMENT

LEGEND

- MONUMENT TO BE SET
- FIRE HYDRANT
- P.U.E. AND DRAINAGE EASEMENTS FRONT OF LINE EASEMENT IS 10' REAR LOT LINE EASEMENT IS 10' SIDE LOT LINE EASEMENT IS 5'
- 1/2"x 24" RE-BAR W/PLASTIC CAP OR LEAD PLUG IN CURB TO BE SET AT ALL INTERIOR PROPERTY CORNERS
- COLLECTOR ROAD IMPROVEMENTS REQUIRED
- STREET LIGHT

CURVE DATA

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	60°00'00"	50.00	52.36'	28.87'
C2	90°00'00"	50.00	78.54'	50.00'
C3	76°36'07"	15.00	20.05'	11.56'
C4				
C5	12°23'17"	275.00	59.46'	29.85'
C6	256°39'27"	50.00	223.98'	
C7	18°11'42"	250.00	79.38'	40.03'
C8	18°11'42"	225.00	71.45'	36.03'
C9	18°11'42"	275.00	87.33'	44.04'
C10	08°48'20"	275.00	42.27'	21.97'
C11				
C12	20°52'17"	50.00	37.15'	18.67'

SEWER DIST. NO. 1	PLAT PREPARED BY	OWNER/DEVELOPER	SL. CO. FLOOD CONTROL
APPROVED THIS ___ DAY OF _____ A.D.19___	Prospector Engineering P.O. BOX 9577 SALT LAKE CITY, UTAH 84109 (801) 485-0393	KENT HOGGAN 8956 WASATCH BLVD. SANDY, UTAH 84092 (801) 942-4142	APPROVED THIS ___ DAY OF _____ A.D.19___
DIRECTOR, SL. CO. SEWER DIST. NO. 1			DIRECTOR SL. CO. FLOOD CONTROL

PLANNING COMMISSION	BOARD OF HEALTH	CITY OF SOUTH JORDAN ENGINEERING	APPROVAL AS TO FORM	SOUTH JORDAN CITY COUNCIL
APPROVED THIS ___ DAY OF _____ A.D.19___ BY THE SOUTH JORDAN PLANNING COMMISSION.	APPROVED THIS ___ DAY OF _____ A.D. 19___	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS ___ DAY OF _____ A.D.19___	PRESENTED TO THE BOARD OF SOUTH JORDAN THIS ___ DAY OF _____ A.D. 19___ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
CHAIRMAN, SOUTH JORDAN PLANNING COMM.	DIRECTOR, S.L.CO. BOARD OF HEALTH	DATE SOUTH JORDAN CITY ENGINEER	SOUTH JORDAN CITY ATTORNEY	ATTEST: SOUTH JORDAN MAYOR

SURVEYOR'S CERTIFICATE

I, JAMES G. WEST, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 3082 as prescribed under 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 _____ CRABAPPLE COVE SUBDIVISION _____ and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 89°57'38" EAST 997.54 FEET ALONG THE CENTER SECTION LINE OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE CONTINUING ALONG SAID SECTION LINE SOUTH 89°57'38" EAST 166.26 FEET; THENCE SOUTH 00°02'57" WEST 33.47 FEET TO THE NORTHERLY LINE OF THE MINNERBRACK PROPERTY; THENCE NORTH 89°54'00" WEST 166.01 FEET; THENCE NORTH 00°02'19" EAST 648.03 FEET; TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS 50.00 FEET A RADIAL TO SAID POINT BEARS SOUTH 00°02'19" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 52.36 FEET THROUGH A CENTRAL ANGLE OF 60°00'00"; THENCE NORTH 00°02'19" EAST 129.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 275.00 FEET; THENCE NORTHERLY ALONG SAID CURVE A DISTANCE OF 87.33 FEET THROUGH A CENTRAL ANGLE OF 18°11'42" TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 225.00 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 71.45 FEET THROUGH A CENTRAL ANGLE OF 18°11'42"; THENCE NORTH 00°02'19" EAST 355.51 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 227,190.29 SQ. FT OR 5.2156 ACRES.
PARCEL CONTAINS 7 LOTS

Signature: _____ Date: _____
JAMES G. WEST

Surveyor's Stamp

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 and streets to be hereafter known as the

CRABAPPLE COVE 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 whereof ___ have hereunto set ___ this ___ day of _____ A.D. 19___

_____ _____
NEWPORT HOLDING, INC.
KENT HOGGAN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF UTAH)
: S.S.
County of Salt Lake)

On the 17 day of June, A.D. 19 94, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer( ) of the above owner's dedication, ___ in number, who duly acknowledged to me that ___ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

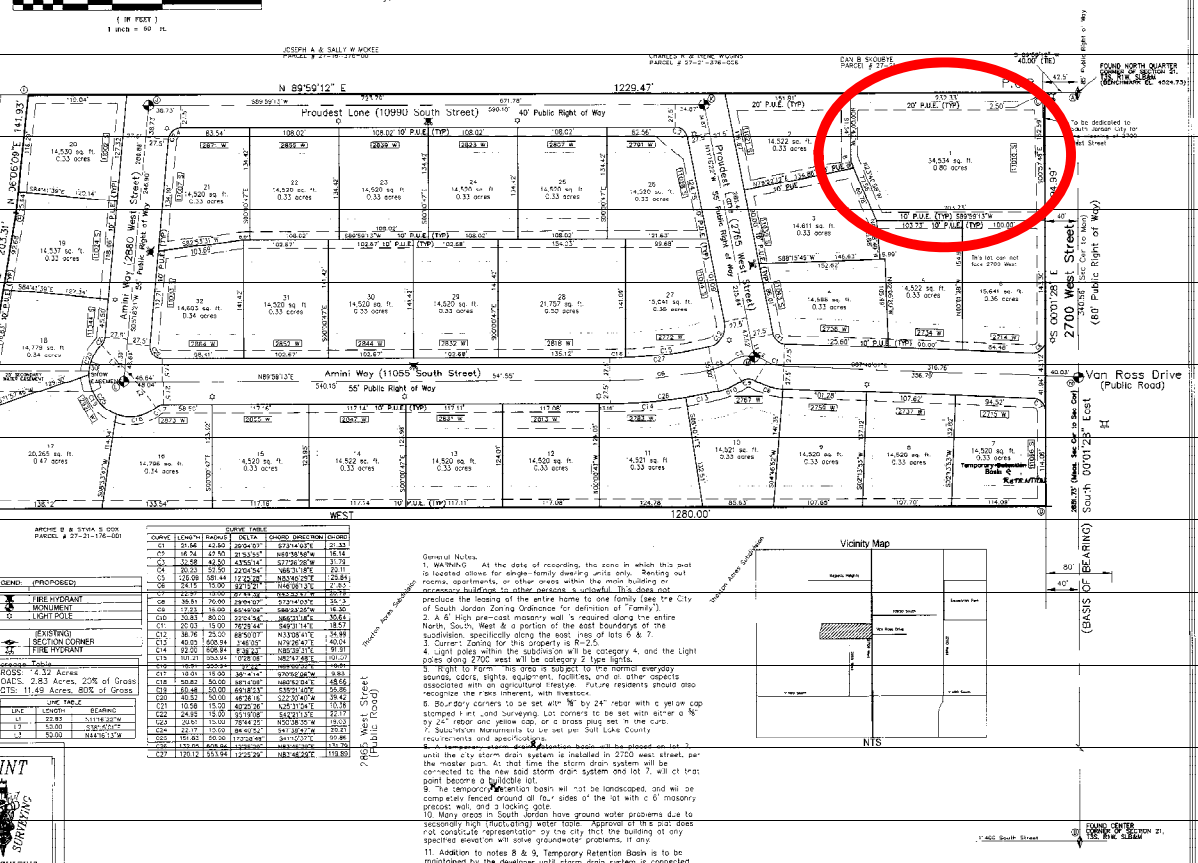
RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE $ _____ SALT LAKE COUNTY RECORDER

94G-196


11400 S
2510 W
2480 W

Palomino Cove Subdivision

Located in the Northeast quarter of the Northwest quarter of Section 21, Township 3 South, Range 1 West, Salt Lake Base and Meridian, South Jordan City, Salt Lake County, State of Utah.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
C1	51.56	42.50	26°04'07"	S73°47'03"E	51.33
C2	18.74	42.50	25°15'55"	S89°58'56"W	18.58
C3	32.82	42.50	43°55'14"	S77°36'28"W	31.79
C4	20.23	50.50	22°56'54"	N68°31'18"E	20.11
C5	126.09	581.44	12°25'28"	N83°40'25"E	125.84
C6	24.15	15.00	92°13'21"	N44°08'13"E	21.63
C7	23.27	15.00	88°54'34"	N45°33'53"W	20.99
C8	39.51	70.00	29°94'07"	S73°47'03"E	39.03
C9	17.23	15.00	65°48'08"	S88°58'56"W	16.30
C10	20.83	80.00	29°54'54"	N68°31'18"E	20.64
C11	20.03	15.00	76°28'44"	S49°31'14"E	18.57
C12	38.76	25.00	88°50'07"	N33°08'41"E	34.99
C13	40.05	606.84	3°46'30"	N76°26'47"E	40.04
C14	82.00	606.84	7°44'23"	N80°32'31"E	81.91
C15	101.21	333.34	0°28'08"	N82°47'48"E	101.07
C16	15.71	10.00	90°00'00"	N45°00'00"E	14.14
C17	18.01	15.00	36°44'14"	S70°52'06"W	9.83
C18	50.82	50.00	58°13'08"	N68°53'04"E	48.66
C19	80.48	50.00	66°18'53"	S35°31'40"E	56.86
C20	40.83	50.00	46°46'15"	S22°30'40"W	39.42
C21	10.58	15.00	40°25'26"	N25°31'54"E	10.16
C22	24.88	15.00	95°19'08"	S42°21'37"E	22.12
C23	20.80	15.00	79°44'21"	N50°38'05"W	19.03
C24	22.17	15.00	84°40'54"	S41°36'47"W	20.21
C25	151.83	50.00	173°58'48"	S41°12'27"E	99.86
C26	132.66	606.84	12°31'26"	N83°43'30"E	132.39
C27	126.12	551.84	13°05'29"	N83°46'29"E	125.85

LEGEND: (PROPOSED)
FIRE HYDRANT
MONUMENT
LIGHT POLE
(EXISTING) SECTION CORNER
FIRE HYDRANT

Acreage Table
GROSS: 14.32 Acres
ROADS: 2.83 Acres, 20% of Gross
LOTS: 11.49 Acres, 80% of Gross

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.83	N11°18'20"W
L2	53.00	S78°40'42"E
L3	52.00	N44°18'13"W

General Notes
1. WARNING: At the date of recording, the zone in which this plat is located allows for single-family dwelling units only. Renting out rooms, apartments, or other areas within the main building or accessory buildings to other persons is unlawful. This does not preclude the leasing of the entire home to one family (see the City of South Jordan Zoning Ordinance for definition of "Family").
2. A 6' High pre-cast masonry wall is required along the entire North, South, West & a portion of the east boundary of the subdivision, specifically along the east lines of lots 6 & 7.
3. Current Zoning for this property is R-2.5.
4. Light poles within the subdivision will be category 4, and the Light poles along 2700 west will be category 2 type lights.
5. Right to Farm: This area is subject to the normal everyday sounds, odors, sights, equipment, facilities, and all other aspects associated with an agricultural lifestyle. Future residents should also recognize the risks inherent with livestock.
6. Boundary corners to be set with ⅝" by 24" rebar with a yellow cap stamped Flint Land Surveying. Lot corners to be set with either a ⅝" by 24" rebar and yellow cap, or a brass plug set in the curb.
7. Subdivision Monuments to be set per Salt Lake County requirements and specifications.
8. A temporary storm drain retention basin will be placed on lot 7 until the city storm drain system is installed in 2700 west street, per the master plan. At that time the storm drain system will be connected to the new said storm drain system and lot 7, will at that point become a buildable lot.
9. The temporary retention basin will not be landscaped, and will be completely fenced around all four sides of the lot with a 6' masonry precast wall, and a locking gate.
10. Many areas in South Jordan have ground water problems due to seasonally high (fluctuating) water table. Approval of this plat does not constitute representation by the city that the building at any specified elevation will solve groundwater problems, if any.
11. Addition to notes 8 & 9, Temporary Retention Basin is to be maintained by the developer until storm drain system is connected.

NORTH AMERICAN DATUM 1983 UTAH CENTRAL ZONE, US SURVEY FEET			SCALE FACTOR: 0.999762		
A	7369922.353	1513208.706	H	7369786.345	1511921.876
B	7367271.273	1513196.734	I	7369927.373	1511937.551
C	7369922.511	1513166.718	J	7369914.306	1512082.957
D	7369427.643	1513164.856	K	7369911.647	1512754.572
E	7369433.003	1511686.172	L	7369583.674	1512050.853
F	7369578.258	1511685.718	M	7369609.176	1512813.546
G	7369586.039	1511687.335	N	7369581.86	1513205.427

FLINT LAND SURVEYING & CONSULTING
P.O. BOX 5029.
SOUTH JORDAN, UT 84095-0029
PHONE: 446-1820
FAX: 253 1468

PROJECT # 051113
DATE SURVEYED: 1/16/2006

Address Subdivision
11066 South 2700 West
South Jordan, Utah 84095

Developer
Scenic Development
12569 South 2700 West
Riverton, Utah 84065
(801) 259-1237

South Valley Sewer District
Approved This ____ Day of ____ AD, 20__
Date — Swr. Improv. District

South Jordan City Planning Director
Approved This ____ Day of ____ AD, 20__
S.J. City Planning Director

Flood Control Dept.
Approved This ____ Day of ____ AD, 20__
Date — Coordinator

Board of Health
Approved This ____ Day of ____ AD, 20__
Chrmn Board of Health

S.J. City Engineer's Certificate
I here by certify that this office has examined this plat and it is correct in accordance with information on file in this office.
6/6/06 — Brad Klavano
Date — S.J. City Engineer

Approval as to Form
Approved This ____ Day of ____ AD, 20__
S.J. City Attorney

South Jordan City Mayor
Presented to South Jordan City
This ____ Day of ____ AD, 20__
at which time this subdivision was approved and accepted.
S.J. City Mayor — S.J. City Recorder

RECORDED #
State of Utah, County of SALT LAKE, Recorded and filed at the request of
Date ____ Time ____ Book ____ Page ____
Fee $ ____
County Recorder

SURVEYOR'S CERTIFICATE

I, Russell D. Flint, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate no. 4938722 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

Palomino Cove Subdivision

and that same has been correctly surveyed and staked on the ground as shown on the plat. I further certify that the lot described meets the frontage width and area requirements of the applicable zoning ordinance.

BOUNDARY DESCRIPTION

Beginning at a point on the West right of way line of 2700 West Street, which point is 40.00 feet South 89°59'12" West along the section line from the North Quarter Corner of Section 21, Township 3 South, Range 1 West, Salt Lake Base and Meridian, South Jordan City, Salt Lake County, State of Utah; and running thence South 0°01'28" East 494.99 feet along said West line of 2700 West Street to the Northeast corner of the Thaxton Acres Subdivision; thence along the north line of said subdivision West 1280.00 feet to a point on the East line of the Ivory Crossing No. 1 PUD; thence along said subdivision North 00°01'28" West 145.29 feet to the east line of the Utah Lake Distribution Canal recorded as Entry No. 312526, in Book 7K at page 368, of the Official Records; thence along said line the following three calls 1)North 11°29'46" East 7.95 feet 2) North 09°32'38" East 203.31 feet 3)North 06°06'09" East 141.93 feet to a point on the North line of said Section 21; thence along said Section line North 89°59'12" East 1229.47 feet to the point of beginning.
Contains 623,620 square feet, or 14.32 acres, more or less & 32 Lots.

Russell D. Flint
Date Signed: May 26, 2006
License Expires: December 31, 2006

OWNER'S DEDICATION

Know all men by these presents that _____ the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

Palomino Cove 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 _____ AD, 20__

Scenic Development - Kim Throckmorton

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
County of Salt Lake

On the _____ day of _____, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owners dedication, _____ in number, who duly acknowledged uses and purposes therein mentioned.

My commission expires _____

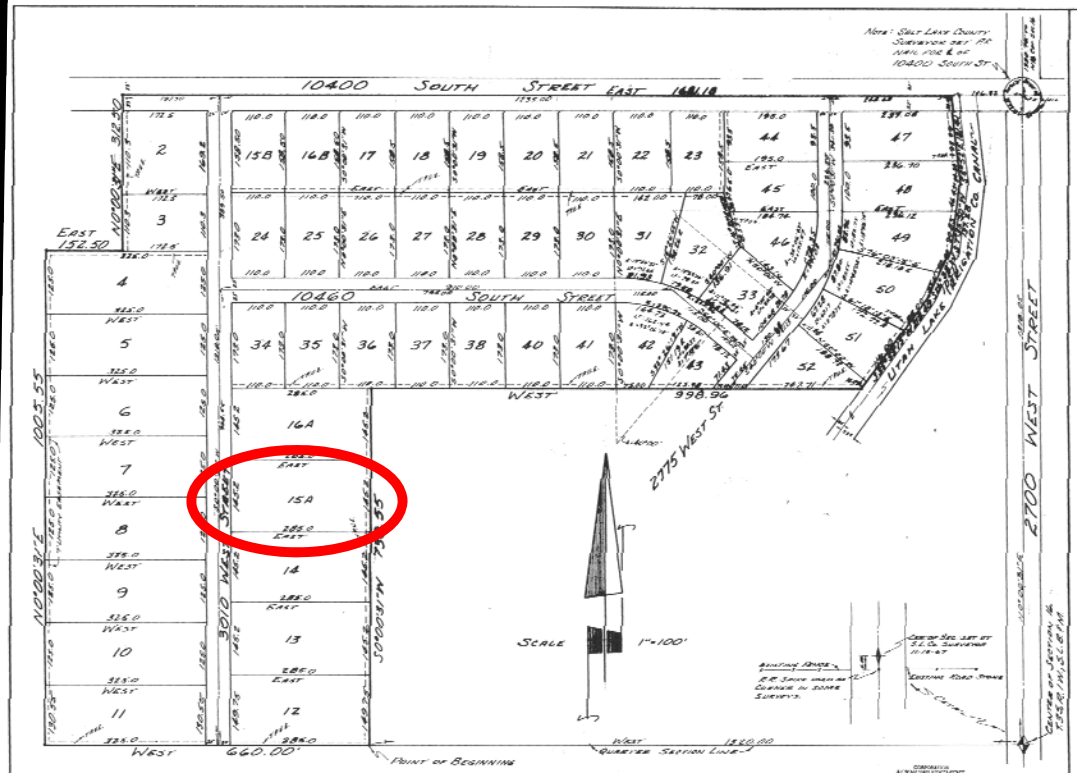
Notary Public
residing in _____ County

Palomino Cove Subdivision

Contains 32 Lots — 14.31 Acres

Located in the Northeast quarter of the Northwest quarter of Section 21, Township 3 South, Range 1 West, Salt Lake Base and Meridian, South Jordan City, Salt Lake County, State of Utah.


Proudest Ln
Amini Way
2700 W
Utah Distribution
Canal Rd



SURVEYOR'S CERTIFICATE

I, W. Kent Gardner, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 154, 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 WHEADON ACRES and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

COURSE	DIST.	REMARKS
		BEGINNING AT A POINT WHICH IS WEST 660.00 FEET FROM THE CENTER OF SECTION 16, T 3 S., R 1 W., S. L. B. & M., AND RUNNING THENCE
WEST	660.00	FEET; THENCE
N0°00'30"E	1004.83	" "
EAST	152.50	" "
N0°00'30"E	342.50	" "
East	168.18	FEET TO THE WEST LINE OF UTAH LAKE (IRR. CO.) CANAL; THENCE ALONG SAID WEST LINE
S42°00'00"E	181.91	FEET; AND
S 9°30'00"W	151.38	" "
S42°00'00"W	108.11	" "
S 38°45'15"W	218.69	FEET; THENCE
West	998.96	" "
N0°00'E W	730.55	FEET TO THE POINT OF BEGINNING.

December 31, 1969 DATE

W. Kent Gardner

GARDNER ENGINEERING
NEPHI, UTAH

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 and streets to be hereafter known as the

WHEADON ACRES

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof have hereunto set this day of A.D., 19

Wilbur W. Johnson — Fulton Peterson

ACKNOWLEDGMENT

STATE OF UTAH } SS.
County of Salt Lake }

On the 12 day of January A.D., 1970 personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owner's dedication, 21 in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES Sept 18, 1973

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

WHEADON ACRES

A SUBDIVISION OF A PART OF THE N.W. ¼ OF SEC. 16, T. 3 S., R. 1 W., SALT LAKE BASE & MERIDIAN

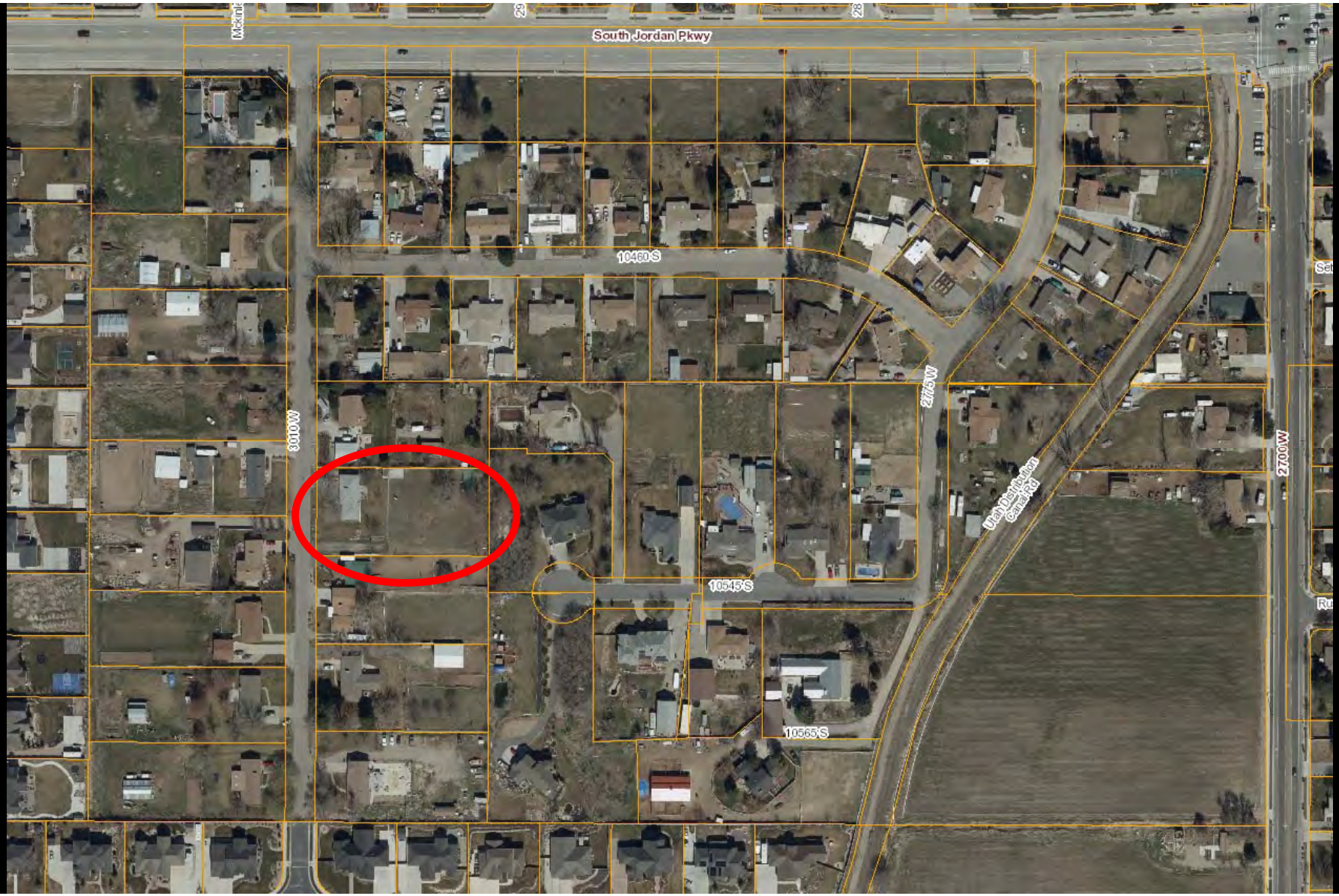
RECORDED

STATE OF UTAH, COUNTY OF SALT LAKE, SS. REQUEST AND FILED AT THE RE-QUEST OF

DATE TIME FEE

PLANNING COMMISSION	BOARD OF HEALTH	FLOOD CONTROL DEPT.	SURVEYOR'S CERTIFICATE	APPROVAL AS TO FORM	TOWN APPROVAL	RECORDED
APPROVED THIS ... DAY OF ... A.D., 19 ... BY THE SALT LAKE COUNTY PLANNING COMMISSION	APPROVED THIS ... DAY OF ... A.D., 19	APPROVED THIS ... DAY OF ... A.D., 19	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS ... DAY OF ... A.D., 19 ...	PRESENTED TO THE BOARD OF SOUTH JORDAN COUNCIL THIS 5 DAY OF January A.D., 19 70 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED	
CHAIRMAN, SALT LAKE CO. PLANNING COMM.	DIRECTOR, S. L. CO. BOARD OF HEALTH	FLOOD CONTROL COORDINATOR	DATE SALT LAKE COUNTY SURVEYOR	SOUTH JORDAN ATTORNEY	ATTEST Town Recorder	

Wheadon Acres Plat


South Jordan Pkwy
10460 S
10545 S
10565 S
3010 W
2700 W
Utah Distribution Canal Rd

ORDINANCE 2019-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING CITY CODE SECTION 17.16.010 (PLANNING COMMISSION) REGARDING THE RESIDENT REQUIREMENTS OF THE SOUTH JORDAN PLANNING COMMISSION.

WHEREAS, Utah Code § 10-9a-102 grants the City of South Jordan (the "City") authority to enact ordinances that the South Jordan City Council (the "City Council") considers necessary or appropriate for the use and development of land within the City; and

WHEREAS, the City Council has adopted the Title 17 of the South Jordan City Municipal Code; and

WHEREAS, the proposed text amendment requires the South Jordan Planning Commission (the "Planning Commission") to reside in the City Council district from which they are appointed; and

WHEREAS, because each City Council district has special and unique characteristics to the City, the purpose of the subject text amendment is to have the Planning Commission represent the City Council member's district; and

WHEREAS, the Planning Commission held a public hearing, reviewed and made recommendation concerning the subject text amendment; and

WHEREAS, the City Council has held a public hearing and reviewed the subject text amendment; and

WHEREAS, the City Council finds that the subject text amendment will enhance the public health, safety, and welfare.

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

SECTION 1. Amendment. Section 17.16.010 of the South Jordan City Municipal Code, as shown in the attached **Exhibit A**, is hereby amended.

SECTION 2. 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 3. Effective Date. This Ordinance shall become effective immediately upon passage. However, any Planning Commissioner currently serving that does not qualify under this Ordinance change will continue to serve until a new Planning Commission member is appointed by the City Council.

[SIGNATURE PAGE FOLLOWS]

DRAFT

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 McGuire	____	____	____	____

Mayor: _____ Attest: _____

Dawn R. Ramsey City Recorder

Approved as to form:

_____

Office of the City Attorney

DRAFT

EXHIBIT A

(Additions in **bold underline**, deletions in ~~strikethrough~~)

17.16.010: PLANNING COMMISSION:

There is created a Planning Commission of the City consisting of five (5) voting members and one alternate member. Each member of the City Council shall nominate one voting member to the Planning Commission and that nominee shall be appointed to the Planning Commission by a majority vote of the City Council. **Each voting member shall be a resident in the council district for which he or she is appointed for at least one (1) year prior to the voting member's appointment. Each voting member shall maintain residency within the boundaries of the council district for which he or she is appointed during the voting member's term.** The Mayor shall nominate the alternate member to the Planning Commission and that nominee shall be appointed as the alternate member to the Planning Commission by a majority vote of the City Council. **The alternate member shall be a resident of the City for at least one (1) year prior to the alternate member's appointment, and shall maintain residency in the City during the alternate member's term.** The alternate member of the Planning Commission shall attend the Planning Commission meetings and participate in the proceedings, but shall not vote in the meetings unless at least one voting member is not present for the meeting or if at least one voting member is recused. Members of the Planning Commission shall be appointed for the same term, or remainder of a term, as the term of the Mayor or member of City Council who nominated him or her. The City Council may remove any member of the Planning Commission for any reason by majority vote of the City Council. Any vacancy occurring on the Planning Commission by reason of death, resignation, removal, or disqualification shall promptly be filled by the City Council for the unexpired term of such member, according to the nominating and appointment procedure set forth herein. A member of the Planning Commission whose term has expired shall continue to serve until a successor has been appointed unless otherwise directed by the City Council. Each member of the Planning Commission, including the alternate member, shall be paid fifty dollars ($50.00) per day for attending each regular Planning Commission meeting. Members of the Planning Commission shall be appointed, including appointments to fill vacancies, and removed by resolution of the City Council.

DRAFT