AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
6:30 P.M.
January 28, 2020

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, JANUARY 28, 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 January 14, 2020

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: CLOVER RIDGE 5 PRELIMINARY SUBDIVISION

Location: 11709 South Halcom Dr.
File No: PPLPP201900609
Applicant: David George

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

B.1 Issue: MY CHILD CARE ACADEMY CONDITIONAL USE PERMIT AMENDMENT

Location: 1325 West South Jordan Parkway
File No: PLCUP201900711
Applicant: Colby Ashby

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

C.1 Issue: SMALL CELL ANTENNA CONDITIONAL USE PERMIT

Location: 3595 W South Jordan Parkway #100
File No: PLCUP201900495
Applicant: Keri Heflen

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

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

D.1 Issue: BENTLEY AND LAMBORGHINI FRANCHISE REZONE

Location: 1231 W South Jordan Parkway
File No: PLZBA201900715
Applicant: Thomas Buckley

D.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 23rd day of January 2020.

Anna M. West

Anna M. West, CMC
South Jordan City Recorder

CITY OF SOUTH JORDAN
PLANNING COMISSION MEETING
COUNCIL CHAMBERS
January 14, 2020

Present: Commissioner Sean Morrissey, Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Steve Catmull, Staff Attorney Todd Sheeran, Deputy City Engineer Jeremy Nielson, City Planner Greg Schindler, Planner Brad Sanderson, Deputy Recorder Cindy Valdez

Others: See Attachment A

6:30 P.M.
REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Commissioner Hollist welcomed everyone and noted that all Commissioners are present at tonight's meeting.

Commissioner Hollist said I would like to amend the Agenda and add an item to the Agenda so we can nominate a new Chair, Vice Chair, and a new member to the Architectural Review Committee.

B. Motion to Approve Amended Agenda

Commissioner Gedge made a motion to approve the January 14, 2020 Planning Commission Amended Agenda. Commissioner Morrissey seconded the motion. Vote was unanimous in favor.

C. Motion to Nominate a Chair, Vice-Chair and a member to the Architectural Review Committee

Commissioner Morrissey motioned to nominate Commissioner Michele Hollist as the new Chair. Commissioner Gedge seconded the motion. Vote was unanimous in favor.

Commissioner Morrissey motioned to nominate Commissioner Nathan Gedge as the Vice-Chair. Commissioner Hollist seconded the motion. Vote was unanimous in favor.

Commissioner Hollist motioned to nominate Commissioner Trevor Darby to the Architectural Review Committee. Commissioner Morrissey seconded the motion. Vote was unanimous in favor.

D. Approval of the Minutes from the Meeting held on December 10, 2019

Commissioner Morrissey made a motion to approve the December 10, 2019 Planning Commission Minutes. Commissioner Catmull seconded the motion. Vote was unanimous in favor.

APROVED

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

City Planner Greg Schindler said because we have so many new Planning Commissioner's we thought it would be appropriate to have some training. We would like to schedule it for the next Planning Commission meeting on Tuesday January 28, 2020. We will have a work session at 5:30 p.m. before the regular meeting at 6:30 p.m. We will provide dinner for the meeting, and it will be held in the City Council Work Session room.

All Commissioners said they would be able to attend the work session at the next meeting. Chairman Hollist asked that a reminder to be sent out by email. City Planner Schindler said he would send out a reminder.

B. Comments from Planning Commission Members

None

III. CITIZEN COMMENT

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

IV. SUMMARY ACTION

None

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

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

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

Planner Brad Sanderson reviewed background information on this item from the staff report.

Chairman Hollist opened the Public Hearing to comments. There was none. She closed the Public Hearing.

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

APPROVED

Commissioner Gedge motioned to 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.**

Commissioner Morrissey seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

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

Planner Brad Sanderson reviewed background information from the staff report.

Chair Hollist said was the issue involving the northern property behind this, and was it resolved.

Planner Sanderson said I don't know that it was entirely resolved. The survey work that has been gathered appears to show that the applicant owns the property, but they will only be dedicating the property that they know they own at this time.

Chair Hollist said if they find out they own more property would they be dedicating that portion too.

Planner Sanderson said yes, they could dedicate it with a separate deed.

Travis Taylor (applicant) – said on the north edge there was a mistake made and we were the last in line, so we have defined the south boundary and dedicated the plat there, and we will quit claim deed the rest. Everything else has been addressed, so I am here to answer any questions that you may have for me.

Chair Hollist opened the Public Hearing.

Joyce Bouck, South Jordan – said I have property on 10th West, so I would like to know how many cars will be in there, and I would also like to know where the entrances and exits will be.

Chair Hollist closed the Public Hearing.

Mr. Taylor said these are all office type uses, but I don't know an exact amount of employees that will be in the building, but we fit within the parking requirements of the City, so that would max out the number of cars.

Mr. Taylor showed on a map in the staff report where the entrances and exits would be.

Planner Sanderson said they exceed the parking by 30 or 40 stalls beyond our standard or requirement.

Commissioner Gedge said I live slightly outside of the noticing requirements and I think this is a great fit. The ingress, and egress off 1055 W and Temple View Lane are appropriate for this area. I don't think there will be much traffic, so I would be in favor of this application.

APPROVED

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

Commissioner Gedge motioned to approve the South Jordan Professional Business Condominium plat, file number PLPP201900696, as proposed. Commissioner Catmull seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

C.1 Issue: ACKER OFFICE AND RECEPTION CENTER REZONE

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

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

Chair Hollist said how binding is this plan if it were approved.

City Planner Schindler said it is not necessarily binding, because they may have to make changes because of the private roads around it. It would be binding to whatever the ordinance allows.

Commissioner Catmull said I just wanted to confirm that it is during the site plan that the traffic study would be done.

City Planner Schindler said a full traffic study would come into play during the site plan on this one. We have a traffic analysis done on the rezone, but the full traffic study will not be done until the site plan.

Commissioner Catmull said for the record, is the Hindu Temple a right in, and a right out?

City Planner Schindler said it is a right in, and a right out on to South Jordan Parkway.

Commissioner Catmull said so we would expect to see a lot of traffic potentially across the shared access.

City Planner Schindler said right now they could access through to 1055 W, but it would be a little more difficult.

Cheryl Acker, (applicant) – said I have an offer on this property to purchase. My daughter and I own a business and we currently hold a lot of trainings in our small office. It is marked as a Reception Center, but it is going to be a Corporate Training Center as well. We do a lot of client events, so instead of having to rent a building we would be renting that from ourselves. At this time, Hindu Temple Lane is a public access. The confusion on 10400 S is that, part of 10400 S is a private lane and is already on this property. We don't see a lot of traffic going east, and west from there; it would come out of the Hindu Temple and disburse.

Chair Hollist opened the Public Hearing to comments.

Bill Carrigan, South Jordan – said I own the property on 1188 W, so my main concern is the traffic on 10400 S. The map shows that there is going to be an additional road, so my biggest concern is when will this road continue through so it can take on some of this additional traffic? What I don't want to see happen, is the traffic going up into the parking area on 1300 W.

APPROVED

Joyce Bouck, South Jordan - said I am concerned about the dirt road on the west side of 10400 S. There is a driveway on the other side across the street, and another driveway to the south of 10400 S. I am very concerned about the traffic, because there is just too much traffic there. This traffic is also going to hinder the Fire Department, because they are going to have to wait for all that traffic.

Michael Austin, South Jordan – said I wanted to mention that 10400 S going east from that property is a private road that I own, so traffic cannot go down there unless the City changes something in the future.
.

Venkaresh Subranmanyan, Sandy Utah – said I am here tonight to represent the Hindu Temple. We have had some discussions with the future owners of this property. We are not opposed to what you are putting on the property, but we are concerned with the traffic, and the two turns into the Hindu Temple. We are hoping that you are going to do a traffic analysis so there are no traffic issues for the people going into the Hindu Temple.

Chair Hollist closed the Public Hearing.

Chair Hollist said do you know when 10400 S would be completed. Do you know if the road will connect through?

Ms. Acker said I would not know that, it would be up to the City. On the map where it says "future road" we are designating that because that's what was recommended at our DRC Meeting. We didn't want to put any improvements on there to be taken away in few years. There will be no access from our property going to 10400 S, unless the City changes something.

City Planner Schindler said the only time this would be developed, is in the development process, so until the property to the east decides to develop nothing would be done. If they decide to develop in the future, we would require the road to be dedicated and at that time, they could put the road through.

Chair Hollist said if this was developed in the future and they put the road through to 1055 W, do you anticipated that they would ever put a traffic light there, or would that be based on a traffic study.

Deputy Engineer Jeremy Nielson said we would need to study it, but based on the volumes that we are projecting it wouldn't warrant a traffic signal. There a lot of other different traffic controls that we could put in place when the time comes.

Ms. Acker said there was a question about the architecture plans and if we were going to change them. We have met with an architect and we are planning to do the buildings in two phases. The two-story building will not be done for another 5 to 7 years, depending on funds. The one-story building will be built first, but where the two-story building is there will be landscaping to make it look nice until it is built.

Chair Hollist said has this tentative site plan been approved through the City to make sure it meets the parking requirements.

Ms. Acker said yes it has been approved and it exceeds the parking requirements.

Chair Hollist asked do you anticipate of office spaced being leased.

APPROVED

Ms. Acker said we will have our offices in it initially, and when we build the second building, we will move our offices in there. We have tenants that are in the real estate industry and they will rent from us. They currently are doing business with us at this time.

Commissioner Catmull said in the 15,000sq.ft. Office space, roughly how many employees do you see using this office space?

Ms. Acker said the title company has 4 employees, our real estate company has 3 employees, but we also have our agents that come and go. There is also a mortgage company and they have about 2, or 3 employees. We anticipate the influx of people to be with the reception center. There will not be a full kitchen in the reception center, but we will have a partial kitchen and it will be used mainly for the caterers to service the kitchen.

Commissioner Catmull said since this is a rezone that is going to live beyond your plan; do you have the maximum number of people for both buildings?

Ms. Acker said we will have our training's on Tuesday morning from 9:00 a.m. to 11:00 a.m.

City Planner Schindler said the parking requirements are based on square footage. If the office building is 15,000sq.ft, they are required to have 50 parking stalls, which would probably represent 50 employees in that building. I am not sure about the conference center, but it would probably be less per square footage, because people tend to come to a conference center in multiples, rather that coming by themselves. They show having 110 parking stalls for the conference center, and we think that is adequate, if they are both being used at the same time.

Commissioner Gedge said on 10400 S to the east side of this property to 1055 W, this is not City property it is private property, and there is not public access to that road. I just wanted to make sure that was confirmed for the record. I think most of the other architectural concerns will be confirmed during the site plan process, so the public will have another opportunity to review this.

City Planner Schindler said if the road is ever developed and it is put through from one end to the other to 1055 W. The businesses that are south of it and the office condo's that you reviewed earlier tonight, they will not have access to that street, so they wouldn't be adding any traffic to 10400 S.

Commissioner Catmull said for a property of this size in this zone, what is the largest square footage of office space that you could see going in there. Do you have a feel for that?

City Planner Schindler said the limit in this zone is 6 story building, but every story over 2 you increase the setbacks to 30ft. per story. I don't think anything bigger than a 20,000sq.ft. building could fit on this property with the conference center.

Commissioner Catmull said so this project is pretty close to the maximum configuration for this property.

City Planner Schindler said that is correct.

Commissioner Catmull said do we know the peak times for the Hindu Temple.

Venkaresh Subranmanyan said the Hindu Temple does not have any set times. We do not have regularly scheduled service. The people come and go, but that is not a big amount of cars. We do have 4 or 5 events a year that we do meet our capacity.

APPROVED

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

Commissioner Catmull motioned to send a recommendation to the City Council to approve the following:

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

Commissioner Gedge seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

VIII. OTHER BUSINESS

Chair Hollist said there was something said about pictures, so is that something we should discuss tonight, or do you still need to speak with Steven Schaefermeyer?

City Planner Schindler said we could discuss that tonight. On the City website, there are 2 of the Commissioners that have a picture of themselves. If you have a picture that you would like to submit to put on the website that would be fine, but we are looking into having someone come in and take pictures, at least as a group picture. We will get them to come in on a day that you will be having a Planning Commission Meeting and you could come a little early. We can also arrange for them to take individual pictures if you would like at the same time.

Chair Hollist said if we have a picture, do we submit it to you?

City Planner Schindler said you could send them to me by email.

ADJOURNMENT

Commissioner Morrissey motioned to adjourn the January 14, 2020 Planning Commission meeting. Commissioner Gedge seconded the motion. Vote was unanimous in favor.

The January 14, 2020 Planning Commission Meeting adjourned at 7:30 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

APROVED

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 1/28/2020

Application: **Clover Ridge 5**
Preliminary Subdivision

Address: 11700 South Halcome Drive
File No: PLPP201900609
Applicant: David George

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

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Clover Ridge 5 preliminary subdivision, file number PLPP201900609, with the following requirements:

- A six foot tall decorative masonry wall shall be required along the south property line due to the large animal rights on the adjacent property,
- The developer of the property shall incorporate any additional designs elements recommended by a geotechnical study or required by the City Engineer.
- Prior to plat recordation, the Applicant shall secure any easements or agreements on adjacent properties pertaining to retaining walls, land drains, drainage swales, etc., as required by the City Engineer.

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 Chapter 16.10.060).

BACKGROUND

Several lots within the Clover Ridge subdivision (primarily lots 55 - 66) have been rezoned over the past several years, changing the zoning from the R-1.8 to the R-2.5 zone. Subsequently, portions of these lots have been amended resulting in Clover Ridge 2, 3, and 4.

Proposal:

The Applicant is proposing to amend the Clover Ridge subdivision, by removing the east portion of lots 55 & 56 from the Clover Ridge subdivision, and further subdivide the east portion of the property into four new single family residential lots. The remaining (west) portion of lots 55 & 56 will remain within the original Clover Ridge subdivision for the purpose of maintaining the minimum R-1.8 density.

Each of the four new lots are designed to meet the minimum lot size, frontage, and density requirements of the R-2.5 zone. All of the proposed new lots will directly front onto a newly designed cul-de-sac which will be developed at the south end of Halcom Drive. Because of the substantial topography change across the property, there may need to be some retaining walls and land drains installed, the design and review of which will be part of the building permit submittal.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Both the remaining property and proposed subdivision will meet the minimum lot size, frontage, and density requirements of each R-1.8 and R-2.5 zone.
- Although the remaining lots 55 & 56 are within the R-1.8 zone, the lots sizes are not large enough and therefore do not qualify for large animal rights. Therefore no masonry wall is required between the remaining portion of lots 55 & 56 and newly proposed lots.
- There is potential for some hazardous ground water and unique soil conditions which may affect the four new lots. Thus the City has required a third party professional geotechnical engineering firm to conduct tests and make recommendations as to how to best mitigate any potential hazards, all of which will be reviewed and implemented into the design of the new subdivision as recommended by the City Engineer.
- Each unit will have the necessary culinary water and sanitary sewer services.
- The City Code only allows minimal grade change between natural grade and street design as well as further prohibits padding or terracing of yard areas. City Code § 16.10.040.E.9-11.
- It is proposed that the dedicated public right-of-way end at the back of curb as opposed to back of sidewalk per the typical City standards. This is partially due to the significant topography change across the property resulting in shallower than typical building envelopes. By allowing the property line to be somewhat closer to the street than as is typical, the building envelope depth is slightly increased. Nonetheless, the development will still include the standard sidewalk and park strip, which will be located within a public access easement.
- Per City Code, the City Engineer may allow or require other public right-of-way widths and waive or modify requirements for pavement, curb and gutter, sidewalks and park strips upon the Applicant's showing of good cause (a reason rationally related to the development) and in the best interest of the City. City Code § 16.04.180.A.1.

Conclusion:
Based on the findings and requirements listed above, the application, the materials submitted by 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. PLPP201900609, 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:

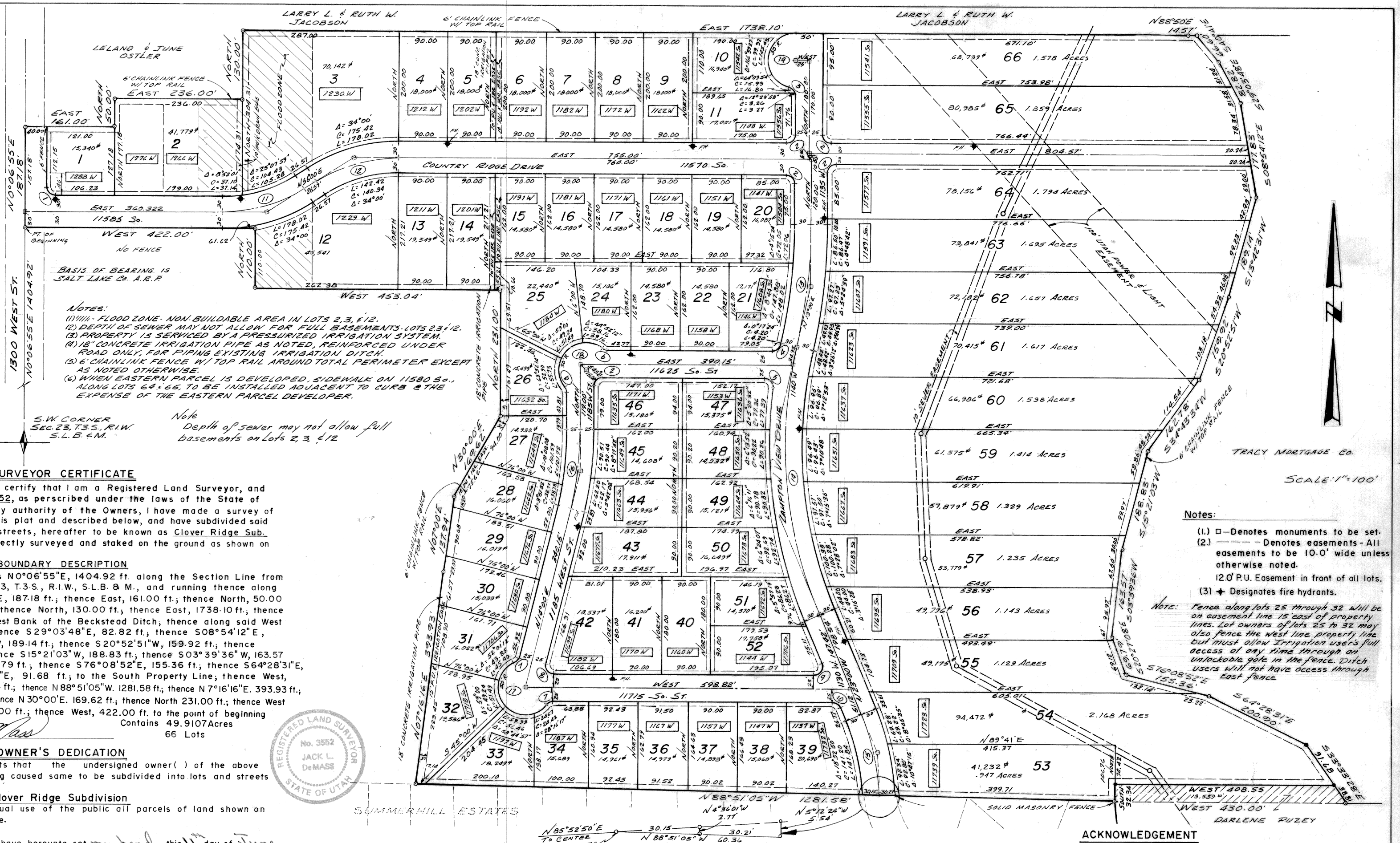
- Deny the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Clover Ridge Plat
- Clover Ridge 5 Plat
- Grading and Utility Plans

City Engineer Approval: _____


60
404
405
406
59
403
402
58
407
Meeks Drive
Halcom Drive
57
401
408
56
Subject
Property
55
Lampton View Drive
Meeks Court
54
N



ACKNOWLEDGMENT

STATE OF UTAH S.S.

COUNTY OF Salt Lake

ON THE 11 DAY OF June 1986 PERSONALLY APPEARED BEFORE ME David H. Young WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT David H. Young IS/ARE THE Authorized Agent for Real Estate OF Tracy Collins Bank and Trust Company AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID Corporation BY AUTHORITY OF the board of directors AND THE SAID David H. Young ACKNOWLEDGED TO ME THAT SAID Corporation EXECUTED THE SAME.

MY COMMISSION EXPIRES

Maurine Holbrook

NOTARY PUBLIC

RESIDING IN Salt Lake City

NOTARY PUBLIC MAURINE HOLBROOK STATE OF UTAH

Notes:

(1) ////// - FLOOD ZONE - NON-BUILDABLE AREA IN LOTS 2, 3, & 12.

(2) DEPTH OF SEWER MAY NOT ALLOW FOR FULL BASEMENTS - LOTS 2, 3, & 12.

(3) PROPERTY IS SERVICED BY A PRESSURIZED IRRIGATION SYSTEM.

(4) 18" CONCRETE IRRIGATION PIPE AS NOTED, REINFORCED UNDER ROAD ONLY, FOR PIPING EXISTING IRRIGATION DITCH.

(5) 6' CHAINLINK FENCE W/ TOP RAIL AROUND TOTAL PERIMETER EXCEPT AS NOTED OTHERWISE.

(6) WHEN EASTERN PARCEL IS DEVELOPED, SIDEWALK ON 11580 So., ALONG LOTS 64 & 65, TO BE INSTALLED ADJACENT TO CURB @ THE EXPENSE OF THE EASTERN PARCEL DEVELOPER.

S.W. CORNER SEC. 23, T.3.S., R.1.W. S.L.B. & M.

Note

Depth of sewer may not allow full basements on Lots 2, 3, & 12

Notes:

(1.) □ — Denotes monuments to be set.

(2.) – – – – Denotes easements - All easements to be 10.0' wide unless otherwise noted.

12.0' P.U. Easement in front of all lots.

(3) ✦ Designates fire hydrants.

NOTE: Fence along lots 25 through 32 will be on easement line 15' east of property lines. Lot owners of lots 25 to 32 may also fence the west line property line but must allow Irrigation user's full access at any time through an unlockable gate in the fence. Ditch users will not have access through East fence

SURVEYOR CERTIFICATE

I, Jack L. DeMass, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 3552, as perscribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, and streets, hereafter to be known as Clover Ridge Sub. and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is N0°06'55"E, 1404.92 ft. along the Section Line from the S.W. Corner of Section 23, T.3.S., R.1.W., S.L.B. & M., and running thence along said Section Line N0°06'55"E, 187.18 ft.; thence East, 161.00 ft.; thence North, 50.00 ft.; thence East, 236.00 ft.; thence North, 130.00 ft.; thence East, 1738.10 ft.; thence N88°50'E, 14.57 ft. to the West Bank of the Beckstead Ditch; thence along said West Bank S40°41'E, 66.60 ft.; thence S29°03'48"E, 82.82 ft.; thence S08°54'12"E, 177.83 ft.; thence S13°42'31"W, 189.14 ft.; thence S20°52'51"W, 159.92 ft.; thence S34°43'34"W, 162.78 ft.; thence S15°21'03"W, 188.83 ft.; thence S03°39'36"W, 163.57 ft.; thence S20°27'08"E, 69.79 ft.; thence S76°08'52"E, 155.36 ft.; thence S64°28'31"E, 200.90 ft.; thence S33°33'28"E, 91.68 ft.; to the South Property Line; thence West, 408.55 ft.; thence South 32.34 ft.; thence N88°51'05"W. 1281.58 ft.; thence N7°16'16"E. 393.93 ft.; thence N7°00'E. 137.94 ft.; thence N30°00'E. 169.62 ft.; thence North 231.00 ft.; thence West 453.04 ft.; thence North 110.00 ft.; thence West, 422.00 ft. to the point of beginning

Contains 49.9107 Acres

66 Lots

Jack L. DeMass

REGISTERED LAND SURVEYOR No. 3552 JACK L. DeMASS 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:

Clover Ridge Subdivision

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

In witness whereof I have hereunto set my hand this 11th day of June A.D. 1986

Tracy Collins Bank and Trust Company

by David H. Young Authorized Agent for Real Estate

N85°52'50"E To CENTER P.C. — 30.15 — N4°36'01"W 2.77 — 30.21' — N5°12'24"W 5.54' — N88°51'05"W 60.36

	1	2	3	4	5	6	7	8	9	10
Δ	90°06'55"	90°00'	76°39'47"	77°17'24"	97°12'05"	38°52'05"	52°01'12"	104°00'	113°00'	67°00'
R	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
L	23.59	23.56	20.07	20.23	25.45	10.18	13.61	27.23	29.58	17.54
T	15.03	15.00	11.86	11.99	17.01	5.29	7.32	19.20	22.66	9.93
C	21.23	21.21	18.61	18.73	22.50	9.98	13.16	23.64	25.02	16.56

	11	12	13	14	15	16	17	18	19
Δ	34°00'	34°00'	13°00'	36°00'	18°52'50"	14°00'	208°02'26"	167°44'26"	166°39'27"
R	270.00	270.00	1000.00	800.00	460.45	600.00	50.00	50.00	50.00
L	160.22	160.22	226.89	502.65	151.73	146.61	181.55	146.38	145.43
T	80.11	80.11	113.94	259.94	76.56	73.67	———	———	———
C	157.88	157.88	226.41	494.43	151.05	146.24	———	———	———

ACKNOWLEDGEMENT

STATE OF UTAH S.S
COUNTY OF SALT LAKE

On the ______ day of ____________ A.D., 19__ personally appeared before me, ______ __________________ who being duly sworn did say that he is an owner of the described tract of land and that the foregoing Owner's Dedication was signed by said __________ freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: ______________

____

NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

Clover Ridge Subdivision

A PART OF THE S.W. 1/4 OF THE S.W. 1/4
OF SECTION 23, T.3.S, R.1.W., S.L.B. & M.

PLAT PREPARED BY:

DE MASS AND ASSOCIATES
118 VINE STREET
MURRY, UTAH
84107 262-8733

FLOOD CONTROL DEPT

APPROVED THIS 9th DAY OF June A.D., 1986

FLOOD CONTROL COORDINATOR

PLANNING COMMISSION

APPROVED THIS 13th DAY OF May A.D., 1986 BY THE SOUTH JORDAN CITY PLANNING COMMISSION

CHAIRMAN, SOUTH JORDAN CITY PLAN. COM.

SEWER DISTRICT No. 1

APPROVED THIS 15th DAY OF May A.D., 1986

FOR SALT LAKE SEWER S.I.D. NO. 1

SEWER DISTRICT DIRECTOR

BOARD OF HEALTH

APPROVED THIS 20th DAY OF May A.D., 1986

DIRECTOR S.L. CO. BOARD OF HEALTH

CITY ENGINEER

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

5/21/86 Stanley Petersen
DATE CITY ENGINEER

CITY ATTORNEY

APPROVED AS TO FORM THIS 18th DAY OF June A.D., 1986

SOUTH JORDAN CITY ATTORNEY

CITY APPROVAL

PRESENTED TO THE SOUTH JORDAN CITY 1st DAY OF July A.D., 1986 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

SOUTH JORDAN CITY MAYOR

ATTEST SOUTH JORDAN CITY CLERK

RECORDED # 4282194

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

GUARDIAN TITLE

DATE 7-22-86 TIME 10:36 A.M. BOOK 86-7 PAGE 117

$48.00

FEE $ Richard L. Silva

DEPUTY SALT LAKE COUNTY RECORDER

(326-002, 376-005, -004)

27-23-31432 $48.00

86-7-117

86-7-117

CLOVER RIDGE 5

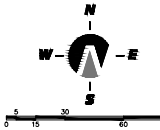
BEING AN AMENDMENT OF LOT 55, AND 56, OF THE CLOVER RIDGE SUBDIVISION

BEING A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY,



VICINITY MAP
-NTS-

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	77.09'	50.50'	69.82'	N22°57'12"W	87°27'37"
C2	13.36'	15.00'	12.93'	N41°09'31"W	51°03'00"
C3	54.12'	50.50'	51.57'	N51°28'38"E	61°24'04"
C4	57.33'	50.50'	54.30'	S65°17'51"E	65°02'58"
C5	4.93'	52.50'	4.93'	S31°10'00"E	5°23'05"
C6	77.87'	50.50'	70.38'	S11°23'59"W	88°20'40"
C7	14.62'	15.00'	14.05'	S27°38'36"W	55°51'26"



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

1. Many areas in South Jordan City have groundwater problems due to high fluctuating water table. Approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems, if any.
2. Finish floor elevations of main living area shall not exceed four feet in height from the top back of curb as measured along the frontage of each lot.
3. Surveyor and or engineer, certifies that all known or recorded easements, claims of easements or encumbrances listed in the title report dated _____ 20____ prepared by _____, _____ are shown on this plat and further certifies that the legal description of the property referenced in the title report matches the description shown on this plat.
4. Home owners are responsible to maintain foundation drains and laterals from the home to the back of sidewalk and including the clean out box..
5. 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.
6. Owners of Lots 503, & 504 are aware of a privately owned de-watering cut off trench drain across said lots. Owners of said lots 503-504, their successors and assigns are responsible to maintain the portion of trench drain that goes across their property. South Jordan City has no responsibility, liability, or maintenance obligation to the private cut-off trench drain.

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

DOMINION ENERGY

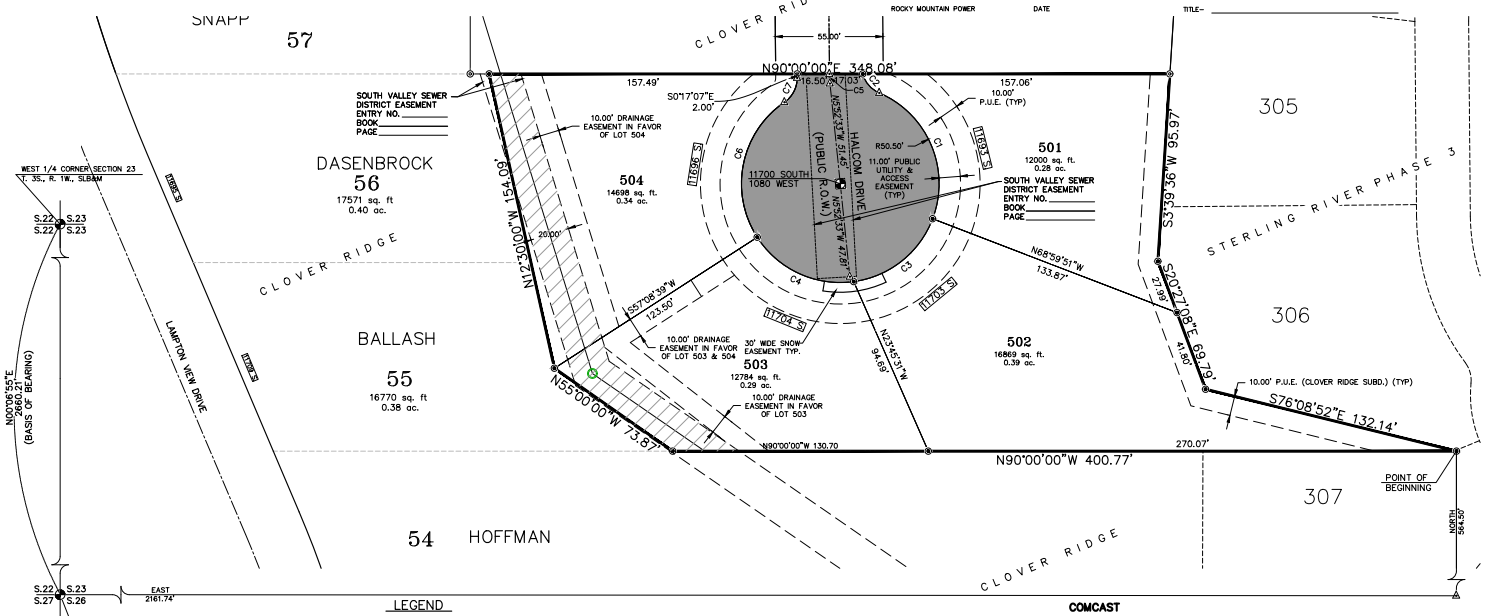
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSES AND DIMENSIONS OF ITS RIGHT-OF-WAY AND EASEMENTS AND ITS EXISTING FACILITIES. THIS APPROVAL SHALL NOT BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHT-OF-WAY AND 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 1-800-366-8532.

APPROVED THIS ____ DAY OF _____, 20____

DOMINION ENERGY COMPANY

BY:_____

TITLE:_____



LEGEND

- FOUND BRASS CAP
- SET SUBDIVISION MONUMENT
- SET 5/8 IRON PIN
- CALCULATED POINT
- DEDICATED TO SOUTH JORDAN CITY AS PUBLIC RIGHT-OF-WAY
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT
- LOT LINE

COMCAST

APPROVED THIS ____ DAY OF _____ A.D. 20____ ,BY COMCAST

COMCAST

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

K:\3-17-080-00 Clover Ridge 3rd\CAD\Final\PH-5 CLOVER RIDGE\FINAL PLAT.dwg 12/20/2019 1:54 PM

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 MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS; HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. 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 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.L.B.&M. SOUTH JORDAN, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED EAST A DISTANCE OF 2161.74 FEET AND NORTH A DISTANCE OF 564.50 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 23, SAID POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF LOT 55, CLOVER RIDGE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH;

THENCE N.90°00'00"W. A DISTANCE OF 400.77 FEET; THENCE N.55°00'00"W. A DISTANCE OF 73.87 FEET; THENCE N.12°30'00"W. A DISTANCE OF 154.09 FEET TO THE NORTH LINE OF LOT 56, CLOVER RIDGE SUBDIVISION; THENCE N.90°00'00"E. ALONG THE NORTH LINE OF SAID LOT 56 A DISTANCE OF 348.08 FEET MORE OR LESS TO THE EAST BOUNDARY OF SAID CLOVER RIDGE SUBDIVISION; THENCE ALONG SAID EAST BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: 1) S.03°39'36"W. A DISTANCE OF 95.97 FEET; 2) THENCE S.20°27'08"E. A DISTANCE OF 69.79 FEET; 3) THENCE S.76°08'52"E. A DISTANCE OF 132.14 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 64,618 SQ.FT. OR 1.48 AC. OF LAND MORE OR LESS.

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, AND STREETS TO HEREAFTER BE KNOWN AS: CLOVER RIDGE 5 DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES,

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

ACKNOWLEDGMENT

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

ON THE ____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME_____[NAME OF PERSON], WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

NOTARY PUBLIC _____

NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH

COMMISSION NUMBER_____MY COMMISSION EXPIRES_____ .

ACKNOWLEDGMENT

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

ON THE ____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME_____[NAME OF PERSON], WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

NOTARY PUBLIC _____

NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH

COMMISSION NUMBER_____MY COMMISSION EXPIRES_____ .

CLOVER RIDGE 5

BEING AN AMENDMENT OF LOT 55, AND 56, OF THE CLOVER RIDGE SUBDIVISION

BEING A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY,

SOUTH JORDAN _____ SALT LAKE COUNTY, UTAH

SCALE: 1" = 30' FEET

DEVELOPER
DAVID GEORGE
A BETTER QUALITY HOME LLC 11693 S. GROVES MEADOW CIRCLE SOUTH JORDAN UTAH 84095
801-548-6302
D.George60@gmail.com

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 PLANNING
APPROVED AS TO FORM THIS_____DAY OF_____A.D., 20____ ,
SOUTH JORDAN CITY PLANNER

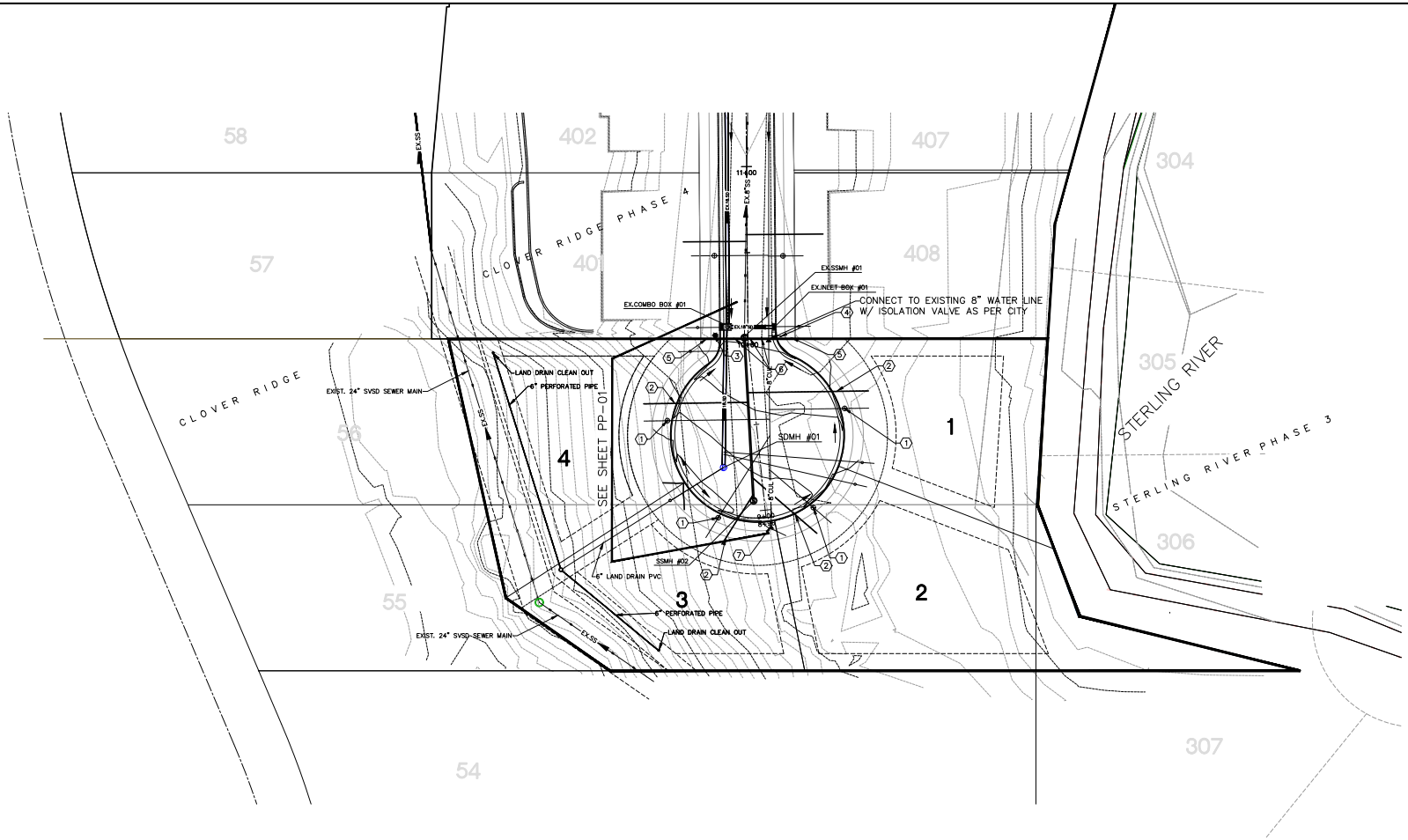
CITY ENGINEER
I HERBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
THIS____DAY OF_____A.D. 20____,
SOUTH JORDAN CITY ENGINEER

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS_____DAY OF_____A.D., 20____ ,
ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR
PRESENTED TO THE SOUTH JORDAN CITY MAYOR THIS____DAY OF_____A.D. 20____, AT WHICH TIME THIS PLAT WAS ACCEPTED.
ATTEST: CITY CLERK
CITY MAYOR

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
DATE_____ TIME_____ BOOK_____ PAGE_____
FEE $
SALT LAKE COUNTY RECORDER.

CLOVER RIDGE PHASE 5



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

1. CONST. 3/4" WATER SERVICE AND METER AS BADGER TYPE AND ADE WITH PIT SET ITRON ERT MODULER AS PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
2. CONST. 4" SEWER LATERAL AS PER SOUTH VALLEY SEWER DISTRICT STANDARDS
3. EXIST. SOUTH JORDAN CITY CATEGORY 4 STREET LIGHT AS PER CITY STANDARDS
4. EXIST FIRE HYDRANT AS PER CITY STANDARDS
5. CONTRACTOR REQ'D TO REMOVE EXISTING "END OF SIDEWALK" AND STUB STREET SIGNAGE AS REQ'D.
6. CONTRACTOR REQ'D TO REMOVE EXISTING. MUTCD OM4-3 W/ "STUB STREET TO CONTINUE FOR FUTURE DEVELOPMENT" SIGNAGE AS REQ'D.
7. CONST. 8" BLOW OFF AS PER CITY STANDARDS MARK TO SURFACE

Know what's below. 811
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BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

KYLE M. SPENCER
No. 276243
12-20-19
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

K:\3-17-080-00 Clover Ridge 3rd\CAD\Final\PH-5 CLOVER RIDGE\UTILITY INDEX.dwg 12/20/2019 1:59 PM

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

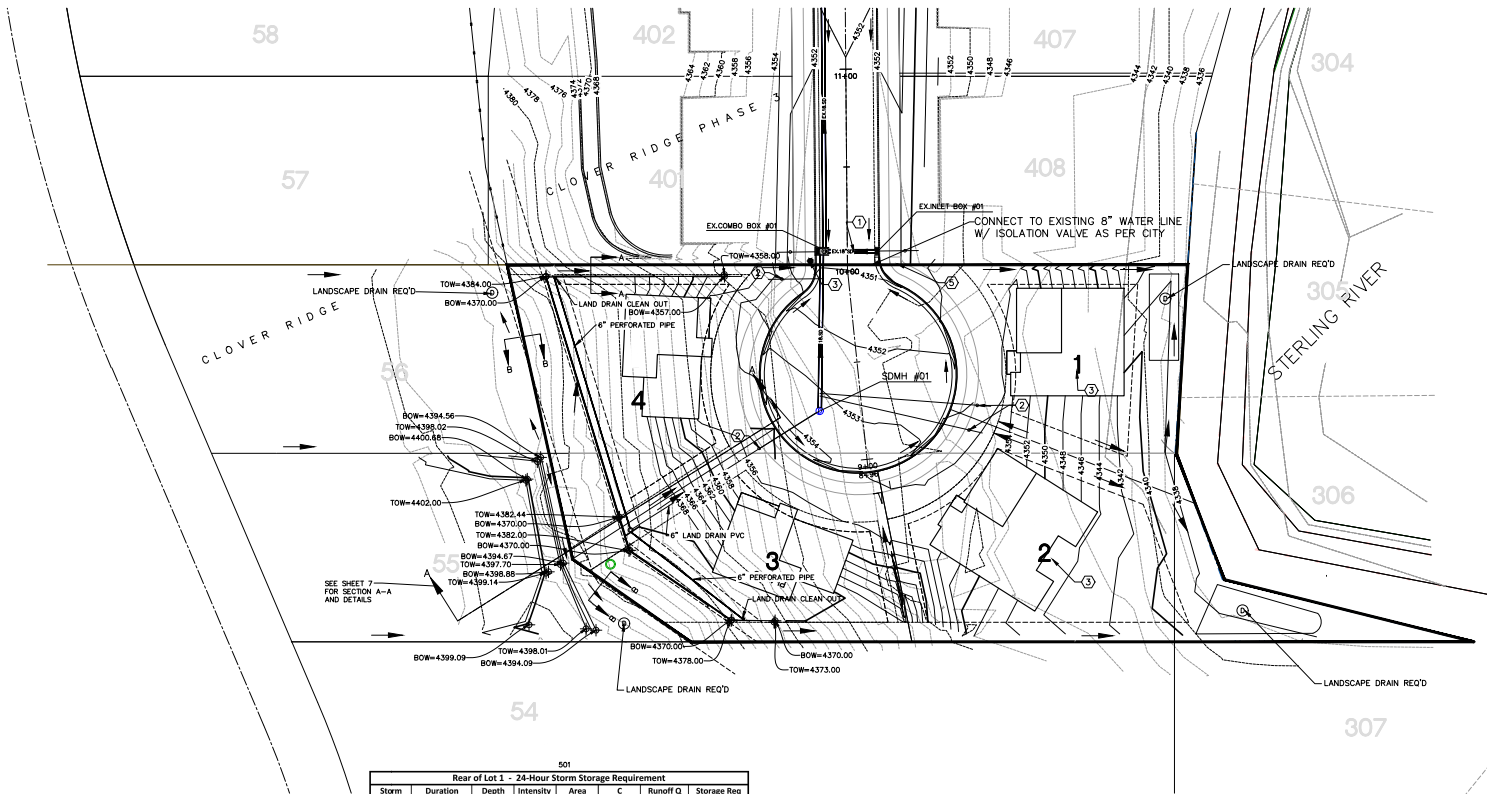
CLOVER RIDGE PHASE 5

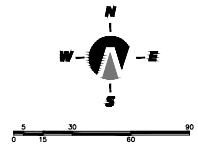
UTILITY INDEX SHEET

SOUTH JORDAN, UTAH

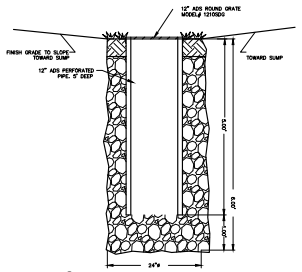
JOB NO. 3-17-080

SHEET NO. 4





(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'



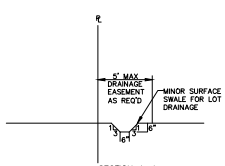
NOTE:
1. CONTRACTOR REQ'D TO GRADE AS MUCH SURFACE FLOWS TO THE PUBLIC STREET AS POSSIBLE.
2. CONTRACTOR REQ'D TO INSTALL LANDSCAPE DRAIN AS REQ'D TO CAPTURE SURFACE FLOWS NOT CAPABLE TO DRAINING TO THE PUBLIC STREET.
3. THE FINISH GRADE SHOULD BE WITHIN 1-FOOT OF EXISTING GRADE AT PROPERTY LINES.
4. LOT FINISH GRADES, RETAINING WALL ELEVATIONS & LOCATIONS, ALONG WITH THE DRAINAGE CUT-OFF TRENCH DESIGN ARE CONCEPT ONLY. THE FINAL LOT GRADING, RETAINING WALLS, AND DRAINAGE CUT-OFF TRENCH WILL BE REQUIRED DURING THE SOUTH JORDAN CITY BUILDING PERMIT PHASE.

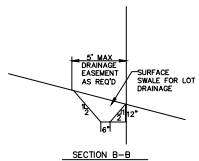
501

Rear of Lot 1 - 24-Hour Storm Storage Requirement							
Storm Event	Duration (min)	Depth (in)	Intensity (in/hr)	Area (ac)	C	Runoff Q (cfs)	Storage Req (cf)
10-Year	1440	1.896	0.079	0.147	0.22	0.0026	220.74
100-Year	1440	2.616	0.109	0.147	0.22	0.0035	305.36

502

Rear of Lot 2 - 24-Hour Storm Storage Requirement							
Storm Event	Duration (min)	Depth (in)	Intensity (in/hr)	Area (ac)	C	Runoff Q (cfs)	Storage Req (cf)
10-Year	1440	1.896	0.079	0.178	0.22	0.0031	267.29
100-Year	1440	2.616	0.109	0.178	0.22	0.0043	368.79





(1) EXIST. 26.20 L.F. 18" RCP SD PIPE @ 0.50%
(2) CONTRACTOR REQ'D TO INSTALL LAND DRAIN LATERAL FROM STORM DRAIN SYSTEM TO BACK OF WALK AND CLEAN OUT BOX BEHIND SIDEWALK AS REQ'D (SEE DETAIL SHEET DT-03)
(3) ROOF DRAINS FOR LOTS 1 & 2 MUST DRAIN TO STREET

NOTE:
1) GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY.
2) ROCK WALLS IN EXCESS OF 4.0' HIGH ARE REQUIRED TO FIRST OBTAIN A BUILDING PERMIT THROUGH THE CITY BUILDING DEPARTMENT.

Know what's below. 811
Call 811 before you dig.
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www.bluestakes.org
1-800-662-4111



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
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1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

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

CLOVER RIDGE PHASE 5

GRADING & DRAINAGE
SOUTH JORDAN, UTAH

JOB NO. 3-17-080
SHEET NO. 5

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 1/28/2020

Issue: **MY CHILDCARE ACADEMY**
CONDITIONAL USE PERMIT (AMENDMENT)

Address: 1325 W South Jordan Pkwy
File No: PLCUP201900711
Applicant: Colby Ashby

Submitted by: Brad Sanderson, Planner III
Jeremy Nielson, Deputy City Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Conditional Use Permit application, file number PLCUP201900711, allowing the My Child Care Daycare business to expand within the current building located at 1325 W South Jordan Pkwy, with the following conditions:

- The Applicant shall follow the approved circulation plan and proposed operation plan; and
- Both the business owner and property owner shall proactively monitor and enforce the approved circulation plan, and as may be further directed by the City Engineer.

CONDITIONAL USE REVIEW:

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

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

A. A conditional use may be commenced and operated only upon:

a. Compliance with all conditions of an applicable conditional use permit;
b. Observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
c. Compliance with all applicable local, state, and federal laws.

B. A conditional use permit may be revoked by the city council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection I.1 of this section.

C. No conditional use permit shall be revoked until after a public hearing is held before the city council. The permittee shall be notified in writing of such hearing. The notification shall state the grounds for complaint, or reasons for revocation, and the time and location of the hearing. At the hearing, the permittee shall be given an opportunity to be heard and may call

witnesses and present evidence on his or her behalf. Upon conclusion of the hearing, the city council shall determine whether or not the permit should be revoked.

BACKGROUND:

In July 2018 the Applicant received conditional use permit approval to operate a daycare business known as My Childcare Academy, within a 4,030 square foot office space in the Urban Parkway Center, located at 1325 West South Jordan Pkwy.

As part of the conditional use permit approval, the business was required to following an approved circulation and operation plan. The approved circulation plan included some parking lot re-striping, installment of some directional signs as well as designating drop-off/pick-up locations. The operation plan outlined the total number of employees (6 to 8) and the maximum number of students (up to 60 at any given point).

Proposal:
The Applicant is now proposing to expand the daycare business by renovating and adding an additional 1,688 square feet of floor area from a portion of the adjoining unit, totaling 5,720 square feet of usable space. The Applicant is also proposing to increase the number of students from between 45 and 50 students to between 60 and 65 students.

The Applicant has not proposed modifying the days or hours of operation, which is currently between 6am and 6pm Monday through Friday.

The City's Engineering Department reviewed the proposed operation and current circulation plans, and provided its findings and recommendation of the proposed use at this location (see attached memo).

In summary, the circulation plan, if enforced properly, should alleviate vehicle congestion from queuing or stacking onto the adjacent public streets. Since the parking area is privately owned, it is the City Engineering Department's judgement that the land owner is responsible to manage the site and individual tenant owners. The land owner has provided a letter agreeing to this responsibility (see attached land owner's letter).

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- Daycare uses are listed as a conditional use within the Professional Office (P-O) Zone, as daycare uses generally and often generate surges of vehicular congestion due to student drop-off and pick-up.
- There are three other medical office type businesses currently located within the same building; Davis Vision (optometrist), Greenhouse Learning (family counseling), and Donald R DPM (podiatrist).
- There are approximately 62 available on-site parking stalls which are shared between the various tenants.

- Regulating the number of students or requiring the business owner to stagger the drop-off and pick-up times within their operations plan are some methods previously used for similar uses to mitigate detrimental impacts of vehicular congestion.
- All directional signs delineating the traffic route for drop-off and pick-up daycare traffic, per the initially approved circulation plan, are presently in place.
- The site area is privately owned and maintained, and the land owner is obligated to continue to manage tenants along with their respective vehicular parking and circulation demands.

Conclusion:

- The proposed circulation plan and the responsibilities assumed by the property owner will mitigate foreseeable traffic and circulation issues associated with the daycare business at this location.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** file number PLCUP201900711 for the daycare use with the above listed condition, 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:

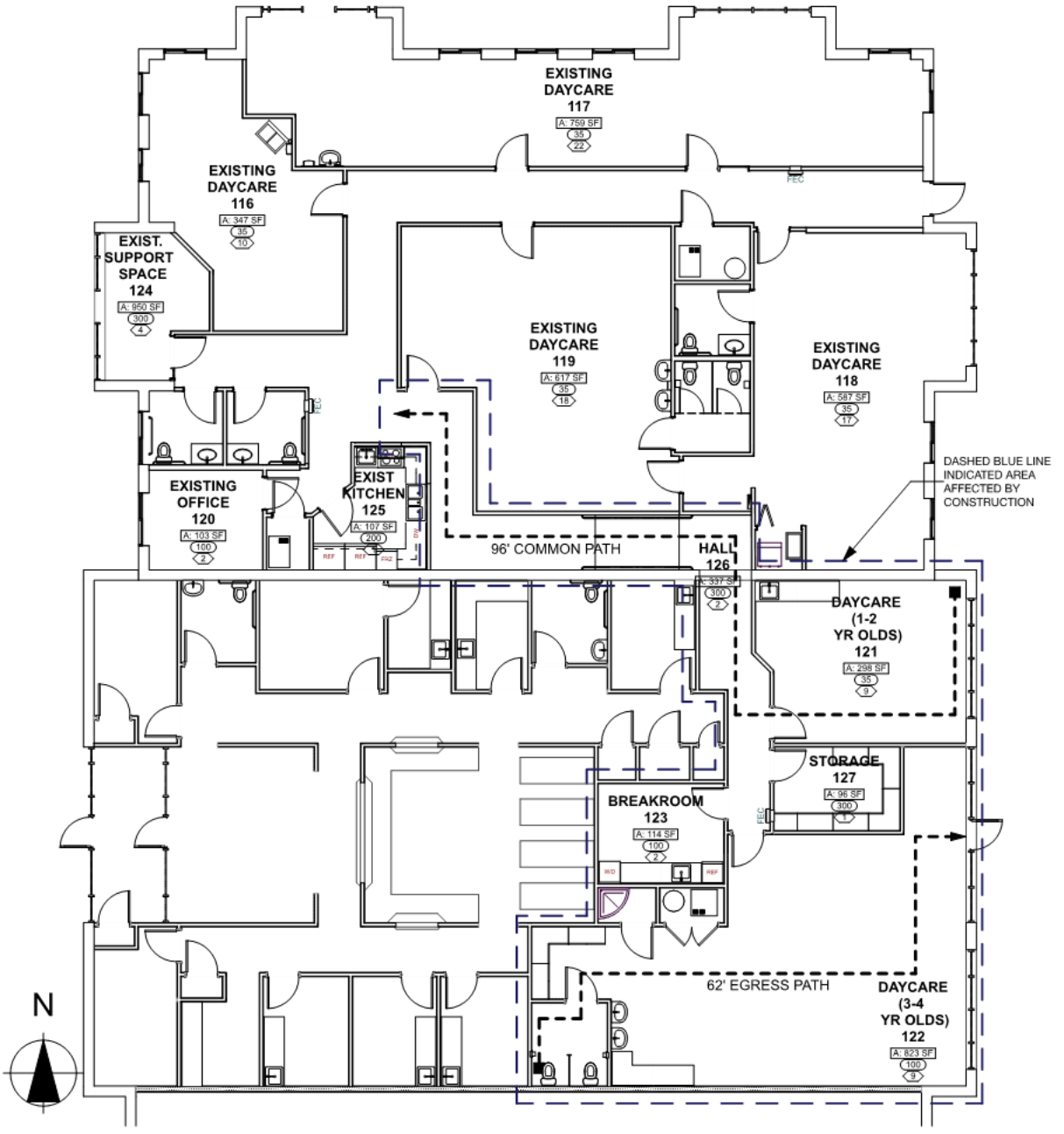
- Impose conditions subject to requirements set forth within City Code Section 17.18.050
- Schedule the decision for a later date
- Make no motion

SUPPORT MATERIALS:

- Location Map
- Floor Plan Layout
- Circulation Plan (unchanged)
- Operation Plan (2020)
- Land Owner's Letter (2020)
- Engineer Memo (2020)

City Engineer
City of South Jordan
Approved 01/21/2020
City Engineer


South Jordan Parkway
1300 West
1383 W SOUTH JORDAN PKWY
1357 W SOUTH JORDAN PKWY
1309 W SOUTH JORDAN PKWY
1301 W SOUTH JORDAN PKWY
1371 W SOUTH JORDAN PKWY
1341 W SOUTH JORDAN PKWY
1375 W SOUTH JORDAN PKWY
10425 S TEMPLE DR
10425 S TEMPLE DR
10429 S TEMPLE DR
10437 S TEMPLE DR
10459 S TEMPLE DR
N
W
E
S



4 G-001 Architectural Code Summary

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

CODE SUMMARY

2015 IBC - ARCHITECTURAL BUILDING CODE ANALYSIS

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

OCCUPANCY: E - Daycare

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

Table 504.4 & 506.2/IBC: This building meets requirements for type and size of construction in accordance with the occupancy type.

CONSTRUCTION TYPE:	TYPE V-B (Automatic Fire Sprinkler)
OCCUPANCY:	E - Daycare
ALLOWABLE HEIGHT:	60
ALLOWABLE STORIES:	2
ALLOWABLE AREA:	38,000 SF (BASED ON MOST RESTRICTIVE USE)
SQ. FT INCREASE:	NOT NECESSARY
PROVIDED AREA:	EXISTING: 4,031 SF
	ADDITION: 1,688 SF
	TOTAL: 5,719
	TOTAL: 7,456 sf

CHAPTER 6 - TYPES OF CONSTRUCTION
TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING

ELEMENTS (hours) - Type V-B

Primary Structural Frame	0 hr
Bearing Walls, Exterior	0 hr
Bearing Walls, Interior	0 hr
Nonbearing Walls and Partitions	0 hr
Roof Construction	0 hr

CHAPTER 9 - FIRE PROTECTION SYSTEMS
An automatic fire sprinkler system in this facility is provided.

Fire extinguishers provided with maximum travel distance of 75 FT. See floor plans, the fire extinguisher cabinets are located with the tag "FEC". See detail A3/G-501 for installation details.

CHAPTER 10 - MEANS OF EGRESS

Common path allowed: 100 ft (Sprinkled)
Total Egress path allowed: 250 ft (Sprinkled)

CHAPTER 29 - PLUMBING SYSTEMS

Plumbing fixtures are provided as per state code regulating Day Care Facilities.

DEIV ARCHITECTURE

DEIV Architecture and Desig
1056 WEST 400 NORTH
WEST BOUNTIFUL, UT 84087
P 801.413.4268
info@deiv.net

STATE OF UTAH
DAVID CLAYTON
No. 5488329-0301
LICENSED ARCHITECT
Dec 4, 2019

MY CHILDCARE ACADEMY - PHASE 2 TENANT IMPROVEMENT

1325 S. JORDAN PARKWAY, SUITE 107
SOUTH JORDAN, UT 84095

CONSTRUCTION DOCUMENTS

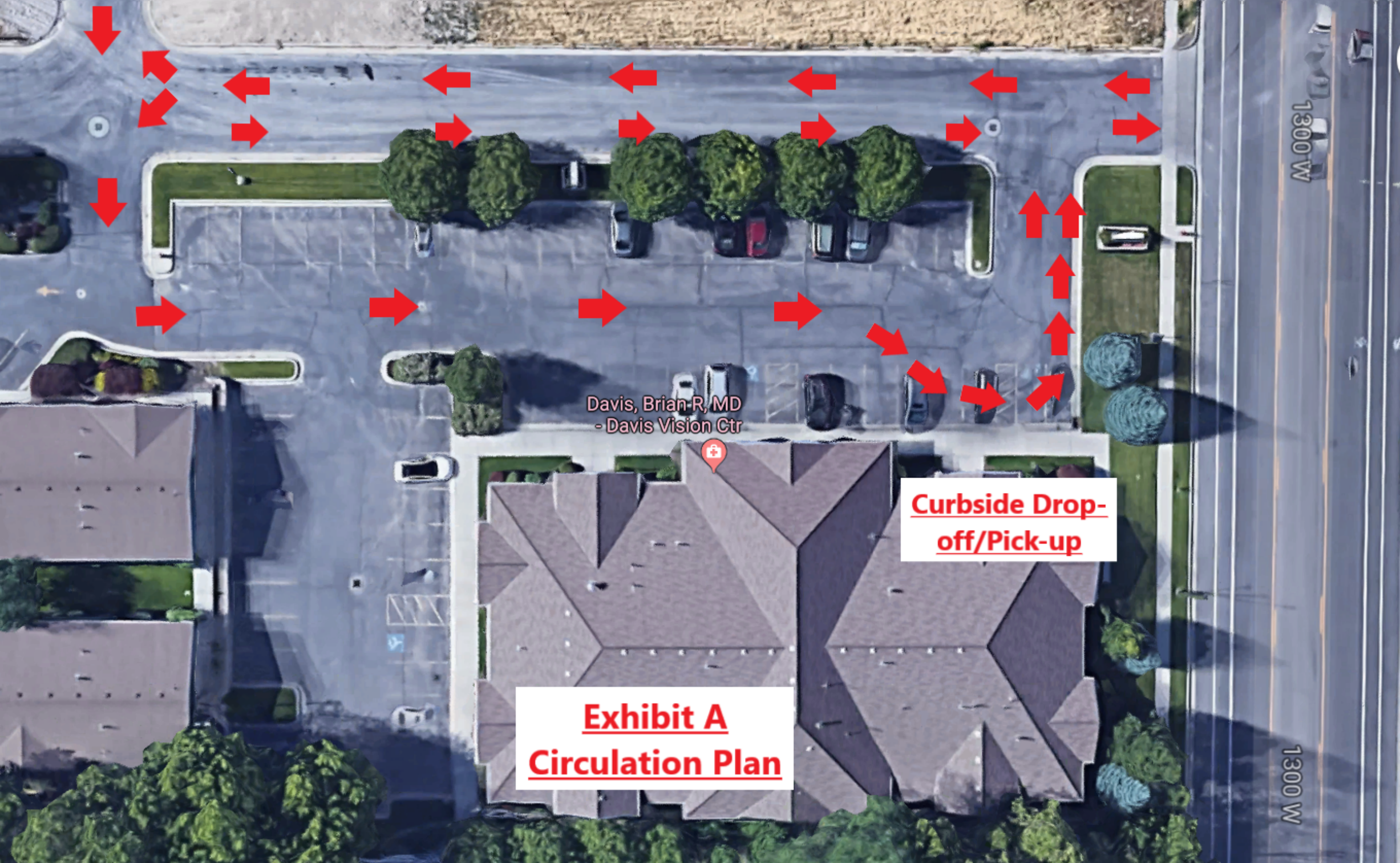
REVISIONS

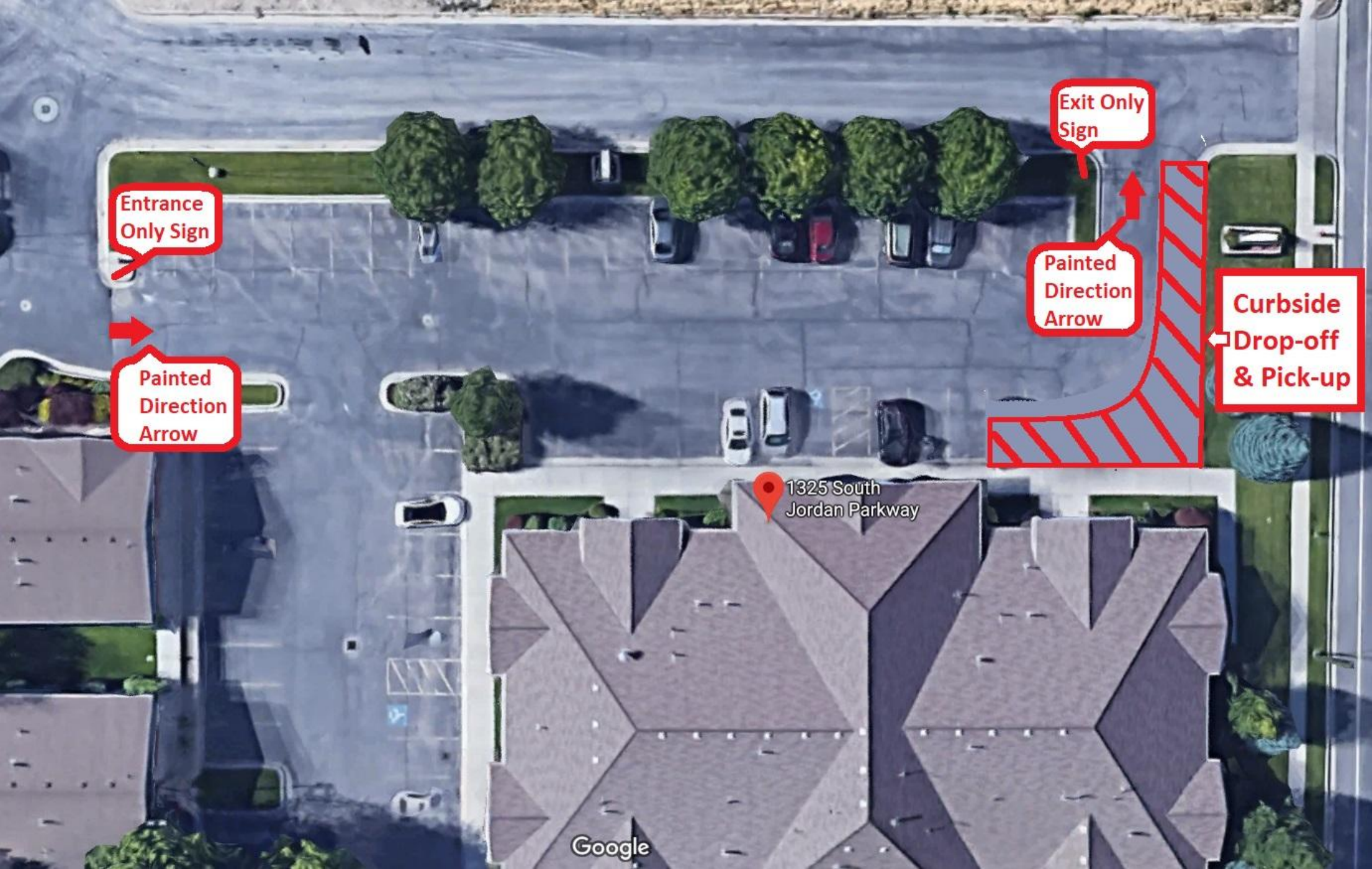
#	DESCRIPTION	DATE
02	HVAC REVISION	8/24/18, 7:12 PM
01	CITY COMMENTS	6/25/18, 8:16 PM

PROJECT #:	19045
CHKD BY:	DC
DRAWN BY:	DC
ISSUE DATE:	25 NOV 2019

COVER SHEET

G-001


Davis, Brian R, MD
- Davis Vision Ctr
Curbside Drop-off/Pick-up
Exhibit A
Circulation Plan
1300 W
1300 W


Exit Only Sign
Entrance Only Sign
Painted Direction Arrow
Painted Direction Arrow
Curbside Drop-off & Pick-up
1325 South Jordan Parkway
Google

My Childcare Academy - Expansion

Current Capacity: 75
Current Enrollment: 65
Capacity After Renovation: 103~

My Childcare Academy makes use of a driveline that can accommodate 5 vehicles at one time. On average, a parent will take 5 minutes to pick-up/drop-off their child(ren). In addition to our driveline, there are multiple vacant stalls for long term parking, though our patrons do not use them. With occupying more space in the building, we remove the need for other tenants and their patrons to utilize the long-term parking stalls.

Current Enrollment Figures:
36 children have at least 1 sibling **(16 vehicles)**
19 children do not have siblings **(19 vehicles)**
9 children are staff's (**No vehicles** –park in McMullin Homestead)
Current Total: 35 Vehicles

After Expansion Projection:
37% Increase in Enrollments (+27% in capacity)
22 vehicles – Multi-children families
26 vehicles – Single-children families
Total: 48 Vehicles

***Forecasted total after expansion (37% increase)**

Drop-off

6:30 – 8:30 AM (Before other tenants open)
Currently: 35 Children
***Forecast: 48 Children / 32 Vehicles**

8:30 – 10:30 AM
Currently: 10 Children
***Forecast: 14 Children / 9 Vehicles**

10:30 – 3:30 PM
Currently: 3 Children
***Forecast: 4 Children / 3 Vehicles**

After School
Currently: 8 Children
***Forecast: 11 Children / 2 Childcare Vans**

Employee Children
Currently: 9 Children
***Forecast: 13 Children**

Pick-up

12:00 – 3:30 PM
Currently: 6 Children
***Forecast: 8 Children / 6 vehicles**

3:30 – 4:30 PM
Currently: 18 Children
***Forecast: 25 Children / 17 Vehicles**

4:30 – 5:30 PM
Currently: 14 Children
***Forecast: 19 Children / 13 Vehicles**

5:30 – 6:30 PM
Currently: 9 Children
***Forecast: 12 Children / 8 Vehicles**

Employee Children
Currently: 9 Children
***Forecast: 13 Children**

URBAN PARKWAY CENTER 1, LLC
10500 South 1300 West
South Jordan, UT 84095
(801) 253-1111

January 16, 2020

Mr. Brad Klavano, Director of Development Services
South Jordan City
1600 West Towne Center Drive
South Jordan, UT 84095

Subject: Conditional Use Permit Application – My Child Care Academy (PLCUP201800557)

Dear Mr. Klavano:

In response to the email request from Brad Sanderson dated 1/15/2020, please know that as the owners/managers of Urban Parkway Center 1, LLC we are aware of the traffic and parking needs of all our tenants. As appropriate, we make modifications to ensure good business access for all our tenants and their customers. If any issue arises with a specific tenant, we recognize that it is the responsibility of the landlord to mitigate and resolve the concern with the tenant.

If I can be of further assistance, please let me know.

Sincerely,

Richard McMullin, Manager
Urban Parkway Center 1, LLC

Memo

TO: **Planning Commission** **DATE:** **Jan 17, 2020**

FROM: **Brad Klavano, Director of Development Services**

SUBJECT: **My Childcare Academy PLCUP201800557**

The Engineering Department has reviewed the submitted circulation plan and operations plan for My Childcare Academy conditional use application #PLCUP201800557. Also, the City Traffic Engineer has observed the afternoon pick up and drop off of the existing facility. If the plan is followed correctly, it is anticipated that this use will not cause traffic conflicts or congestion on 1300 West or any public streets. But it is possible that traffic conflicts or congestion could be caused on the private roads or parking lot within the Urban Parkway Center development. If traffic issues or concerns arise due to this tenant, the landowner is responsible to mitigate the issues or resolve the matter with the tenant.

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 1/28/20

Application: **SMALL CELL TELECOMMUNICATIONS FACILITY – ROOF MOUNT CONDITIONAL USE PERMIT**

Address: 3595 W South Jordan Parkway
File No.: PLCUP201900495
Applicant: Keri Heflen

Submitted By: David Mann, Planner II

Staff Recommendation (Motion Ready):

I move the Planning Commission **approve** file no. PLCUP201900495 for the installation of a roof-mounted small cell telecommunications facility located at 3595 W South Jordan Parkway as presented to the Planning Commission.

ACREAGE:		1.09 acres
CURRENT ZONE:		C-C (Commercial Community)
CURRENT USE:		Retail
FUTURE LAND USE PLAN:		Commercial
NEIGHBORING LU DESIGNATIONS/ (ZONING)/USES	North	- Commercial, (C-C) / Walmart
	South	- Commercial, (C-C) / Costco
	East	- Commercial, (C-C) / Car Wash
	West	- Commercial, (C-C) / Costco Gas

CONDITIONAL USE REVIEW:

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

To impose a condition, the detrimental effect must be identified and be based on substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect. Further, under City Code Section 17.18.050.I:

1. A conditional use may be commenced and operated only upon:

    a. Compliance with all conditions of an applicable conditional use permit;
    b. Observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and

c. Compliance with all applicable local, state, and federal laws.

2. A conditional use permit may be revoked by the City Council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of [S]ubsection I.1 of this [S]ection.

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

BACKGROUND:

The Applicant is seeking approval for a conditional use permit (CUP) to install a roof-mounted small cell telecommunications facility on top of the suite where the Sprint store is located. This type of wireless communication device requires a CUP according to Section 17.112.030 of the City Code.

ANALYSIS:

There are two sections of the City Code that outline the requirements or the type of device and installation that the Applicant desired to use at the subject location. Section 17.60.020.G.1 states "[a]ll mechanical equipment, antennas (**where possible**), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings." Section 17.112.030.C states "[a]ntennas, dishes, supports and related equipment shall be mounted inside a completely enclosed decorative masonry building, or made stealth within a steeple, flagpole, utility pole, or other stealth structure **unless adequate justification for wall or roof mounting can be provided.**" Both of these requirement allow the Applicant to provide justification that additional screening is not necessary. The Applicant provided a letter that describes the small size (similar to a residential satellite dish) and inability for the technology to work properly if significant screening is required. The nearest residential subdivision is over 800 feet away.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- City Code requires architectural screening for antennas unless adequate justification can be provided. Staff finds that the Applicant has provided enough justification to avoid these screening requirements.
- Staff reviewed the application and found no potential detrimental effects.

Conclusion:

Based on the application materials and the findings listed above, the proposal is consistent with the City's General Plan and with the purposes and objectives of the pertinent sections of the City's Planning and Land Use Code.

Recommendation:

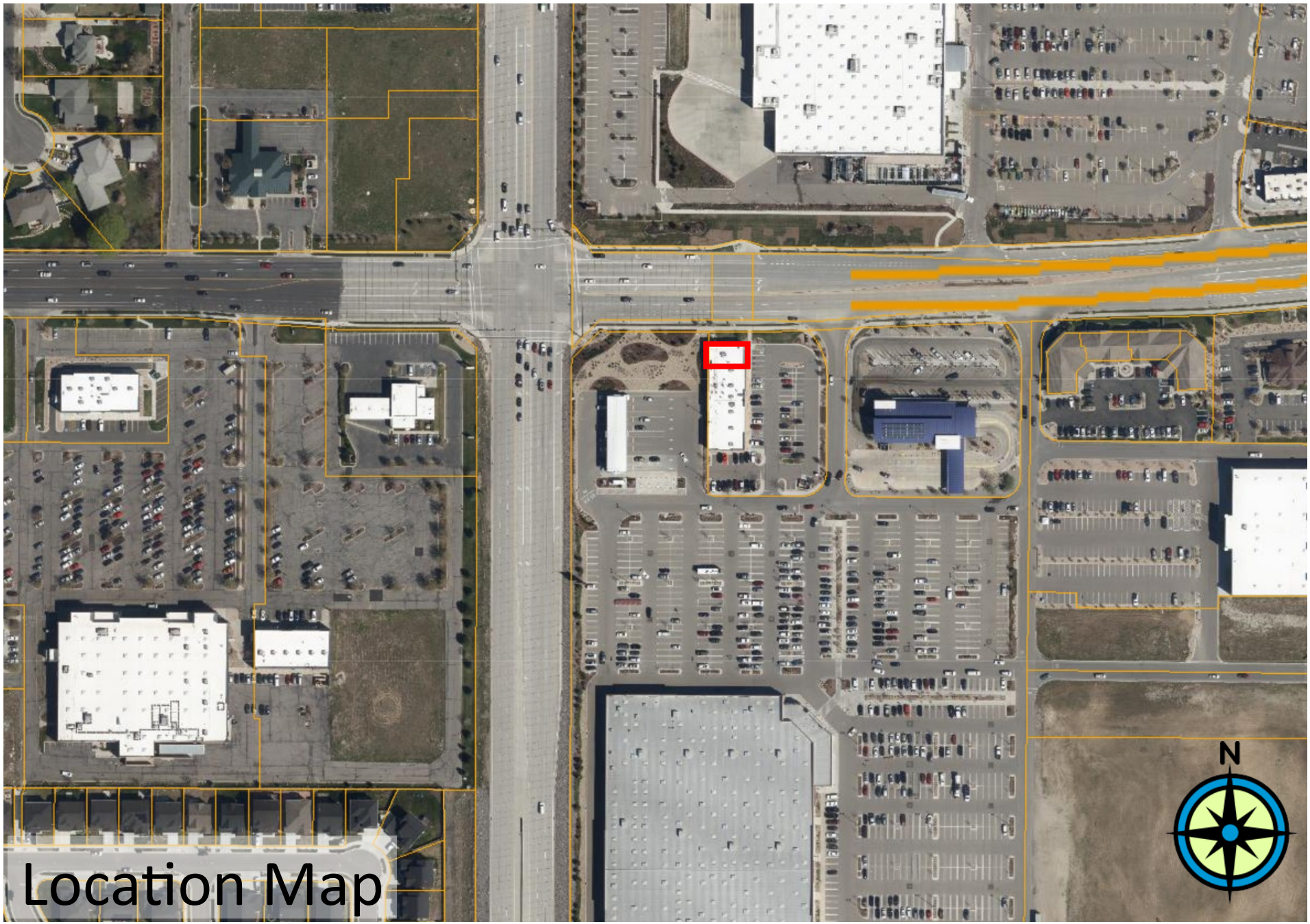
Staff recommends that the Planning Commission take comments at the public hearing and approve the Conditional Use Permit Application File No. PLCUP201900495 for a roof-mounted small cell telecommunications facility located at 3595 W South Jordan Parkway, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

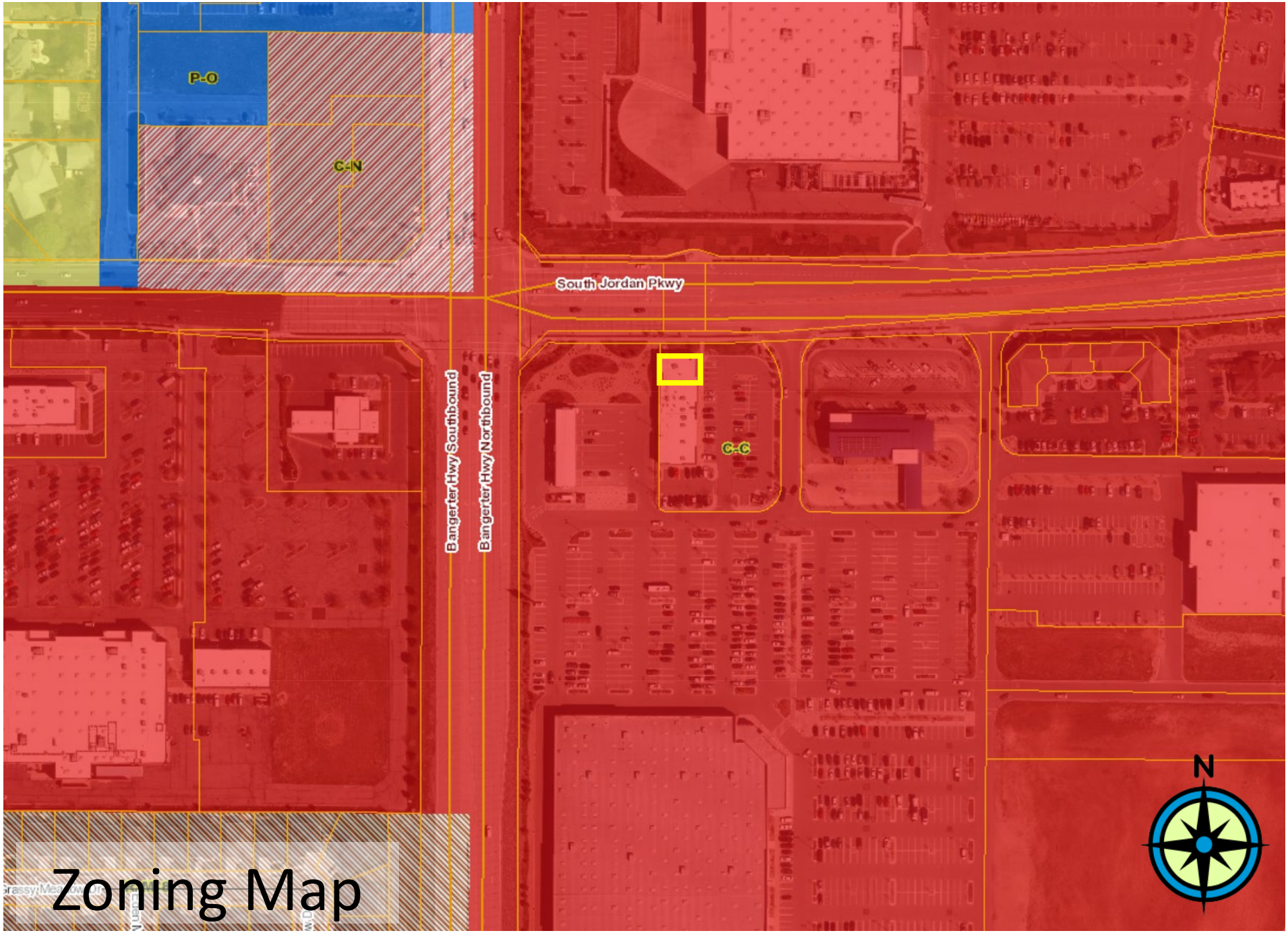
ALTERNATIVES:

- Deny the Conditional Use Permit
- Modify the conditions for approval.
- Schedule the decision for a later date.

SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Construction Plans
- Letter from Applicant


N
Location Map


P-O
C-N
South Jordan Pkwy
Bangerter Hwy Southbound
Bangerter Hwy Northbound
C-C
N

Zoning Map

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CHECKED BY: JMC
DRAWN BY: DJG

PROJECT INFORMATION:

SITE INFORMATION

SITE ADDRESS: 3595 W, UT-151 #100
SOUTH JORDAN, UTAH 84095

LAT:	40.56138889°
LONG:	-111.9758333°
ELEV:	4637' (A.M.S.L.)
SITE TYPE:	ROOFTOP
COUNTY:	SALT LAKE COUNTY
PARCEL ID:	27172510040000

EQUIPMENT LIST

COMPANY FURNISHED MATERIALS:
(1) ALPHA WIRELESS OMNI ANTENNA - (AW3613-S1-G)
(1) AIRSPAN RADIO - (HAR44-EF-U41-B06AP)
(1) AIRSPAN UE RELAY - (IR460-SPB-ST1-P-0)

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 06/04/2019

APPLICANT

SPRINT
6580 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66251
CONTACT: TBD
PHONE: (XXX) XXX-XXXX
EMAIL: TBD

LANDLORD

SPRINT STORE 1893
3595 W, UT-151 #100,
SOUTH JORDAN, UT 84095
PHONE: (801) 446-2182

A&E FIRM

RAMAKER & ASSOCIATES, INC.
855 COMMUNITY DRIVE
SAUK CITY, WI 53583
PHONE: (608) 643-4100
CONTACT: JOSH OPSETH

SITE ACQUISITION

KGPCo
CONTACT: GRETCHEN PRESCOTT
PHONE: (262) 719-2071

VICINITY MAP:



AERIAL MAP:



SHEET INDEX:

SHEET NUMBER	SHEET DESCRIPTION	REVISION
T-1	COVER SHEET & SITE PLAN	
A-1	ENLARGED SITE PLAN & ELEVATION	
A-2	EQUIPMENT DETAILS	

CODE COMPLIANCE:

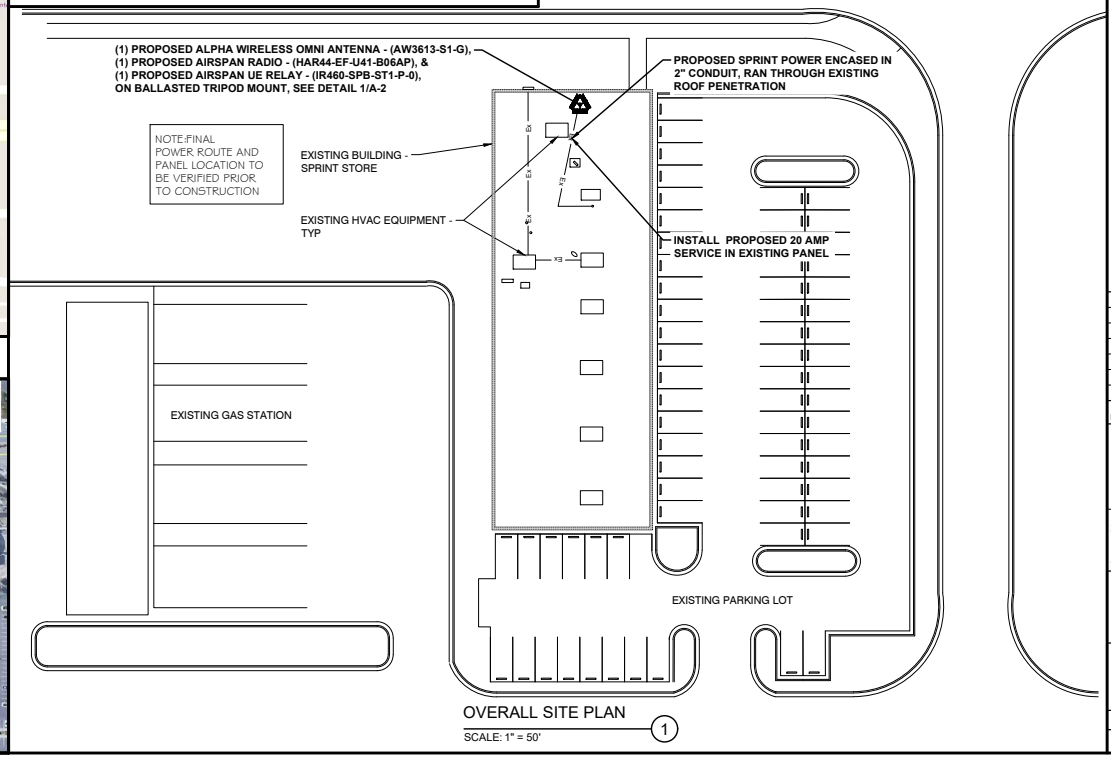
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. INTERNATIONAL BUILDING CODE
2. INTERNATIONAL MECHANICAL CODE
3. ANSI/TIA-222 STRUCTURAL STANDARD
4. NFPA 780 - LIGHTNING PROTECTION CODE
5. UNIFORM PLUMBING CODE
6. NATIONAL ELECTRICAL CODE

811 Know what's below. Call before you dig. www.call811.com

MINI-MACRO PROJECT

SITE CASCADE:
SL90XS881



OVERALL SITE PLAN (1)
SCALE: 1" = 50'

Sprint
6391 SPRINT PARKWAY
OVERLAND PARK, KS 66251

KGPCo
3305 MN-60
FARIBAULT, MN 55021
OFFICE: (507) 334-2268

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100% EMPLOYEE-OWNED
855 Community Dr, Sauk City, WI 53583
608-643-4100 www.Ramaker.com
Sauk City, WI • Willmar, MN
Woodcliff Lake, NJ • Bayamon, PR

Certification & Seal:
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Utah.

PROFESSIONAL ENGINEER No. 6858141 JAMES R. SCHYNOWSKI STATE OF UTAH
4/17/2019

ISSUE PHASE	FINAL	DATE ISSUED	04/17/2019

PROJECT TITLE:
SL90XS881

PROJECT INFORMATION:
3595 W, UT-151 #100
SOUTH JORDAN, UTAH 84095
SALT LAKE COUNTY

SHEET TITLE:
COVER SHEET & SITE PLAN

0 20' 40' 80'
11" x 17" - 1" = 40'
22" x 34" - 1" = 20'

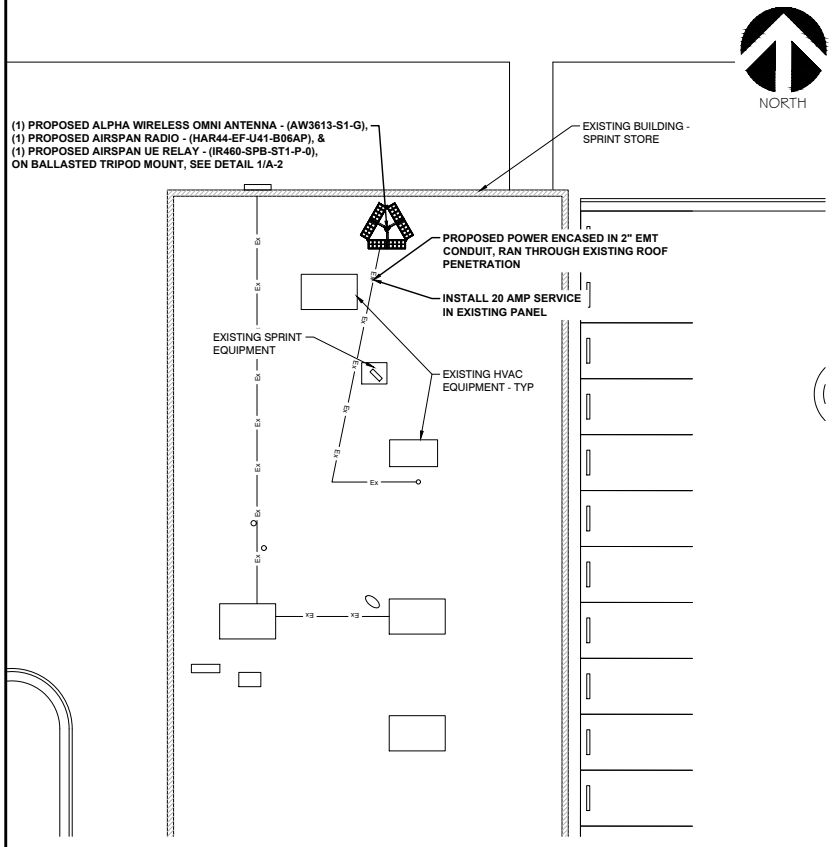
PROJECT NUMBER	41122
SHEET NUMBER	T-1

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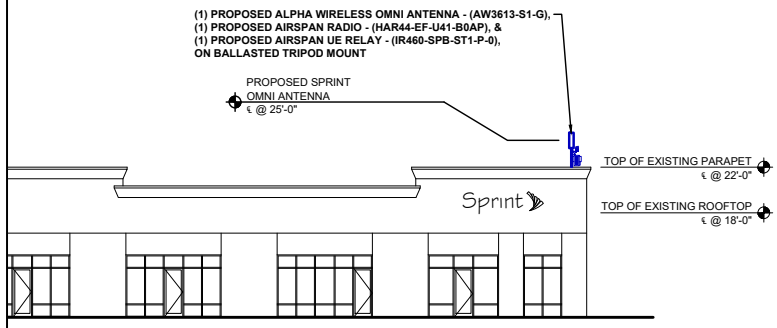
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DRAWN BY: DJG CHECKED BY: JMC

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITY COMPANY OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSIONS OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
8. TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANSI/EIA/TIA 222-G REQUIREMENTS.
9. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
10. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
11. IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
12. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY 2 TIMES PER MONTH.
13. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTION OF RECORD.
14. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMUS" INCREASE IN STORMWATER RUNOFF, THEREFOR, NO DRAINAGE STRUCTURE ARE PROPOSED.
15. NO SIGNIFICANT NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS FACILITY.
16. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
17. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.



ENLARGED SITE PLAN
SCALE: 1" = 20'_1 (1)

This needs a conditional use permit (see SJC code Section 17.112.030.B.)



PARTIAL EAST ELEVATION
SCALE: 1" = 20' (2)

Sprint
6391 SPRINT PARKWAY
OVERLAND PARK, KS 66251

KGPCo
3305 MN-60
FARIBAULT, MN 55021
OFFICE: (507) 334-2268

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608-643-4100 www.Ramaker.com
Sauk City, WI • Willmar, MN
Woodcliff Lake, NJ • Bayamon, PR

Certification # Seal:

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 06/04/2019

ISSUE PHASE	FINAL	DATE ISSUED	04/17/2019

PROJECT TITLE:

SL90XS881

PROJECT INFORMATION:
3595 W, UT-151 #100
SOUTH JORDAN, UTAH 84095
SALT LAKE COUNTY

SHEET TITLE:

ENLARGED SITE PLAN & ELEVATION

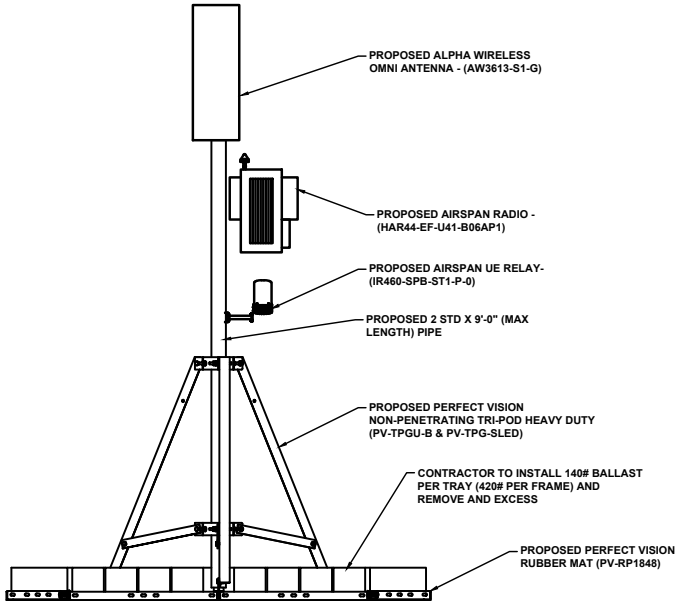
SCALE:
AS NOTED

PROJECT NUMBER	41122
SHEET NUMBER	A-1

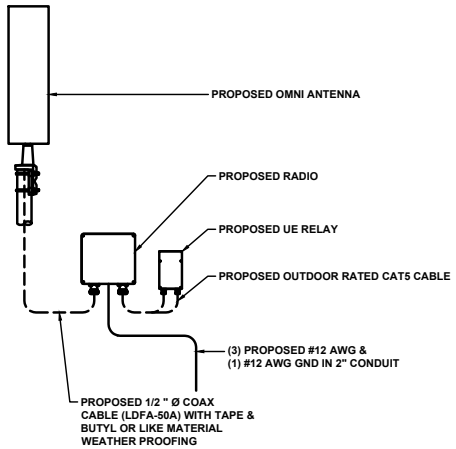
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EQUIPMENT MOUNTING DETAIL
SCALE: NTS — 1



EQUIPMENT SCHEMATIC
SCALE: NTS — 2



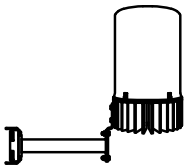
ANTENNA SPECS	
MANUFACTURER	ALPHA WIRELESS
MODEL #	AW3613-S1-G
HEIGHT	29.5"
DIAMETER	8.6"
WEIGHT	16.5 LBS

ALPHA WIRELESS OMNI ANTENNA - (AW3613-S1-G)
SCALE: NTS — 3



RADIO SPECS	
MANUFACTURER	AIRSPAN
MODEL #	HAR44-EF-U41-B06AP
HEIGHT	20.0"
WIDTH	10.3"
DEPTH	9.9"
WEIGHT	46.3 LBS

AIRSPAN RADIO - (HAR44-EF-U41-B06AP)
SCALE: NTS — 4



UE RELAY SPECS	
MANUFACTURER	AIRSPAN
MODEL #	iR460-SPB-ST1-P-0
HEIGHT	13.0"
DIAMETER	7.0"
WEIGHT	8.8 LBS

AIRSPAN UE RELAY - (IR460-SPB-ST1-P-0)
SCALE: NTS — 5

Sprint
6391 SPRINT PARKWAY
OVERLAND PARK, KS 66251

KGPCo
3305 MN-60
FARIBAULT, MN 55021
OFFICE: (507) 334-2268

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Woodcliff Lake, NJ • Bayamon, PR

Certification # Seal:
South Jordan City
Building Department
Reviewed for Code Compliance
Date: 06/04/2019

ISSUE PHASE	FINAL	DATE ISSUED 04/17/2019

PROJECT TITLE:
SL90XS881

PROJECT INFORMATION:
3595 W, UT-151 #100
SOUTH JORDAN, UTAH 84095
SALT LAKE COUNTY

SHEET TITLE:
COVER SHEET & SITE PLAN

SCALE: NONE

PROJECT NUMBER	41122
SHEET NUMBER	A-2

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I:\41100\41122\CAD\41122_SL90XS881_PRELIM CD5.dwg Printed by: gmoua on Apr 17, 2019 - 3:07pm

KGPCo
Trusted Solutions for Your Network

January 8, 2020

City of South Jordan
1600 W Towne Center Drive
South Jordan, UT 84095
Attn: David Mann

RE: Sprint Project SL90XS881 – Small Cell Antenna Install

Dear Mr. Mann,

Please accept this letter for your review and approval to move forward with the current design as proposed.

In reviewing the telecommunication codes of the City of South Jordan, we will not be able to comply with the stealth requirements per Section 17.60.020.G.1 and 17.112.030.C. The installation that we are proposing is significantly smaller than the typical macro install. The installation is similar in size to installing a TV dish and not obtrusive and does not change the overall esthetics of the building. This technology also does not work with a screened wall. The technology is shortwave and is being installed for the Sprint Store operations only.

Please feel free to reach out to me with any questions or concerns.

Best Regards,

Gretchen Prescott

Program Director

KGP Companies

P: 262.719.2071

E: Gretchen.prescott@kgpco.com

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 1/28/20

Application: **BENTLEY/LAMBORGHINI FRANCHISE REZONE**
Rezoning from Commercial Community (C-C) to Commercial Community Planned Development (C-C-PD).

Address: 1231 W South Jordan Parkway
File No: PLZBA201900715
Applicant: Thomas Buckley

Submitted By: David Mann, Planner II

Staff Recommendation (Motion Ready): Based on the staff report and other information presented to the Planning Commission during the public hearing, and the Planning Commission's discussion, I move that the Planning Commission forward a recommendation to the City Council to **approve** the proposed rezone from **C-C** to **C-C-PD**.

STANDARD OF APPROVAL

Rezone Application:

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)

Planned Development Rezone

The City Council shall consider the purpose of the base zone and the impacts on and from surrounding properties when approving a PD district.

(City Code § 17.130.050.010)

BACKGROUND

On January 2, 2020, the Applicant submitted a complete application seeking approval to rezone the Property with the Planned Development floating zone. The Applicant met with the City Council in a work session, as required by City Code, to discuss his proposal to operate a Bentley/Lamborghini

franchise within the existing Gun Vault building on South Jordan Parkway. A description of the Property is as follows:

ACREAGE:		1.55 acres
CURRENT ZONE:		C-C
CURRENT USE:		Commercial
FUTURE LAND USE PLAN:		Commercial
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North -	Office, (P-O) / Office Complex
	South -	Low Density, (R-2.5) / Brooklyn Meadows Subdivision
	East -	Commercial, (C-C) / Animal Hospital
	West -	Commercial, (C-C) / Tunex

ANALYSIS

The use being proposed for the subject property is not listed as a permitted use in the current zone. The PD floating zone is used "to allow for flexibility in the application of zoning regulations and development provisions of this title to advance a public interest through prescriptive requirements of a development plan and development agreement approved by the City Council." (City Code § 17.130.050.010)

The Applicant is seeking to rezone the subject property to allow him to operate a small vehicle dealership. The building that is currently occupied by the Gun Vault would be reused for this proposal. There would be little to no cars stored on the property. The franchise owner would typically take orders at his showroom and the vehicles would be directly delivered to the customer's residence. The Applicant has stated in his application that this use has the potential to decrease traffic to the subject property and significantly increase tax revenue for the City. The approval process for the floating zone would include a development agreement that lists the proposed use as allowed at this location, restricts the location of any vehicle storage, and possibly grant some flexibility on the design of wall signage on the building. The rezone and development agreement is specific to the Applicant's proposal and would not allow a similar use—a car dealership—if the Applicant changes his plans or stops operating this specific dealership.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The primary purpose of this application is to review the submitted development plan to determine if the project will "address a unique situation, confer a substantial benefit to the City, or incorporate design elements or a mixture of uses that represent a significant improvement in quality over what could otherwise be accomplished by standard zoning and development provisions." (City Code § 17.130.050.010)
- Staff finds the proposal will provide an economic benefit to the City and not create any negative impacts to the surrounding neighborhoods or businesses.

Conclusions:
Based on the findings listed above, Staff concludes that:

- The proposed rezone meets the standard of approval for rezoning property as outlined in Section 17.22.020 of the City Code.

ALTERNATIVES:

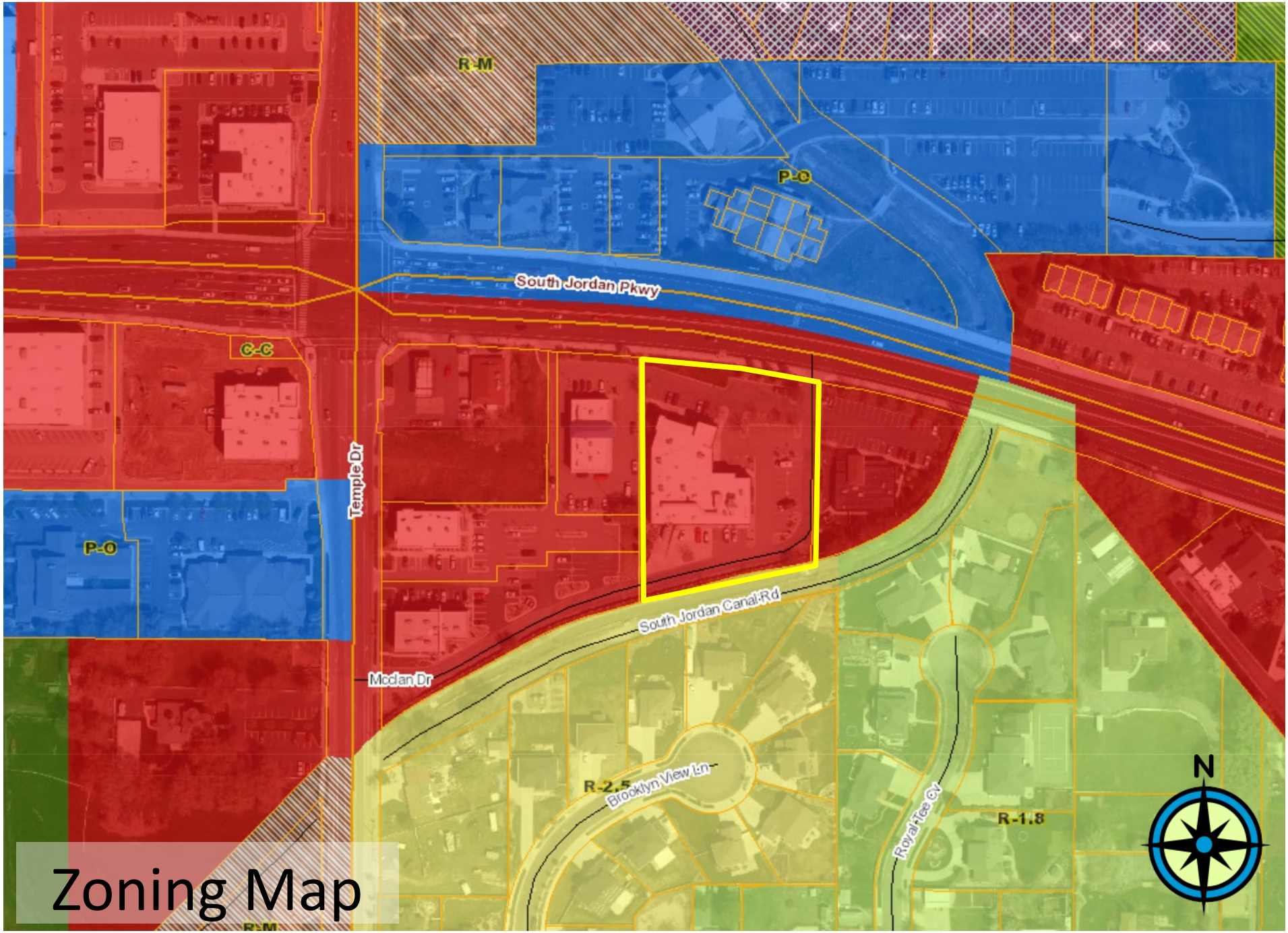
- Recommend denial of the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

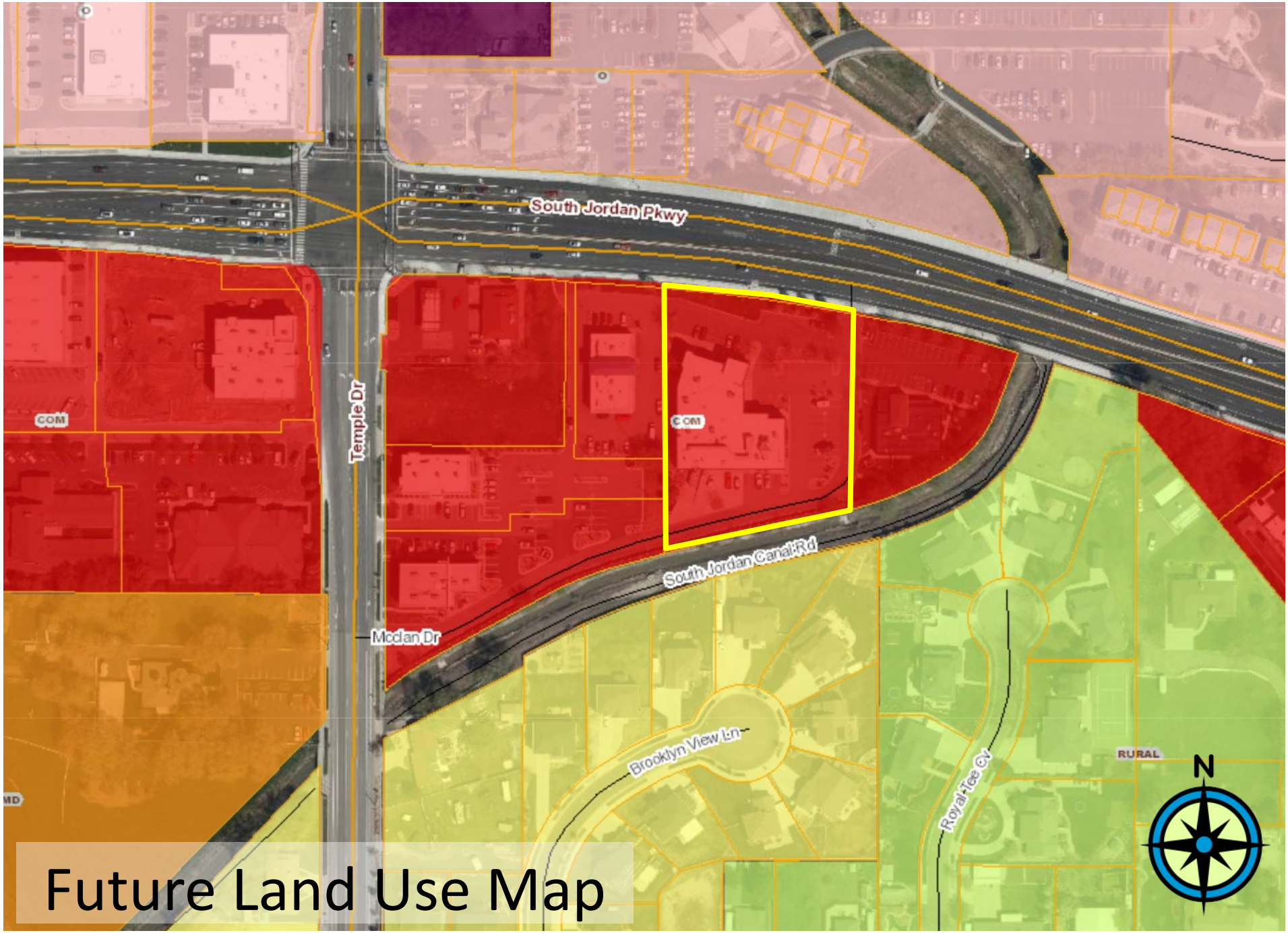
- Location Map
- Zoning Map
- Land Use Map
- Building Elevation Concepts



Location Map


R-M
P-O
South Jordan Pkwy
C-C
Temple Dr
P-O
South Jordan Canal Rd
Median Dr
R-2.5
Brooklyn View Ln
Royal Tee Cv
R-1.8
N
R-M

Zoning Map



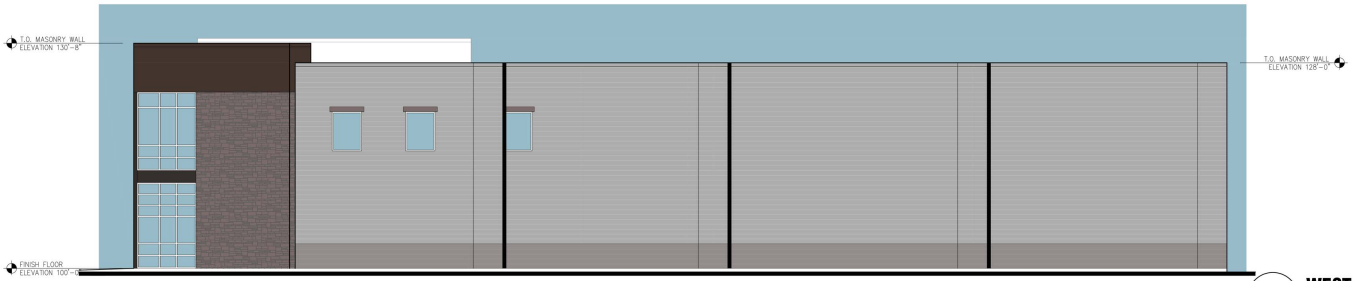
Future Land Use Map



01 A-2.1 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



02 A-2.1 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



03 A-2.1 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



04 A-2.1 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

dixon + associates
architecture, planning, interiors
833 south 200 east
salt lake city, utah 84111
t: 801.595.6400
f: 801.595.8900

CONSULTANTS

BENTLEY - LAMBORGHINI REMODEL

1231 WEST SOUTH JORDAN PARKWAY SOUTH JORDAN, UT

#	DATE	DESC.

ISSUE: -
PROJECT NO: -
CAD DWG FILE: -
DRAWN BY: -
CHECKED BY: -

SHEET TITLE
ARCHITECTURAL ELEVATIONS

A-2.1

W:\Current Drawing Files\Bentley Lamborgini\A2.1 Elevations.dwg, 12/20/2019 10:51:51 AM, ARCH full bleed D (24.00 x 36.00 Inches)