AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
6:30 P.M.
January 14, 2020

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, JANUARY 14, 2020, 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 December 10, 2019

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

B. Comments from Planning Commission Members

III. CITIZEN COMMENT

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

IV. SUMMARY ACTION

None

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

A.1 Issue: RON REEVES SUBDIVISION AMENDMENT LOT 2 AND LOT 3

Location: 11568 South Temple Dr.
File No: PLPLA201900655
Applicant: Merv Arnold

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

B.1 Issue: MABEY LANE ESTATES PRELIMINARY SUBDIVISION
Location: 10149 South Temple Dr.
File No: PLPP201900605
Applicant: Russell Wilson

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

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

C.1 Issue: ACKER OFFICE AND RECEPTION CENTER REZONE

Location: 1094 West 10400 South
File No: PLZBA201900646
Applicant: Cheryl Acker

C.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 9th day of January 2020.

Anna M. West

Anna M. West, CMC
South Jordan City Recorder

CITY OF SOUTH JORDAN
PLANNING COMISSION MEETING
COUNCIL CHAMBERS
December 10, 2019

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

Absent: Commissioner Michael Peirce, Commissioner John Ellis

Others: See Attachment A

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 Michael Peirce, and Commission John Ellis. He said we have a quorum so we will begin.

B. Motion to Approve Agenda

Commissioner Holbrook made a motion to approve the December 10, 2019 Planning Commission Meeting Agenda. Commissioner Hollist seconded the motion. Vote was unanimous in favor. Commissioners Peirce and Commissioner Ellis were absent.

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

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

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

None

B. Comments from Planning Commission Members

None

III. CITIZEN COMMENT

APPROVED

Chairman Jolley opened the Public Comment. There were none. He closed the Public Comment.

IV. SUMMARY ACTION

None

V. ACTION

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

Olivia Sivetco, Logan Simpson Consultant (Attachment B and C) – said I would like to review the process that we have gone through with the General Plan and the recent changes that have been made. On September 10, 2019, we launched the Public Draft Plan on our website and started receiving Public Comment followed by a combined work session with the City Council, and Planning Commission. We had a Planning Commission Meeting, Staff Meetings, and last week another work session with the Planning Commission, but it was cancelled, so we have been through a lot of revisions. I think that in this process we have ended up with a nice document. I hope you have reviewed the changes that I sent to you by email this morning.

The Commissioners informed the consultants that the draft General Plan links provided to them by email, as well as the appendices, could not be viewed. The City staff said they could not open the links as well. The consultant had a flash drive that included the information, so she put it up on the screens and reviewed it with them.

Commissioner Holbrook said on #7 is says, "to develop a density bonus program for inclusion of moderate income housing within a new residential development," isn't that interesting, because on the Future Land Use Map it shows all we have is stable neighborhoods and that we are built out. That does not seem to work for me.

Commissioner Holbrook said is there an urgency to pass this tonight. I know that we want to get it done as soon as possible, but I am feeling a little uneasy because it is about 85% done, but we are not quite there yet.

City Planner Schindler said in a way it is urgent, because it is scheduled for a Public Hearing at the City Council Meeting on Tuesday January 7, 2020. They will not be making their decision that night, but they will have the same opportunity the Planning Commission has had to review everything, and then have the consultant make any changes they may have.

Commissioner Holbrook said I really just wanted it to be more complete for us, but the consultants have done a great job putting this together with all of the feedback and the timelines.

Commissioner Hollist said you asked for some feedback on climate change initiatives incorporated in to this, when you say climate change it encompasses so many different things. I think it is just too broad of a topic to add at the last minute. I would probably decline to have it added at this time.

APROVED

Chairman Jolley said I have to agree.

Commissioner Holbrook said I agree with that too. I think it is too late in the process. If we would have had it a few months ago we could address how it fits, but I agree with the other Commissioner's, it's too late. I have also expressed having a concern with the Land Use Map and saying, "stable neighborhoods," and then showing it being built-out, it just seems like a conflict.

Ms. Sivetco said this was designed to work in coordination with the Land Use Map. The stable residential area is diverse from neighborhood, to neighborhood, so the intent is to preserve the character of these neighborhoods.

Commissioner Holbrook said if I was a landowner and I saw the future land use as just stable neighborhoods, I would be concerned, because that is open for interpretation. It is not something that I could count on. This plan does not seem to clarify for me the plan for "stable neighborhoods," versus "rezones."

Jim Carter, Logan Simpson Consultants – said the General Plan is "general" and the zoning is "zoning". It is very specific, but unfortunately, it will go back to a case, by case basis. One of the things that we saw when we started this process was the zoning applications that the City were getting, seemed to be pretty random. The intent of the Future Land Use Map is to say, "We the City support continued uses that are here to the extent that if the Future Land Map shows a change in the use, we will invite that use." We think that is appropriate, and some additional residential density is appropriate in these very limited areas in South Jordan. This creates a basis for you to say "no" to zoning, which is Legislative. It is not an administrative approval, so we are hoping the plan is useful for the City in making its determinations on those future Legislative decisions, and you won't feel like you don't have any guidance.

Chairman Jolley said I am comfortable with this because this is a General Plan, and we want a General Map. If I am a developer coming into the City and I am going to review this "General Land Use," it will give me a basis, but now I am going to go to the Zoning Map and see what the zoning is on my property so I can adapt and make changes to the adjacent areas. I am fine with the stable neighborhoods and the way they are shown on the General Plan.

Commissioner Holbrook said I also have concern on the Historic Districts, and the Agricultural Preservation.

Ms. Sivetco said we were advised by staff to change the Wheaten Farms to Agricultural Preservation, or at least to keep it consistent with the Maybe Farms.

Commissioner Holbrook said I was wondering why there are not opportunities on 11400 S and South Jordan Parkway for Economic Infill opportunities, these streets are main thoroughfares. I see that you have north south ones, but you don't have the east west ones being infill centers.

Ms. Sivetco said we did go through these parcel, by parcel, but if you think there are some parcels that would benefit down the road, just let us know.

Commissioner Holbrook said these are just concerns I have. We are too far down the road to change it now, but if the Town Center in Daybreak is downsized, or scaled down, and it doesn't happen to the intensity that we are hoping, you will need areas that are more commercial. I don't see where there is a balance between housing and business if that center doesn't happen, or it is scaled down. I am just voicing

APPROVED

concerns, I don't expect changes. There is another thing that the Commissioners might be concerned with and it has something to do with the Floating Zone, but I can't remember what page it is on.

Ms. Sivetco said I think you are referring to the one that says, "Create and adopt a Floating Commercial Conservation Development District in order to encourage buildings to be built closer to the street."

Commissioner Holbrook said that last phrase "buildings to be closer to the street." I have heartburn over that, because what makes South Jordan is all of our setbacks off the streets. When you start building up to the streets that is when you start to feel that crowed feeling. I think if we start putting things closer to the street, we have lost our flavor here. I was just over in Europe and one thing that South Jordan may want to consider is instead of putting bike lanes in the street, put them up on the street and make them a little wider. I think that when you put the bike lanes in the street, they are not going to be used as much because they are made of a different material and you don't walk on it. I think on Redwood Road where they were talking about super sidewalks, and they didn't know what to do with the bike lanes, that would be a great solution. It is my opinion, that people do not like to bike in the streets with cars.

Ms. Sevetco said Redwood Rd is one of the small area plans that we will be working on as well. We are still working with the stakeholders, but we would like to see wider sidewalks in that area. The transportation plan does talk about where bike lanes would be appropriate, and we do have a goal to increase the bike lanes, connectivity, and network.

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

Commissioner Hollist motioned to send a positive recommendation to the City Council to approve the General Plan. Commissioner Morrissey seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Peirce and Commissioner Ellis were absent from the vote.

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

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

Gary Langston, Daybreak Communities – said I think Planner Schindler did a great job with the review. We have mentioned in many Public Meetings that we would love for this to be a school site. We actually had a letter of intent with the school district to purchase it, but when the new board was elected, they opted not to continue with the transaction. We have worked with them and the City to see if that could happen, but we finally got to a place that we needed to move on. We expect to have a couple of different homebuilders in here. It will be David Weekly, and Destination Homes that will be the ones building the homes in this area. The large "P" Lot is a detention basin, and we plan to landscape it and have other elements in it and make it appealing in the area, instead of the large dirt parcel that it has been for the last few years. I am here to answer any questions you may have for me.

APPROVED

Commissioner Hollist said do you still have other parcels of land that are big enough for a school should the school district change their mind.

Mr. Langston said on the East side we do not.

Chairman Jolley said on the detention basin would there will be sod. Is it large enough to play soccer?

Mr. Langston said you could kick a soccer ball around there, but it wouldn't be large enough to be like a recreational size field. It will have turf and some of the native grass in the area, and will have water there at times.

Chairman Jolley opened the Public Hearing to comments. There was none. He closed the Public Hearing.

Commissioner Hollist said I know that Daybreak Communities cannot help it, and it is not our place to oversee this either. I am very disappointed that when I look at this map and I know how full the elementary schools are in the area, and the Jordan School District passed on this piece of land .I am very concerned about the density and crowding of those schools.

Chairman Jolley said I think they passed on a great opportunity here.

Commissioner Hollist said I think they are going to be facing the same situation they are on the east portion of South Jordan where my children attend school, it is landlocked and there is no land available, but the schools are passed the maximum capacity.

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

Commissioner Holbrook motioned to approve File No. PLPLA201900524 as presented. Commissioner Hollist seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Peirce and Commissioner Ellis were absent from the vote.

C.1 Issue: GARDEN PARK 7 CONDOMINIUMS, PRELIMINARY SUBDIVISION

Location: 11208 South Oakmond Road
File No: PLPP201900588
Applicant: Ivory Development

City Planner Greg Schindler reviewed background information on this item from the staff report. He also submitted (2) letters (Attachment D & E) from resident's that could not attend tonight's meeting.

Chairman Jolley said do you know what the overall height is.

City Planner Schindler said I don't know what the overall height is, but they are two stories.

Gary Langston, South Jordan – said we have sold this parcel to Ivory Homes, but am familiar with this project, so I could answer any questions you may have.

Chairman Jolley said do you know the height is going to be.

Mr. Langston said I don't know for sure, but I think they are about 35 to 40 feet.

APPROVED

Chairman Jolley opened the Public Hearing to comments.

Jody Eames, South Jordan – said I live just adjacent to this property and there are two concerns that are keeping me awake at night, potential flooding and parking being the two. I am hoping that tonight you can make me feel more comfortable as a resident. I am a single mother and I live alone with my six-year-old son. I am not a big time litigator, or a businessperson, but it is very important to me to provide stability for my son. I have personally watched how much surface water comes off these condominiums. I have lived in my home for about 4 years now, and every winter, and spring, I have witnessed the surface water that comes off these structures. I am worried about the run-off water and how it will flood my yard, and basement. I would like to know what measures have been put in place to prevent this from happening. Has there been any survey's, or studies done to prevent this. My second concern is the street parking. I am unclear about the parking arrangements. I understand that the first two units were built with available overflow parking at the clubhouse, which is directly between both of those structures. There is basically, nine cars at any given time on both sides of that clubhouse parking, even though they say there is one garage per unit, and that should be sufficient. There is always long-term parking utilizing that parking lot at any given time, has this issue been addressed and has there been any solutions made to keep our streets from being choked? I am a single mother and I do not have the money to excavate my property if it were flooded. I moved to Garden Park for the peace and tranquility it provides, and I moved there so my son could freely play. We moved here from Founders Park where it is densely populated with cars. My home is a very big piece of my retirement portfolio, and what I think is at stake is our reputation as a community. Most people come to Garden Park to retire and relax. What I would like to resolve is the affect that these condominiums are going to have on flooding the surrounding structures and properties, and the consequences of off street parking without provisions. I am not going to read all of the emails, but Mr. Ainsworth said there are (3) homes on Verona, and these homes are across from where these structures are being built, and they are situated next to the old structure. He said they were the first structure being built and his foundation sits about three feet higher than what was required for his home. His basement has flooded from surface runoff due to Ivory's construction of these condominium's. There are several of his neighbors have experienced flooding in their basements too, and every winter they have to put in sub-pumps so their basements don't flood. He said that Ivory Homes has created this problem, but they deny it, and refuse to do anything to remedy it. They have been told that they need to turn this into the claims department as a defect of their home. The letter that frustrates me the most is from Deloris Jacobson who is an 80-year-old woman and has a handicap son that lives with her. She will never be able to finish her basement, or sell her home due to water that has pooled around her foundation. Ivory Homes has put her off repeatedly. All of the residents that live on this street are out of town, or out of the Country, so I am here to represent them. I have watched them experience this, there is a constant river of water and it is a literally a river that comes down these alleyways into their homes. I have taken it upon myself to call Ivory Homes and I have made it up through the chain of command, and I made it to David Haskell who is the General, and is in charge of this project. I have also talked to Jason Wallace who is the Project Manager, and they have told me that they have taken measures to pipe the water away from the facility, which I think is great, but these structures are massive. They may be two story structures, but they are big and a lot of water comes off them. I am behind this project, but there is no grading, it is very flat and they flooding is going to come in my backyard and basement.

Chairman Jolley closed the Public Hearing.

Chairman Jolley said Mr. Langston do you have any insight for the developer regarding some of the concerns the residents have regarding flooding and parking.

Mr. Langston said I could answer the questions about the general development, and the general practices, but the complaints about flooding would need to be answered by Ivory Homes. I am one of the Board Members

APPROVED

for the Garden Park Association, so if that is helpful I can answer questions as a Board Member. In regards to flooding, when we design the development we assume a runoff rate from each of the lots, so we take an average run off rate for the entire development. In Garden Park, there are a series of underground galleries that take the water from the roads in the Garden Park Development, whether it is a Home/Condo/Townhome, all of that is factored into our storm water design system. We also have a drain to the bathtub called "dry wells" to each of those systems. As it relates to the building itself, I know for a fact that Ivory Homes is planning to put in roof drains, down spouts, and they will have the required rain gutters to minimize the water. The water will then be directed to the public rights of way, and into the storm drain system that we have built. The City requires a grading plan to be submitted, and in the grading plan it shows how they purpose to handle the run off from the site, and where the drains, and roof spouts are located. The building code states that you cannot drain your water on to the neighbor's property, unless there is an easement along the property line. In this development, there are drainage easements, so Ivory could take water to the property lines. The City also requires them to do a grading certification that proves that the outside of the building was constructed according to the plan that was submitted by the homebuilder, and an engineer certifies that plan. I think there is always the potential that flooding can occur, but they have met all of the codes and requirement, and have made sure that they do everything to meet the plan they submitted to the City.

Chairman Jolley said as a board member of Garden Park, do you recognize the drainage issues to the east of the clubhouse. Have you discussed that at all?

Mr. Langston said I personally have never heard anything about a drainage issue there, but that doesn't mean that they didn't discuss it at a meeting that I did not attend.

Chairman Jolley said could you address the nine parking stalls that the condominiums are using as overflow parking.

Mr. Langston said we don't police it in such a way that we don't allow people to park there. I regularly go to the clubhouse to attend meetings and I have seen times where that parking lot is full on both sides, and I have seen it more often than not that there is only a handful of cars there. As a board, we are fine with people parking there as long as it doesn't have an impact on people using the facility, so that is something that we will continue to monitor through the HOA. We do encourage on street parking. There was a woman that spoke previously about the choking of the streets. We want that to happen, because it will slow people down, and that is part of the plan we have proposed. We believe that there is adequate parking for the building. As a board, we have not heard complaints about the parking at the condominiums. We do sometimes have someone who chooses to park in the lane and we have to have their car towed, but that is consistent in all of Daybreak.

Commissioner Hollist said what kind of recourse do the residents have regarding flooding, and whom would you refer them to so they can address this issue?

Mr. Langston said I would go to the homebuilder first. We understand that you cannot always provide a solution to every situation that may occur, when you buy a home it is not a risk free investment. We are aware of a handful of homes in Daybreak that have had water around their foundations; we are not sure why that occurs, but we don't think it is drainage related. I would also encourage you to work with Ivory Homes to find a solution. They are very responsive and have done a great job working with the homeowners to help them regulate the problems. There have been times that they cannot meet on common ground, and come up with a solution that the homeowner is happy with, but they will try.

Commissioner Morrissey said is it my understanding that City Staff doesn't feel that there is a concern for potential flooding, is that correct?

APPROVED

Deputy City Engineer Jeremy Nielson said I am not concerned about this. I think we need to see the site plan, but as Mr. Langston mentioned, this system has been sized to accommodate this water.

Commissioner Morrissey said have all City Ordinances been met on this application?

City Planner Schindler said for the subdivision application it does.

Chairman Jolley said is there an approved site plan on the property to the east.

City Planner Schindler said it should have come with the building permit.

Mr. Langston said they have been issued a building permit, the foundation is in, and it has been framed, so we are half way done with the building.

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

Commissioner Hollist motioned to approve File No. PLPP201900588 with the following:

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

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

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

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

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

Commissioner Hollist said does this change the parking requirements at all.

City Planner Schindler said no it doesn't change anything because the parking is figured by the square footage.

Chairman Jolley opened the Public Hearing to comments. There was none. He closed the Public Hearing.

Chairman Jolley said does this building currently exist.

Greg Goffin, (Thrive Development) – said the building is currently being framed. There are four owners and two tenants; right now, they own the building on 10600 S. Bangerter Highway. They are going to tear it down when they start to put up the overpass on Bangerter. They have bought this property, so right now, it has one owner, and the others will buy their individual units. They are not going to lease these units out they are going to sell them all, so it will be considered a condominium.

Commissioner Holbrook said who would have the overall responsibility of the entire building. Would there be an HOA?

APPROVED

Mr. Goffin said there is going to be an HOA.

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

Commissioner Hollist motioned to approve preliminary subdivision plat, File No. PLPP201900627. Commissioner Morrissey seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Peirce and Commissioner Ellis were absent from the vote.

E.1 Issue: JORDAN CREDIT UNION, SITE PLAN

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

Planner David Mann reviewed background information on this item from the staff report.

Commissioner Hollist asked if this is going to be completely an office building, not a drive thru, or service center.

Planner Mann said that is correct.

Commissioner Morrissey said could you explain why this is being considered a Conditional Use Permit.

Planner Mann said when this was originally being reviewed it was under the impression that "office" was a permitted use, and under this zone it does say that "office service" is a permitted use, which requires customers to come to the property. This will be a standard office, so that is why it becomes a conditional use. It is technically a conditional use, but since there were no detrimental impacts identified, it was taken care of with this proposal.

Chairman Jolley opened the Public Hearing.

Michael Bobo, South Jordan – said I am part of the franchise for 7-11 on the corner. We have been excited about this new buildings going in, and we are thankful that there is going to be something more than a field there. We know that a lot of businesses don't like traffic going through their parking lot, but for a 7-11, we welcome the traffic to bring in business. We would like the Planning Commission to know that we love thorough fares, and we would love to see this be open for everyone. It is great for our kind of business.

Commissioner Hollist said I see that there is connectivity between this and the retirement unit, but is there connectivity between 7-11 and the retirement parking lot.

Planner Mann said that was brought up before they even submitted an application as a possibility. A sidewalk is required by ADA. It is on the west side of the building, and it can be used to access the 7-11. There wasn't any designation for a defined path on the east side of the building, so it is up to the developer.

Chairman Jolley closed the Public Hearing.

Benjamin Wheat, (Applicant) – said we are the developer developing this for Jordan Credit Union.

Chairman Jolley said is this going to be the headquarters for the Jordan Credit Union.

APPROVED

Mr. Wheat said yes. They are currently located in Sandy, but they have outgrown that facility, so they are relocating their headquarters to South Jordan.

Chairman Jolley said it looks like a good use for this property, and it is a nice building.

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

Commissioner Holbrook motioned to approve File No. PLSPR201900573 for the construction of an office building located at 1750 West 11400 South as presented to the Planning Commission. Commissioner Hollist seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Peirce and Commissioner Ellis were absent from the vote.

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

Planner David Mann reviewed background information on this item from the staff report.

Commissioner Hollist said do you consider all of these flag lots like the property on 3200 W. that they have divided into 3 lots. They all have frontage, so are they all flag lots because they don't have the right amount of frontage?

Planner Mann said all of the ones that have the orange border on the map have the necessary 90feet of frontage that is required, allowing flag lots would open up the rest of the lots to be developed.

Cody Pearson, (Applicant) – said the delay was partly because we were selling our home. I think one of our neighbors is behind the change. We don't have any hard feelings, he was just doing what he thought was best for him, and I am here tonight to do what is best for me. We owned a property with a flag lot in West Jordan and my parents moved after 45 years of living there. We understand the value of farmland and that is why we moved here.

Commissioner Morrissey said when did you move there?

Nicky Pearson, South Jordan - said that lot was purchased by his parents about 3 years ago. We moved in with them about a year and half ago, and all of our equity is in this house. We moved in with them, because we were going to build in the back. The owner was a truck driver and he had a U-shaped driveway, and we thought it was a perfect setup. Our concern in going from a wide open door, to a slammed shut door, and nothing in between. That is why we are attempting to change the language to see if maybe we can crack that a door will open. We understand that you want to maintain the character of the neighborhood, but when we see massive houses going in on a street of modest ramblers, that is not maintaining the character either. I think there are still ways to do what they told us we could do.

Commissioner Hollist said doesn't the secondary dwelling unit meet your needs.

APPROVED

Ms. Pearson said we have five children and we are not going to fit in a 1,100sq.ft. Dwelling. That would also leave us with no ownership of the home. We sold our home so his parents could start over, because they don't have the years that we do. We don't have any equity, it is tied up in the arrangement that we made to purchase it from them. We did our research on our proposed amendment change, and it is currently zoned R-1.8, which allows for a 1/3 acre lot, and to make it 125% would limit the ability to do it twice.

Mr. Pearson said it is a hard thing when you own your land, but you are told you can't build a certain thing on it, but your neighbor can. It is really a tough pill to swallow, it really is.

Chairman Jolley said the other neighbors have the frontage, right?

Ms. Pearson said yes they do. We understand that it is different, but my understanding of a flag lot is if there is no other way to develop the property, that is the purpose of a flag lot all together, you don't have them because they look pretty.

Commissioner Holbrook said is there an option to remodel or live in the main home.

Mr. Pearson said I have six brothers and sisters and it is not going to go well if we live in the main home.

Ms. Pearson said I don't need a 5,000sq.ft. Home, but a 1,100sq.ft. Home with five kids is not going to work.

Chairman Jolley opened the Public Hearing to comments. There was none. He closed the Public Hearing.

Chairman Jolley said this is a very unfortunate situation and we realize that. There have been changes recently with our flags lots, because the City Council does not like them. This does put the Pearson's in a very difficult situation, I do understand that, and I do feel for them.

Planner Mann said I was reading through the minutes from the City Council when this was approved and with the changes there are still about 118 properties that can have flag lots. If we add this one, it will just add more than that to the City.

Commissioner Holbrook said you could tell by looking at the map that if we change it for this one, it changes it for all of them, and then we will have bigger problems. I really do feel for the applicants. I think they have a couple of options, they could take a loan out against this property and do something else, or put an accessory living unit on the property, is that right?

City Planner Schindler said they could put a guest home on the property because it is the correct zone, but again, it would be limited in size.

Commissioner Holbrook said I think it would be detrimental to change the ordinance at this point, simply because of all the surrounding properties.

Chairman Jolley said not just this neighborhood, but also the surrounding neighborhoods.

APPROVED

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

Commissioner Hollist motioned to recommend to the City Council that it deny Ordinance 2020-03. Commissioner Morrissey seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Peirce and Commissioner Ellis were absent from the vote.

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

Staff Attorney Todd Sheeran reviewed background information on this item from the staff report.

Chairman Jolley opened the Public Hearing.

Allen, South Jordan – said I agree with this change and it is consistent with the State of Utah.

Commissioner Holbrook said I agree that when you appoint someone they should live in your district. However, three of us Commissioner's moved. I know that Chairman Jolley lived in his district for over twenty years, so he is familiar with that district. I had lived eight years in the district that I was in, so I think it should be up to the City Council Member to make that decision. It is up to that Council Member to represent their district, and I think they are the best authority to make that decision.

Commissioner Hollist said are City Council Members required to resign immediately when they move out of their district, or would they be allowed to finish their term.

Chairman Jolley said I agree that you should be allowed to finish out your term.

Commissioner Holbrook said I think the underlying issue would be is the district being represented well.

Commissioner Morrissey said the Council Members appoints the Planning Commissioner's, so it should be at their discretion. They should have the discretion to choose someone that best fits the needs of the district whether they live there or not.

Commissioner Holbrook said as I understand it, I thought you had to live in the district that you were appointed to.

Commissioner Morrissey said it is proposed that way but that is not what the verbiage states at this time.

Commissioner Hollist said I think it should be like the City Council and you should reside in your district for a certain time.

Commissioner Morrissey said that is true, but the underlying policy is that you want to have good representation in your district. That would be like saying that the City Council that chooses someone to represent his or her district isn't good enough. I am not saying what is right, or wrong, I am just throwing out options that meet the policy. We want to have qualified people representing each district.

Staff Attorney Todd Sheeran said I can't find anything in the code that says how long the City Council has to live in their district once they are elected. I will continue looking and when I find it, I will send an email out to each of you.

APPROVED

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

Commissioner Holbrook motioned to approve Ordinance 2019-16. Title 17.16.010 Planning Commission Residency Requirements, and live in the district 1 year before being appointed by the Council Member. If they move from the district they were appointed to, it will be up to the Council Members discretion whether to re-appoint, or let the Planning Commissioner finish their term. Commissioner Hollist seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Peirce and Commissioner Ellis were absent from the vote.

VIII. OTHER BUSINESS

None

ADJOURNMENT

ADJOURNMENT

Commissioner Holbrook motioned to adjourn the December 10, 2019 Planning Commission meeting. Commissioner Morrissey seconded the motion. Vote was unanimous in favor. Commissioners Peirce and Commissioner Ellis were absent.

The December 10, 2019 Planning Commission Meeting adjourned at 9:20 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

APPROVED

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 1/14/2020

Application: **Ron Reeves 1st Amendment - Subdivision Amendment**

Address: 11586 S Temple Drive
File No: PLPLA201900655
Applicant: Merv Arnold, Applicant

Submitted By: Brad Sanderson, Planner III
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Ron Reeves 1st Amendment, file number PLPLA201900655, subject to the following requirements:

1. Prior to recordation, the Applicant shall provide "cash-in-lieu" for a period of one year, for the removal of all accessory structures in the event a primary structure has not been constructed.
2. Permanent structures are prohibited within the 100 year flood plain.

STANDARDS FOR SUBDIVISION AMENDMENT REVIEW:

All proposed vacations, alterations or amendments of subdivision plats must meet the review requirements outlined in Chapter 16.14 and the requirements of the individual zone in which the subdivision is proposed. All provisions of Title 16, Title 17, and other City requirements shall be met in preparing applications and in designing and constructing the development for which the amended, vacated or altered subdivision plat is intended to facilitate. *See* City Code § 16-14-020.

BACKGROUND

The Ron Reeves Subdivision was originally approved as a three lot subdivision in 2007. There are existing homes on both lots 1 and 2 along with some pre-existing accessory buildings located on lot 3.

The Applicant is proposing to reconfigure lots 2 and 3 by removing property from the back (west) portion of lot 2 and adding that same portion of property to lot 3.

To prevent a perpetual non-conforming use and/or structures, Staff is recommending that the approval be subject to a cash bond being posted with the City. The cash bond will incentivize the Applicant to either remove all accessory buildings on lot 3, or construct a new primary structure within a period of one year, either of which would allow the accessory buildings to remain.

Because the western portion of the subdivision is adjacent to Midas Creek some of the property is partially located within a flood plain. As a result, the City is requiring a note to be placed on the plat informing owners that permanent structures are not allowed within the 100 year flood plain.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Historically, the proposal would have been processed as a property line adjustment application. However, since the adoption of the House Bill (HB) 315 in May 2019, any property reconfiguration affecting property within a recorded subdivision, is required to be processed by way of a subdivision amendment, which is why the Planning Commission is reviewing this application.
- All properties included in this application are zoned R-1.8.
- No new lots are being created as a result of this application.
- Each lot meets the minimum 14,520 square foot lot size and minimum 90 feet of lot frontage requirement.
- The proposal does not affect any recorded easements.
- All existing buildings will continue to meet the minimum setbacks as prescribed by the R-1.8 Zone.
- The owners of both lots 2 and 3 are required to make some minor adjustments/improvements to portions of the right-of-way per City code (i.e. street trees, water meters, driveway, etc.).

Conclusion:

Based on the findings and requirements listed above, the application, the materials submitted by the Applicant, and Staff's review of the application, Staff concludes that the proposal meets all of the provisions of Titles 16 & 17 of the City Code.

Recommendation:

Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve File No. PLPLA201900655 subject to the requirements listed above, unless during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

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

SUPPORT MATERIALS:

- Location Map
- Ron Reeves Sub. plat (2007)
- Ron Reeves Sub. plat 1st Amended

City Engineer Approval: Brad Klavano


Lot 3
Lot 2
Lot 1
Temple Drive (1300 West)
Country Ridge Drive
N

RON REEVES SUBDIVISION

PARCEL NUMBER = 27224290 17
LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN,
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

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

UTILITY NOTE: 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 OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES 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.

GENERAL NOTES:

1) PUBLIC UTILITY EASEMENTS ARE AS FOLLOWS: 10' FRONT.

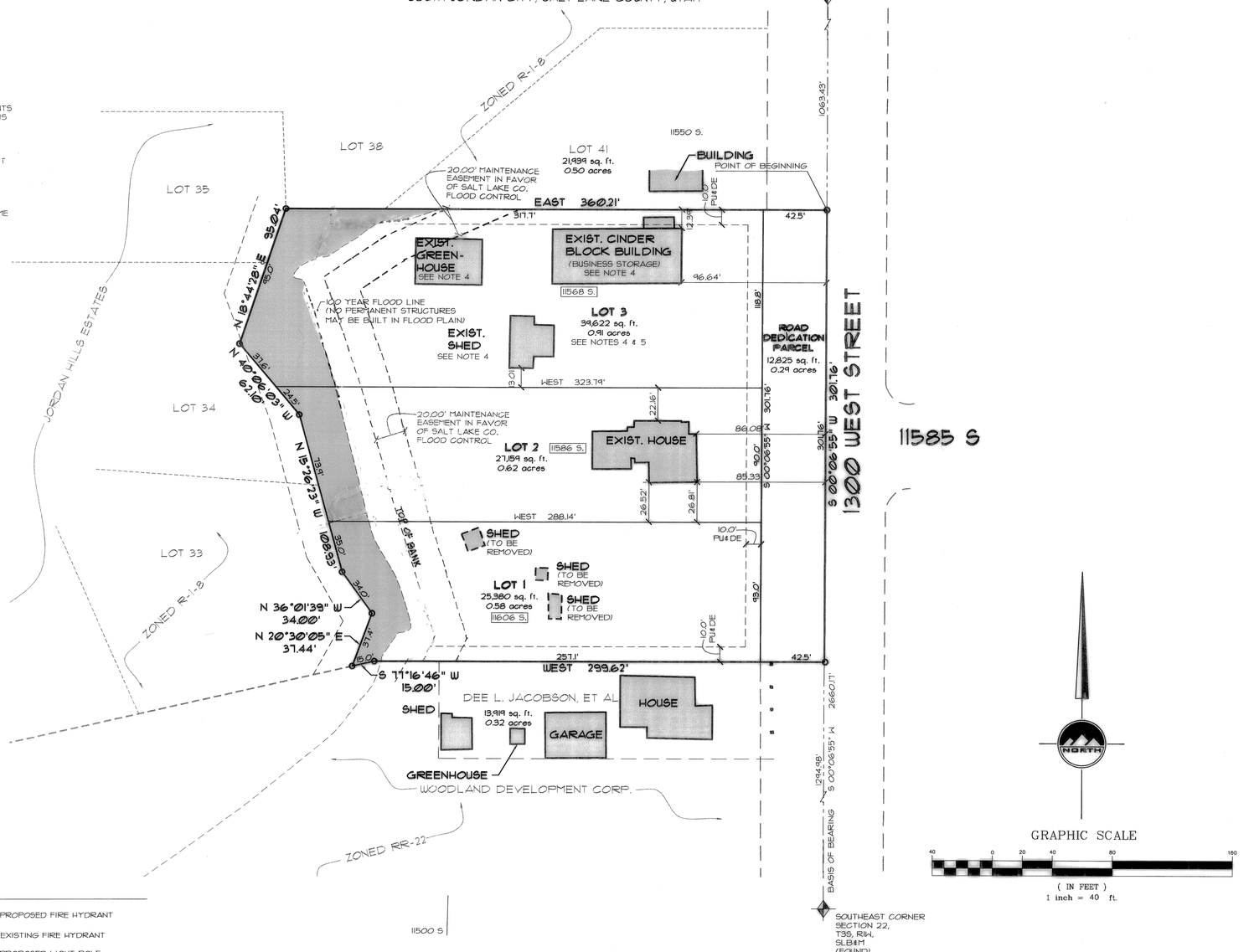
2) SET A #5 REBAR 24" LONG WITH PLASTIC CAP @ ALL PROPERTY CORNERS

3) 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 BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY. SOLUTION OF THESE PROBLEMS, IF ANY, IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND THE PROPERTY OWNER.

4) EXISTING ACCESSORY BUILDINGS ON LOT #3 ARE TO BE REMOVED WITHIN 1 YEAR OF DATE THE PLAT IS RECORDED. A CASH BOND, FOR DEMOLITION OF THESE BUILDINGS WAS POSTED BY THE OWNER, REFER TO THE WRITTEN AGREEMENT BETWEEN MR. & MRS. REEVES & SOUTH JORDAN CITY RECORDED WITH THE PLAT.

5) NO PERMANENT STRUCTURES ARE TO BE BUILT WITHIN ILLUSTRATED FEMA FLOOD PLAIN. THERE SHALL BE NO FILL ON LOTS, AND LOTS ARE TO REMAIN IN THEIR NATURAL GRADE.

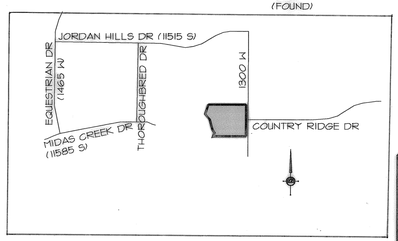
6) WARNING: AT THE DATE OF RECORDING, THE ZONE IN WHICH THIS PLAT IS LOCATED ALLOWS FOR SINGLE FAMILY DWELLING UNITS ONLY. RENTING OUT ROOMS, APARTMENTS, OR OTHER AREAS WITHIN THE MAIN BUILDING OR ACCESSORY BUILDINGS TO OTHER PERSONS IS UNLAWFUL. THIS DOES NOT PRECLUDE THE LEASING OF THE ENTIRE HOME TO ONE FAMILY. (SEE THE CITY OF SOUTH JORDAN ZONING ORDINANCE FOR DEFINITION OF "FAMILY").



LEGEND

- SET REBAR & CAP AT EACH PROPERTY CORNER
- EXISTING STREET MONUMENT
- STREET MONUMENT TO BE SET
- SECTION CORNER
- PUE = PUBLIC UTILITY & DRAINAGE EASEMENT
- PROPOSED STREET SIGN LOCATION
- PROPOSED SPEED SIGN LOCATION
- PROPOSED STOP SIGN LOCATION
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- SNOW STORAGE EASEMENT
- STATE PLANE COORDINATE
- DEAD END SIGN LOCATION
- AREA PRONE TO 100 YEAR FLOOD

NOTE: A 6' DECORATIVE, COLORED MASONRY OR PRE-CAST WALL IS TO BE INSTALLED BETWEEN LOTS 2 & 3 IF PARTY TO BE EQUALLY DECORATIVE AND COLORED ON BOTH SIDES.



SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 286882 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

RON REEVES 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

SURVEYOR'S NARRATIVE

I, Patrick M. Harris, do hereby state that I am a Registered Professional Land Surveyor holding certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The purpose of this survey is to supply our client with a 3 lot subdivision plat. The Basis of Bearing is the line between the East Quarter Corner and the Southeast Corner of Section 22, Township 3 South, Range 1 West, Salt Lake Base & Meridian measuring South 0°06'55" West 2660.17 feet

PROPERTY DESCRIPTION

Beginning at a point on the section line said point being South 0°06'55" West 1063.43 feet along the section line from the East Quarter Corner of Section 22, Township 3 South, Range 1 West, Salt Lake Base & Meridian, and running;

thence South 0°06'55" West 301.76 feet along said section line;
thence West 299.62 feet;
thence South 71°16'46" West 15.00 feet to the Southeast Corner of Jordan Hills Estates as found and on file at the Salt Lake County Recorders Office, Book 79-6, Page 225;
thence North 20°30'05" East 37.44 feet along the east line of said Jordan Hills Estates;
thence North 36°01'39" West 34.00 feet along the east line of said Jordan Hills Estates;
thence North 15°26'23" West 108.93 feet along the east line of said Jordan Hills Estates;
thence North 40°06'03" West 62.10 feet along the east line of said Jordan Hills Estates;
thence North 18°44'28" East 95.04 feet along the east line to an interior corner of said Jordan Hills Estates;
thence East 360.21 feet along the south line of said Jordan Hills Estates to the point of beginning.

Contains 104,986 square feet. 2.40 acres. 3 lots.

April 3, 2006
Date

Patrick M. Harris
License No. 286882

PROFESSIONAL LAND SURVEYOR
4-3-06
No. 286882
PATRICK M. HARRIS
STATE OF 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

RON REEVES 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., _____ .

Ron Reeves
Suzanne Reeves

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On the 11th day of April 2006 personally appeared before me Ronald Reeves who is the owner of Record and

who duly acknowledged to me that he/she executed the same by authority.

Notary Public
Residing at: West Jordan
My Commission Expires: Feb 3, 2008

Notary Public PENNY L. KNIGHT 1604 W Towne Center Drive West Jordan, UT 84085 My Commission Expires February 3, 2008 STATE OF UTAH

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On the 11th day of April 2006 personally appeared before me Suzanne Reeves who is the owner of Record and

who duly acknowledged to me that he/she executed the same by authority.

Notary Public
Residing at: West Jordan
My Commission Expires: Feb 3, 2008

Notary Public PENNY L. KNIGHT 1604 W Towne Center Drive West Jordan, UT 84085 My Commission Expires February 3, 2008 STATE OF UTAH

ENSIGN
engineering • planning • surveying
90 East Fort Union Blvd., Suite 100 Midvale, Utah 84047
(801) 255-0529 fax (801)-255-4449

DEVELOPER

RON REEVES
11568 SOUTH 1300 WEST
SOUTH JORDAN, UTAH
(801) 254-5404

CITY ATTORNEY

APPROVED THIS 12th DAY OF January A.D. 2007

John H. Hofmann
CITY ATTORNEY

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS 13 DAY OF April A.D. 2006

DIRECTOR, SOUTH VALLEY SEWER DISTRICT

PLANNING COMMISSION

APPROVED THIS 22nd DAY OF January A.D. 2007 BY THE SOUTH JORDAN CITY PLANNING COMMISSION.

CHAIRMAN, SOUTH JORDAN CITY PLANNING COMM. Planning Dept.

BOARD OF HEALTH

APPROVED THIS 13th DAY OF April A.D. 2006

DIRECTOR, S.L. Co. BOARD OF HEALTH

SALT LAKE COUNTY FLOOD CONTROL DEPT.

APPROVED THIS 7th DAY OF August A.D. 2006

FLOOD CONTROL COORDINATION

FCP2237

SOUTH JORDAN ENG. DEPT.

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

2/13/07 DATE

Brad Klavano
CITY ENGINEER

CITY COUNCIL

PRESENTED TO THE BOARD OF THE SOUTH JORDAN CITY COMMISSIONERS THIS 14th DAY OF February A.D. 2007, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Anna M. West
ATTEST, SOUTH JORDAN CLERK

William Kent Money
MAYOR, SOUTH JORDAN, UTAH

27-22-429-017
27-22-42

RON REEVES SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN,
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # 10020697

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

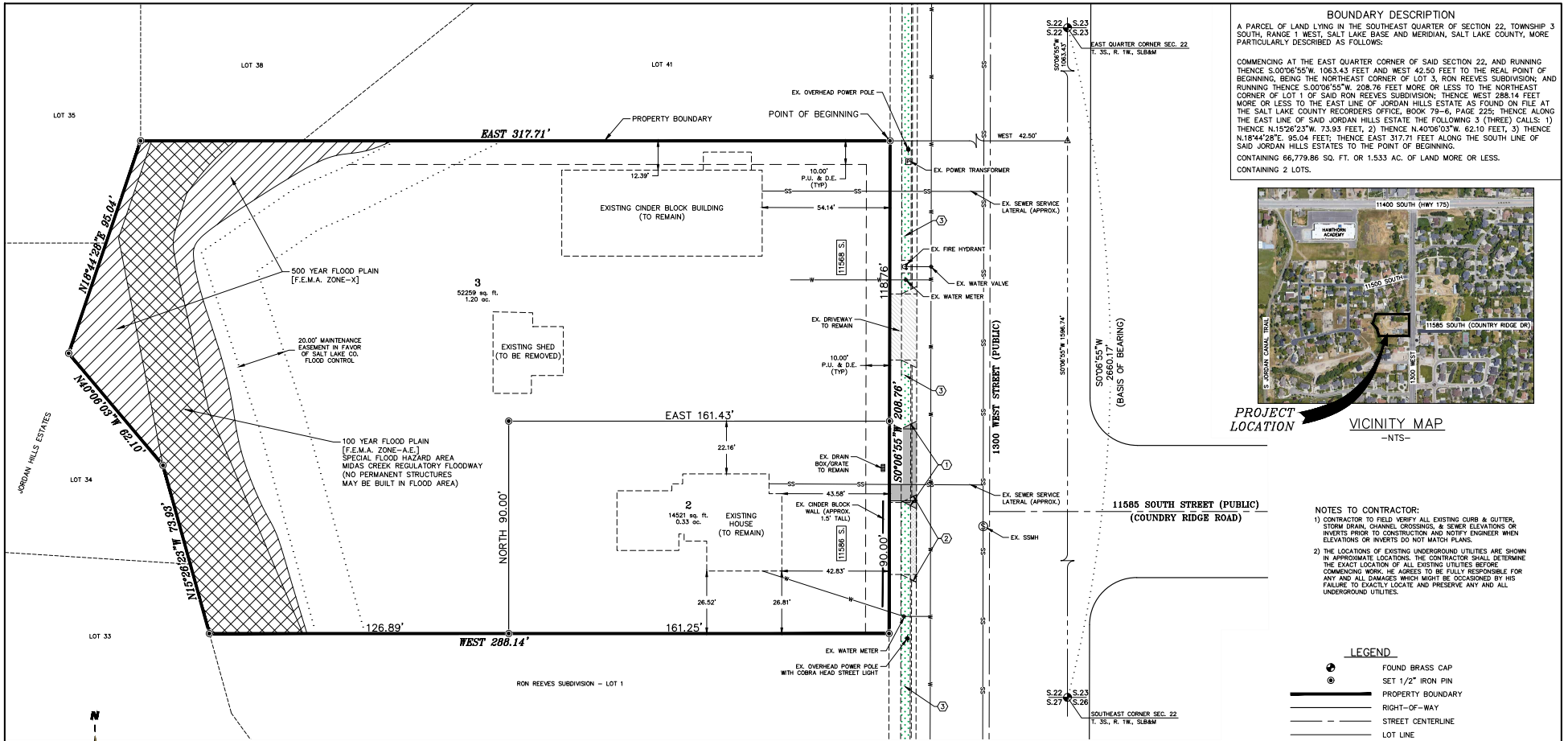
DATE 3/7/07 TIME 2:14 PM BOOK 2007P PAGE 81

FEE $ 33.00

SALT LAKE COUNTY RECORDER

FINAL PLAT | date: 03-23-05 | job no. 3346

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BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 22, AND RUNNING THENCE S.00°06'55"W. 1063.43 FEET AND WEST 42.50 FEET TO THE REAL POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF LOT 3, RON REEVES SUBDIVISION; AND RUNNING THENCE S.00°06'55"W. 208.76 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LOT 1 OF SAID RON REEVES SUBDIVISION; THENCE WEST 288.14 FEET MORE OR LESS TO THE EAST LINE OF JORDAN HILLS ESTATE AS FOUND ON FILE AT THE SALT LAKE COUNTY RECORDERS OFFICE, BOOK 79-6, PAGE 225; THENCE ALONG THE EAST LINE OF SAID JORDAN HILLS ESTATE THE FOLLOWING 3 (THREE) CALLS: 1) THENCE N.15°26'23"W. 73.93 FEET, 2) THENCE N.40°06'03"W. 62.10 FEET, 3) THENCE N.18°44'28"E. 95.04 FEET; THENCE EAST 317.71 FEET ALONG THE SOUTH LINE OF SAID JORDAN HILLS ESTATES TO THE POINT OF BEGINNING.

CONTAINING 66,779.86 SQ. FT. OR 1.533 AC. OF LAND MORE OR LESS.

CONTAINING 2 LOTS.

VICINITY MAP
-NTS-

NOTES TO CONTRACTOR:

1) CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

2) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

LEGEND

- FOUND BRASS CAP
- SET 1/2" IRON PIN
- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- STREET CENTERLINE
- LOT LINE
- SECTION LINE
- EXISTING BUILDING
- SS — EXISTING SEWER LINE
- W — EXISTING WATER LINE
- MAINTENANCE EASEMENT
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- 11568 S. — ADDRESS/HOUSE NUMBER
- 500 YEAR FLOOD PLAIN [F.E.M.A. ZONE-X]
- 100 YEAR FLOOD PLAIN [F.E.M.A. ZONE-A.E.]

N
W E
S

2 10 40
0 5 20 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

NOTES:

1. FINISH FLOOR ELEVATIONS ARE NOT TO EXCEED FOUR FEET IN HEIGHT FROM THE TOP BACK OF CURB AS MEASURED ALONG THE FRONTAGE OF EACH LOT.
2. THE OWNER CERTIFIES THAT THE TITLE REPORT DATED _____, WHICH WAS PREPARED BY _____, WAS PROVIDED TO OWNER'S SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT.
3. 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.
4. THE PROPERTIES SHOWN HEREON LIE WITHIN ZONE X (AREAS OF 0.2% CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD) AND ZONE A.E. ACCORDING TO F.E.M.A. (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M. (FLOOD INSURANCE RATE MAP) MAP #49035C0441G, EFFECTIVE DATE: SEPTEMBER 25, 2009. SAID REFERENCE LINES WERE ALSO GENERATED REFERENCING JULY 12, 2019 PRELIMINARY F.I.R.M. MAP #49035C0441H, PANEL 441. LOCATION AND EXTENTS OF ZONES X AND A.E. SHOWN HEREON WERE SCALED FROM SAID F.I.R.M. MAP AND ARE FOR REFERENCE ONLY.
5. 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, AND CC&RS, OR OTHER DOCUMENTS RECORDED AGAINST THE PROPERTY COULD RESULT IN FINANCIAL LOSS OR CHANGES IN EXPECTED PROPERTY USE.
6. NO STRUCTURES SHALL BE ALLOWED WITHIN THE ONE HUNDRED YEAR (100 YR.) (F.E.M.A. ZONE A-E).
7. OWNERS OF LOTS 2 AND 3 ARE RESPONSIBLE FOR MAINTAINING THE LANDSCAPE PARK STRIP ABUTTING THEIR PROPERTY ALONG 1300 WEST STREET.

1. SAW-CUT EXISTING HIGH-BACK CURB AS REQ'D FOR RELOCATED RESIDENTIAL CONCRETE FLARED DRIVEWAY
2. REMOVE EXISTING CONCRETE FLARED DRIVEWAY & REPLACE WITH 30" HIGH BACK CURB & GUTTER (MATCH EXISTING)
3. PARK STRIP ALONG 1300 WEST STREET SHALL BE LANDSCAPED WITH AUTOMATIC SPRINKLER SYSTEM AS PER SOUTH JORDAN CITY STANDARDS.

DEVELOPER
MERV ARNOLD
1198 GROVES VIEW DR.
SOUTH JORDAN, UT 84095
801-230-4680

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

RON REEVES SUBDIVISION

PRELIMINARY PLAT/UTILITY PLAN
FIRST AMENDMENT
LOT LINE ADJUSTMENT-LOTS 2-3

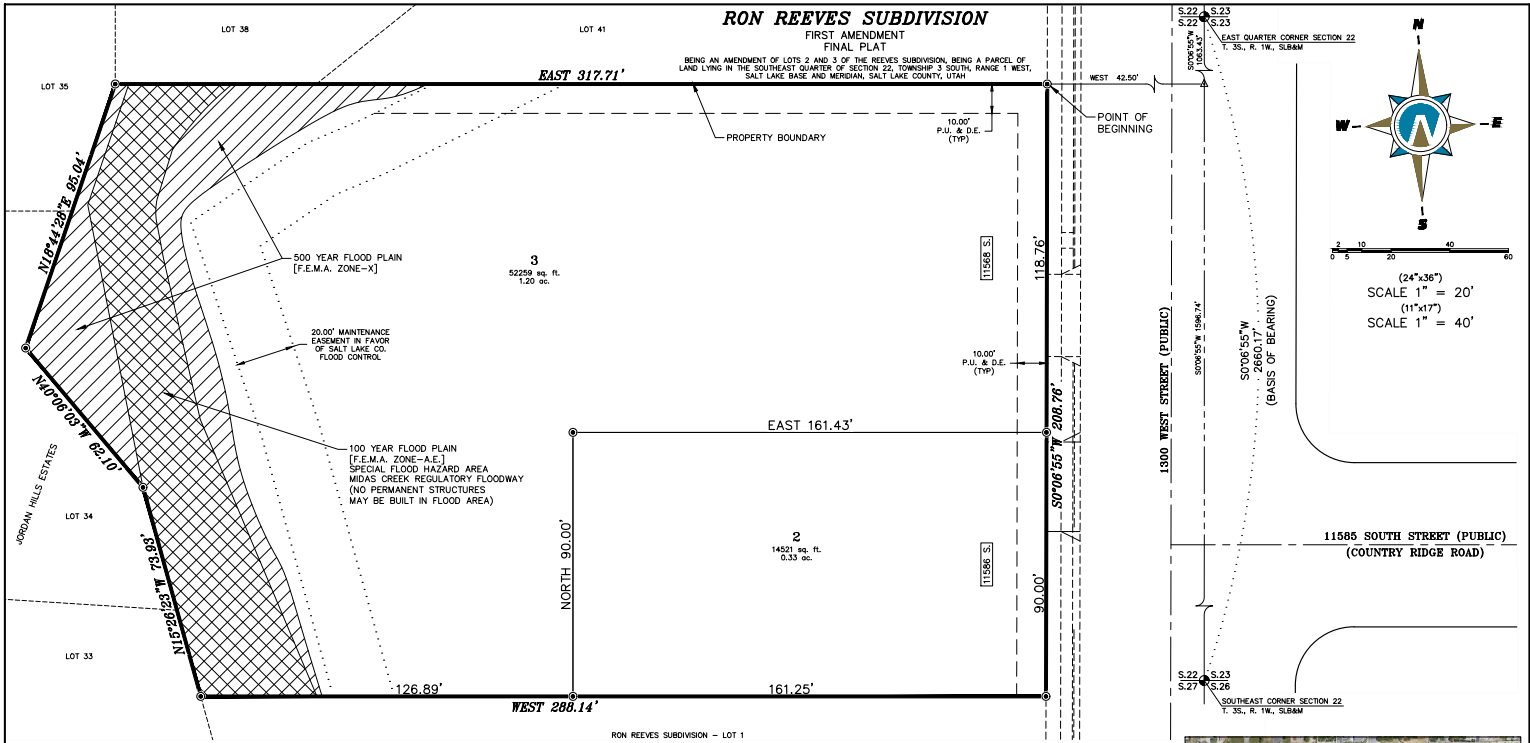
BEING AN AMENDMENT OF LOTS 2 AND 3 OF THE REEVES SUBDIVISION, BEING A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH

K:\3-19-046-00 REEVES 3 LOT\CAD\Preliminary\3-PRELIMINARY PLAT.dwg 1/3/2020 3:58 PM

RON REEVES SUBDIVISION

FIRST AMENDMENT
FINAL PLAT

BEING AN AMENDMENT OF LOTS 2 AND 3 OF THE REEVES SUBDIVISION, BEING A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH



RON REEVES SUBDIVISION – LOT 1

NOTES:

1. FINISH FLOOR ELEVATIONS ARE NOT TO EXCEED FOUR FEET IN HEIGHT FROM THE TOP BACK OF CURB AS MEASURED ALONG THE FRONTAGE OF EACH LOT.
2. THE OWNER CERTIFIES THAT THE TITLE REPORT DATED _____, WHICH WAS PREPARED BY _____ WAS PROVIDED TO OWNER'S SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT.
3. 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.
4. THE PROPERTIES SHOWN HEREON LIE WITHIN ZONE X (AREAS OF 0.2% CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD) AND ZONE A.E. ACCORDING TO F.E.M.A. (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M. (FLOOD INSURANCE RATE MAP) MAP #49035C0441G, EFFECTIVE DATE: SEPTEMBER 25, 2009. SAID REFERENCE LINES WERE ALSO GENERATED REFERENCING JULY 12, 2019 PRELIMINARY F.I.R.M. MAP #49035C0441H, PANEL 441, LOCATION AND EXTENTS OF ZONES X AND A.E. SHOWN HEREON WERE SCALED FROM SAID F.I.R.M. MAP AND ARE FOR REFERENCE ONLY.
5. 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, AND CC&RS, OR OTHER DOCUMENTS RECORDED AGAINST THE PROPERTY COULD RESULT IN FINANCIAL LOSS OR CHANGES IN EXPECTED PROPERTY USE.

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSES AND DIMENSIONS OF ITS RIGHT-OF-WAY AND EASEMENTS AND ITS EXISTING FACILITIES. THIS APPROVAL SHALL NOT BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHT-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S) OR BY PRESCRIPTION. DOMINION ENERGY MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOSE NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHT, OBLIGATION OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOSE NOT CONSTITUTE ACCEPTANCE OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT. INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES. AND DOSE NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION INCLUDING INFORMATION RELATED TO ALLOWED ACTIVITIES WITHIN RIGHTS OF WAY, PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-215-8032.

APPROVED THIS _____ DAY OF _____, 20____

DOMINION ENERGY

BY- _____

TITLE- _____

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN. 54.3.27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17.27A-603(4)(C)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHTS THAT ROCKY MOUNTAIN POWER HAS UNDER:
   (1) A RECORDED EASEMENT OR RIGHT-OF-WAY,
   (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS,
   (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR,
   (4) ANY OTHER PROVISION OF LAW.

ROCKY MOUNTAIN POWER _____ DATE _____

LEGEND

- FOUND BRASS CAP
- SET 1/2" IRON PIN
- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- STREET CENTERLINE
- LOT LINE
- SECTION LINE
- MAINTENANCE EASEMENT
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- 500 YEAR FLOOD PLAIN [F.E.M.A. ZONE-X]
- 100 YEAR FLOOD PLAIN [F.E.M.A. ZONE-A.E.]
- 11568 S. ADDRESS/HOUSE NUMBER

NOTES:

6. NO STRUCTURES SHALL BE ALLOWED WITHIN THE ONE HUNDRED YEAR (100 YR.) (F.E.M.A. ZONE A-E).
7. OWNERS OF LOTS 2 AND 3 ARE RESPONSIBLE FOR MAINTAINING THE LANDSCAPE PARK STRIP ABUTTING THEIR PROPERTY ALONG 1300 WEST STREET.



VICINITY MAP
-NTS-

CENTURY LINK COMMUNICATION

APPROVED THIS _____ DAY OF _____

A.D., 20____ BY CENTURY LINK

_____
CENTURY LINK COMMUNICATIONS

COMCAST

APPROVED THIS _____ DAY OF _____

A.D., 20____ BY COMCAST

_____
COMCAST

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, AND HAVE VERIFIED ALL MEASUREMENTS ARE CONSISTENT WITH THE RON REEVES SUBDIVISION. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

PROFESSIONAL LAND SURVEYOR
No. 172762
KENNETH E. BARNEY
STATE OF UTAH

_____ _____
DATE KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 22, AND RUNNING THENCE S.00°06'55"W. 1063.43 FEET AND WEST 42.50 FEET TO THE REAL POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF LOT 3, RON REEVES SUBDIVISION; AND RUNNING THENCE S.00°06'55"W. 208.76 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LOT 1 OF SAID RON REEVES SUBDIVISION; THENCE WEST 288.14 FEET MORE OR LESS TO THE EAST LINE OF JORDAN HILLS ESTATE AS FOUND ON FILE AT THE SALT LAKE COUNTY RECORDERS OFFICE, BOOK 79-6, PAGE 225; THENCE ALONG THE EAST LINE OF SAID JORDAN HILLS ESTATE THE FOLLOWING 3 (THREE) CALLS: 1) THENCE N.15°26'23"W. 73.93 FEET, 2) THENCE N.40°06'03"W. 62.10 FEET, 3) THENCE N.18°44'28"E. 95.04 FEET; THENCE EAST 317.71 FEET ALONG THE SOUTH LINE OF SAID JORDAN HILLS ESTATES TO THE POINT OF BEGINNING.

CONTAINING 66,779.86 SQ. FT. OR 1.533 AC. OF LAND MORE OR LESS.

CONTAINING 2 LOTS.

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE/I THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS, TO HEREAFTER BE KNOWN AS: RON REEVES SUBDIVISION-FIRST AMENDMENT DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL AREAS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES,
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET ASIDE OUR HANDS THIS DAY OF _____, A.D. 20____.

_____ _____
_____ _____
_____ _____

ACKNOWLEDGMENT

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

ON THIS _____ DAY OF _____, IN THE YEAR 20____
BEFORE ME, _____, PERSONALLY APPEARED _____,
PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE OR SHE EXECUTED THE SAME.

NOTARY PUBLIC _____

NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

RON REEVES SUBDIVISION

FIRST AMENDMENT
FINAL PLAT

BEING AN AMENDMENT OF LOTS 2 AND 3 OF THE REEVES SUBDIVISION, BEING A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, 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.

DEVELOPER

MERV ARNOLD
1198 GROVES VIEW DR.
SOUTH JORDAN, UT 84095
801-230-4680

HEALTH DEPARTMENT

APPROVED THIS____DAY OF_____A.D. 20____.

_____
APPROVED BY:

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS____DAY OF_____A.D. 20____.

_____
DIRECTOR – SOUTH VALLEY SEWER DISTRICT

CITY PLANNER

APPROVED THIS____DAY OF_____A.D. 20____.

_____
SOUTH JORDAN CITY PLANNER

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

_____ _____
SOUTH JORDAN CITY ENGINEER DATE

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS_____DAY OF_____A.D. 20____.

_____
ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR

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

_____ _____
ATTEST: CITY CLERK MAYOR

K:\3-19-046-00 REEVES 3 LOT\CAD\Final\Final Plat\4-FINAL PLAT.dwg 1/3/2020 3:56 PM

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 1/14/2020

Application: **South Jordan Professional Business Condominiums - Preliminary Subdivision**

Address: 10552 South 1055 West
File No: PLPP201900696
Applicant: Travis Taylor

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

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the South Jordan Professional Business Condominium plat, file number PLPP201900696, as proposed.

STANDARD FOR SUBDIVISION REVIEW:

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

BACKGROUND

The Applicant recently received site plan approval on 11/12/2019 to construct 13, two-story office buildings on property generally located at 10552 South 1055 West. The Applicant is now proposing to subdivide the property into 52 individual office condominiums. Each building will contain four individual condominium units while the remaining surrounding property (i.e. landscape and parking) will be designated as common area, which will be privately owned and managed by a condominium association.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The proposed plat includes a shared parking and access easement on all parking and drive aisle areas.
- The proposed condominium plat will fulfill all pending site plan requirements once recorded (i.e. waterline easements, public utility easements, and right-of-way dedication).
- Each unit will have sufficient culinary water and sanitary sewer services.

Conclusion:
Based on the findings and requirements listed above, the application, the materials submitted by the Applicant, and Staff's review of the application; Staff concludes that the proposal meets all of the provisions of Titles 16 & 17 of the City Code.

Recommendation:
Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve File No. PLPP201900696, unless during the hearing,

facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

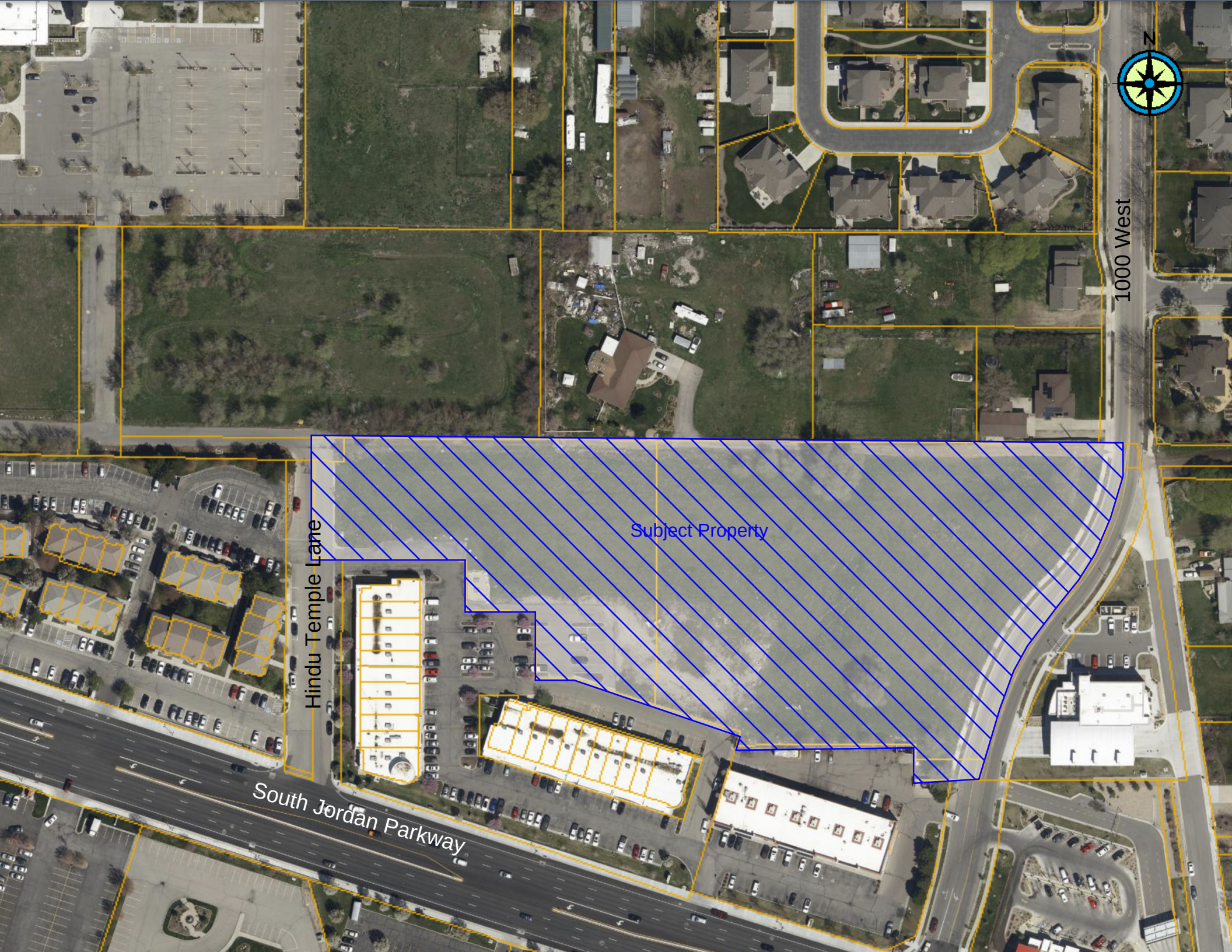
ALTERNATIVES:

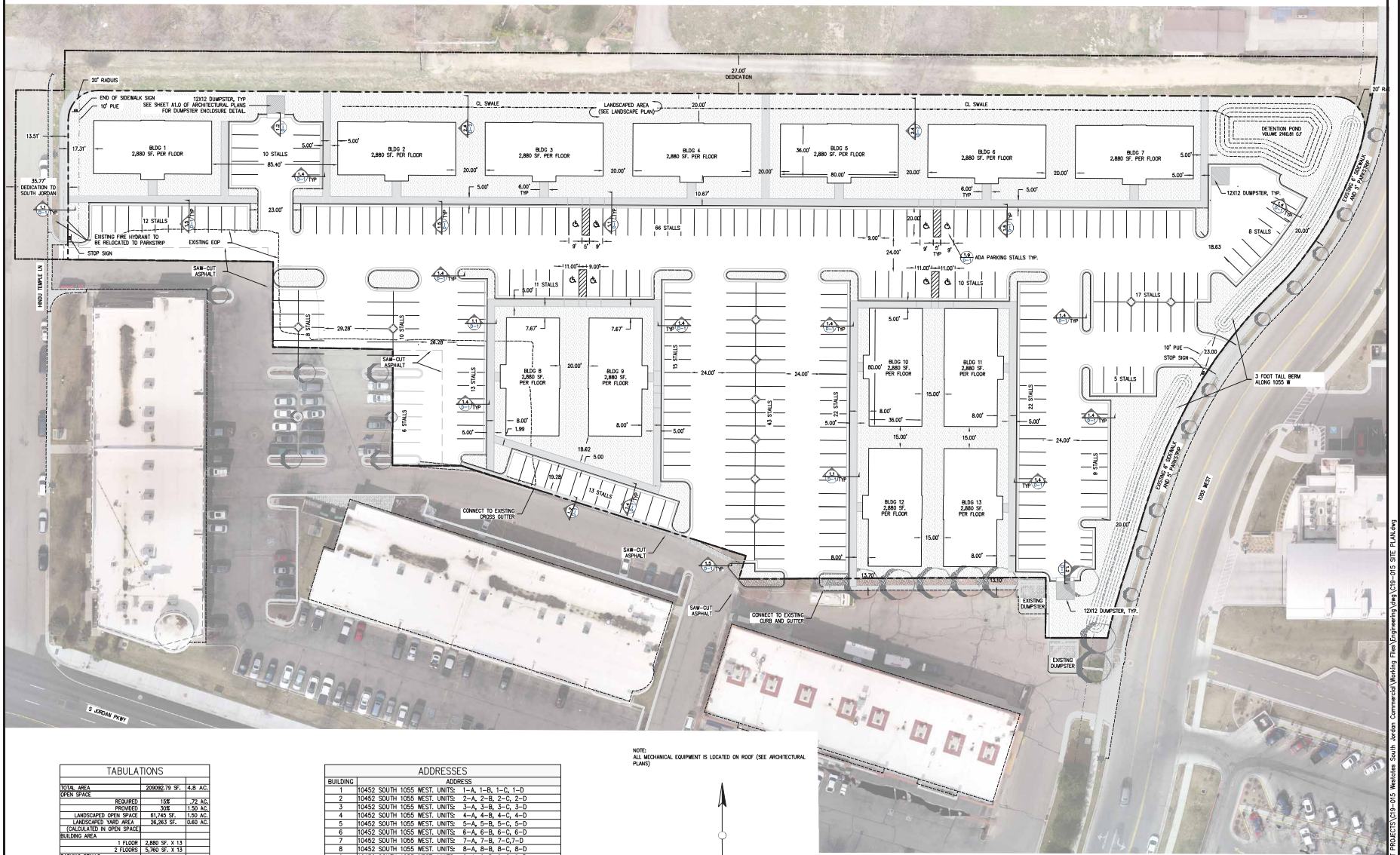
- Deny the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Approved Site Plan
- Proposed Condo Plat

City Engineer Approval: _____


N
1000 West
Subject Property
Hindu Temple Lane
South Jordan Parkway



TABULATIONS		
TOTAL AREA	209092.79 SF.	4.8 AC.
OPEN SPACE		
REQUIRED	15%	.72 AC.
PROVIDED	30%	1.50 AC.
LANDSCAPED OPEN SPACE	61,745 SF.	1.50 AC.
LANDSCAPED YARD AREA (CALCULATED IN OPEN SPACE)	26,263 SF.	0.60 AC.
BUILDING AREA		
1 FLOOR	2,880 SF. X 13	
2 FLOORS	5,760 SF. X 13	
PARKING STALLS		
REQUIRED 3 STALLS /1000 SF.	260	
PROVIDED 4 STALLS/1000 SF.	300	

ADDRESSES	
BUILDING	ADDRESS
1	10452 SOUTH 1055 WEST, UNITS: 1-A, 1-B, 1-C, 1-D
2	10452 SOUTH 1055 WEST, UNITS: 2-A, 2-B, 2-C, 2-D
3	10452 SOUTH 1055 WEST, UNITS: 3-A, 3-B, 3-C, 3-D
4	10452 SOUTH 1055 WEST, UNITS: 4-A, 4-B, 4-C, 4-D
5	10452 SOUTH 1055 WEST, UNITS: 5-A, 5-B, 5-C, 5-D
6	10452 SOUTH 1055 WEST, UNITS: 6-A, 6-B, 6-C, 6-D
7	10452 SOUTH 1055 WEST, UNITS: 7-A, 7-B, 7-C,7-D
8	10452 SOUTH 1055 WEST, UNITS: 8-A, 8-B, 8-C, 8-D
9	10452 SOUTH 1055 WEST, UNITS: 9-A, 9-B, 9-C, 9-D
10	10452 SOUTH 1055 WEST, UNITS: 10-A, 10-B, 10-C,10-D
11	10452 SOUTH 1055 WEST, UNITS: 11-A, 11-B, 11-C, 11-D
12	10452 SOUTH 1055 WEST, UNITS: 12-A,12-B, 12-C, 12-D
13	10452 SOUTH 1055 WEST, UNITS: 13-A, 13-B, 13-C, 13-D

NOTE:
ALL MECHANICAL EQUIPMENT IS LOCATED ON ROOF (SEE ARCHITECTURAL PLANS)

0 30' 60'

Z:\SEC Projects\CURRENT PROJECTS\C19-015 Westates South Jordan Commercial\Working Files\Engineering\dwg\C19-015 SITE PLAN.dwg

Summit Engineering Group Inc.
STRUCTURAL + CIVIL + LAND SURVEYING
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435.657.9732 • F: 435.657.9231

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SUMMIT ENGINEERING GROUP, INC.

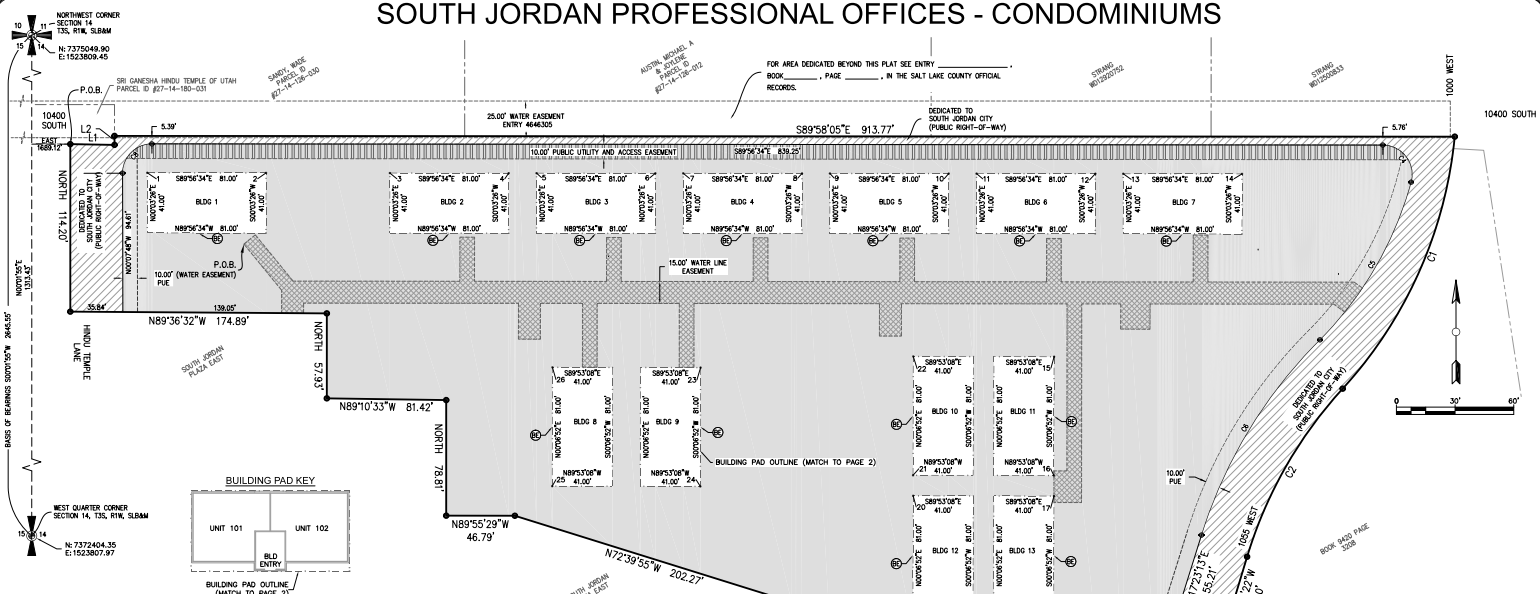
REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		

PROJECT ENGINEER: BMB
PROJECT MANAGER: SFS
DRAWN BY: SFS
ISSUE DATE: 11/01/2019
DESIGN ENGINEER
DATE

PROJECT: SOUTH JORDAN BUSINESS PARK
SHEET TITLE: SITE PLAN

PROJECT: C19-015
SHEET: C-2.0

SOUTH JORDAN PROFESSIONAL OFFICES - CONDOMINIUMS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°03'50"E	30.14'
L2	N00°00'37"E	6.10'
L3	N17°07'20"E	16.38'

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	297.00'	215.68'	41°36'26"	210.97'	S21°37'30"W
C2	297.46'	132.84'	25°36'21"	131.83'	N29°37'32"E
C3	486.20'	36.08'	4°15'03"	36.07'	N14°54'50"E
C4	20.00'	36.76'	105°17'57"	31.80'	N37°17'35"W
C5	245.00'	174.54'	40°49'31"	170.91'	S39°02'07"W
C6	1265.00'	125.24'	5°40'33"	125.19'	S51°14'49"E
C7	960.00'	50.80'	3°02'06"	50.80'	S15°10'40"E
C8	1,200.00'	51.48'	02°27'19"	28.33'	S44°57'48"W

WATER LINE EASEMENT BOUNDARY DESCRIPTION

BEGINNING AT A POINT 1400.27 FEET SOUTH 00°01'55" WEST ALONG THE SECTION LINE AND EAST 1807.02 FEET TO A POINT OF BEGINNING;
THENCE N00°03'25"E 15.58 FEET; THENCE N39°13'42"W 40.61 FEET; THENCE N50°46'18"E 10.00 FEET; THENCE S39°13'42"E 40.74 FEET; THENCE S89°56'35"E 113.70 FEET; THENCE N00°03'25"E 30.08 FEET; THENCE S89°52'36"E 10.00 FEET; THENCE S00°03'25"W 30.07 FEET; THENCE S89°56'35"E 90.00 FEET; THENCE N00°03'25"E 29.97 FEET; THENCE S89°52'36"E 10.00 FEET; THENCE S00°03'25"W 29.96 FEET; THENCE S89°56'35"E 90.00 FEET; THENCE N00°03'25"E 29.85 FEET; THENCE S89°52'36"E 10.00 FEET; THENCE S00°03'25"W 29.94 FEET; THENCE S89°56'35"E 90.00 FEET; THENCE N00°03'25"E 29.74 FEET; THENCE S89°52'36"E 10.00 FEET; THENCE S00°03'25"W 29.73 FEET; THENCE S89°56'35"E 90.00 FEET; THENCE N00°03'25"E 29.62 FEET; THENCE S89°56'35"E 10.00 FEET; THENCE S00°03'25"W 29.61 FEET; THENCE S89°56'35"E 90.00 FEET; THENCE N00°03'25"E 32.02 FEET; THENCE S89°56'35"E 10.00 FEET; THENCE S00°03'25"W 32.02 FEET; THENCE S89°56'35"E 89.75 FEET; THENCE S34°34'08"E 6.91 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 245.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS N55°58'57"W THENCE 20.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°45'56", WITH A CHORD BEARING AND DISTANCE OF S36°24'06"W 20.37 FEET; THENCE N54°03'14"W 9.23 FEET; THENCE N89°56'35"W 125.19 FEET; THENCE S00°03'22"W 17.23 FEET; THENCE N89°39'38"W 20.00 FEET; THENCE N00°20'22"E 17.14 FEET; THENCE N89°56'35"W 28.44 FEET; THENCE S00°03'25"W 135.45 FEET; THENCE N89°57'19"W 22.83 FEET; THENCE N00°03'25"E 21.57 FEET; THENCE S89°58'09"E 12.83 FEET; THENCE N00°03'25"E 113.88 FEET; THENCE N89°56'35"W 112.91 FEET; THENCE S00°03'25"W 22.07 FEET; THENCE N89°56'35"W 15.00 FEET; THENCE N00°03'25"E 22.07 FEET; THENCE N89°56'35"W 128.47 FEET; THENCE S00°03'25"W 43.56 FEET; THENCE N89°54'47"W 10.00 FEET; THENCE N00°03'25"E 43.55 FEET; THENCE N89°56'35"W 56.00 FEET; THENCE S00°03'25"W 43.52 FEET; THENCE N89°54'47"W 10.00 FEET; THENCE N00°03'25"E 43.51 FEET; THENCE N89°56'35"W 28.65 FEET; THENCE S00°03'25"W 24.43 FEET; THENCE N89°56'35"W 15.00 FEET; THENCE N00°03'25"E 24.43 FEET; THENCE N89°56'35"W 146.51 FEET; THENCE S00°03'25"W 6.89 FEET; THENCE N89°36'33"W 15.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.385 ACRES, OR 16,786 SQUARE FEET,

SOUTH VALLEY SEWER DISTRICT

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.

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

NOTES

1. 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.
2. POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBED BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTES, EASEMENTS CC&R'S OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE WITH ALL NOTES, EASEMENTS, CC&R'S, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
3. MASTER ASSOCIATION COMMON SPACE – ALL MASTER ASSOCIATION COMMON SPACE SHALL BE OWNED BY THE MASTER ASSOCIATION AND SHALL BE USABLE BY ALL UNITS AS OUTLINES N THE CC&R'S.
4. SUB-ASSOCIATION COMMON SPACE – USE AND OWNERSHIP OF THE SUB-ASSOCIATION COMMON SPACE IS BY BUILDING. ALL COMMON SPACE WITHIN A BUILDING SHALL BE OWNED BY THE SUB-ASSOCIATION FOR THAT BUILDING AND SHALL BE USABLE ONLY BY THE UNITS IN THAT BUILDING AS OUTLINED IN THE SUB-ASSOCIATION CC&R'S.
5. ALL PARKING, ACCESS AND DUMPSTERS SHALL BE SHARED THROUGHOUT THE SOUTH JORDAN PROFESSIONAL OFFICE CONDOMINIUMS USE ARE AS DEFINED IN THE RECORDED CC&R'S.

BUILDING CORNERS

Point	Northing	Easting
1	7373698.247	1525549.786
2	7373698.166	1525530.786
3	7373698.082	1525715.184
4	7373698.000	1525696.184
5	7373697.982	1525815.184
6	7373697.901	1525796.184
7	7373697.882	1525915.184
8	7373697.801	1525896.184
9	7373697.782	1526015.184
10	7373697.701	1526096.184
11	7373697.682	1526115.184
12	7373697.601	1526196.184
13	7373697.582	1526215.184
14	7373697.501	1526296.184
15	7373697.837	1526168.039
16	7373491.837	1526167.877
17	7373477.837	1526167.944
18	7373396.837	1526167.782
19	7373397.015	1526071.788
20	7373478.015	1526071.950
21	7373492.015	1526071.883
22	7373573.015	1526072.045
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24	7373484.413	1525926.870
25	7373484.596	1525825.876
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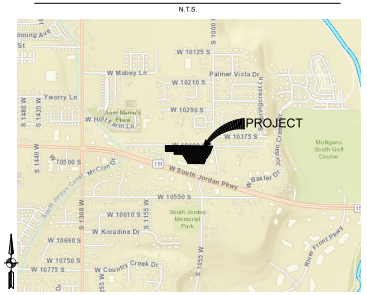
ADDRESSES	
BUILDING	ADDRESS
1	10416 SOUTH 1055 WEST. UNITS: 101, 102, 201, 202
2	10414 SOUTH 1055 WEST. UNITS: 101, 102, 201, 202
3	10412 SOUTH 1055 WEST. UNITS: 101, 102, 201, 202
4	10410 SOUTH 1055 WEST. UNITS: 101, 102, 201, 202
5	10408 SOUTH 1055 WEST. UNITS: 101, 102, 201, 202
6	10406 SOUTH 1055 WEST. UNITS: 101, 102, 201, 202
7	10404 SOUTH 1055 WEST. UNITS: 101, 102, 201, 202
8	10438 SOUTH 1055 WEST. UNITS: 101, 102, 201, 202
9	10436 SOUTH 1055 WEST. UNITS: 101, 102, 201, 202
10	10434 SOUTH 1055 WEST. UNITS: 101, 102, 201, 202
11	10432 SOUTH 1055 WEST. UNITS: 101, 102, 201, 202
12	10448 SOUTH 1055 WEST. UNITS: 101, 102, 201, 202
13	10446 SOUTH 1055 WEST. UNITS: 101, 102, 201, 202
COMMON SPACE	10422 S 1055 W

LEGEND

- SECTION LINES
- ADJACENT PROPERTY LINES
- 10' PUBLIC UTILITY EASEMENT
- BOUNDARY
- BOUNDARY ANGLE POINT
- DEDICATED TO SOUTH JORDAN CITY OVER COMMON SPACE
- NONEXCLUSIVE WATER EASEMENT FOR SOUTH JORDAN CITY OVER COMMON SPACE
- NONEXCLUSIVE GAS EASEMENT FOR QUESTAR/DOMINION OVER COMMON SPACE
- MASTER ASSOCIATION COMMON SPACE *
- BUILDING PAD OUTLINE (SEE PAGE 2)
- BUILDING ENTRY SIDE

VICINITY MAP

N.T.S.



EASEMENT APPROVAL

"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 MY 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 STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE. EXISTING BLANKET TYPE EASEMENTS ARE HEREBY VACATED, AS THEY AFFECT THIS PROPERTY, WITH THE RECORDING OF THIS SUBDIVISION PLAT."

APPROVED THIS_____DAY OF_____, 20___,

ROCKY MOUNTAIN POWER COMPANY

BY-_____

CENTURYLINK

BY-_____

COMCAST CABLE COMPANY

BY-_____

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. DOMINION MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, INCLUDING INFORMATION RELATED TO ALLOWED ACTIVITIES WITHIN RIGHTS OF WAY, PLEASE CONTACT DOMINION'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS_____DAY OF_____, 20____,
DOMINION COMPANY

BY-_____

TITLE-_____

BOUNDARY DESCRIPTION

BEGINNING NORTH 00°01'55" EAST 1313.43 FEET ALONG THE SECTION LINE AND EAST 1688.60 FEET FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SLB&M;

THENCE S89°03'50"E 30.14 FEET; THENCE N00°00'37"E 6.10 FEET; THENCE S89°58'05"E 913.77 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 297.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS N84°29'00"W THENCE 191.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°54'43", WITH A CHORD BEARING AND DISTANCE OF S22°58'21"W 188.05 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 297.46 FEET; THENCE 132.94 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°36'21", WITH A CHORD BEARING AND DISTANCE OF S29°37'32"W 131.83 FEET; THENCE S16°49'22"W 52.40 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 486.51 FEET; THENCE 38.08 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°29'03", WITH A CHORD BEARING AND DISTANCE OF S14°34'50"W 38.07 FEET; THENCE S89°58'51"W 78.13 FEET; THENCE N00°01'09"W 40.88 FEET; THENCE S89°29'48"W 208.07 FEET; THENCE N17°01'20"E 16.38 FEET; THENCE N72°39'55"W 202.27 FEET; THENCE N89°55'29"W 46.79 FEET; THENCE NORTH 78.81 FEET; THENCE N89°10'33"W 81.42 FEET; THENCE NORTH 57.93 FEET; THENCE N89°36'32"W 174.89 FEET; THENCE NORTH 114.20 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 5.310 ACRES, OR 231,317 SQUARE FEET,

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 00°01'55" WEST BETWEEN THE MONUMENTS FOUND FOR THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH UTAH COORDINATE 1983 CENTRAL ZONE BEARINGS.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BRIAN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BRIAN BALLS
PROFESSIONAL LAND SURVEYOR

DATE

SURVEYOR'S SEAL

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I(WE) THE UNDERSIGNED OWNER(S) OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE SOUTH JORDAN PROFESSIONAL OFFICES – CONDOMINIUMS, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS_____DAY OF_____, 20___,

SJ BUSINESS PARK, LLC, A UTAH LIMITED LIABILITY COMPANY
BY ITS MANAGER WESTATES COMPANIES, LLC, A UTAH LIMITED LIABILITY COMPANY
BY STAN T. ROWLAND, MANAGER

DATE

ACKNOWLEDGMENT

STATE OF_____)
COUNTY OF_____) S.S.

ON THIS_____DAY OF_____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF_____, IN SAID STATE OF_____, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

SOUTH VALLEY SEWER DISTRICT	BOARD OF HEALTH
APPROVED AS TO FORM THIS _____DAY OF _____, 20____,	APPROVED AS TO FORM THIS _____DAY OF _____, 20____,
SIGNATURE DATE	SIGNATURE DATE

SOUTH JORDAN CITY ENGINEER	OFFICE OF THE CITY ATTORNEY
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 _____, 20____,
SIGNATURE DATE	SIGNATURE DATE

SOUTH JORDAN CITY MAYOR	CITY PLANNING
PRESENTED TO THE SOUTH JORDAN CITY MAYOR ON THIS _____DAY OF _____, 20____, AT WHICH TIME THIS PLAT WAS ACCEPTED	APPROVED AS TO FORM THIS _____DAY OF _____, 20____,
SIGNATURE DATE	SIGNATURE DATE

RECORDER

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

SALT LAKE COUNTY RECORDER

PROJECT	C19-015
SHEET	1 OF 3
ISSUE DATE	01/08/2020

Summit Engineering Group Inc.
Structural - Civil - Surveying
55 WEST CENTER - P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-654-9229 • F: 435-654-9231

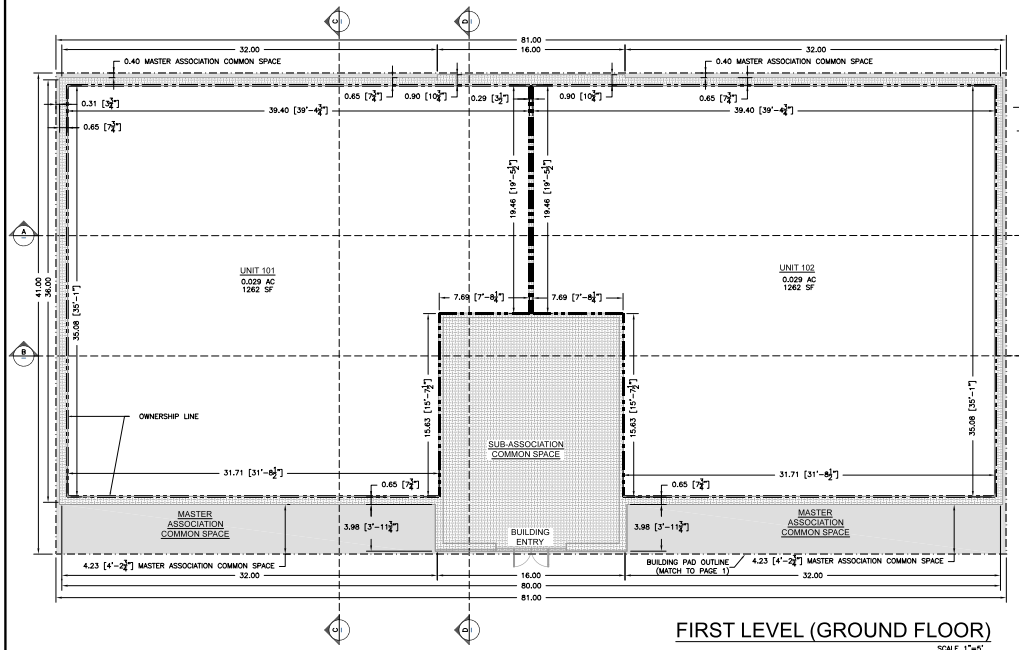
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IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED SURVEYOR IN THE STATE OF UTAH, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSED SURVEYOR WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

SOUTH JORDAN PROFESSIONAL OFFICES - CONDOMINIUMS

LOCATED IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SLB&M,
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

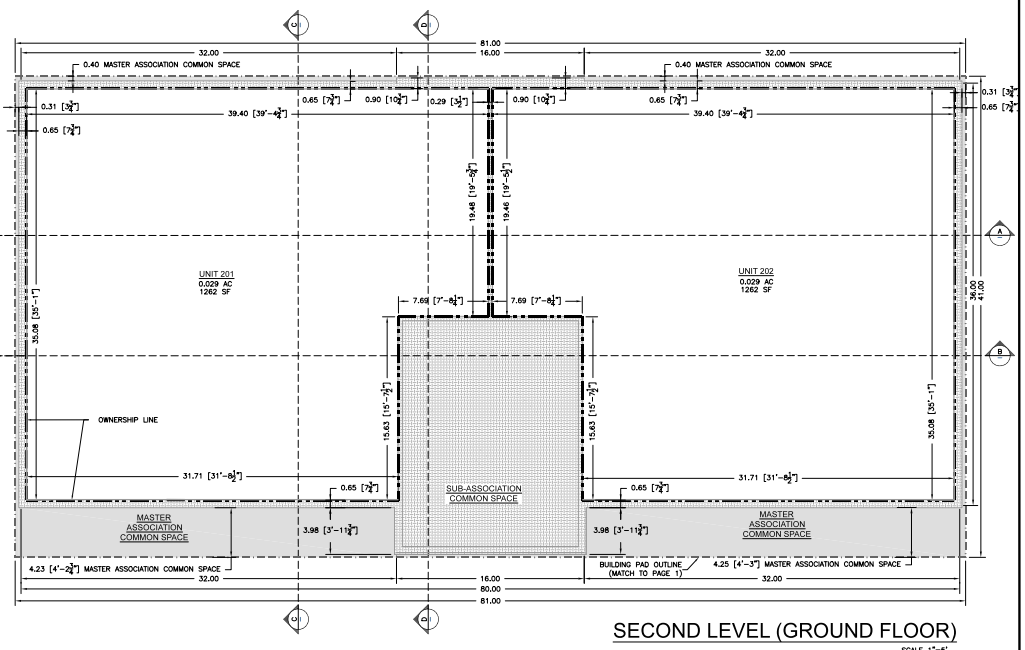
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SOUTH JORDAN PROFESSIONAL OFFICES - CONDOMINIUMS



FIRST LEVEL (GROUND FLOOR)

SCALE 1"=5'



SECOND LEVEL (GROUND FLOOR)

SCALE 1"=5'

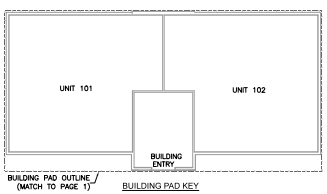
LEGEND

- OWNERSHIP BOUNDARY
- BUILDING PAD OUTLINE (MATCH TO PAGE 1)
- MASTER ASSOCIATION COMMON SPACE*
- SUB-ASSOCIATION COMMON SPACE*

* NOTES

MASTER ASSOCIATION COMMON SPACE – ALL MASTER ASSOCIATION COMMON SPACE SHALL BE OWNED BY THE MASTER ASSOCIATION AND SHALL BE USABLE BY ALL UNITS AS OUTLINED IN THE COR'S.

SUB-ASSOCIATION COMMON SPACE – USE AND OWNERSHIP OF THE SUB-ASSOCIATION COMMON SPACE IS BY BUILDING. ALL COMMON SPACE WITHIN A BUILDING SHALL BE OWNED BY THE SUB-ASSOCIATION FOR THAT BUILDING AND SHALL BE USABLE ONLY BY THE UNITS IN THAT BUILDING AS OUTLINED IN THE SUB-ASSOCIATION COR'S.



BUILDING PAD KEY

PROJECT	C19-015
SHEET	2 OF 3
ISSUE DATE	01/08/2020

Summit Engineering Group Inc.
Structural • Civil • Surveying
95 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
Ph. 435-654-9229 • Fx. 435-654-9231

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SOUTH JORDAN PROFESSIONAL OFFICES - CONDOMINIUMS

LOCATED IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SLB&M,
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

2:\SEG PROJECTS\CURRENT PROJECTS\C19-015 WESTATES SOUTH JORDAN COMMERCIAL\WORKING FILES\SURVEY\DWG\C19-015 PLAT-CONDO.DWG

SOUTH JORDAN PROFESSIONAL OFFICES - CONDOMINIUMS

LEGEND

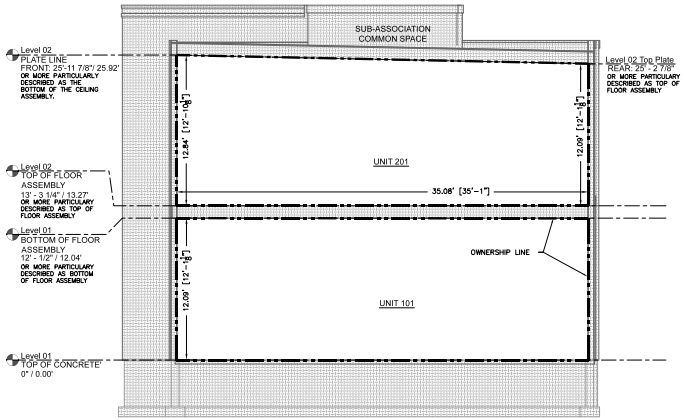
OWNERSHIP BOUNDARY

SUB-ASSOCIATION COMMON SPACE*

* NOTES

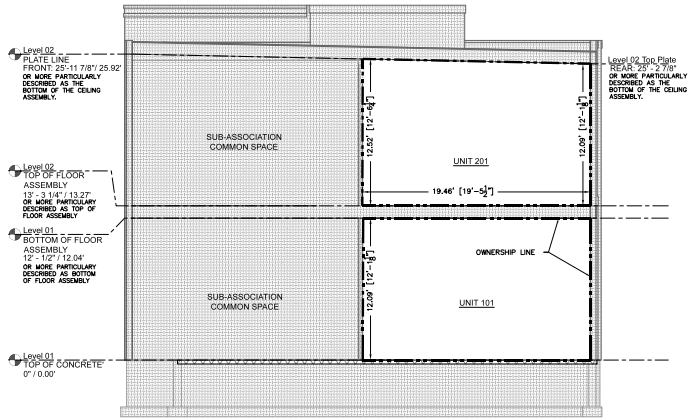
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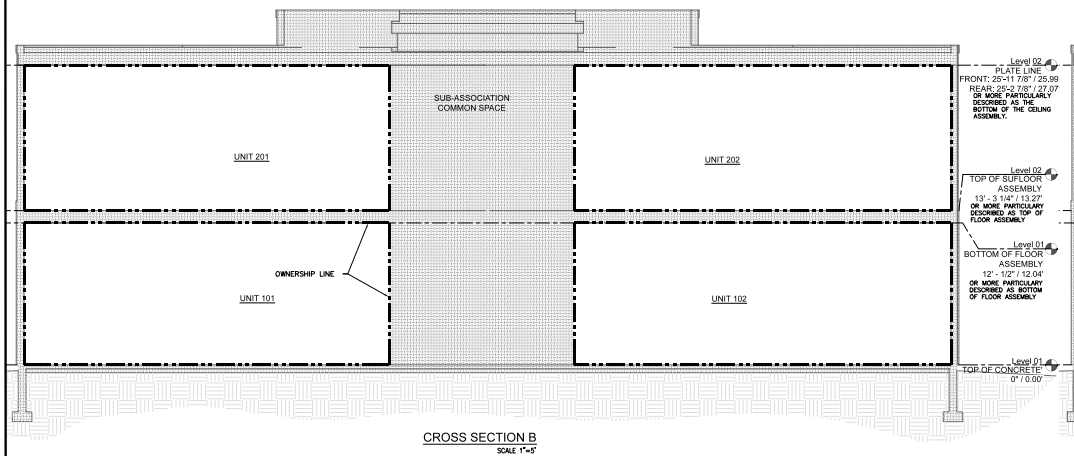
CROSS SECTION C

SCALE 1"=5'



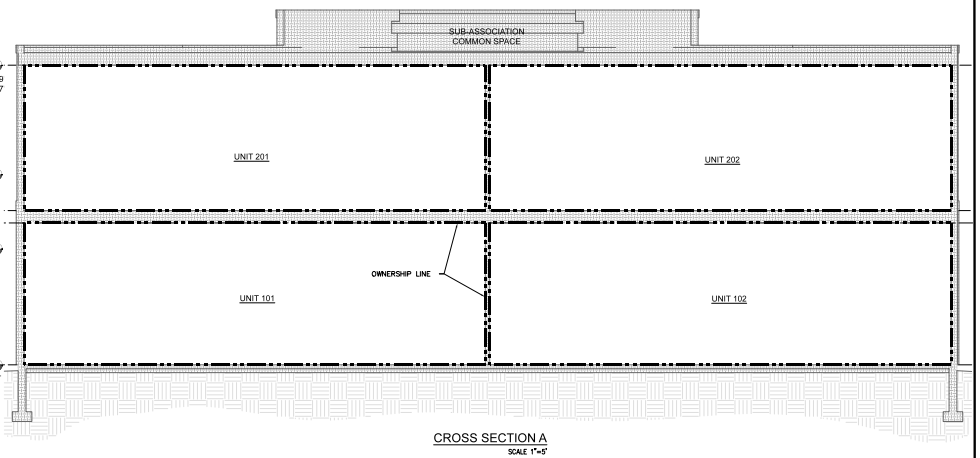
CROSS SECTION D

SCALE 1"=5'



CROSS SECTION B

SCALE 1"=5'



CROSS SECTION A

SCALE 1"=5'

PROJECT	C19-015
SHEET	3 OF 3
ISSUE DATE	01/08/2020

Summit Engineering Group Inc.

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SOUTH JORDAN PROFESSIONAL OFFICES - CONDOMINIUMS

LOCATED IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SLB&M,
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

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SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 01/14/2020

Issue: **ACKER OFFICE AND RECEPTION CENTER REZONE**
Rezone from A-5 (Agricultural, minimum 5 acre lot) to P-O (Professional - Office) Zone

Address: **1094 West 10400 South**
File No: **PLZBA201900646**
Applicant: **Cheryl Acker**

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

Staff Recommendation (Motion Ready):

I move that the Planning Commission recommend that the City Council **approve** the following:

- Ordinance No. 2020-01-Z approving the zone change.

ACREAGE:	Approximately 2.75 acres
CURRENT ZONE:	A-5 (Agricultural, minimum 5 acre lot) Zone
CURRENT USE:	Vacant and raw land
FUTURE LAND USE PLAN:	O (Office Use)
NEIGHBORING ZONES/USES:	North – A-1 / Sri Ganesha Hindu Temple of Utah South – P-O and C-C / Combination of raw, undeveloped land and office buildings West – A-5 / Private lane to the temple East – A-1 / Single-family residence

STANDARD OF APPROVAL

2. REZONE:

The rezoning of property may not be considered if the proposed zoning does not conform to the [G]eneral [P]lan. The following guidelines shall be considered in the rezoning of parcels:

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

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

C. The rezoning will not impair the development potential of the parcel or neighboring properties. (City Code § 17.22.020)

BACKGROUND:

The applicant seeks to amend the City Zoning Map on property generally located at 1094 West 10400 South. The zoning is proposed to be amended from A-5 (Agricultural, minimum 5 acre lot) to P-O (Professional – Office). The Future Land Use map is not proposed to be amended since the property is currently designated for future office use.

The property is roughly 2.75 acres. It is undeveloped and unimproved. The applicant seeks to develop the property for an office building and a reception center. The concept plan shows a two-story office building and a single-story reception center. The office building is roughly around 15,000 sq. ft. in total while the reception center is approximately 5,000 sq. ft.

The reception center is located at the east end of the property allowing for views of the Wasatch mountains. The office building is located immediately to the west of it. Parking is located to the west and to the south of the buildings. Access is expected to come from the south via Hindu Temple Ln., which is a public street.

Adjacent land uses include a Hindu temple to the north, an office development to the south and a single-family residence to the east. Property immediately to the west is vacant. The proposed development will not connect or use any private drives or connect to any of the residential streets. Traffic impacts are expected to be limited to Hindu Temple Ln. and the commercial/office development to the south of it.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The application meets the rezone standards for approval of the City Code.
- The proposed development plan includes an office building and a reception center. No access will come through any of the adjacent residential properties.
- A majority of the adjacent properties are either designated or developed for commercial uses.
- The proposal is consistent with the following goals and policies of the General Plan:
  - Goal LU-3 Locate commercial and office development in areas indicated on the Future Land Use Plan Map that contribute to the welfare and quality of life of South Jordan residents.
  - Policy LU-3.9 Office uses should be encouraged in areas that provide buffers between residential uses and heavily used traffic arteries and other intense uses, and in locations that promote economic development and expansion of the employment base.
  - Policy LU-3.10 Office uses should also be encouraged as part of the major commercial clusters and mixed use developments to promote commerce as well as personal services and retail support.
  - Goal ED-1 Develop a positive business atmosphere that fosters economic development for the benefit of City residents and businesses.
  - Policy ED-1.12 Seek a better balance of the 'jobs to dwelling unit' ratio in the City by promoting new businesses and job opportunities for City residents, including seasonal and part time jobs for youth.

Conclusion: Based on the staff report background information and the findings above, the Application, should have a low impact on the adjacent properties and will be consistent with the goals and policies of the General Plan.

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

FISCAL IMPACT:

The proposed development will raise additional money for the City. Overall, the revenues will outweigh the expenditures. A fiscal impact analysis table and graphics are attached to the report.

ALTERNATIVES:

- Recommend approval of an amended application.
- Recommend denial of the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Future Land Use Map
- Zoning Map
- Concept Plan
- Fiscal Analysis
- Infrastructure Analysis
- Ordinance 2020-01-Z
  - Exhibit 'A' – Zoning Map



Damir Drozdek, AICP
Planner III
Planning Department



Legend

STREETS

PARCELS

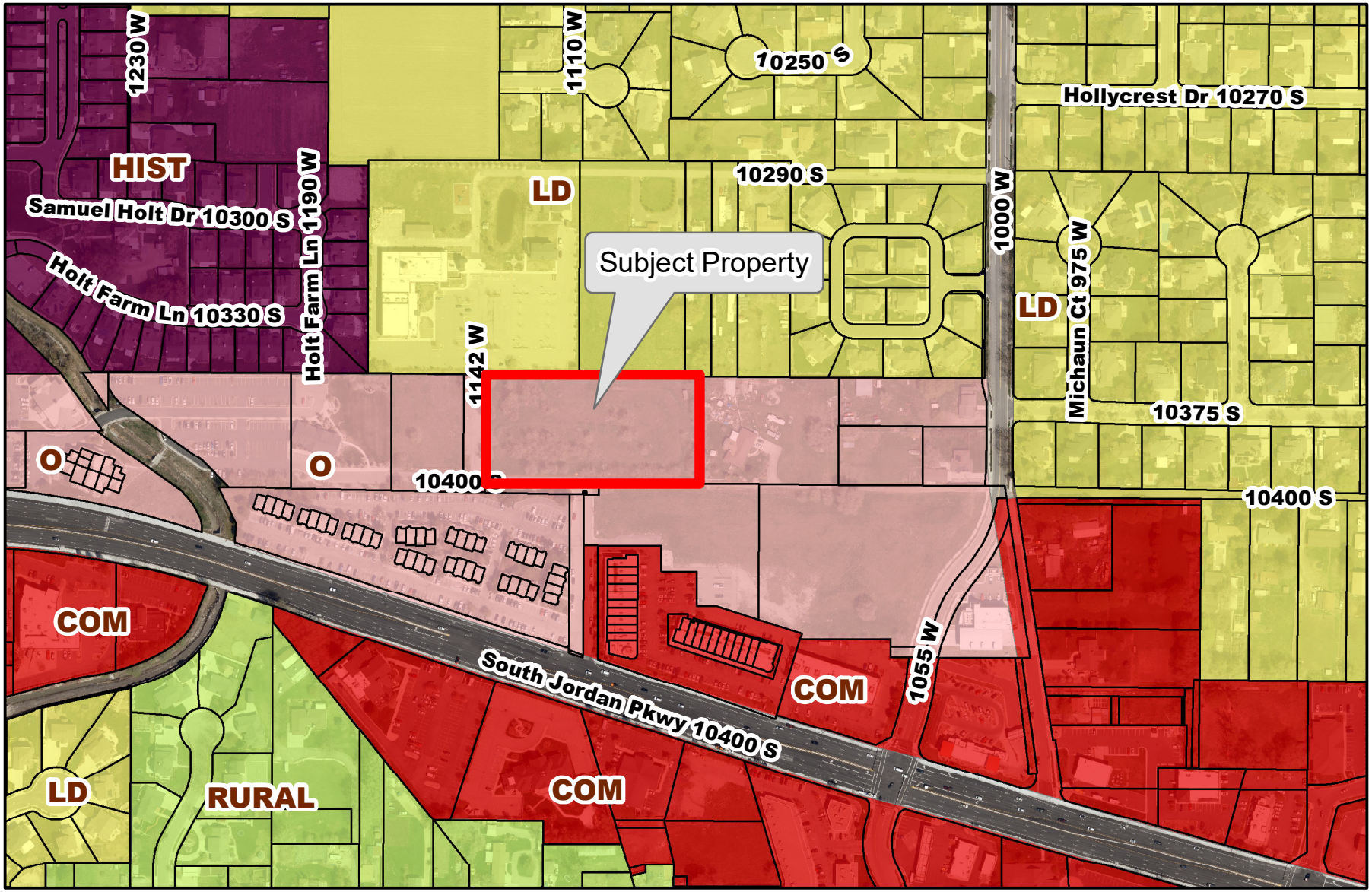
Aerial Map

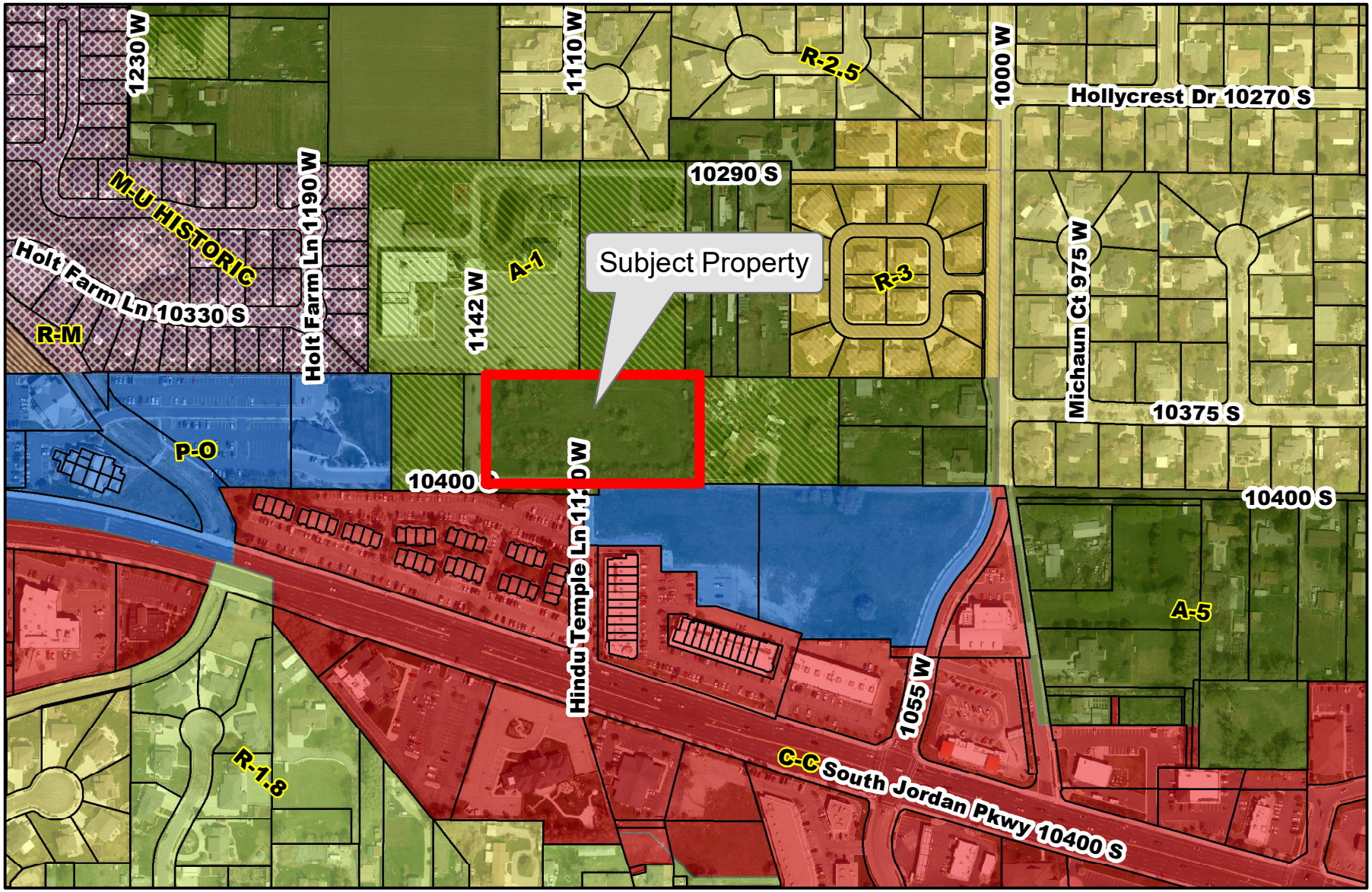
City of South Jordan

0 105 210 420 630 840 Feet

Aerial Imagery
2019

ESRI


1230 W
1110 W
10250 S
Hollycrest Dr 10270 S
HIST
Samuel Holt Dr 10300 S
Holt Farm Ln 1190 W
LD
10290 S
1000 W
Michaun Ct 975 W
Holt Farm Ln 10330 S
Subject Property
LD
1142 W
10375 S
O
O
10400 S
10400 S
COM
South Jordan Pkwy 10400 S
1055 W
COM
LD
RURAL
COM
Legend
STREETS
PARCELS
Future Land Use Map
City of South Jordan
0 105 210 420 630 840
Feet
Aerial Imagery
2019
ESRI



Legend

STREETS

PARCELS

Zoning Map

City of South Jordan

0 105 210 420 630 840 Feet

Aerial Imagery
2019

ESRI

SITE INFORMATION

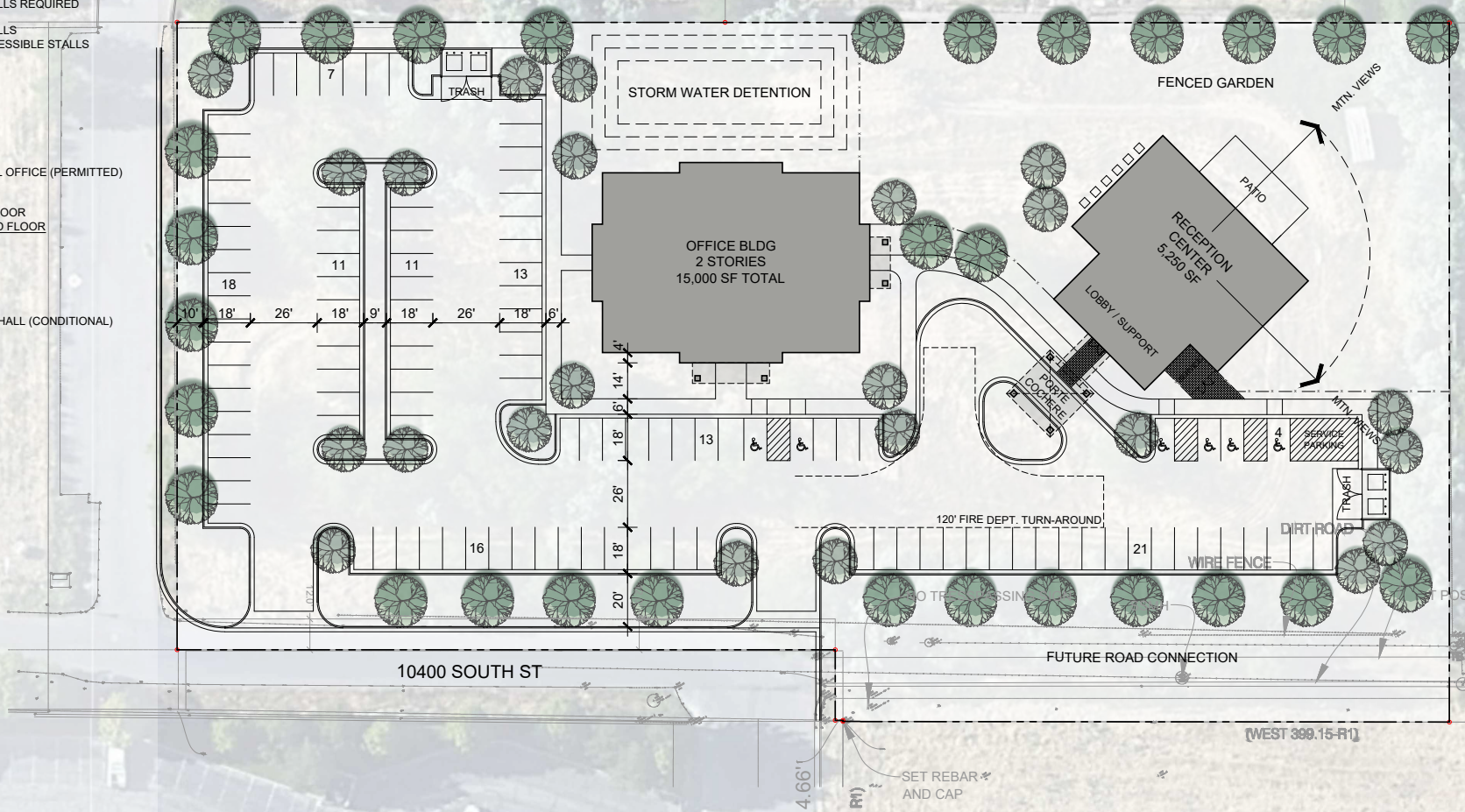
JURISDICTION:	SOUTH JORDAN, UTAH
ZONING:	A-5, AGGRECULTURAL (CURRENT) PO, PROFESSIONAL OFFICE (FUTURE)
OFF-STREET PARKING:	
OFFICE:	50 PARKING STALLS @ 1 / 300 SF
RECEPTION:	53 PARKING STALLS @ 1 / 100 SF
TOTAL	103 PARKING STALLS REQUIRED
TOTAL PROVIDED:	114 PARKING STALLS INCLUDING 6 ACCESSIBLE STALLS
SITE AREA:	127,541 SF TOTAL
LANDSCAPING:	62,439 SF OR 49%

OFFICE BUILDING

OCCUPANCY:	'B' PROFESSIONAL OFFICE (PERMITTED)
STRUCTURE:	TWO STORIES 7,500 SF - MAIN FLOOR 7,500 SF - SECOND FLOOR 15,000 SF - TOTAL

RECEPTION CENTER

OCCUPANCY:	'A-3' COMMUNITY HALL (CONDITIONAL)
STRUCTURE:	SINGLE STORY 5,250 SF TOTAL



PROPOSED PRELMINARY SITE PLAN

PROFESSIONAL OFFICES AND RECEPTION CENTER • SOUTH JORDAN, UTAH • OCTOBER 03, 2019 • PREPARED FOR CHERYL ACKER

GOULD PLUS ARCHITECTS

NORTH

0' 10' 20' 40'

1" = 20'

Project Analysis

Project: Acker

November 22, 2019

Scenario Descriptions

Scenario 1: No Change (A-5)

Currently Zoned - A-5 (Agricultural)

Scenario 2: P-O

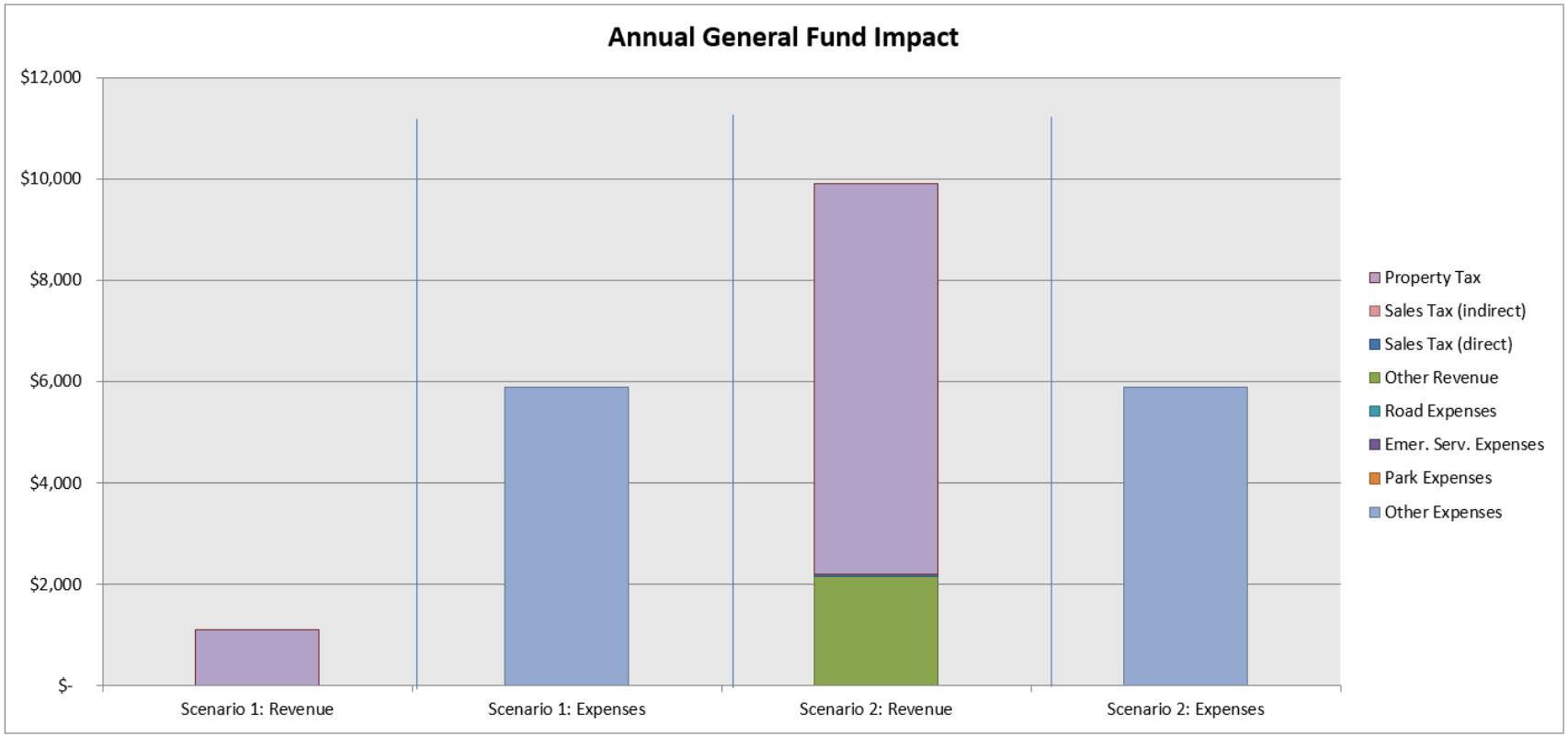
Professional Office

Financial Summary by Scenario

Projected Short-Term Operational Impact (General Fund)	No Change (A-5)	P-O
Revenue	**$ 1,105**	**$ 9,906**
Property Tax	$ 1,105	$ 7,708
Sales Tax (direct)	$ -	$ 35
Other*	$ -	$ 2,163
Expenses	**$ 5,898**	**$ 5,898**
Roads	$ -	$ -
Emergency Serv.	$ -	$ -
Parks	$ -	$ -
Other**	$ 5,898	$ 5,898
Total	**$ (4,793)**	**$ 4,008**
Per Acre	$ (1,641.40)	$ 1,372.64
Per Unit		
Per Person		
Indirect Impact		
Potential Retail Sales	**$ -**	**$ -**
Sales Tax (indirect)	$ -	$ -

*Other Revenue - Includes Permits, Licenses, Motor Vehicle Tax, Energy Sales & Use Tax, Telecommunications Tax, and Cable Franchise Tax.

** Other Expense - Includes all other General Fund Expenses excluding Roads, Emergency Services, and Parks.


Annual General Fund Impact
$12,000
$10,000
$8,000
$6,000
$4,000
$2,000
$-
Scenario 1: Revenue
Scenario 1: Expenses
Scenario 2: Revenue
Scenario 2: Expenses
Property Tax
Sales Tax (indirect)
Sales Tax (direct)
Other Revenue
Road Expenses
Emer. Serv. Expenses
Park Expenses
Other Expenses

LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Office Building & Meeting Hall – A-5 - PO

Planner Assigned	Damir Drozdek
Engineer Assigned	Shane Greenwood

The Engineering Department has reviewed this application and has the following comments:

Transportation: ***(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)***

The subject property is located at 1094 West 10400 South, north end of Hindu Temple Lane. The proposed development of 2.93 acres into an office building and reception center. Hindu Temple Lane is the existing roadway accessing this development from South Jordan Parkway which should have sufficient capacity for the increase of traffic from this development. A traffic study will be required for this development.

Culinary Water: ***(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)***

The subject property can be serviced by a water main in 10400 South. According to City records the existing pipe is six inch diameter. It is anticipated that water service loop will be required for adequate volume and pressure for the proposed development. Per City standards, a water model submittal is required.

Secondary Water: ***(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)***

Not required.

Sanitary Sewer: ***(Attach letter from South Valley Sewer stating that this zone/land use change does not affect service and that any future project can be services by the District)***

At the time of Site Plan approval, the developer must submit an approval letter from South Valley Sewer District stating sufficicnt capacity for any additional sewer connections to the sewer main in the area. It is anticipated that adequate sewer service is available.

Storm Drainage: ***(How will this area be services for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)***

Due to no known storm drain systems in the area, it is anticipated that the proposed storm drain system will collect and retain hundred percent on site. Both above ground and subsurface retention areas acceptable to the City.

Other Items: ***(Any other items that might be of concern)***

This developer proposes to dedicate a portion of the land for future 10400 South roadway. The recent proposed developments to the east of this project also propose to dedicate for the future roadway. City Engineering will coordinate and work with all parties involved for a satisfactory alignment, dedication and design of 10400 South roadway.

Report Approved:

Development Engineer — Date: 12/4/19

Brad Klavano, PE, PLS
Director of Engineering/City Engineer — Date: 12/4/19

ORDINANCE NO. 2020-01-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY APPROXIMATELY LOCATED AT 1094 WEST 10400 SOUTH FROM THE A-5 ZONE THE P-O ZONE.

WHEREAS, the City Council of the City of South Jordan ("City Council") has adopted the Zoning Ordinance of the City of South Jordan (Title 17 of the City Code) with the accompanying Zoning Map; and

WHEREAS, the Applicant, Cheryl Ackerman, proposed that the City Council amend the Zoning Map by rezoning the below-described property; and

WHEREAS, the South Jordan Planning Commission reviewed the proposed rezoning and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed rezoning; and

WHEREAS, the City Council finds that the rezoning will enhance the public health, safety and welfare and promote the goals of the General Plan.

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

SECTION 1. Rezone. The property described in Application PLZBA201900646 located in the City of South Jordan, Utah is hereby reclassified from the A-5 Zone to the P-O Zone on property described in the attached **Exhibit A**.

SECTION 2. Filing of Zoning Map. The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

SECTION 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2020 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	____	____	____	____
Bradley Marlor	____	____	____	____
Donald Shelton	____	____	____	____
Tamara Zander	____	____	____	____
Jason McGuire	____	____	____	____

Mayor: _____ Attest: _____
Dawn R. Ramsey City Recorder

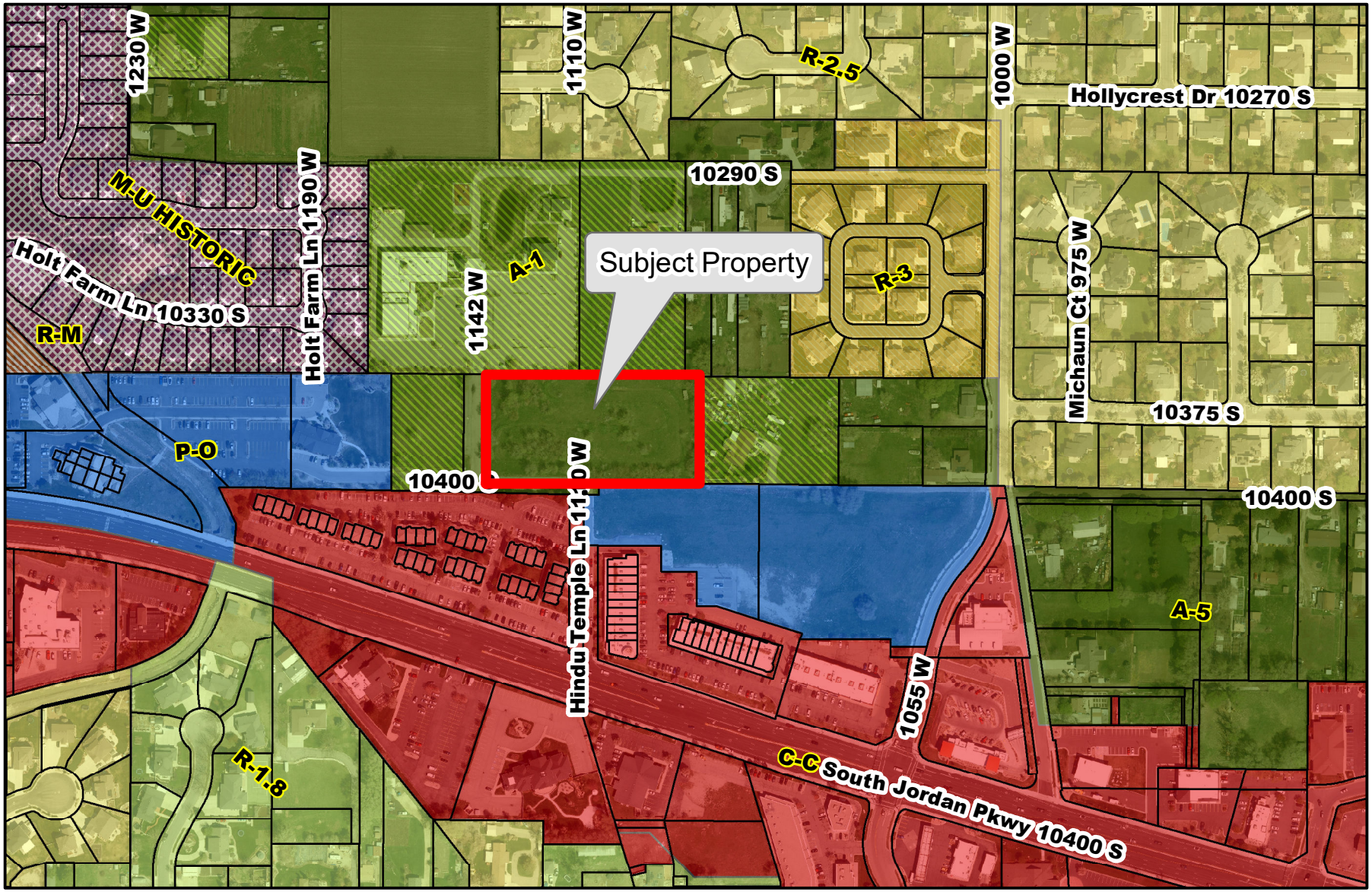
Approved as to form:

_____
Office of the City Attorney

EXHIBIT A

(Property Description)

BEG N 0°01'55" E 1326.47 FT & S 89°58'05" E 855.34 FT & N 89°50'23" E 43.26 FT & N 89°05'11" E 45.18 FT & S 87°12'58" E 39.34 FT & S 89°03'15" E 480.15 FT FR W 1/4 COR SEC 14, T 3S, R 1W, SLM; N 269.76 FT M OR L; E 495 FT; S 264 FT; W 268.8 FT M OR L; N 89°03'15" W 225.66 FT TO BEG. LESS & EXCEPT BEG N 1317 FT & W 910.35 FT FR CEN SEC 14, T 3S, R 1W, SLM; W 255.63 FT; S 23.25 FT; S 89°03'13" E 255.66 FT; N 27.08 FT TO BEG. 0.15 AC M OR L. 2.92 AC. 4583-0019 6572-1936 5869-2101 6572-1939 6667-1013 7988-2631 8366-3189 10042-1128



Legend

STREETS

PARCELS

Exhibit 'A' - Zoning Map

City of South Jordan

0 105 210 420 630 840 Feet

Aerial Imagery
2019

ESRI