ELECTRONIC MEETING AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISION MEETING
6:30 P.M.
APRIL 28, 2020

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS MEETING **ELECTRONICALLY, VIA ZOOM PHONE AND VIDEO CONFERENCING,** ON TUESDAY, APRIL 28, 2020. PERSONS WITH DISABILITIES WHO MAY NEED ASSISTANCE SHOULD CONTACT THE PLANNING STAFF AT (801) 254-3742, AT LEAST 24 HOURS PRIOR TO THIS MEETING.

In accordance with Governor Herbert's Utah Executive Order 2020-1, declaring a state of emergency in response to COVID-19, and pursuant to Utah Executive Order 2020-5, modifying the Open and Public Meetings Act requirements allowing electronic meetings without an anchor location and authorizing resolution or ordinance, the City of South Jordan will be holding City Council, Planning Commission, and meetings of other South Jordan Committees and Boards electronically, until further notice is given. Utah Executive Order 2020-5 allows a public body to hold an electronic meeting, to "provide means by which interested persons and the public may remotely hear or observe, live, by audio or video transmission the open portions of the meeting", and "comments from the public will be accepted during the electronic meeting".

In the event an electronic meeting is disrupted in any way that the City in its sole discretion deems inappropriate, including the posting of offensive pictures, remarks, or making offensive statements, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end the electronic meeting with or without a motion and vote. If a meeting is ended prior to all items being addressed, any items not addressed shall be moved to the next regularly scheduled meeting or a special meeting, whichever is first.

Attendees will be allowed to join via phone or video, using Zoom phone and video conferencing. Note, public comment will be accessed through video conferencing, and a participant must have their video on and working to speak. Those who join via phone may listen, but not comment. Ability to connect and comment is dependent on an individual's internet connection, not the City. To ensure your comments are taken regardless of technical issues, please have them submitted in writing to the City Planner, Greg Schindler at GSchindler@sjc.utah.gov, by 5:00 p.m. on April 28, 2020.

Instructions on how to join the meeting electronically are below.

Join South Jordan Planning Commission April 28, 2020 Zoom Meeting

Join on any device, with mobile and desktop availability.
Visit: www.sjc.utah.gov/planning-commission/
Zoom link, Meeting ID and Meeting Password will be provided 24 hours prior to meeting start time.
Zoom instructions are posted www.sjc.utah.gov/planning-commission/

THE ELECTRONIC MEETING WILL BEGIN AT 6:30 P.M. AND THE AGENDA IS AS FOLLOWS:

I. WELCOME AND ROLL CALL – *Commission Chair Michele Hollist*

II. MOTION TO APPROVE AGENDA

III. APPROVAL OF THE MINUTES

IV. STAFF BUSINESS – *None*

V. COMMENTS FROM PLANNING COMMISSION MEMBERS

VI. SUMMARY ACTION – *None*

VII. ACTION – *None*

VIII. ADMINISTRATIVE PUBLIC HEARINGS –

A. CHATTEL ESTATES, LOT 21 AMENDED, SUBDIVISION AMENDMENT
Location: 9977 South 3265 West
File No: PLPLA202000074
Applicant: Cal Johnson

B. CLOVER RIDGE 6, PRELIMINARY SUBDIVISION
Location: 11623 South Lampton View Drive
File No: PLPLA202000051
Applicant: David George

C. CLOVER RIDGE 3rd AMENDED, SUBDIVISION AMENDMENT
Location: 11609 South Lampton View Drive
File No: PLPP202000050
Applicant: David George

IX. LEGISLATIVE PUBLIC HEARINGS -

A. TEXT AMENDMENT – AMENDING CHAPTER 17.112 OF THE SOUTH JORDAN CITY MUNICIPAL CODE REGULATING WIRELESS COMMUNICATION FACILITIES

File No: PLZTA201900453
Applicant: Crown Castle – Craig Chagnon

X. OTHER BUSINESS - *None*

ADJORNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)
: §
COUNTY OF SALT LAKE)

I, Cindy Valdez, certify that I am the duly appointed City Deputy 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 24th day of April 2020.

Cindy Valdez
South Jordan City Deputy Recorder

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

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

Absent: Commissioner Mike Peirce

Others: Rishi Mitchell, Gary Langston, Alex Lutz Mike Jackson, Kellie Jackson, Bill Berghe, Holly.

6:30 P.M.
REGULAR MEETING

I. Welcome and Roll Call – *Commission Chair Michele Hollist*

Chair Hollist welcomed everyone to the Electronic Meeting and noted that all Commissioners have joined the electronic meeting except, Commissioner Peirce.

II. Motion to Approve Agenda

Commissioner Morrissey made a motion to approve the April 14, 2020 Planning Commission Agenda. Commissioner Gedge seconded the motion. Vote was unanimous in favor; Commissioner Peirce was absent from the vote.

III. Approval of the Minutes

Commissioner Gedge made a motion to approve the March 24, 2020 Planning Commission Meeting Minutes as printed. Commissioner Hollist seconded the motion. Vote was unanimous in favor; Commissioner Peirce was absent from the vote.

IV. STAFF BUSINESS – Planning Commission: Background, Findings, and Order
A. Föhn EVENT VENUE
Location: 1098 W. South Jordan Parkway, Ste. 103 & 104
File No: PLCUP202000016
Applicant: Föhn, LLC c/o Jinkee McFadden

The Planning Commission considered information, evidence and testimony submitted by the Applicant, the residents, and City staff. If an issue was raised on the record but not mentioned below, it is because the Planning Commission did not find the issue would cause any additional detrimental effects beyond the detrimental effects listed below.

1. *Parking*.
   a. The Planning Commission incorporates the information submitted by the Applicant, the residents, and City staff (including the staff reports).

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b. WCEC Engineers conducted a traffic study but the study did not examine parking requirements or related impacts to The Peaks Centre.

c. Pursuant to the March 24, 2020 staff report, the Planning Commission finds that The Peaks Centre is under parked even without Föhn locating therein. This evidence is corroborated by the testimony of local businesses at The Peaks Centre and its HOA.

d. The Planning Commission finds that if Föhn operates an event at 100 guests, without any conditions, the event operations would exacerbate the parking issue severely. According to Föhn's business plan, it notes that "most guests arrive as couples." If this statement is true (and the Planning Commission does not dispute that it is), Föhn would be using approximately 50 parking stalls for a 100 guest event. To put that number into perspective, Föhn would need a third of the parking stalls at The Peaks Centre for such an event to the detriment of the entire The Peaks Centre.

e. Föhn, at City staff's suggestion, voluntarily agreed that it could limit the number of event guests to mitigate some of the parking concerns.

ORDER

Based on the information provided to the Planning Commission and the evidence collected thereto, the Planning Commission approves the Application with the following conditions of approval, all limited to the event/reception portion of the business, based on the number of guests to mitigate the detrimental effect identified:

1 to 50 Guests:	**51 to 100 Guests:**
A. Föhn shall follow the second submitted Operations and Circulation plan. *See* Exhibit A.	A. Föhn shall follow the first submitted Operations and Circulation plan. *See* Exhibit B.
B. Föhn shall notify its guests that there is limited parking and people are to carpool at four people per vehicle on average.	B. Föhn shall provide 13 additional parking stalls through a recorded parking agreement before the reception/event portion of Föhn operates. These additional parking stalls shall meet all the City's parking standards, including that they be located within 400 feet of the proposed use and not divided from the use by a public street (*see* City Code § 16.26.030.N).
	C. Föhn shall provide adequate notice to guests and place signs in the parking lot for the additional parking stalls directing its guests where to park for all events.
	D. Föhn shall only operate events, receptions, and similar gatherings after 6:00 p.m. on Thursdays and Fridays, and from 9:00

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a.m. to 10:00 p.m. on Saturdays.

Commissioner Catmull motioned to approve the Planning Commission background, findings, and order for the Fohn Event Venue Center File No. PLCUP202000016. Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Peirce was absent from the vote.

Assistant Attorney Sheeran said I have accepted the City Attorney position with Bluffdale City and I will be starting with them on Monday. It has been a pleasure working with you and getting to know you, as well as the staff that comes to Planning Commission. Working with South Jordan has been very helpful for me to learn and grow from each and every one of you.

V. COMMENTS FROM PLANNING COMMISSION MEMBERS - None

VI. SUMMARY ACTION – None

VII. ACTION – None

VIII. ADMINISTRATIVE PUBLIC HEARINGS -
A. DAYBREAK VILLAGE 8 PLAT 8, PRELIMINARY PLAT
Location: 6100-6500 W. South Jordan Parkway
File No: PLPP201900716
Applicant: Daybreak Communities

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

Gary Langston, Daybreak Communities – said I don't have anything substantial to add to what Planner Schindler has already reviewed. This is what we call Village 8, and the plans that we are presenting before you are consistent with what was intended in the Village from the beginning. The masterplan for Village 8 included a number of townhomes in the village, and certainly along South Jordan Parkway, which is an arterial road and is designed to carry a lot of cars. Therefore, our desire to put townhomes on that corridor is a better transition from higher volume of cars to the townhomes, and eventually into the single family homes. These particular lots in Village 8 Plat 8 were intended to go to Destination Homes and they will continue building a product in Village 8 proper, and along Lake Avenue just north of this development. I am here to answer any other questions that you may have for me.

Chair Hollist said is the school site located just north of this development where they are breaking ground in the Jordan School District?

Mr. Langston said yes it is.

Chair Hollist opened the Public Hearing to comments.

Alex Lutz, South Jordan – said there is already a significant parking issue along Holiday Springs, and Birch Run, so we are wanting to know how that is going to be handled.

Kellie Jackson, South Jordan – said we are on Sand Bank Way, which comes off Birch Run Road, and we are also adjacent to Holiday Springs, and Abby Mill is right behind us. We want to know if we will be

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sharing the alley-way with these homes, because we have 12 other homes that share this alley and it is already hard to get out of there. We have to dodge people sometimes, and I have almost been hit a couple of times because people are flying down the alley way. We have 5 kids and they are on their bikes all the time, so we are just really concerned about sharing that alley way with everybody and these townhomes. The reason we chose this neighborhood when we moved in, was because this was supposed to be greenspace, so we were a little taken back when we saw townhomes were being put in that area. We were one of the first buyers in this area, and we feel like Daybreak has ruined the lake with all of the development on there. I think we are frustrated, because Daybreak owns the land and there isn't anything we can do about it. What are we supposed to do as citizens? We live here, and we are part of the community, but we feel like our voice isn't being heard. Do you have suggestions as to where we are supposed to go, and what we are supposed to do, or does Daybreak just control everything?

Rishi Mittal, South Jordan – said I want to voice my concern regarding the alley-way that is being used by 12 homes already. It is a single lane road and 2 cars cannot pass on that road, so adding multi-family houses to share that lane is going to be very stressful, especially for the kids in that area. It will be dangerous for all of us, especially because there is not a speed limit there. Daybreak promised to have green open space, less homes, and more walkability for the residents. If they put these homes in it will be going against what they have advertised and the reason we bought our homes and invested in Daybreak.

Chair Hollist closed the Public Hearing.

Chair Hollist said would the garages be backing off of the shared lane that was addressed by the residents?

Mr. Langston said the lane is clearly an access point to their garage, so yes that is the plan.

Chair Hollist said the residents are not allowed to park on these alley ways, is that correct?

Mr. Langston said they are not allowed to park on the lane itself, but if their driveway is long enough to allow a car to park perpendicular to their garage door, they are allowed to do that, but they are not allowed to park on the concrete surface which is the public right of way.

Chair Hollist said could you address the question about parking on Holliday Springs, and Birch Run Drive. How many garage spots do each of these units have, do they meet the ordinances, and can you remind us of what they are?

Mr. Langston said each of these units have a 2 car garage, but we are only required to provide one parking stall, so we doubled that requirement. On South Jordan Parkway where all of these units front there is on-street parking available along that road for cars, and then on the open area there is a large median that will all be future open space. In certain instances there is parking available on the left hand side of the road, but we are providing double, if not more. There will be on street parking, which we encourage. It is something we implement in our designs, and we use as a traffic calming method, and helps with slowing speeds down on these major roads.

Chair Hollist said could you provide suggestions for the residents and they would interface with HOA and provide feedback for things they would like to see in their community, or how they can be involved in the planning of things going in.

Mr. Langston said on a project like this we are already in the process with the City, and at that point we have already solicited feedback internally, or with stake holders about how the area should function. At

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this time, if someone wanted to reach out to us we have contact information on our website that would allow a resident to get in contact with someone on our team if they want to discuss it further. We follow the plans that are provided and we make sure that we meet the requirements that the City has for us. We realize that not everyone likes the kind of product that we provide, but we are trying to provide a variety of different living types.

City Planner Schindler said there was a question about speed limit signs that did not get answered.

Mr. Langston said we do not post speed limit signs on any of the public lanes. The City code on any street that does not have a speed limit sign is automatically 25mph. I wouldn't think that 25mph would be a comfortable speed on these lanes, they are typically much lower than that, but that would be the maximum.

Chair Hollist said can Assistant Engineer Jeremy Nielson respond on what the residents would do if there is an issue with parking and speeding on these streets.

Mr. Nielson said if they have concern with speed on the roads, they are welcome to contact the City engineering department, or they can contact me personally Jeremy Nielson with the South Jordan Engineering Department, and if there is parking issues, they can talk to me as well.

Commissioner Catmull said is the guest parking on the street, in the alley, or both.

Mr. Langston said in general the guest parking would be on the streets. These units are all oriented to their front door, so if there is not opportunity for street parking they could park on the lane, but generally the guest parking would be on the street.

Chair Hollist said as the Planning Commission we are making sure that the City Code and requirement are being met. Our City Planner Greg Schindler is always doing a good job with his due diligence and letting us know if there are issues, and I don't see that any have been brought up. I know the City is wonderful in addressing issues with speed, and I can vouch personally that Assistant Engineer Nielson is wonderful about responding quickly and getting issues resolved. I would encourage you to use that resource if there is an issue.

Commissioner Gedge motioned to approve Project No, PLPP201900716 subject to the following:

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

Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Peirce was absent from the vote.

B. DAYBREAK VILLAGE 8 PLAT 9, PRELIMINARY PLAT
Location: 6100-6450 W. South Jordan Parkway
File No: PLPP202000065
Applicant: Daybreak Communities

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

Gary Langston, Daybreak Communities – said this particular plat will be sub-divided into townhome parcels that will be sold to Chocolate Homes. They are currently a home builder in Village 8, and they

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would continue to build a similar product that they have in other plats. Beyond that I don't know that I have any other comments, unless you have any questions for me.

Chair Hollist said do these units have 2 garages like the other units.

Mr. Langston said yes they do.

Commissioner Catmull said how tall will these structures be when they are completed and how many stories will they have?

Mr. Langston said they can be a combination of 3 or 4 levels, and that would put them at approximately 40 to 45ft in height. They haven't been fully designed, but they will be similar to the ones in Village 8.

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

Chair Hollist said do they have a height limit in this zone?

City Planner Schindler said there is not a height limit.

Commissioner Gedge motioned to approve Project No. PLPP1202000065 subject to the following:

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

Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Peirce was absent from the vote.

City Planner Greg Schindler said I did drive out there last week and I did see what Chocolate homes is building and I didn't see that they had built anything higher than a 3 story home.

C. DAYBREAK VILLAGE 11A PLAT 4, PRELIMINARY PLAT
Location: 11500 S. Bingham Rim Road
File No: PLPP202000028
Applicant: Daybreak Communities

City Planner Greg Schindler reviewed background information on this item.

Gary Langston, Daybreak Communities – said I would like to confirm what Planner Schindler said, this plat does not contain any townhomes, we do have some of the cottage courts and that is what the majority of these are, which are a 4 pack with a shared driveway that are built by David Weekly Homes. There is also a handful of single family homes, but this is a continuation of the home and the lot types that you saw in the previous plats on the Village 11A plat 1, 2, 3, and 4.

Chair Hollist said could you tell us why Daybreak is building so far out west. Is there an advantage to spreading out development at this time? I would think that it makes sense to progressively move west.

Mr. Langston said it may not seem like that, but we are progressively moving west. Some of the areas that we jumped were some future areas that were further to the east where we have some condo's and small village parcels reserved. We are continuing along Jordan Parkway until we reach the South Valley Water Reclamation property, and then we will work our way back north and connecting back to prosperity on about 6400 W. Keep in mind that in this area we have the water course which will begin construction

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early next year. A good portion of the product that is in and around the water course is where we have our luxury product, which is an extension of what we have on the island, and around Oquirrh Lake, and those usually have a slower absorption rate.

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

Commissioner Gedge motioned to approve File No, PLPP202000028 subject to the following:

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

Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Peirce was absent from the vote.

D. DAYBREAK SOUTH STATION PLAT 3, PRELIMINARY PLAT
Location: 11280 South 5260 West
File No: PLPP202000061
Applicant: Daybreak Communities

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

Gary Langston Daybreak Communities – said for parcel C101 and C102 we are working with a development partner to build Condo's in the area. This is what really begins to make south station function as a transit-orientation development, and these units will support TRAX ridership. We will have a number of residents here that will use the mass transit system that we have. Regarding the density, over the course of these two parcels we have somewhere between 130 and 150 units that are probably in the four story range, and at some future point we will be working on having them submit and prepare a condo plat for review and approval. To the south of parcel C101 and C102 will be where Destination Homes and Gardner Homes will be building our apartment project, which is just under 500 units. We will clearly have plenty of density in the area, both east and west of Grandville. On the parcel west of Grandville we are in the planning and design phase of putting in a concert venue, which would allow for larger gatherings for concerts and events. This would most likely be managed by the Daybreak Community Council. If any of you have been to SoDa Row for a concert, there are times that it is just the right size, and then there are times that it is not large enough, and we have outgrown it. We are really wanting this to become the substitute for that as we consider building opportunities in the SoDa Row area in the future. The parcel that is current the concert venue is currently slated for another office building that is not as many square feet, but similar in scale to the Rio Tinto Regional Center. That is all that I had, but I am here to answer any questions you may have for me.

Chair Hollist said how does the size of this venue compare with the one at SoDa Row?

Mr. Langston said this venue is significantly larger, it is 120,000 square feet, which is about three acres. The one in SoDa Row is less than an acre, so it is significantly larger.

Chair Hollist said will the condos in this area be rented, or will they be owned.

Mr. Langston said the intent is for it to be a sale project, and it would be required to follow the same ownership and Investor rules that the other developments in Daybreak are required to follow that are owner occupied.

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Commissioner Catmull said this might be a little premature, but how will the parking work at a venue like that.

Mr. Langston said generally, it would be street parking, and we will have some off street parking that will be part of the parcel itself, but it would not be able to handle several hundred cars. It would be like what we see on SoDa Row, where the majority of the visitors park on the street. The one thing that we believe is positive about this, is that people can take the T top location, and there is on street parking on all of the roads.

Commissioner Catmull said are there any City requirements for a venue like this?

Assistant City Engineer Nielson said in a situation like this we rely heavily on the traffic studies that Daybreak provides to us, and the planning they put into it. I am not as familiar with the parking and how that is looked at.

City Planner Schindler said there are parking requirements in Daybreak that are different from our City Code, it would be part of their master design guide lines, but I am not sure what they are right now. I will ensure that we will meet all of the City Codes and requirements.

Chair Hollist opened the Public Hearing to comments. There were none. She closed the Public Hearing.

Commissioner Catmull said Mr. Langston can you give me the background on the parking analysis you did to justify that location.

Mr. Langston said I don't know that we have done the final analysis, because we haven't done the final plan yet. This is just the subdivision process to create the parcel that will allow us to effectuate that plan. We will ensure that we meet all of the zone and code requirements. I would expect that we will review this plan with staff and share information with them to get their feedback as we work through the design process.

Commissioner Gedge motioned to approve File No. PLPP202000061subject to the following;

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

Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Peirce was absent from the vote.

IX. OTHER BUSINESS

The Commissioner's thanked Assistant City Attorney Sheeran for his service to the City, and congratulated him on his new position with Bluffdale City.

ADJORNMENT

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Commissioner Catmull motioned to adjourn the April 14, 2020 Planning Commission meeting. Commissioner Hollist seconded the motion. Vote was unanimous in favor; Commissioner Peirce was absent from the vote.

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

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

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SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 4/28/2020

Application: **Chattel Estates, Lot 21 Amended Subdivision Amendment**

Address: 9977 South 3265 West
File No: PLPLA202000074
Applicant: Cal Johnson

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

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Chattel Estates Lot 21 Amended, file number PLPLA202000074, subject to the following requirement:

- Prior to recording the plat, 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 on Lot 21 A.

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.

Proposal:

The Applicant is proposing to amend the Chattel Estates subdivision by further subdividing Lot 21 into three, third-acre residential lots. Lot 21 is one acre in size and is located within the R-1.8 Zone.

If subdivided, the north lot (Lot 21 A) would have two accessory buildings without a primary structure. So as not to create a non-conforming use, City Staff is recommending that either the buildings be removed prior to recoding the plat, or that the Applicant provide to the City a one-year cash bond to ensure that the structures are removed if a new primary structure is not built within one year of the plat recording.

Additionally, a minimum six-foot-tall decorative masonry fence is required to be installed along property lines of adjacent properties that are both zoned for and large enough to have large animals. Because the north property line already has an existing six foot tall block wall, a new wall is only required along the east property line.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Due to larger lot sizes within Chattel Estates subdivision, the City Code permits the subdivision to more than double the number of lots that were originally approved. However, because the R-1.8 zone requires each lot to have a minimum 90 feet of frontage abutting a public right-of-way, as well as maintain a minimum 14,520 square foot lot size, only a limited number of lots have the ability to be further subdivided.
- The remaining and newly proposed lots will meet the minimum lot size, frontage, and density requirements of the R-1.8 zone.
- If subdivided, the existing house will remain on the west lot (Lots 21 B). There will be no setback violations as a result of this subdivision application.
- Each lot will have the necessary culinary water and sanitary sewer services.
- There is an existing private irrigation ditch that will remain along the north property line. The maintenance of the irrigation ditch, with respect to the property, will be the responsibility of the new land owner.

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.

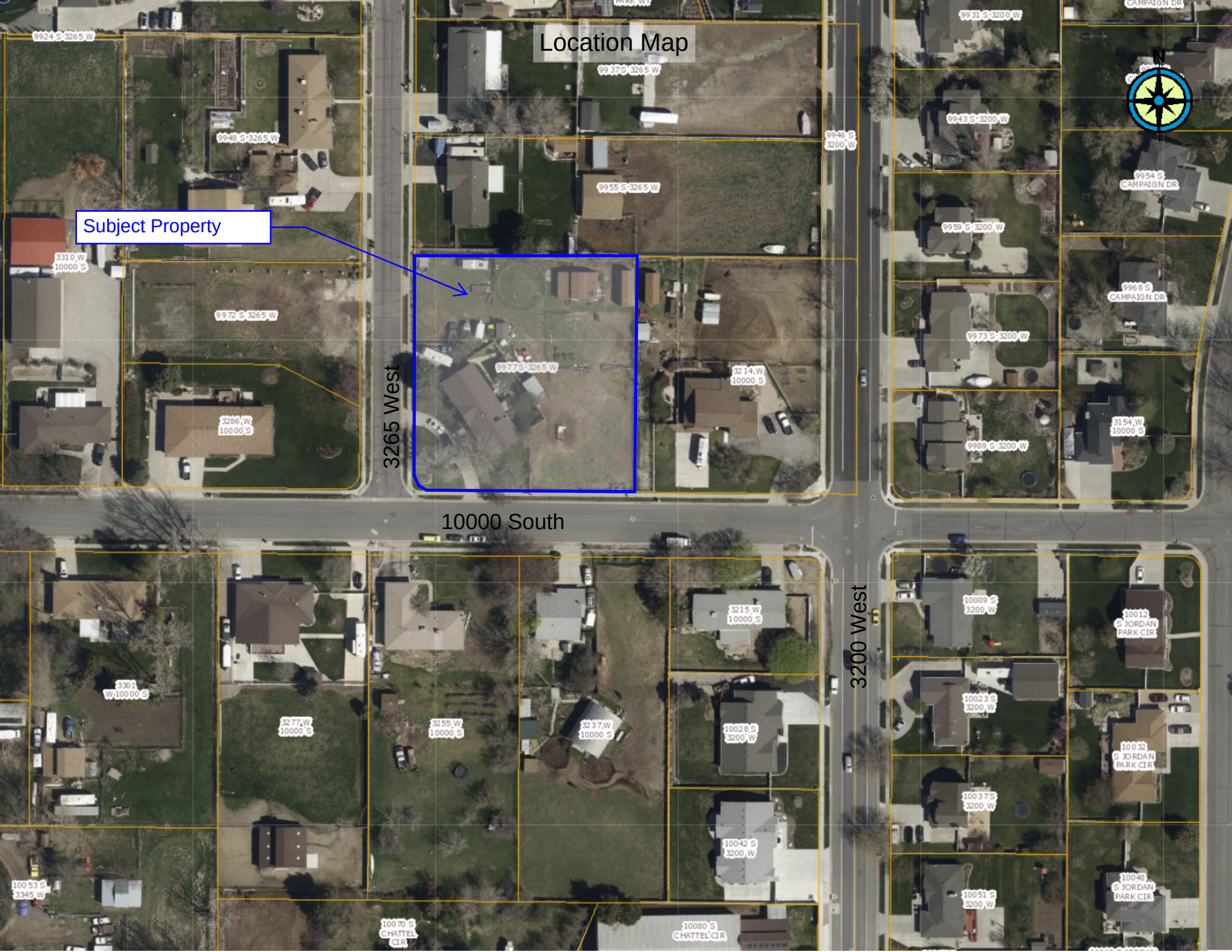
Recommendation:
Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve File No. PLPLA202000074, subject to the requirement listed above, unless during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

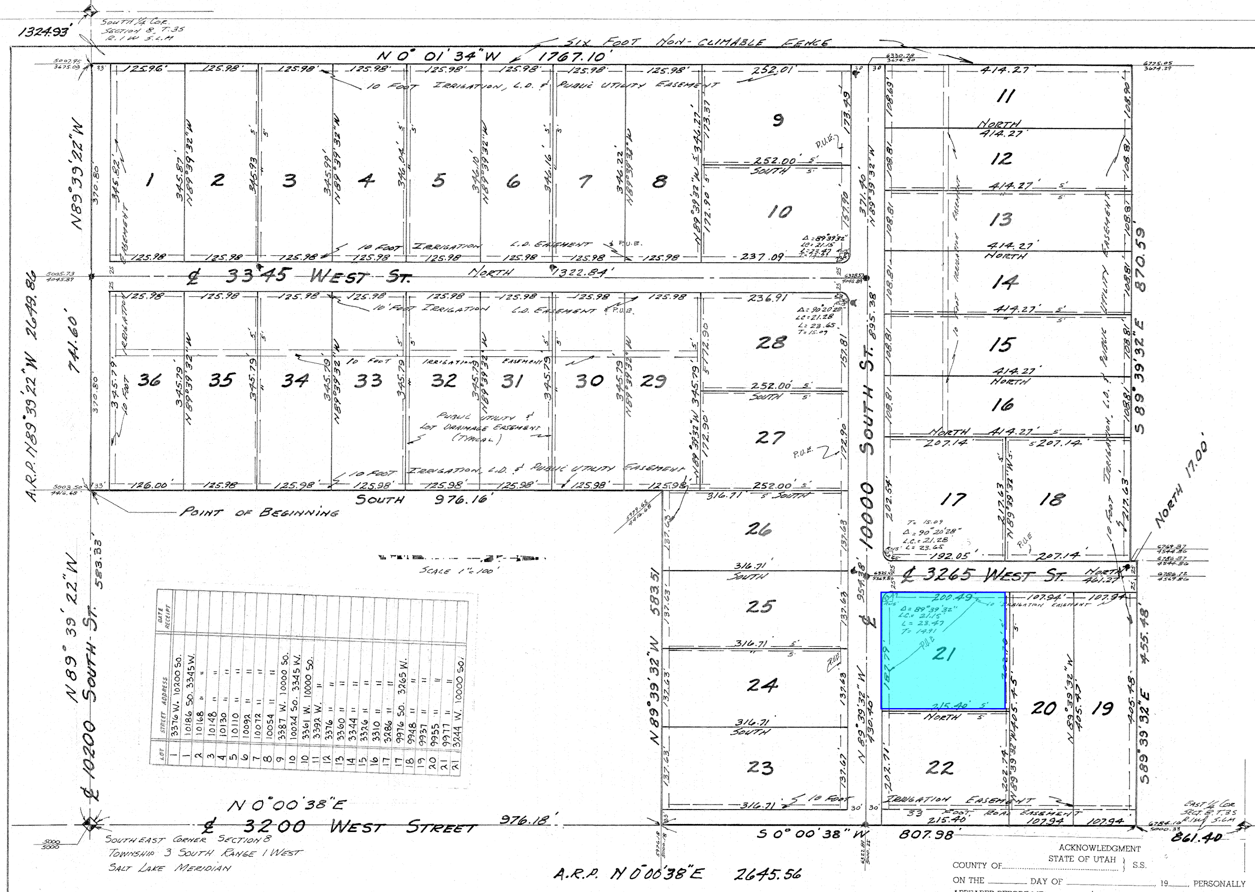
ALTERNATIVES:

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

SUPPORT MATERIALS:

- Location Map
- Chattel Estates Original Plat
- Chattels Estates Amended Plat
- Civil Sheets


Location Map
Subject Property
3265 West
10000 South
3200 West
N
9924 S 3265 W
9937 S 3265 W
9948 S 3265 W
9955 S 3265 W
9946 S 3200 W
9931 S 3200 W
9943 S 3200 W
9954 S CAMPAIGN DR
9959 S 3200 W
9968 S CAMPAIGN DR
3310 W 10000 S
9972 S 3265 W
9977 S 3265 W
3214 W 10000 S
9973 S 3200 W
3154 W 10000 S
3286 W 10000 S
9989 S 3200 W
3301 W 10000 S
3277 W 10000 S
3255 W 10000 S
3237 W 10000 S
3215 W 10000 S
10009 S 3200 W
10012 S JORDAN PARK CIR
10023 S 3200 W
10028 S 3200 W
10032 S JORDAN PARK CIR
10037 S 3200 W
10042 S 3200 W
10048 S JORDAN PARK CIR
10051 S 3200 W
10053 S 3345 W
10070 S CHATTEL CIR
10080 S CHATTEL CIR



LOT	STREET ADDRESS	DATE RECEIPT
1	3376 W. 10200 So.	
1	10186 So. 3345 W.	
2	10168 " "	
3	10148 " "	
4	10130 " "	
5	10110 " "	
6	10092 " "	
7	10072 " "	
8	10054 " "	
9	3387 W. 10000 So.	
10	10024 So. 3345 W.	
10	3361 W. 10000 So.	
11	3392 W. "	
12	3376 " "	
13	3360 " "	
14	3344 " "	
15	3326 " "	
16	3310 " "	
17	3286 " "	
17	9976 So. 3265 W.	
18	9948 " "	
19	9937 " "	
20	9955 " "	
21	9977 " "	
21	3244 W. 10000 So.	

LOT	STREET ADDRESS	DATE RECEIPT
22	3214 W. 10000 So.	
23	10030 So. 3200 W.	
23	3215 W. 10000 So.	
24	3237 " "	
25	3253 " "	
26	3277 " "	
27	3301 " "	
28	3329 " "	
28	10023 So. 3345 W.	
29	10053 " "	
30	10071 " "	
31	10091 " "	
32	10109 " "	
33	10129 " "	
34	10147 " "	
35	10167 " "	
36	10185 " "	
36	3318 W. 10200 So.	

SALT LAKE COUNTY SURVEYOR STANDARD SUBDIVISION FORM

SURVEYOR'S CERTIFICATE

I, Robert G Walker, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 3559, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as CHATTEL ESTATES and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

COURSE	DIST.	REMARKS
		BEGINNING AT A POINT N89°39'22"W 583.33 FEET FROM THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN & RUNNING THENCE
N89°39'22"W	741.60	FEET; THENCE
N0°01'34"W	1767.10	FEET; THENCE
S89°39'32"E	870.59	FEET; THENCE
NORTH	17.00	FEET; THENCE
S89°39'32"E	455.48	FEET; THENCE
S0°00'38"W	807.98	FEET; THENCE
N89°39'32"W	583.51	FEET; THENCE
SOUTH	976.16	FEET TO THE POINT OF BEGINNING
		CONTAINS 40.87 ACRES 36 LOTS

REGISTERED LAND SURVEYOR ROBERT G. WALKER 3559 STATE OF UTAH

SEPTEMBER 2, 1975
DATE

Robert G. Walker

OWNER'S DEDICATION

Know all men by these presents that I, 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

CHATTEL ESTATES

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 I have hereunto set my hand this 11th day of February A.D., 1976

[signature]

INDIVIDUAL ACKNOWLEDGMENT

STATE OF ~~UTAH~~ California } S.S.
~~County of Salt Lake~~ City & County of San Francisco

On the 11 day of February A.D., 1976, personally appeared before me, the undersigned Notary Public, in and for said ~~County of Salt Lake~~ City & County of San Francisco in said State of ~~Utah~~ California the signer( ) of the above Owner's dedication, ____ in number, who duly acknowledged to me that He signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: 11-15-77
NOTARY PUBLIC - CALIFORNIA, CITY & COUNTY OF SAN FRANCISCO. My Commission Expires Nov. 15, 1977

NOTARY PUBLIC
RESIDING IN ~~SALT LAKE COUNTY~~ San Francisco

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF .... } S.S.

ON THE ____ DAY OF ____, 19__, PERSONALLY APPEARED BEFORE ME ____

WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT ____ IS/ARE THE ____ OF ____, AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID ____ BY AUTHORITY OF ____ AND THE SAID ____ ACKNOWLEDGED TO ME THAT SAID ____ EXECUTED THE SAME.

MY COMMISSION EXPIRES ____

NOTARY PUBLIC
RESIDING IN ____

CITY OF SOUTH JORDAN

PRESENTED TO THE BOARD OF COMMISSIONERS OF SO. JORDAN THIS 18th DAY OF March A.D. 1976 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

ATTEST SO. JORDAN CITY CLERK — Orin W Rupstict, MAYOR OF SO. JORDAN

CHATTEL ESTATES

A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

PLANNING COMMISSION	BOARD OF HEALTH	FLOOD CONTROL DEPT.	SURVEYOR'S CERTIFICATE	APPROVAL AS TO FORM
APPROVED THIS 20th DAY OF November A.D. 1975 BY THE ~~SALT LAKE COUNTY~~ SO. JORDAN CITY PLANNING COMMISSION. Elwood R. Jones, CHAIRMAN, ~~SALT LAKE CO.~~ SO. JORDAN CITY PLANNING COMM.	APPROVED THIS 22nd DAY OF December A.D. 1975. Leland S. Hoffman, ~~DIRECTOR~~, S. L. CO. BOARD OF HEALTH	APPROVED THIS 19 DAY OF January A.D. 1976. B M Walker, FLOOD CONTROL COORDINATOR	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. 3/1/76 M Carl Larsen, DATE, SALT LAKE COUNTY SURVEYOR	APPROVED AS TO FORM THIS 9th DAY OF March A.D. 1976. SALT LAKE COUNTY ATTORNEY

RECORDED # 2795792
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF McGhie Land Title Co.
DATE 3-18-76 TIME 4:32 p.m. BOOK 76-3 PAGE 58
$28.00 FEE $
Katie L. Dixon, SALT LAKE COUNTY RECORDER

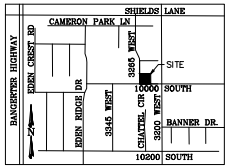
FORM APPROVED BY BOARD OF SALT LAKE COUNTY COMMISSIONERS JULY 12, 1957
OSBORNE'S ENG. SUPPLY #125

76-3-58

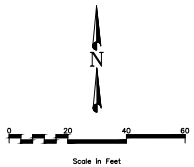
76-3-58

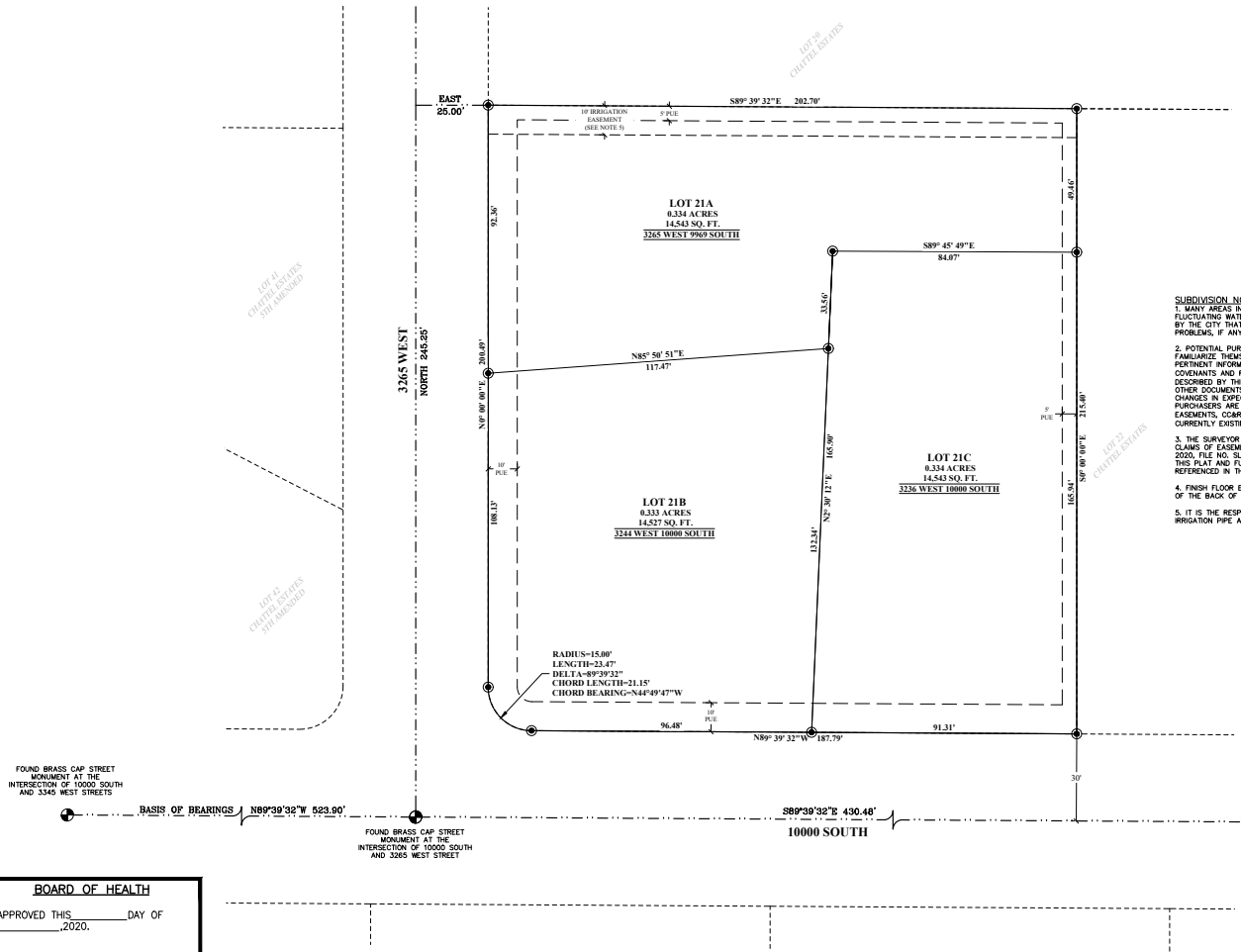
CHATTEL ESTATES LOT 21 AMENDED

(AMENDING CHATTEL ESTATES LOT 21)
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP
(N.T.S.)





LEGEND

- SET REBAR/CAP MARKED "LEGEND ENGINEERING PLS 5183760"
- FOUND PROPERTY CORNER (AS NOTED)
- FOUND STREET MONUMENT

BOUNDARY LINE

TITLE LINES

PUBLIC UTILITY EASEMENT

SUBDIVISION 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. THE SURVEYOR AND OR ENGINEER CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED IN THE TITLE REPORT DATED MARCH 17, 2020, FILE NO. SL33721M, PREPARED BY GRIFFITHS & TURNER TITLE SERVICES, ARE SHOWN ON THIS PLAT AND FURTHER CERTIFIES THAT THE LEGAL DESCRIPTIONS OF THE PROPERTY REFERENCED IN THE TITLE REPORT MATCHES THE DESCRIPTION SHOWN ON THIS PLAT.

4. FINISH FLOOR ELEVATIONS ARE NOT TO EXCEED FOUR (4) FEET IN HEIGHT FROM THE TOP OF THE BACK OF CURB.

5. IT IS THE RESPONSIBILITY OF LOT 21A TO MAINTAIN THE IRRIGATION DITCH AND/OR IRRIGATION PIPE ALONG THE NORTH PROPERTY LINE OF SAID LOT 21A.

SURVEYOR'S CERTIFICATE:

I, Cory B. Neerings, do hereby certify that I am a Professional Land Surveyor and that I hold certificate No. 5183760 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I further certify that, by the authority of the owner, I have completed a survey of the tract of land shown on this plat in accordance with Section 17-23-17. That I have verified all measurements and have placed monuments as represented on this plat, and that I have subdivided said tract of land into lots and streets.



Cory B. Neerings, License No. 5183760

BOUNDARY DESCRIPTION

ALL OF LOT 21 OF THE CHATTEL ESTATES SUBDIVISION, ON FILE AND OF RECORD WITH THE SALT LAKE COUNTY RECORDERS OFFICE IN BOOK '76-3 AT PAGE 58, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHWEST CORNER OF LOT 21 OF THE CHATTEL ESTATES SUBDIVISION, SAID POINT BEING NORTH 245.25 FEET AND EAST 25.00 FEET FROM THE STREET MONUMENT IN THE INTERSECTION OF 3265 WEST STREET AND 10000 SOUTH STREET;
THENCE SOUTH 89°39'32" EAST 202.70 FEET;
THENCE SOUTH 215.40 FEET;
THENCE NORTH 89°39'32" WEST 187.79 FEET;
THENCE 23.47 FEET ALONG THE ARC OF A 15 FOOT RADIUS CURVE TO THE RIGHT THRU THE CENTRAL ANGLE 89°39'32"(CHORD BEARS NORTH 44°49'47" WEST 21.15 FEET);
THENCE NORTH 200.49 FEET TO THE POINT OF BEGINNING

CONTAINS
3 LOTS
1.001 ACRES
43,613 SQUARE FEET

BASIS OF BEARINGS

BASIS OF BEARINGS WAS ESTABLISHED AS NORTH 89°39'32" WEST BETWEEN THE BRASS CAP STREET MONUMENTS AT THE INTERSECTION OF 10000 SOUTH STREET WITH 3265 WEST AND 3345 WEST STREETS, AS SHOWN HEREON.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that we the undersigned owners of the hereon described tract of land have caused the same to be subdivided into lots and streets to thereafter be known as "CHATTEL ESTATES LOT 21 AMENDED", do hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for public use, and warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use of the suppliers of utility or other necessary services.

In witness hereof, we have hereunto set our hands this_____day of_____, 2020,

PRINT NAME

SIGNATURE

TITLE

ACKNOWLEDGMENT

State of Utah)
:ss
County of)

On this_____day of_____,2020, personally appeared before me, the signer (s) of the foregoing dedication who duly acknowledged to me that he/she/they did freely and voluntarily execute the same for the purposed therein mentioned.

Notary Public Commissioned In Utah — Print Name

Commission Number_____ — My Commission expires:_____

CHATTEL ESTATES
LOT 21 AMENDED

(AMENDING THE CHATTEL ESTATES SUBDIVISION)
LOCATED IN THE
SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SLB&M
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

PREPARED BY

LEGEND ENGINEERING
58 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4808
www.legendengineering.com

REVISIONS:

BOARD OF HEALTH

APPROVED THIS_____DAY OF _____,2020.

SALT LAKE VALLEY HEALTH DEPARTMENT

UTILITIES

CENTURY LINK _____
ROCKY MOUNTAIN POWER _____
DOMINION ENERGY _____
COMCAST _____

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS_____DAY OF _____,2020.

MANAGER, SOUTH VALLEY SEWER DISTRICT

CITY PLANNING DEPARTMENT

APPROVED THIS_____DAY OF _____,2020 AD, by the City of Planning Department

South Jordan City Planner

CITY ENGINEER

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

CITY ENGINEER — DATE

CITY ATTORNEY

APPROVED AS TO FORM THIS____ DAY OF _____ 2020.

SOUTH JORDAN CITY ATTORNEY

CITY APPROVAL

PRESENTED TO SOUTH JORDAN CITY MAYOR THIS ____ DAY OF _____ 2020, AT THIS TIME THE PLAT WAS APPROVED.

CITY MAYOR

ATTEST:_____
CITY RECORDER

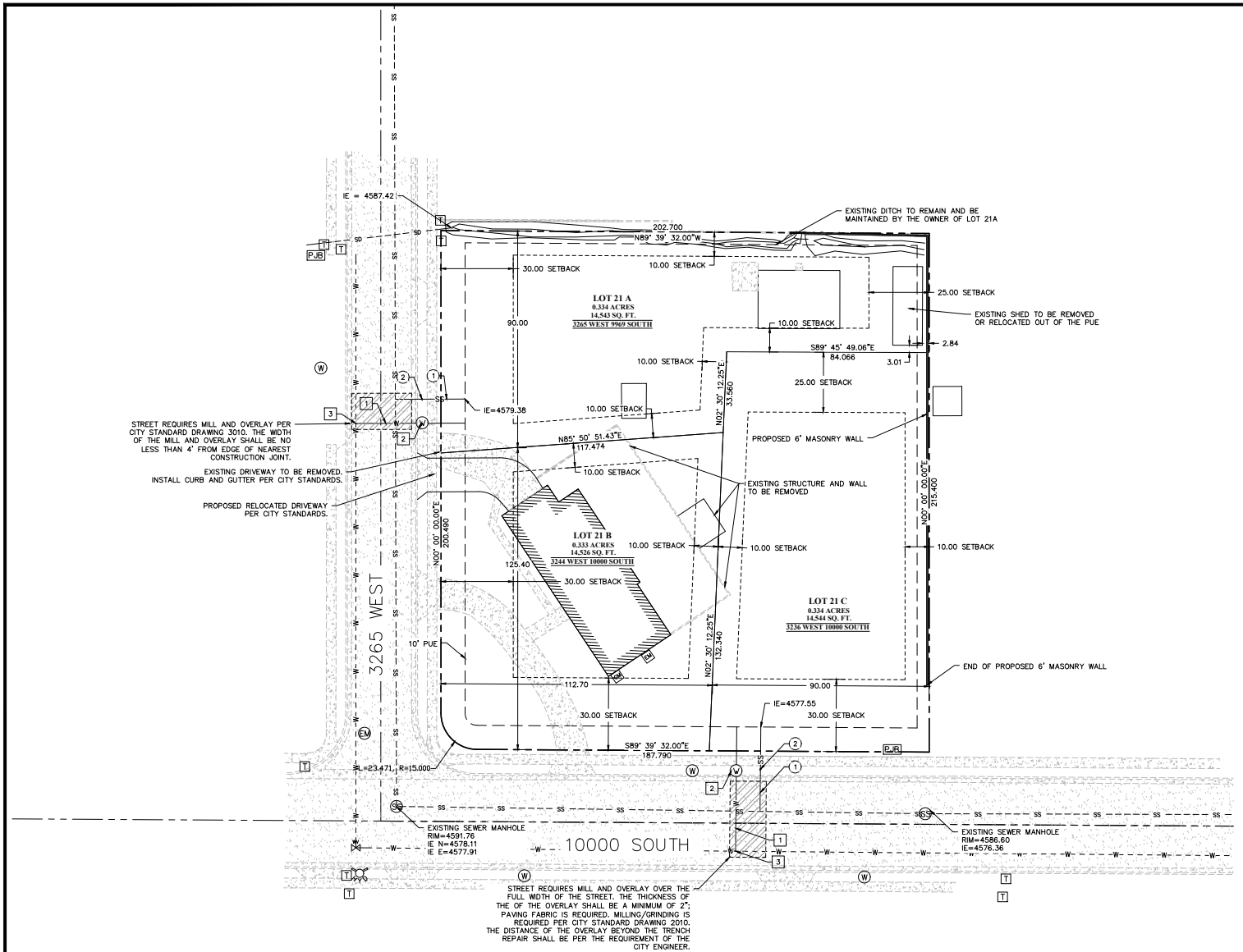
SALT LAKE COUNTY RECORDER

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

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

FEE — CHIEF DEPUTY: SALT LAKE COUNTY RECORDER

DATE: 3/31/20
SCALE: 1" = 20'
NUMBER _____
PROJECT: S20-011
SHEET 1
OF 1 SHEETS



LEGEND

- LOT LINES (PROPERTY)
- EXISTING CURB AND GUTTER
- SETBACK LINE
- EXISTING FENCE
- ASPHALT AREA
- CONCRETE AREA
- ROAD CUT AND REPLACE

SEWER DESIGN NOTES:

1. INSTALL 4" PVC SDR-35 SEWER LATERAL PER SVSD STD DWG SS-3A.
2. INSTALL 4" CLEANOUT PER SVSD STD DWG SS-3A.

WATER DESIGN NOTES:

1. INSTALL 1" PVC WATER LATERAL PER SOUTH JORDAN CITY STANDARDS.
2. INSTALL 1" WATER METER PER SOUTH JORDAN CITY STD DWG 3090 SEE SHEET C-3.
3. CONNECT TO EXISTING WATER MAIN.

GENERAL NOTES:

1. CONTRACTOR SHALL NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES SHALL HAVE A MINIMUM OF 4' OF COVER
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES SHALL BE REPLACED IN KIND.
6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK SHALL BE ACCORDING TO CITY STANDARDS.

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

N

0 20 40 60

1" = 20'
Scale In Feet

NO.	REVISIONS	BY	DATE

ENGINEER: CJ CHECKED BY: LR

LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com

CHATTEL ESTATES LOT 21 AMENDED
PROPOSED CONDITIONS
3244 W 10000 S, SOUTH JORDAN, UTAH 84095

PROFESSIONAL ENGINEER
No. 11316962-2202
CALVIN S JOHNSON
STATE OF UTAH

SHEET: C-2

DATE: 4/8/2020

Plat Amendment

C:\Users\riley\Dropbox (Legend Engineering)\Legend Projects\Brian De Haan - SJ Subdivision_Sheet Files\BRIAN DE HAAN PRE VS POST.dwg - - Apr 08, 2020-12:54pm

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 4/28/2020

Application: **Clover Ridge 6**
Preliminary Subdivision

Address: 11623 South Lampton View Drive
File No: PLPLA202000051
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 6 preliminary subdivision plat, file number PLPLA202000051, subject to the following requirements:

- The necessary temporary turn-around easement, as determined by the City Engineer, shall be dedicated prior to, or as part of plat recordation.

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).

Proposal:

During the past several years there have been a number of properties within the Clover Ridge subdivision which have been rezoned from the R-1.8 to the R-2.5 zone. As a result, many of the eastern lots within the Clover Ridge subdivision have been amended and subdivided, creating individual subdivisions known as Clover Ridge 2, 3, 4, and 5. The eastern portion of lots 61 and 62 were among those properties rezoned, whereupon lot 62 was amended, creating lots 62A and 62B also known as Clover Ridge 2nd amended.

Proposal:

The Applicant is proposing to combine portions of lot 61 and lot 62B and further subdivide the property into a three lot subdivision, as Clover Ridge 6. The existing houses which front onto Lampton View Drive, will maintain just under half acre lots and remain part of the original Clover Ridge subdivision. The three newly created lots will range from one-third to half acre in size.

As part of the subdivision the developer will be extending the public right-of-way to the north, enabling each lot to have a minimum 90 feet of frontage abutting a new public right-of-way. Additionally, a temporary turn-around easement will be recorded and remain until such time when the right-of-way can be extended and connected to the north.

Because the property to the north is both zoned for and large enough to have large farm animals, City code requires a minimum six foot tall decorative masonry fence along the north property line.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- This is the last portion of property that can be removed from the Clover Ridge subdivision due to density.
- The proposed subdivision corresponds with recently adjusted zone boundary lines.
- It is anticipated that lots 62B and 63B may be amended at a later date, and remain within the original Clover Ridge subdivision due to zoning and density.
- There will be no setback violation as a result of the approval of this plat.
- All lots will have the necessary culinary water and sanitary sewer services.
- A temporary turn-around easement extending beyond the standard right of way will need to remain in place until such time the street is able to continue though; the type and size of the turn-around shall be as determined by the City Engineer in consultation with the City Fire Code official. *See* City Code § 16.04.180.H.
- Even though the front yard setback is measured from property line, a future house would not be allowed to encroach into the recorded temporary turn-around easement.

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. PLPLA202000051, subject to the requirement 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
- Original Clover Ridge plat
- Clover Ridge 2nd Amended
- Clover Ridge 6 (proposed)

City Engineer Approval: Brad Klavano

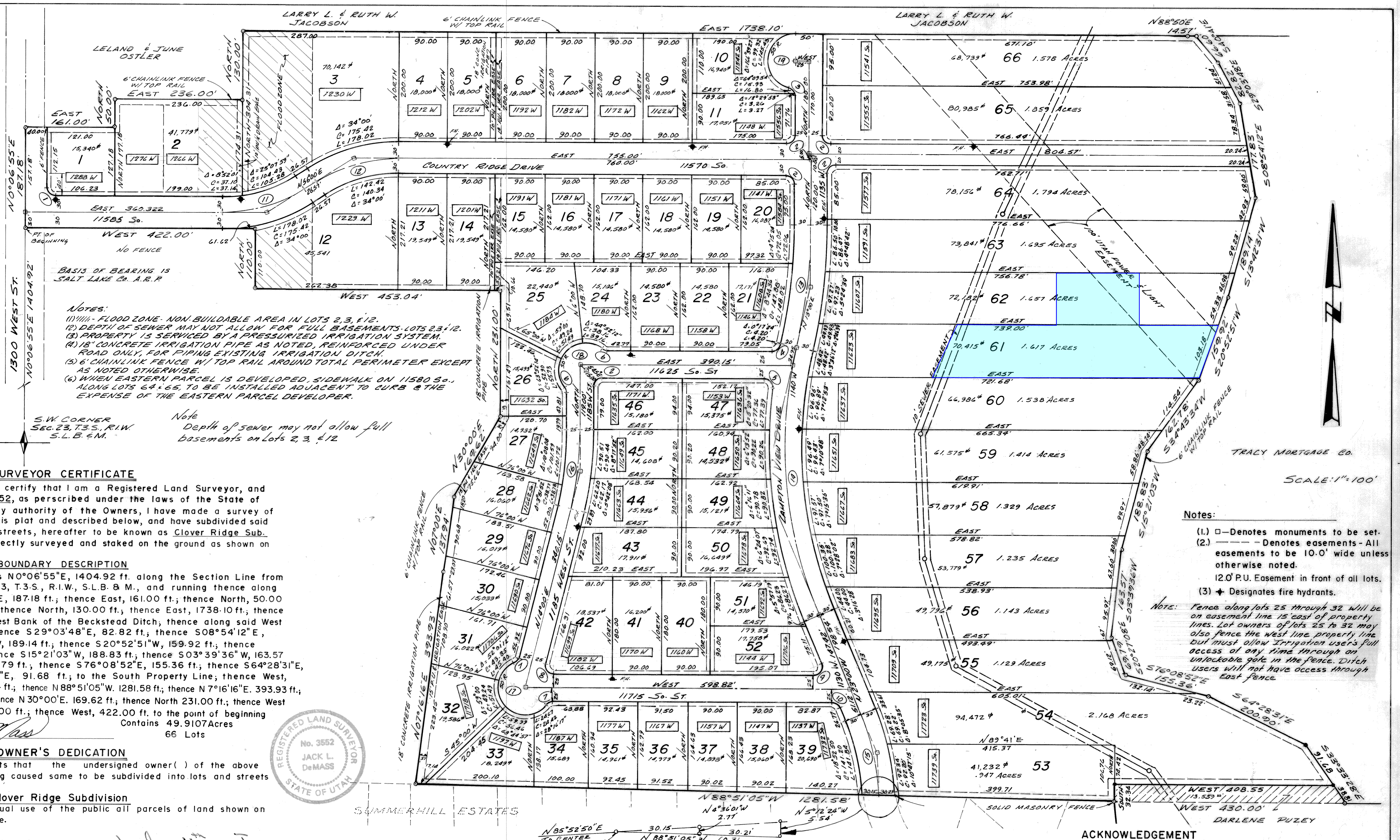

Location Map
Country Ridge Drive
Lampton View Drive
Halcom Drive
Clover Ridge 6
(proposed)
N
1148 W COUNTRY RIDGE DR
1122 W COUNTRY RIDGE DR
1086 W COUNTRY RIDGE DR
11557 S MAYS VIEW CT
1062 W COUNTRY RIDGE DR
1048 W COUNTRY RIDGE DR
11572 S ANNA EMILY DR
11577 S LAMPTON VIEW DR
1151 W COUNTRY RIDGE DR
11584 S LAMPTON VIEW DR
11591 S LAMPTON VIEW DR
11598 S ANNA EMILY DR
11602 S ANNA EMILY DR
11607 S LAMPTON VIEW DR
11609 S LAMPTON VIEW DR
11609 S LAMPTON VIEW DR
11614 S ANNA EMILY DR
1158 W 11625 S
11608 S LAMPTON VIEW DR
11623 S LAMPTON VIEW DR
11622 S ANNA EMILY DR
1153 W 11625 S
11637 S LAMPTON VIEW DR
11638 S HALCOM DR
11639 S HALCOM DR
1072 W MEEKS DR
11632 S ANNA EMILY DR
11650 S LAMPTON VIEW DR
11651 S LAMPTON VIEW DR
11651 S LAMPTON VIEW DR
11652 S HALCOM DR
1078 W MEEKS DR
1072 W MEEKS DR
1068 W MEEKS DR
1054 W MEEKS DR
1077 W MEEKS DR
11664 S LAMPTON VIEW DR
11667 S LAMPTON VIEW DR
11673 S HALCOM DR
1046 W MEEKS DR
1063 W MEEKS DR
11678 S LAMPTON VIEW DR
11683 S LAMPTON VIEW DR
11684 S HALCOM DR
11681 S HALCOM DR
Feet

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.

Maurine Holbrook
NOTARY PUBLIC
RESIDING IN Salt Lake City

MY COMMISSION EXPIRES April 19, 1987

MAURINE HOLBROOK — NOTARY PUBLIC — 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.

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 users 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

	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
COUNTY OF SALT LAKE S.S

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
Jay O. Beckstead
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
Kent R. Miner
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 ...
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.
ATTEST SOUTH JORDAN CITY CLERK — SOUTH JORDAN CITY MAYOR

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 2nd AMENDMENT

BEING AN AMENDMENT OF LOT 62, AND 63, OF THE CLOVER RIDGE SUBDIVISION AND PART OF LOT 112 OF WARD RANCH P.U.D. PHASE I

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,

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	166.21'	287.50'	163.91'	S02°51'13"E	33°07'27"
C2	75.84'	287.50'	75.62'	S06°09'06"E	15°06'51"
C3	90.38'	287.50'	90.00'	S10°27'38"E	18°07'48"
C4	183.77'	1030.00'	183.60'	N5°06'37"E	10°13'36"
C5	97.27'	1030.00'	97.23'	N7°31'05"E	5°24'39"
C6	86.50'	1030.00'	86.47'	N2°24'17"E	4°48'42"

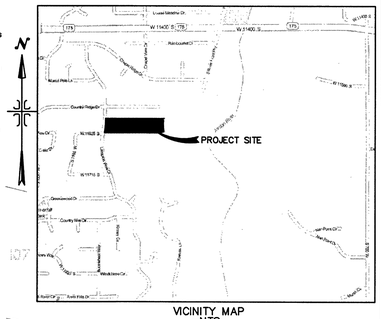
LEGEND

- FOUND BRASS CAP
- SET 5/8 IRON PIN
- CALCULATED POINT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT
- LOT LINE

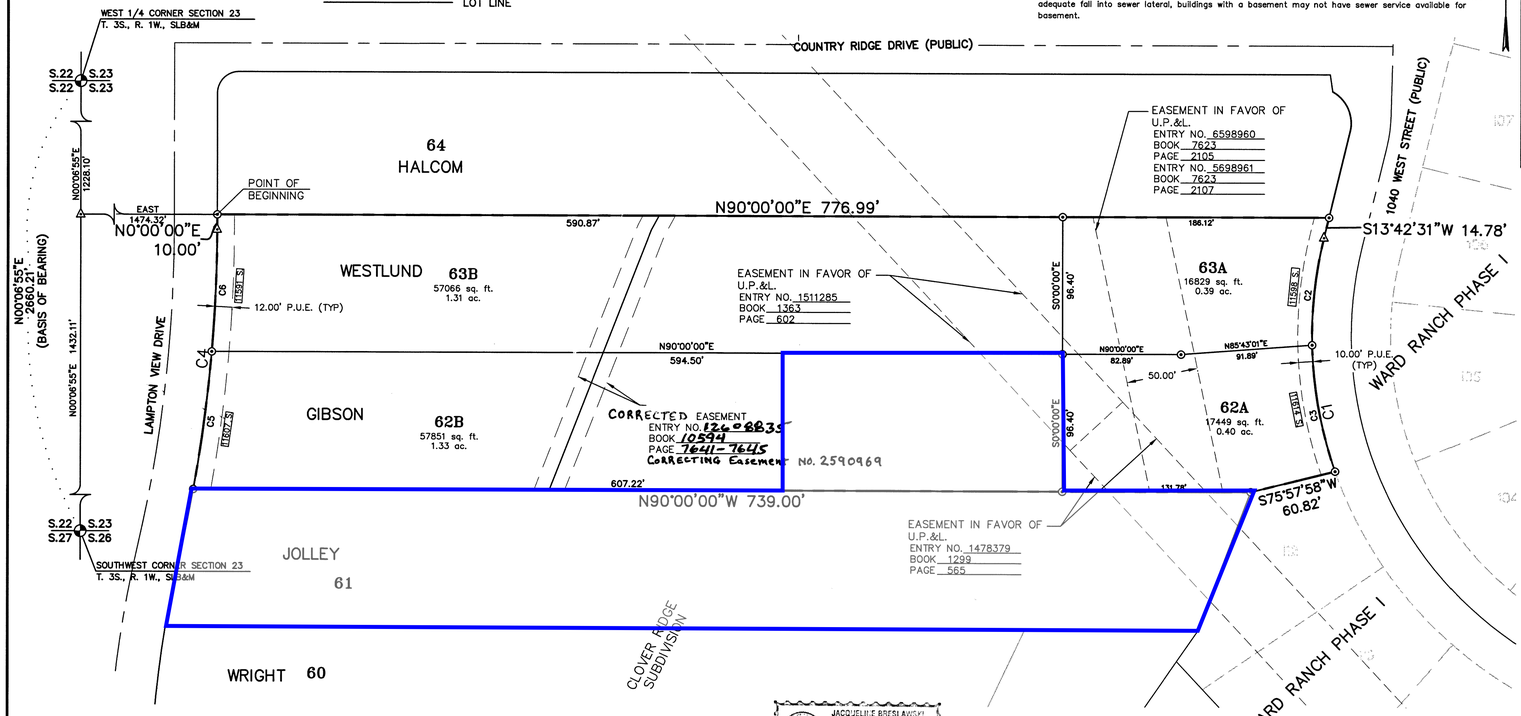
1. Many areas in South Jordan City have groundwater problems due to high fluctuating water table. Approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems, if any.
2. Finish floor elevations are not to exceed four feet in height from the top back of curb as measured along the frontage of each lot.
3. Surveyor and or engineer, certifies that all known or recorded easements, claims of easements or encumbrances listed in the title report dated Sept 1, 2017 prepared by Old Republic National Title 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. 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 AE according to FEMA (Federal Emergency Management Agency) F.I.R.M. (Flood Insurance Rate Map) map #49035C0441G, effective date: September 25, 2009. Location and extents of Zones X and AE shown hereon were scaled from said firm map and are for reference only.
5. Home owners are responsible to maintain foundation drains and laterals from the home to the back of sidewalk and including the clean out box..
6. 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.

N
W – E
S
0 5 25 50 100 150

(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'



VICINITY MAP
–NTS–



SURVEYOR'S CERTIFICATE

I, KIM WAYNE LUNDEBERG, 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. 354377. 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. 354377 KIM WAYNE LUNDEBERG STATE OF UTAH

08-02-17
DATE

KIM WAYNE LUNDEBERG, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 23, TOWNSHIP 3, SOUTH RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENTING THE SOUTHWEST CORNER OF SAID SECTION 23, THENCE N. 00°06'55" E. ALONG SECTION LINE A DISTANCE OF 1432.11 FEET; THENCE EAST A DISTANCE OF 1474.32 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 63 OF THE CLOVER RIDGE SUBDIVISION AND TO THE REAL POINT OF BEGINNING.

THENCE S.90°00'00"E. A DISTANCE OF 776.99 FEET; THENCE S.13°42'31"W. A DISTANCE OF 14.78 FEET TO A POINT OF CURVATURE OF A 287.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY A DISTANCE OF 166.21 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 33°07'27" AND A CHORD THAT BEARS S.02°51'13"E.A DISTANCE OF 163.91 FEET; THENCE S.75°57'58"W. A DISTANCE OF 60.82 FEET; THENCE N.90°00'00"W. A DISTANCE OF 739.00 FEET TO A POINT OF CURVATURE OF A 1030.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY A DISTANCE OF 183.77 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 10°13'36" AND A CHORD THAT BEARS N.05°06'37"E.A DISTANCE OF 183.60 FEET; THENCE N.00°00'00"E. A DISTANCE OF 10.00 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 149198 SQ.FT. OR 3.43 AC. OF LAND MORE OR LESS. CONTAINING 4 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, AND STREETS TO HEREAFTER BE KNOWN AS: CLOVER RIDGE 2nd AMENDMENT 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 August 29. A.D. 2017.

RSL Ward 17, LLC, a California limited liability company

Denver Development, LC

Mervyn B. Arnold Manager

As amended and restated 8/13/97, and July 6, 2017

ACKNOWLEDGMENT

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

ON THE 29 DAY OF August, A.D. 2017 PERSONALLY APPEARED BEFORE ME Jacqueline Breslawski [NAME OF PERSON], WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO AFFIRMED THAT (HE)/SHE IS THE Manager [TITLE], OF Denver Development, LC [NAME OF LLC], LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC
NOTARY FULL NAME Jared Mudrock A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER 683479 MY COMMISSION EXPIRES 5-28-19

ACKNOWLEDGMENT

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

ON THE 29 DAY OF August, A.D. 2017 PERSONALLY APPEARED BEFORE ME Heather A. Olsen [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 Jared Mudrock A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER 683479 MY COMMISSION EXPIRES 5-28-19

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 8-2-17

Cheryle Beauchaine
Centurylink
Bus. mkt. 8-2-17

DOMINION ENERGY QUESTAR

QUESTAR 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. QUESTAR 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 QUESTAR'S RIGHT–OF–WAY DEPARTMENT AT 1–800–366–8532

APPROVED THIS 2ND DAY OF AUG, 2017

QUESTAR GAS COMPANY
BY– Deanna Hopkins
TITLE– Pre Const Specialist

ACKNOWLEDGMENT

JACQUELINE BRESLAWSKY
Notary Public
State of Utah
Comm. No. 678648
My Comm. Expires Aug 11, 2018

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

ON THE 30 DAY OF AUGUST, A.D. 2017 PERSONALLY APPEARED BEFORE ME PATRICK JOHN ORD [NAME OF PERSON], WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO AFFIRMED THAT HE/SHE IS THE [TITLE], OF RSL WARD 17, LLC [NAME OF LLC], LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC
NOTARY FULL NAME Jacqueline Breslawski A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER 678648 MY COMMISSION EXPIRES August 11, 2018

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

SALT LAKE COUNTY FLOOD CONTROL

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

DIRECTOR – SALT LAKE COUNTY FLOOD CONTROL

DEVELOPER

MERV ARNOLD
1198 GROVES VIEW DR.
SOUTH JORDAN
84095
801–230–4680

HEALTH DEPARTMENT

APPROVED THIS 7 DAY OF September A.D. 20 17.

Rick Sedlette
APPROVED BY:

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS 8 DAY OF September A.D. 2017,

DIRECTOR – SOUTH VALLEY SEWER DISTRICT

CITY PLANNING

APPROVED AS TO FORM THIS 12TH DAY OF Sept. A.D., 2017,

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.

9/21/17
SOUTH JORDAN CITY ENGINEER

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS 21ST DAY OF SEPTEMBER A.D., 2017,

ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR

PRESENTED TO THE SOUTH JORDAN CITY MAYOR THIS 19 DAY OF Sept A.D. 2017, AT WHICH TIME THIS PLAT WAS ACCEPTED.

ATTEST: CITY CLERK — MAYOR

CORPORATE Seal SOUTH JORDAN UTAH

RECORDED # 12620332

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

DATE 9-21-2017 TIME 10:09 AM BOOK 2017P PAGE 257

$34.00
FEE $

$34.00

SALT LAKE COUNTY RECORDER.

2017P-257

K:\3-12-003-00 SJ 20 acre\WARD PROPERTY\CAD\Final\Final Plat\FINAL PLAT 1 CLOVER RIDGE 7-05-17.dwg 8/1/2017 2:32 PM

27-23-32

27-23-376-035,-036,-057,-040,-041
27-23-378-057

CLOVER RIDGE 2nd AMENDMENT

CLOVER RIDGE 6

BEING AN AMENDMENT OF LOT 61 OF THE CLOVER RIDGE SUBDIVISION, AND PART OF LOT 62B OF CLOVER RIDGE 2ND AMENDMENT

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

N
W – – E
S

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0 5 50 150

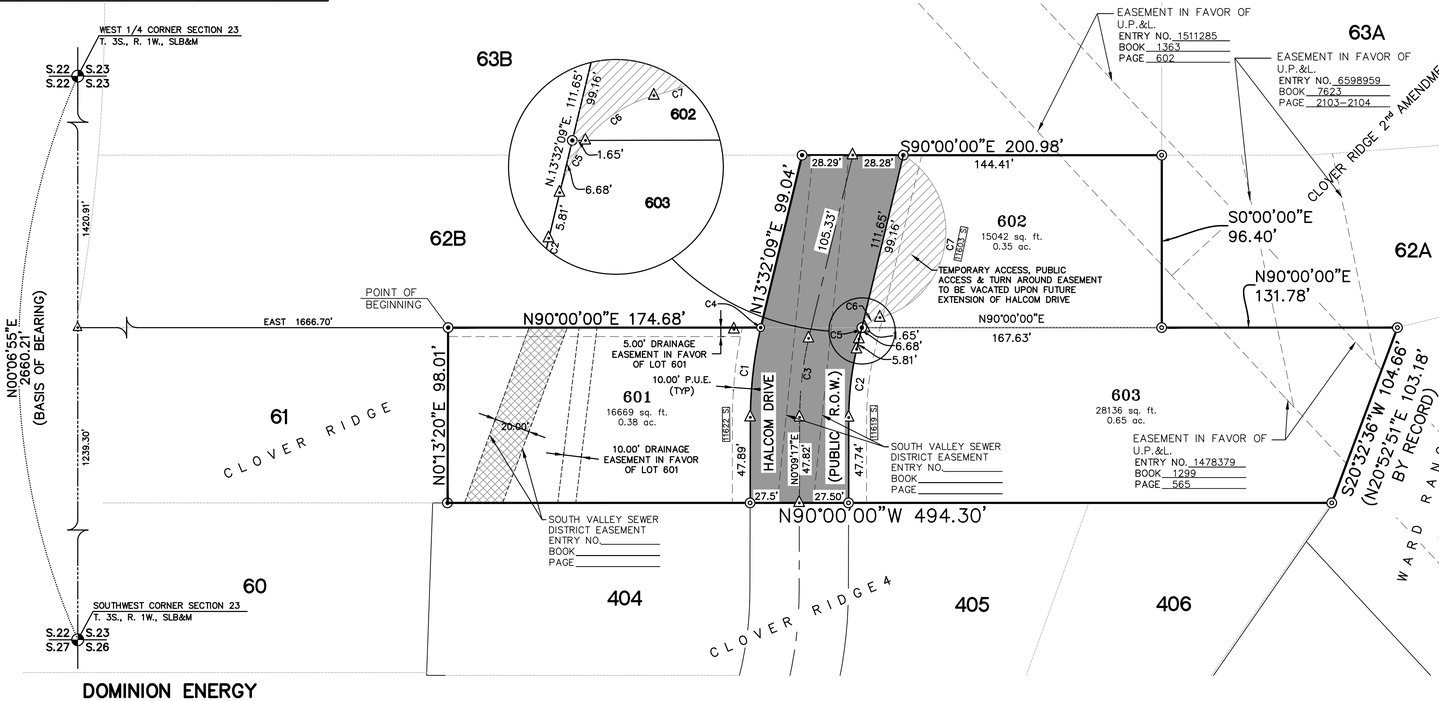
(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	50.55'	227.50'	50.44'	N6°31'11"E	12°43'47"
C2	38.45'	172.50'	38.37'	S6°32'23"W	12°46'12"
C3	44.58'	200.00'	44.48'	S6°32'23"W	12°46'12"
C4	0.12'	227.50'	0.12'	N12°54'00"E	00°01'51"
C5	7.31'	16.50'	7.25'	N26°13'12"E	25°22'26"
C6	10.33'	16.50'	10.16'	N56°50'27"E	35°51'44"
C7	116.23'	50.00'	91.77'	N08°10'32"E	133°11'32"

LEGEND

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

1. Many areas in South Jordan City have groundwater problems due to high fluctuating water table. Approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems, if any.
2. Finish floor elevations are not to exceed four feet in height from the top back of curb as measured along the frontage of each lot.
3. Surveyor and or engineer, certifies that all known or recorded easements, claims of easements or encumbrances listed in the title report dated _____ 20____ prepared by _____ _____ are shown on this plat and further certifies that the legal description of the property referenced in the title report matches the description shown on 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 Lot 601 are aware of a privately owned de–watering cut off trench drain across said lot. Owners of said lot 601, 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.





VICINITY MAP
–NTS–

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

COMCAST

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

_____
COMCAST

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– _____

ACKNOWLEDGMENT

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

ON THIS _____ DAY OF _____, IN THE YEAR 20____ BEFORE ME,_____, PERSONALLY APPEARED_____,AND _____, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____

NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH

COMMISSION NUMBER_____MY COMMISSION EXPIRES_____ .

ACKNOWLEDGMENT

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

ON THIS _____ DAY OF _____, IN THE YEAR 20____ BEFORE ME,_____, PERSONALLY APPEARED_____, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A_____, [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF_____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC _____

NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH

COMMISSION NUMBER_____MY COMMISSION EXPIRES_____ .

K:\3–17–080–00 Clover Ridge 3rd\3–17–080–01 NORTH 4 LOTS\CAD\Design\FINAL PLAT 6 3–25–20.dwg 4/3/2020 3:53 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 THE SOUTHWEST CORNER OF SECTION 23, THENCE N.00°06'55"E. ALONG THE SECTION LINE A DISTANCE OF 1239.30 FEET; THENCE EAST A DISTANCE OF 1666.70 FEET TO A POINT ON THE NORTH LINE OF LOT 61 OF 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"E. ALONG THE NORTH LINE OF SAID LOT 61 A DISTANCE OF 174.68 FEET TO A POINT OF CURVATURE OF A 227.50–FOOT RADIUS NON–TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, 0.12 FEET HAVING A CENTRAL ANGLE OF 00°01'51" AND A CHORD THAT BEARS N.12°54'00"E. A DISTANCE OF 0.112 FEET; THENCE N.13°32'09"E. TO A POINT ON THE NORTH LINE OF LOT 62 OF CLOVER RIDGE SUBDIVISION, A DISTANCE OF 99.04 FEET; THENCE N.90°00'00"E. ALONG THE NORTH LINE OF SAID LOT 62 A DISTANCE OF 200.98 FEET TO THE NORTHWEST CORNER OF LOT 62A OF CLOVER RIDGE 2ND AMENDMENT ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH; THENCE ALONG LOT 62A FOR THE FOLLOWING TWO (2) CALLS 1) S.00°00'00"E A DISTANCE OF 96.40 FEET; 2) THENCE N.90°00'00"E A DISTANCE OF 131.78 FEET TO A POINT ON THE WEST BOUNDARY LINE OF WARD RANCH PHASE 1; THENCE S 20°32'36"W. ALONG SAID BOUNDARY LINE DISTANCE OF 104.66' TO THE NORTH EAST CORNER OF CLOVER RIDGE 4, 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 494.30 FEET; THENCE N.00°13'20"E A DISTANCE OF 98.01 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 70,721 SQ.FT. OR 1.62 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 6 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 }S.S.
COUNTY OF SALT LAKE }

ON THIS _____ DAY OF _____, IN THE YEAR 20____ BEFORE ME,_____, PERSONALLY APPEARED_____, AND_____, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____

NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH

COMMISSION NUMBER_____MY COMMISSION EXPIRES_____ .

ACKNOWLEDGMENT

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

ON THIS _____ DAY OF _____, IN THE YEAR 20____ BEFORE ME,_____, PERSONALLY APPEARED_____, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A_____, [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF_____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

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

CLOVER RIDGE 6

BEING AN AMENDMENT OF LOT 61 OF THE CLOVER RIDGE SUBDIVISION, AND PART OF LOT 62B OF CLOVER RIDGE 2ND AMENDMENT

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

DEVELOPER
DAVID GEORGE
d.george60@gmail.com
801–548–8302

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 6

63B
63A
62B
62C
602
62A
601
603
112
61
60
404
405
406
113

CONST. 6' DECORATIVE MASONRY WALL BETWEEN ALL LOTS THAT ARE ZONED R-18 & OVER 1/2 ACRE IN SIZE END 6' WALL 30' BACK FROM ROADWAY R-O-W AND SUBSTITUTE WITH TEMPORARY 6' TALL AGRICULTURE FENCE AS REQ'D.

FUTURE PHASE

SSMH #1

LAND DRAIN CLEAN OUT

6" PERFORATED PIPE

EX.24"SS

4' LAND DRAIN MANHOLE

EXIST. 24" SVSD SEWER MAIN

6" LAND DRAIN PVC

SEE SHEET PP-02

COMBO BOX #01

INLET BOX #01

8"SS

8"CUL

PC: 14+36.09

CONNECT TO EXISTING 8" WATER LINE W/ ISOLATION VALVE AS PER CITY STANDARDS CONTRACTOR TO FIELD VERIFY

EX.SSMH #1

EX.SDMH #01

EX.8"SS

EX.8"CUL

CLOVER RIDGE PHASE 4

PVC Pipe

EXISTING 6' MASONRY FENCE TO REMAIN

OHP

CLOVER RIDGE

WARD RANCH

(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. CONST. SOUTH JORDAN CITY CATEGORY 4 STREET LIGHT AS PER CITY STANDARDS
4. CONST FIRE HYDRANT AS PER CITY STANDARDS
5. INSTALL "END OF SIDEWALK" SIGN AS PER CITY STANDARDS
6. CONST. MUTCD OM4-3 W/ "STUB STREET TO CONTINUE FOR FUTURE DEVELOPMENT" SIGNAGE AS REQ'D.
7. CONTRACTOR REQ'D TO REMOVE EXISTING "END OF SIDEWALK" AND STUB STREET SIGNAGE AS REQ'D.
8. CONTRACTOR REQ'D TO REMOVE. MUTCD OM4-3 W/ "STUB STREET TO CONTINUE FOR FUTURE DEVELOPMENT" SIGNAGE AS REQ'D.

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

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
04-06-20
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\3-17-080-01 NORTH 4 LOTS\CAD\Preliminary\UTILITY INDEX-2.dwg 4/6/2020 11:31 AM

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

CLOVER RIDGE PHASE 6 & CLOVER RIDGE 3rd AMENDMENT

UTILITY INDEX SHEET

SOUTH JORDAN, UTAH

JOB NO. 3-17-080

SHEET NO. 5

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 4/28/2020

Application:	**Clover Ridge 3rd Amended Subdivision Amendment**
Address:	11609 South Lampton View Drive
File No:	PLPP202000050
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 3rd Amended, file number PLPP202000051, subject to the following requirements:

- The necessary public right-of-way shall be dedicated as part of, or prior to plat recordation per City Code § 17.40.020.D; allowing the new lot to have a minimum 90 feet of lot frontage abutting a public street.
- The necessary temporary turn-around easement, as determined by the City Engineer, shall be dedicated as part of plat recordation.

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

During the past several years there have been several lots within the Clover Ridge subdivision which have been rezoned from the R-1.8 to the R-2.5 zone. As a result, many of the eastern lots within the Clover Ridge subdivision have been amended. The eastern portion of lot 62 was among those properties rezoned and subsequently lot 62 was subdivided, creating lots 62A & 62B also known as Clover Ridge 2nd amended.

Proposal:

The Applicant is proposing to further amend the Clover Ridge subdivision, by now subdividing the remaining portion of lot 62B into two individual lots.

If subdivided, it is anticipated that the new lot will have a minimum 90 feet of frontage abutting a new public right-of-way, which will be dedicated as part of the Clover Ridge 6 plat. Otherwise, the approval of this plat is subject to the necessary right-of-way dedication, as well as a temporary turn-around easement, being recorded as part of this plat or as a separate document.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Both the new lot and remaining lot will maintain or meet the minimum lot size and frontage requirements of the R-1.8 zone.
- Lot 60 can potentially be subdivided, adding two additional lots to the remaining Clover Ridge subdivision without exceeding the R-1.8 density.
- If subdivided, the existing house will remain on the west lot and there will be no setback violation as a result of the approval of this plat.
- All lots will have the necessary culinary water and sanitary sewer services.
- A temporary turn-around easement extending beyond the standard right of way will need to remain in place until such time the street is able to continue though. *See* City Code § 16.04.180.H.
- A masonry fence is not required along the north property line as both the property to the north and the two new lots are considered to be in "compatible zones." *See* City Code § 16.04.200.B.

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. PLPP202000050, 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:

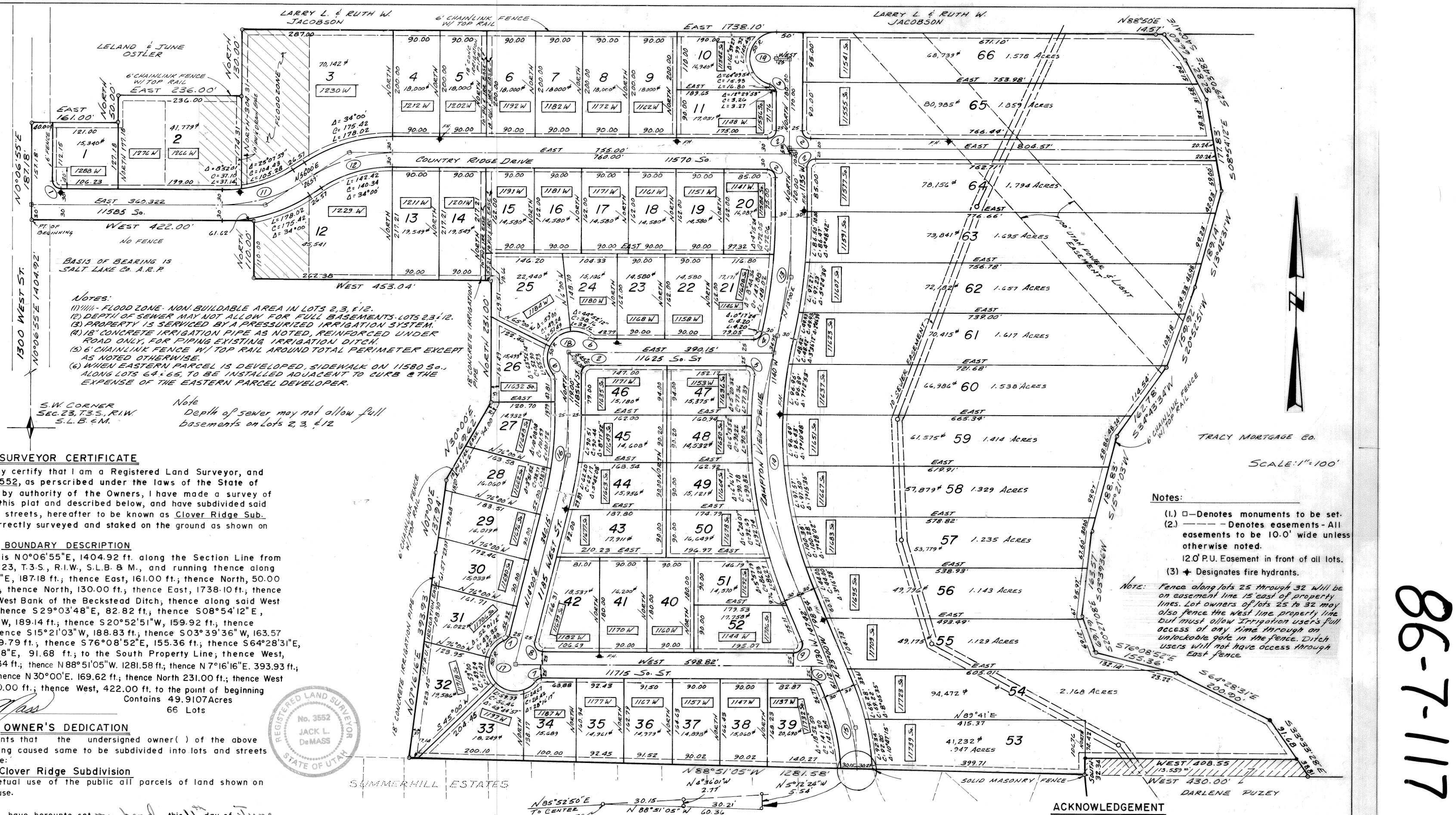
- Deny the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Clover Ridge Original Plat
- Clover Ridge 2nd Amended
- Clover Ridge 3rd Amended (proposed)

City Engineer Approval: Brad Klavano


Location Map
Country Ridge Drive
Lampton View Drive
Halcom Drive
Clover Ridge
3rd Amended
(proposed)
N
1148 W COUNTRY RIDGE DR
1122 W COUNTRY RIDGE DR
1096 W COUNTRY RIDGE DR
11557 S MAYS VIEW CT
1062 W COUNTRY RIDGE DR
1048 W COUNTRY RIDGE DR
11572 S ANNA EMILY DR
11577 S LAMPTON VIEW DR
1151 W COUNTRY RIDGE DR
11584 S LAMPTON VIEW DR
11591 S LAMPTON VIEW DR
11598 S ANNA EMILY DR
11602 S ANNA EMILY DR
1158 W 11625 S
11608 S LAMPTON VIEW DR
11607 S LAMPTON VIEW DR
11609 S LAMPTON VIEW DR
11614 S ANNA EMILY DR
11623 S LAMPTON VIEW DR
11622 S ANNA EMILY DR
1153 W 11625 S
11637 S LAMPTON VIEW DR
11638 S HALCOM DR
11639 S HALCOM DR
1072 W MEEKS DR
11632 S ANNA EMILY DR
11650 S LAMPTON VIEW DR
11651 S LAMPTON VIEW DR
11651 S LAMPTON VIEW DR
11652 S HALCOM DR
1078 W MEEKS DR
1072 W MEEKS DR
1068 W MEEKS DR
1054 W MEEKS DR
1077 W MEEKS DR
11664 S LAMPTON VIEW DR
11667 S LAMPTON VIEW DR
11673 S HALCOM DR
1063 W MEEKS DR
1046 W MEEKS DR
11678 S LAMPTON VIEW DR
11683 S LAMPTON VIEW DR
11684 S HALCOM DR
11681 S HALCOM DR
Feet



ACKNOWLEDGEMENT
STATE OF UTAH S.S.
COUNTY OF Salt Lake
NOTARY PUBLIC RESIDING IN Salt Lake City
MY COMMISSION EXPIRES

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

	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
COUNTY OF SALT LAKE S.S

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 ...
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 $ DEPUTY Richard L. Silva SALT LAKE COUNTY RECORDER

(326-002, 376-005, -004)
27-23-31432 $48.00

86-7-117

CLOVER RIDGE 2nd AMENDMENT

BEING AN AMENDMENT OF LOT 62, AND 63, OF THE CLOVER RIDGE SUBDIVISION AND PART OF LOT 112 OF WARD RANCH P.U.D. PHASE I

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,

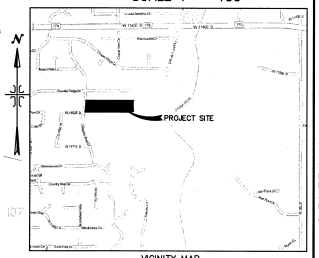
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	166.21'	287.50'	163.91'	S02°51'13"E	33°07'27"
C2	75.84'	287.50'	75.62'	S06°09'06"E	15°06'51"
C3	90.38'	287.50'	90.00'	S10°27'38"E	18°07'48"
C4	183.77'	1030.00'	183.60'	N5°06'37"E	10°13'36"
C5	97.27'	1030.00'	97.23'	N7°31'05"E	5°24'39"
C6	86.50'	1030.00'	86.47'	N2°24'17"E	4°48'42"

LEGEND

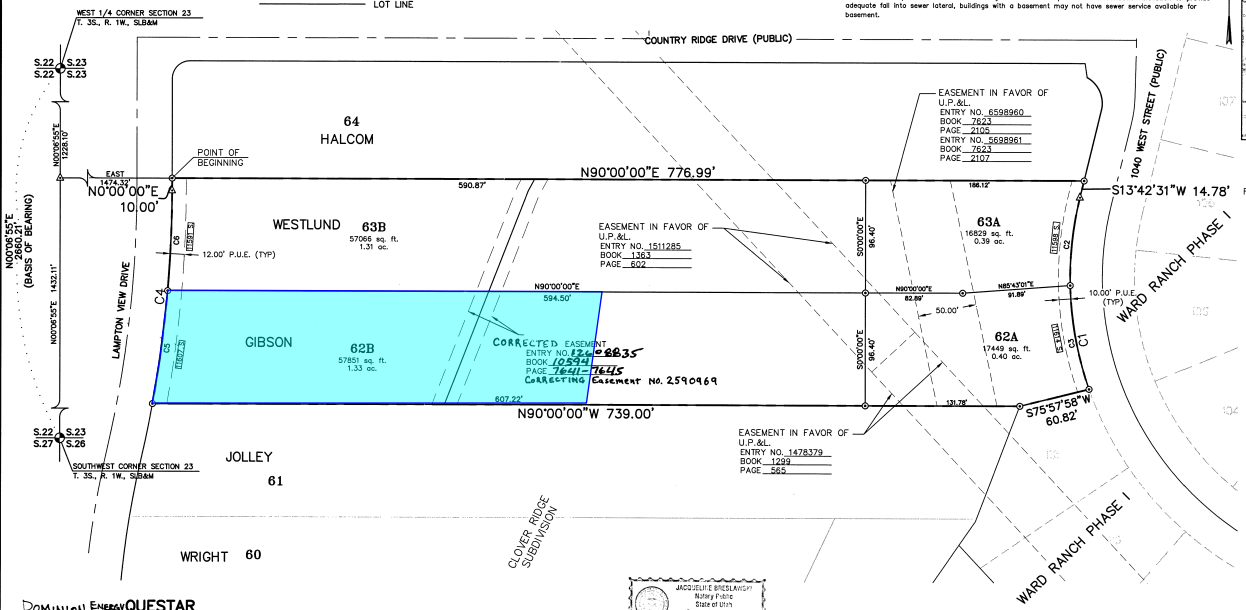
- FOUND BRASS CAP
- SET 5/8 IRON PIN
- CALCULATED POINT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT
- LOT LINE

1. Many areas in South Jordan City have groundwater problems due to high fluctuating water table. Approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems, if any.
2. Finish floor elevations are not to exceed four feet in height from the top back of curb as measured along the frontage of each lot.
3. Surveyor and or engineer, certifies that all known or recorded easements, claims of easements or encumbrances listed in the title report dated Sept 1, 2017 prepared by Old Republic National Title 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. 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 AE according to FEMA (Federal Emergency Management Agency) F.I.R.M. (Flood Insurance Rate Map) map #49035C0441G, effective date: September 25, 2009. Location and extents of Zones X and AE shown hereon were scaled from said firm map and are for reference only.
5. Home owners are responsible to maintain foundation drains and laterals from the home to the back of sidewalk and including the clean out box..
6. 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.

N
W – E
S
0 5 25 50 100 150
(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'



VICINITY MAP
-NTS-



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)(i) 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
Chrisse Braunschweig — 8-8-17
Centurylink
Both nits. — 8-8-17

SURVEYOR'S CERTIFICATE

I, KIM WAYNE LUNDEBERG, 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. 354377. 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. 354377 KIM WAYNE LUNDEBERG STATE OF UTAH

08-02-17
DATE
KIM WAYNE LUNDEBERG, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 23, TOWNSHIP 3, SOUTH RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENTING THE SOUTHWEST CORNER OF SAID SECTION 23, THENCE N. 00°00'00" E. ALONG SECTION LINE A DISTANCE OF 1432.11 FEET; THENCE EAST A DISTANCE OF 1474.32 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 63 OF THE CLOVER RIDGE SUBDIVISION AND TO THE REAL POINT OF BEGINNING.

THENCE S.90°00'00"E. A DISTANCE OF 776.99 FEET; THENCE S.13°42'31"W. A DISTANCE OF 14.78 FEET TO A POINT OF CURVATURE OF A 287.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY A DISTANCE OF 166.21 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 33°07'27" AND A CHORD THAT BEARS S.02°51'13"E.A DISTANCE OF 163.91 FEET; THENCE S.75°57'58"W. A DISTANCE OF 60.82 FEET; THENCE N.90°00'00"W. A DISTANCE OF 739.00 FEET TO A POINT OF CURVATURE OF A 1030.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY A DISTANCE OF 183.77 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 10°13'36" AND A CHORD THAT BEARS N.05°06'37"E.A DISTANCE OF 183.60 FEET; THENCE N.00°00'00"E. A DISTANCE OF 10.00 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 149198 SQ.FT. OR 3.43 AC. OF LAND MORE OR LESS. CONTAINING 4 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, AND STREETS TO HEREAFTER BE KNOWN AS: CLOVER RIDGE 2nd AMENDMENT 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 August 29, A.D. 2017.

RSL Ward 17, LLC, a California Limited Liability Company
Jacob M. Shaw
Heather L. Shaw
Denver Development, LC
Declaration Signer Printed Title
Approved and Printed 8/13/17, and July 4, 2017
Mervyn B. Arnold Manager

ACKNOWLEDGMENT

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

ON THE 29 DAY OF August, A.D. 2017 PERSONALLY APPEARED BEFORE ME Jacob Shaw, Heather Shaw [NAME OF PERSON], WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO AFFIRMED THAT HE/SHE IS THE Manager [TITLE], OF Denver Development, LC [NAME OF LLC], LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC
NOTARY FULL NAME Jarred Mudrock A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER 683479 MY COMMISSION EXPIRES 5-28-19

ACKNOWLEDGMENT

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

ON THE 29 DAY OF August, A.D. 2017 PERSONALLY APPEARED BEFORE ME Jacob Shaw, Heather Shaw [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 Jarred Mudrock A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER 683479 MY COMMISSION EXPIRES 5-28-19

DOMINION ENERGY QUESTAR

QUESTAR 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. QUESTAR 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 2ND DAY OF AUG, 2017
QUESTAR GAS COMPANY
BY- Deanna M Hopkins
TITLE- Pipe Const Specialist

ACKNOWLEDGMENT

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

ON THE 30 DAY OF AUGUST, A.D. 2017 PERSONALLY APPEARED BEFORE ME PATRICK JOHNORD [NAME OF PERSON], WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO AFFIRMED THAT HE/SHE IS THE [TITLE], OF RSL WARD 17, LLC [NAME OF LLC], LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC
NOTARY FULL NAME Jacqueline Breslawski A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER 678648 MY COMMISSION EXPIRES August 11, 2018

JACQUELINE BRESLAWSKI Notary Public State of Utah Comm. No. 677043 My Comm. Expires Aug 11, 2018

K:\3-12-003-00 SJ 20 acre\WARD PROPERTY\CAD\Final\Final Plat\FINAL PLAT 1 CLOVER RIDGE 7-05-17.dwg 8/1/2017 2:32 PM

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

DEVELOPER	HEALTH DEPARTMENT	SOUTH VALLEY SEWER DISTRICT	CITY PLANNING	CITY ENGINEER	OFFICE OF THE CITY ATTORNEY	SOUTH JORDAN CITY MAYOR
MERV ARNOLD 1198 GROVES VIEW DR. SOUTH JORDAN 84095 801-230-4680	APPROVED THIS 7 DAY OF September A.D. 20 17. Rich Ledbetter APPROVED BY:	APPROVED THIS 8 DAY OF September A.D. 20 17. DIRECTOR – SOUTH VALLEY SEWER DISTRICT	APPROVED AS TO FORM THIS 12th DAY OF Sept. A.D., 20 17. SOUTH JORDAN CITY PLANNER	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. 9/1/17 SOUTH JORDAN CITY ENGINEER	APPROVED AS TO FORM THIS 21st DAY OF September A.D., 20 17. ATTORNEY FOR SOUTH JORDAN CITY	PRESENTED TO THE SOUTH JORDAN CITY MAYOR THIS 19 DAY OF Sept A.D. 20 17, AT WHICH TIME THIS PLAT WAS ACCEPTED. ATTEST: CITY CLERK MAYOR

27-23-32

27-23-376-035, -036, -057, -058, -061
27-23-378-007

SALT LAKE COUNTY FLOOD CONTROL
APPROVED AS TO FORM THIS ___ DAY OF ___ A.D. 20 ___.
DIRECTOR – SALT LAKE COUNTY FLOOD CONTROL

CLOVER RIDGE 2nd AMENDMENT

BEING AN AMENDMENT OF LOT 62, AND 63, OF THE CLOVER RIDGE SUBDIVISION AND PART OF LOT 112 OF WARD RANCH P.U.D. PHASE I

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,

RECORDED # 12620332

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

DATE 9-21-2017 TIME 10:09 AM BOOK 2017P PAGE 257
$34.00
FEE $ $34.00
SALT LAKE COUNTY RECORDER.

2017P-257

CLOVER RIDGE 2nd AMENDMENT

CLOVER RIDGE 3rd AMENDMENT

BEING AN AMENDMENT OF LOT 62B OF THE CLOVER RIDGE 2nd AMENDMENT 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,

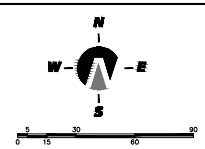
CLOVER RIDGE PHASE 7

LEGEND

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

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	0.12'	227.50'	0.12'	N12°54'00"E	0°01'51"
C2	97.27'	1030.00'	97.23'	N7°31'05"E	5°24'39"

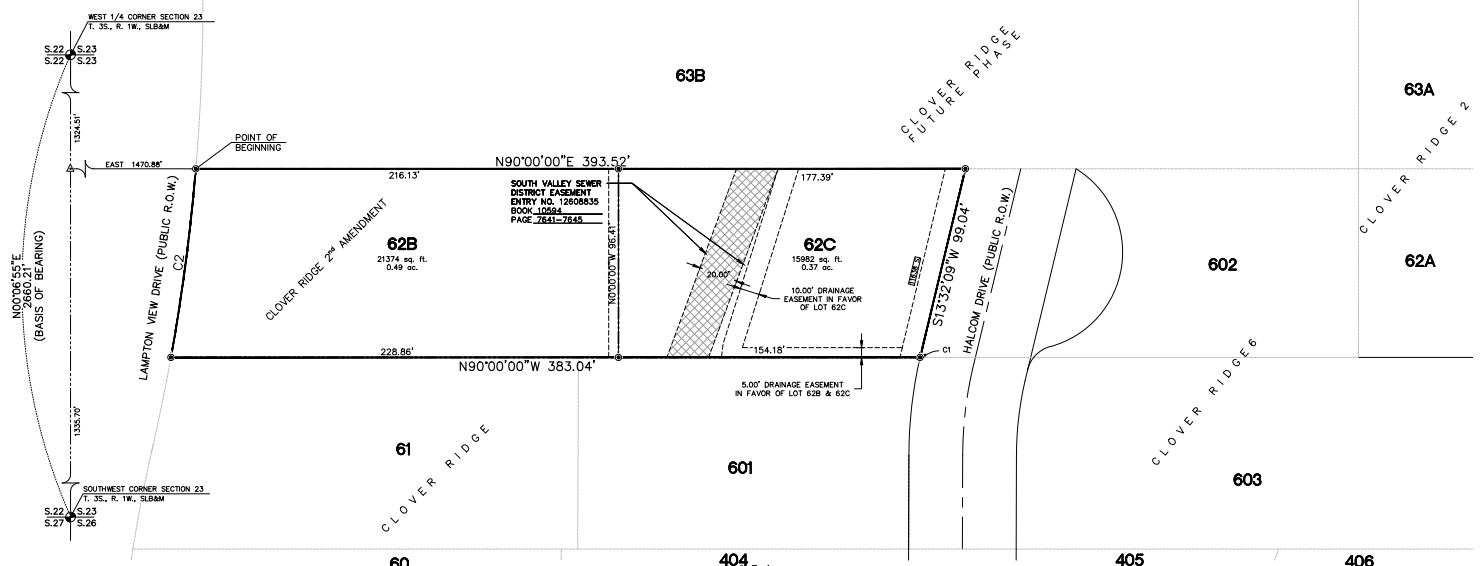
1. Many areas in South Jordan City have groundwater problems due to high fluctuating water table. Approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems, if any.
2. Finish floor elevations are not to exceed four feet in height from the top back of curb as measured along the frontage of each lot.
3. Surveyor and or engineer, certifies that all known or recorded easements, claims of easements or encumbrances listed in the title report dated _____ 20____ prepared by_____ _____ are shown on this plat and further certifies that the legal description of the property referenced in the title report matches the description shown on 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 Lot 62C are aware of a privately owned de-watering cut off trench drain across said lots. Owners of said lot 62C, 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.



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



VICINITY MAP
-NTS-



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 THE SOUTHWEST CORNER OF SECTION 23, THENCE N.00°06'55"E. ALONG THE SECTION LINE A DISTANCE OF 1335.70 FEET; THENCE EAST A DISTANCE OF 1470.88 FEET TO A POINT ON THE NORTH WEST CORNER OF LOT 62 OF 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"E. ALONG THE NORTH LINE OF SAID LOT 62 A DISTANCE OF 393.52 FEET; THENCE S.13°32'09"W. A DISTANCE OF 99.04 FEET TO A POINT OF CURVATURE OF A 227.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY A DISTANCE OF 0.12 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 00°01'51" AND A CHORD THAT BEARS S.12°54'00"W. A DISTANCE OF 0.12 FEET; THENCE N.90°00'00"W A DISTANCE OF 383.04 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LAMPTON VIEW DRIVE TO A POINT OF CURVATURE OF A 1030.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY A DISTANCE OF 97.27 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 05°24'39" AND A CHORD THAT BEARS N.07°31'05"E. A DISTANCE OF 97.23 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 37,356 SQ.FT. OR 0.86 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 3rd AMENDMENT 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 THIS _____ DAY OF _____, IN THE YEAR 20____ BEFORE ME,_____, PERSONALLY APPEARED _____, AND _____, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT 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 THIS _____ DAY OF _____, IN THE YEAR 20____ BEFORE ME,_____, PERSONALLY APPEARED _____, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A_____, [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF _____ A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC _____

NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH

COMMISSION NUMBER_____MY COMMISSION EXPIRES_____.

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- _____

COMCAST

APPROVED THIS____ DAY OF_____A.D. 20____,BY COMCAST

_____
COMCAST

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

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\3-17-080-01 NORTH 4 LOTS\CAD\Design\FINAL PLAT 7 3-25-20.dwg 4/6/2020 10:43 AM

DEVELOPER
DAVID GEORGE
d.george60@gmail.com
801-548-8302

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

_____

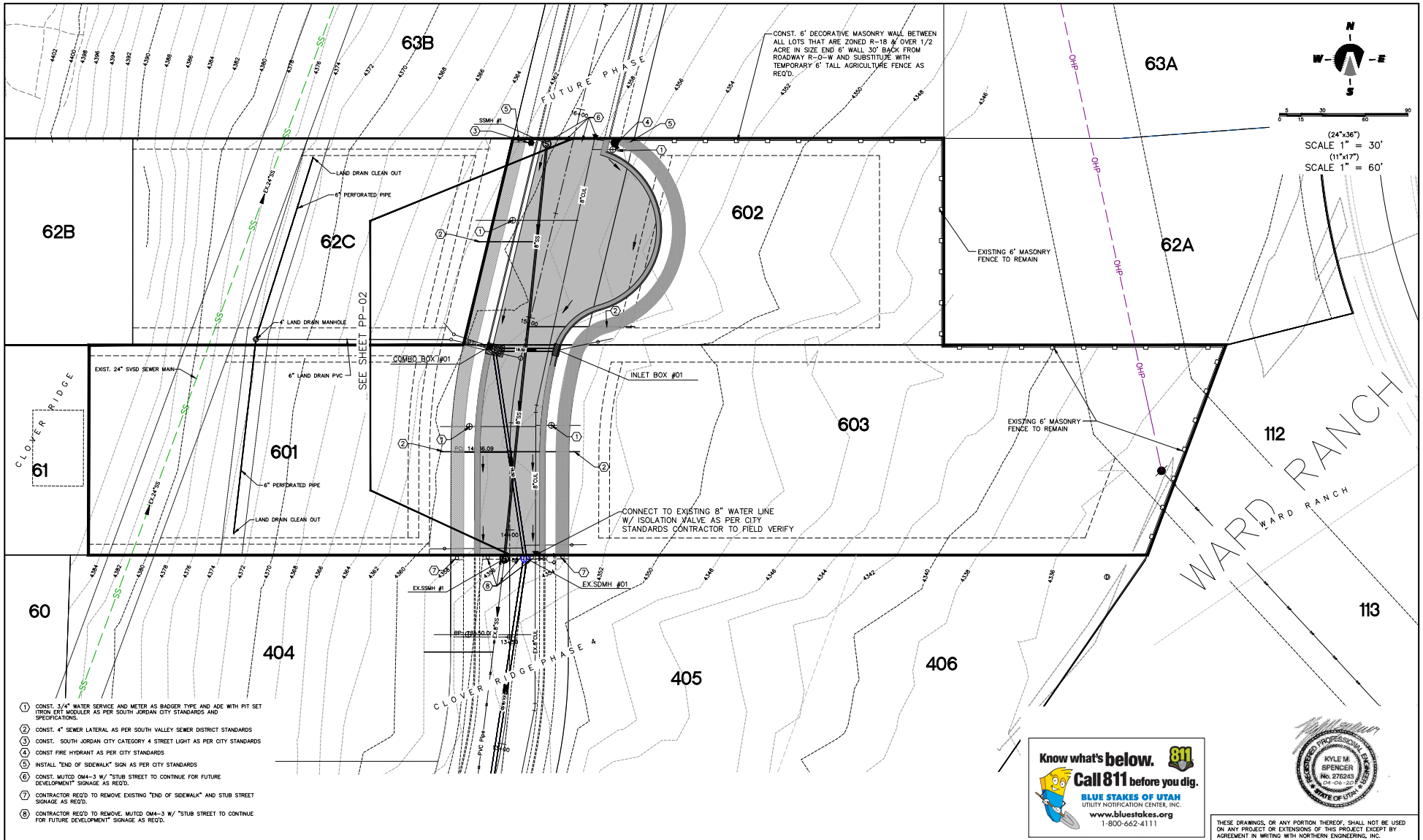
DATE_____ TIME_____ BOOK_____ PAGE_____

_____ _____
FEE $ SALT LAKE COUNTY RECORDER.

CLOVER RIDGE 3rd AMENDMENT

BEING AN AMENDMENT OF LOT 62B OF THE CLOVER RIDGE 2nd AMENDMENT 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,



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. CONST. SOUTH JORDAN CITY CATEGORY 4 STREET LIGHT AS PER CITY STANDARDS
4. CONST FIRE HYDRANT AS PER CITY STANDARDS
5. INSTALL "END OF SIDEWALK" SIGN AS PER CITY STANDARDS
6. CONST. MUTCD OM4-3 W/ "STUB STREET TO CONTINUE FOR FUTURE DEVELOPMENT" SIGNAGE AS REQ'D.
7. CONTRACTOR REQ'D TO REMOVE EXISTING "END OF SIDEWALK" AND STUB STREET SIGNAGE AS REQ'D.
8. CONTRACTOR REQ'D TO REMOVE. MUTCD OM4-3 W/ "STUB STREET TO CONTINUE FOR FUTURE DEVELOPMENT" SIGNAGE AS REQ'D.

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

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
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K:\3-17-080-00 Clover Ridge 3rd\3-17-080-01 NORTH 4 LOTS\CAD\Preliminary\UTILITY INDEX-2.dwg 4/6/2020 11:31 AM

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
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(801) 802-8992

CLOVER RIDGE PHASE 6 & CLOVER RIDGE 3rd AMENDMENT

UTILITY INDEX SHEET

SOUTH JORDAN, UTAH

JOB NO. 3-17-080

SHEET NO. 5

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 4/28/2020

Application: **TEXT AMENDMENT - AMENDING CHAPTER 17.112 OF THE SOUTH JORDAN CITY MUNICIPAL CODE REGULATING WIRELESS COMMUNICATION FACILITIES**

File No.: PLZTA201900453
Applicant: Crown Castle – Craig Chagnon

Submitted By: Meadow Widekind, Long Range Planning Intern
Brad Sanderson, Planner III

Staff Recommendation (Motion Ready): Based on the staff report and other information presented to the Planning Commission during the public hearing, I move that the Planning Commission recommend that the City Council **approve Ordinance No. 2020-07 a**mending Chapter 17.112 of the South Jordan City Municipal Code regulating wireless communication facilities.

BACKGROUND:

Crown Castle has filed an application to amend Chapter 17.112 of City Code regulating wireless communication facilities. Crown Castle approached the City in 2019 desiring more flexibility in the City Code to allow greater antenna standoff distances from the edge of monopoles to maximize antenna collocation opportunities. They also desired to not have to install equipment in buildings, and to have fewer landscape requirements pertaining to certain monopole facilities within the City.

Additionally, certain federal regulations were adopted several years ago, resulting in Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 ("Section 6409") which mandates that a state or local government approve certain wireless broadband facilities siting requests for modifications and collocations of wireless transmission equipment on an existing tower or base station that do not result in a substantial change to the physical dimensions of towers or base stations.

City Staff has since been working with the applicant to adjust and implement some of these requests, as well as make other adjustments and updates to modernize the City's wireless communication regulations. This text amendment does not modify anything related to "small wireless facilities," which are regulated by City Code § 5.82 and are not subject to the proposed regulations.

ANALYSIS:

If approved, the proposed text amendment would allow the maximum antenna standoff distance on monopoles to increase from 18 inches to 36 inches. Although the proposal would increase the visual impact on some monopoles, it would increase some collocation opportunities, which may help provide better cellphone service coverage in certain parts of the City.

The proposed amendment would eliminate the requirement for ground equipment to be located in masonry buildings at most locations. Walls would be required to surround ground equipment, however, and the wall height requirement would increase from six feet to eight feet tall. A masonry building would still be required under special circumstances in residential zones to alleviate noise and visual impacts.

The proposed amendment also eliminates landscaping requirements as monopoles and related ground equipment are only allowed in rear yards and other areas that are least intrusive to the public view. Additionally, no new monopoles or facilities would be allowed within parks.

Staff is also proposing some other adjustments including adding definitions, and changing some of the roof and wall mount antenna requirements. The setback distance requirements from residential property lines relative to monopole height are also proposed to be increased by 20 feet to account for possible height and other monopole expansions that may be allowed by Section 6409.

STAFF FINDINGS & CONCLUSIONS:

Facts & Findings:

- The proposed text amendment would increase collocation opportunities on existing monopoles and therefore may slow the need for additional poles throughout the City.
- The quality of cellular service is determined, not only be the number of antennas, but by multiple other factors including, among other things, distance, line of site, capacity, and signal strength.
- Most monopole facilities within the City are located in parks, behind schools, on commercial buildings and properties, and other areas which are least visible from public view where equipment buildings and landscaping requirements have less purpose.
- Utah Code § 10-9a-102 grants the City Council a general land use authority to enact and amend regulations that it considers necessary or appropriate for the use and development of land in the City, including maintaining the aesthetics of the City and protecting the tax base. (*See* Utah Code § 10-9a-501 *et seq.*)
- City Staff intends to discuss with the Planning Commission and City Council additional changes to the wireless communication code at a later date. These discussions may lead to amending these regulations further to address additional location opportunities where cellular services could be enhanced along with various stealth options.
- The City's scope of authority to regulate wireless communication facilities is limited by applicable State and federal law, including Section 6409. One notable limitation is the City's inability to regulate and deny applications for wireless communication facilities based on alleged health concerns. The proposed text amendment is drafted to comply with those constraints and to find a balance between aesthetic concerns and the growing demand and reliance on cellular service throughout the City by businesses and individuals.

Conclusion:

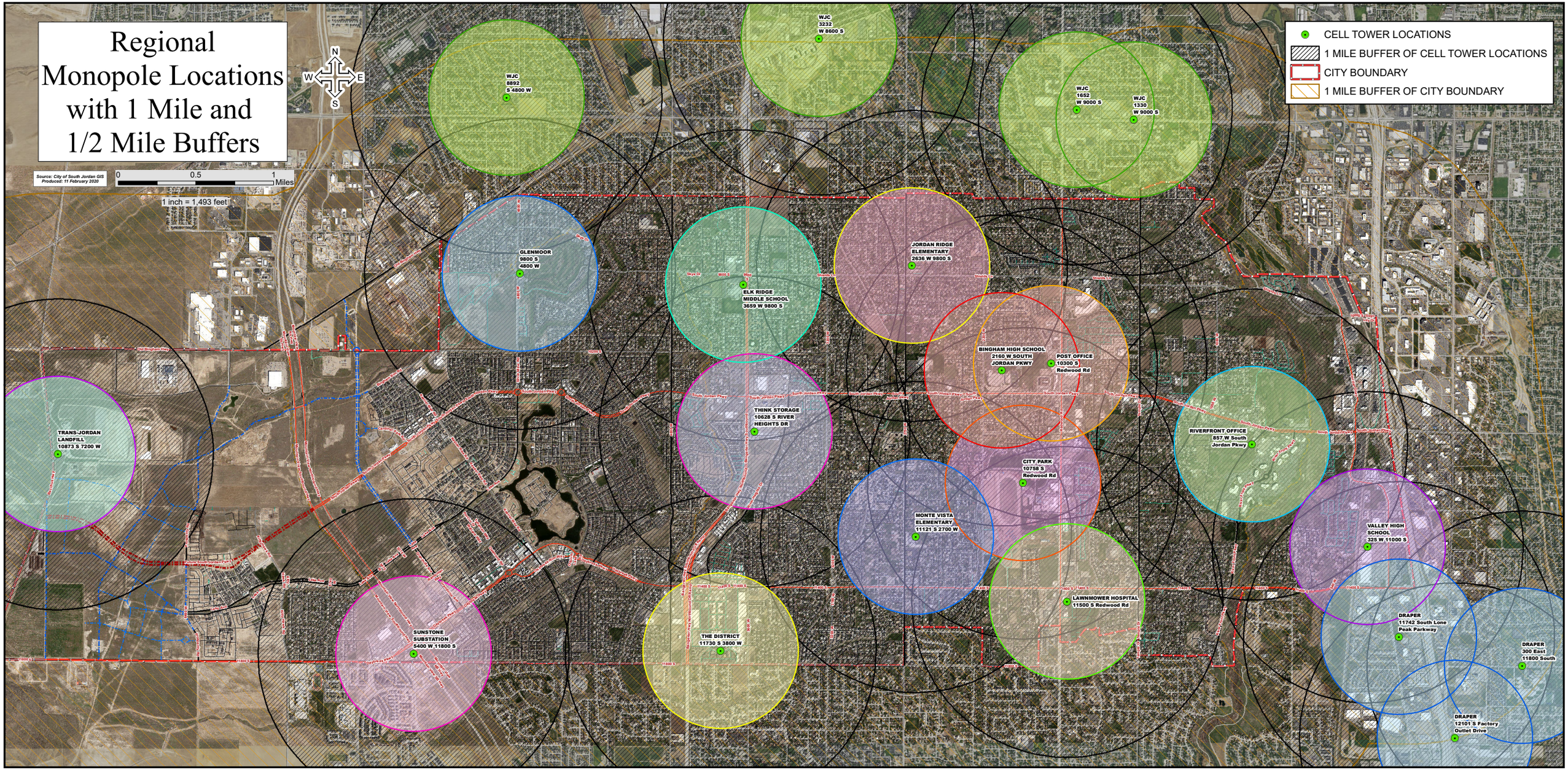
The changes proposed in this text amendment would allow wireless communication providers greater flexibility on existing flush mounted and future monopoles in order to better meet the growing cellular service needs in the City.

ALTERNATIVES:

- Recommend approval of Ordinance No. 2020-07 with changes
- Recommend denial of Ordinance No. 2020-07

SUPPORT MATERIALS:

- Map of current monopole locations in South Jordan
- Ordinance No. 2020-07


Regional Monopole Locations with 1 Mile and 1/2 Mile Buffers
Source: City of South Jordan GIS
Produced: 11 February 2020
0
0.5
1
Miles
1 inch = 1,493 feet
N
W
E
S
CELL TOWER LOCATIONS
1 MILE BUFFER OF CELL TOWER LOCATIONS
CITY BOUNDARY
1 MILE BUFFER OF CITY BOUNDARY
WJC 3232 W 8600 S
WJC 8892 S 4800 W
WJC 1652 W 9000 S
WJC 1330 W 9000 S
GLENMOOR 9800 S 4800 W
ELK RIDGE MIDDLE SCHOOL 3659 W 9800 S
JORDAN RIDGE ELEMENTARY 2636 W 9800 S
BINGHAM HIGH SCHOOL 160 W SOUTH JORDAN PKWY
POST OFFICE 10300 S Redwood Rd
TRANS-JORDAN LANDFILL 10873 S 7200 W
THINK STORAGE 10628 S RIVER HEIGHTS DR
RIVERFRONT OFFICE 857 W South Jordan Pkwy
CITY PARK 10755 S Redwood Rd
MONTE VISTA ELEMENTARY 11121 S 2700 W
VALLEY HIGH SCHOOL 325 W 11000 S
LAWNMOWER HOSPITAL 11500 S Redwood Rd
SUNSTONE SUBSTATION 5400 W 11800 S
THE DISTRICT 11730 S 3800 W
DRAPER 11742 South Lone Peak Parkway
DRAPER 300 East 11800 South
DRAPER 12101 S Factory Outlet Drive

ORDINANCE NO. 2020-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SECTION 17.112 OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO MODIFY THE REGULATIONS FOR WIRELESS COMMUNICATION FACILITIES.

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

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

WHEREAS, the City Council desires to amend City Code § 17.112 of Title 17 to modify the regulations for wireless communication facilities; and

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

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

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

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

SECTION 1. Amendment. City Code § 17.112 is amended as shown in **Exhibit A** to this Ordinance.

SECTION 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective immediately upon publication 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

(Deletions in ~~strikethrough~~ new language in **bold underline**)

Chapter 17.112

WIRELESS COMMUNICATIONS FACILITIES

17.112.010: PURPOSE:
17.112.020: DEFINITIONS:
17.112.0~~20~~30: CONSUMER TRANSMISSION EQUIPMENT:
17.112.0~~30~~40: COMMERCIAL TRANSMISSION EQUIPMENT:
17.112.0~~40~~50: FREESTANDING STRUCTURES:
17.112.0~~50~~60: ROOF AND WALL MOUNTED COMMERCIAL TRANSMISSION~~COMMUNICATION~~ EQUIPMENT:
17.112.0~~60~~70: MONOPOLES:
~~**17.112.070: INSTALLATION STANDARDS:**~~
17.112.080: ELIGIBLE FACILITIES REQUEST:
17.112.080.010: PURPOSE:
17.112.080.020: APPLICABILITY:
17.112.080.030: APPLICATION:
17.112.080.040: REVIEW AND APPROVAL OF APPLICATION:

17.112.010: PURPOSE:

The purpose of this ~~c~~**C**hapter is to ~~establish minimum guidelines for~~ **reasonably regulate, to the extent permitted by Utah and federal law,** the location, **installation, operation, collocation, modification** and design of low power, wireless communications **facilities, sites, and transmission** equipment in the ~~c~~**C**ity. ~~Such equipment may include, but is not limited to, cellular telephone, PCS, paging and microwave systems and associated antennas, dishes, mounting structures and related equipment.~~ It is the intent of this ~~c~~**C**hapter that all efforts be made to mitigate the possible visual~~,~~ **and** audible ~~and health~~ effects of wireless communications **facilities, sites, support structures, and transmission** equipment in the ~~c~~**C**ity. **This Chapter does not intend to and shall not be interpreted or applied to conflict with any applicable Utah or federal law.**

This Chapter does not regulate small wireless facilities. Small wireless facilities are regulated in Title 5 of this Code.

17.112.020: DEFINITIONS:

For purposes of this Chapter, the following terms, phrases, words, and their derivatives shall have the meanings set forth in this Section, unless the context clearly indicates that another meaning is intended. Words defined in 47 C.F.R. § 1.6100, as amended, and Chapter 17.08 of this Code are incorporated herein by reference. Words used in the present tense include the future tense, words in the single number include the plural number, and words in the plural number include the singular. The words "shall" and "will" are mandatory, and "may" is permissive. Words not defined shall be given their common and ordinary meaning.

ANTENNA: A transmission equipment apparatus designed for the purpose of emitting or receiving radiofrequency (RF) radiation, to be operated or operating from a fixed location. Examples include but are not limited to panel antennas, directional antennas, and whip (omni-directional) antennas.

CAMOUFLAGE: Installation methods that minimize the visual impact of transmission equipment by disguising, screening or blending into the surrounding environment and supporting structure in form, color, and overall cohesiveness.

CONSUMER TRANSMISSION EQUIPMENT: Consumer owned and operated transmission equipment.

COMMERCIAL TRANSMISSION EQUIPMENT: Commercial or business use transmission equipment.

EFR: Eligible facilities request.

FCC: The Federal Communications Commission, or any successor thereto.

FREESTANDING STRUCTURE: Any freestanding pole, tower, or stealth structure that is located outside of the right-of-way, that is fifty feet (50') or less in height, and that is used for the purpose of facilitating commercial antennas or any other commercial transmission equipment.

GROUND EQUIPMENT: Any commercial transmission equipment that is not mounted on or in a freestanding structure, monopole, roof, or wall in accordance with the requirements of this Chapter.

MONOPOLE: Any freestanding pole, tower, or stealth structure that is taller than fifty feet (50') in height and is used for the purpose of facilitating commercial antennas or any other commercial transmission equipment.

ROOF AND WALL MOUNTED COMMERCIAL TRANSMISSION EQUIPMENT: Commercial transmission equipment including antennas and dishes mounted to roofs or walls of commercial, office, industrial, or residential buildings exceeding thirty-five feet (35') in height.

SATELLITE DISH OR DISH: A transmission equipment apparatus designed for receiving, among other signals, television transmission signals, and which has a disk-shaped receiving device. Includes but is not limited to what are commonly referred to as satellite earth stations, satellite microwave antennas, TVROs or dish antennas.

SECTION 6409(A): Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, Pub. L. No. 112-96, 126 Stat. 156, codified as 47 U.S.C. § 1455(a), as may be amended.

STEALTH DESIGN: Installation methods that disguise transmission equipment and support structures as another object, designed to architecturally and aesthetically function in harmony with the surrounding environment including in size and height. Examples of stealth design include, but are not limited to, facilities disguised as trees (monopines), utility and light poles, street furniture, internal mounted antennas, light poles, flagpoles, windmills, water towers, ball field lights, bell towers, clock towers, etc.

WIRELESS COMMUNICATION FACILITY OR FACILITY: All transmission equipment at a fixed location used for the provision of any FCC authorized wireless communication service, which is not part of a small wireless facility.

17.112.02030: CONSUMER TRANSMISSION EQUIPMENT:

This sSection shall apply to **all** consumer **transmission equipment including antennas and dishes** owned or operated wireless communications antennas and dishes related to HAM radio, TV, two-way radio or other communications systems owned or operated by private individuals or groups for noncommercial purposes. Consumer communications antennas which do not exceed a total overall height of fortythirty-five feet (435') or satellite dishes not exceeding three feet (3') in diameter are permitted in all zones as provided below. Other consumer **transmission**communications equipment which does not meet the requirements of this sSection may be allowed, with a conditional use permit. **with a building permit, provided that the consumer transmission equipment also complies with the following:**

A. No related equipment may be installed in public view.
B. No nuisance or hazard may be created.
CB. No more than one **(1)** antenna and dish per dwelling unit or main building may be installed.
DC. Antennas**, dishes, and other transmission equipment** shall be enclosed in a building or other structure such as a steeple or other architectural structure. If technological or logistical justification would preclude the enclosure of the antenna or dish, the antennas or dish may be placed on the building or property in the least conspicuous location possible as viewed from a public street.
ED. The aAntennas**,** or dishes**, and other transmission equipment shall**do not create visual clutter or negatively impact the aesthetics of buildings and uses.

17.112.03040: COMMERCIAL TRANSMISSION EQUIPMENT:

This sSection shall apply to **all** commercial **transmission**communications **equipment, including but not limited to,**or business use wireless communications antennas, dishes**,** and associated**ground** equipment. **This includes commercial transmission equipment associated with freestanding structures, roof or wall mounts, or monopoles.** TV and radio broadcasting towers are not permitted in the cCity and this cChapter does not govern such facilities.

A. Commercial **transmission**communications equipment may be located in a residential or agricultural zone with **a building permit and site plan approval, provided that the**

commercial transmission equipment also complies with the~~a conditional use permit as~~ follow~~s~~**ing**:

1. **Commercial transmission equipment**~~Installation~~ may **only** be ~~considered only~~**installed** on public property or in conjunction with a public or quasi-public use such as a **public** school, **fire station,**~~church, public park~~ or government building**, except as specified in the following:**

   a. Commercial transmission equipment shall not be located in any public park.

   b. Roof and wall mounted commercial transmission equipment may also be mounted on multi-family residential buildings, provided that it complies with all other requirements of this Chapter.

2. **c.** ~~Wireless communication providers may locate c~~**C**ommercial ground equipment ~~(not~~**excluding** antennas**, satellite dishes,** or monopoles of any type~~)~~ **may be located** on private property within residential and agricultural zones with ~~the~~**Planning Commission** approval ~~of the planning commission~~, only after all efforts have been exhausted to first attempt to locate their **ground** equipment on public property.

B. Commercial **transmission**~~communications~~ equipment may be located in **a**~~any~~ nonresidential or nonagricultural zone with **a building permit and site plan approval, provided that the commercial transmission equipment also complies with the**~~a conditional use permit as~~ follow~~s~~**ing**:

1. ~~Installation~~**Commercial transmission equipment** may **only** be ~~considered only~~**installed** on property ~~which~~**that** has been developed for commercial, office or industrial use or in conjunction with a public or quasi-public use such as a **public** school, **fire station,**~~church, public park~~ or government building**, except as specified in the following:**

   a. Commercial transmission equipment shall not be located in any public park.

   b. Roof and wall mounted commercial transmission equipment may also be mounted on multi-family residential buildings, provided that it complies with all other requirements of this Chapter.

C. **An amendment to the approved site plan shall be required for addition of commercial transmission equipment to an existing wireless communication facility** or ~~E~~**e**xpansion of the ~~original ground equipment,~~ site area, **transmission equipment, support structures,** or enclosures ~~shall require a conditional use permit~~. **Replacing transmission equipment including antennas and ground equipment on an existing site is permitted if the proposed changes and the entire site area meet the requirements of this Chapter and the original site plan approval.**

D. ~~Antennas, dishes, supports and related~~ **Commercial transmission** equipment **located within one hundred feet (100') of a residential property line** shall be **either placed within a below-grade vault,** mounted inside a completely enclosed decorative masonry building, or made stealth within a steeple, flagpole, ~~utility pole,~~ or other stealth structure ~~unless adequate technical justification for wall or roof mounting can be provided~~. **In no case shall commercial transmission equipment or buildings used for sheltering transmission equipment be located any closer than thirty feet (30') from a residential dwelling. All buildings used for sheltering transmission equipment shall meet the City's requirements for accessory buildings.** ~~Antennas, dishes, supports and related equipment which cannot, because of technological reasons, be wall mounted, roof mounted, mounted on~~

~~or within an existing utility pole or enclosed within a stealth structure, may be installed on a maximum one hundred foot (100') tall freestanding monopole.~~

~~D. All ground equipment associated with commercial antennas shall be placed within a below grade vault or completely enclosed and screened from view within a solid decorative masonry building with trees, landscaped berms, and/or other landscaping materials. A six foot (6') solid decorative masonry wall or other suitable fence as may be appropriate, may also be required as determined by the planning commission.~~ Ground equipment buildings shall not exceed ~~seven~~**five** hundred ~~fifty~~ (~~750~~**500**) square feet in area nor ~~twelve~~**sixteen** feet (1**6**~~2~~**'**~~'~~) in height and shall be secured with a lock.

E. All ground equipment not placed within a below-grade vault or mounted inside a completely enclosed decorative masonry building shall be enclosed and screened from view within an eight foot (8') tall, solid, precast, decorative masonry wall, except for a maximum ten foot (10') portion of the perimeter that shall be gated with a sight-obscuring, solid gate. Chain link fencing of any kind is not permitted.

F. All transmission equipment, support structures, hardware, enclosures, site area, and site landscaping shall be maintained in good condition.

G. Upon application for a wireless communications facility, the applicant for the facility must supply the City with a letter stating that if the facility is vacated for any reason, the owner or applicant will remove the facility, all apparatuses associated with it, and restore the site to its original condition within one hundred eighty (180) days of vacation of the facility. Any wireless communication facility or site area that is abandoned or not properly maintained shall be required to be removed at the expense of the site owner or applicant within one hundred eighty (180) days after receiving notice of non-maintenance.

H. All proposed changes to an existing wireless communication facility, site, or support structure, that are subject to the regulations of Section 6409(a), shall comply with Section 17.112.080 of this Chapter.

17.112.0~~40~~50: FREESTANDING STRUCTURES:

The following standards shall **govern**~~apply to~~ the design, installation and **use**~~maintenance~~ of commercial antennas and **other** related **transmission** equipment on freestanding ~~stealth~~ structures in order to allow further opportunities for wireless communication providers and at the same time maintain~~ing~~ compatibility and~~/or~~ enhanc~~ing~~**e** the aesthetic design of adjacent land uses:

A. ~~"Freestanding structures" shall be defined as any structure, pole, or tower, less than forty five feet (45') in height, and is used for the purpose of facilitating antennas, dishes, or other communication equipment.~~**All freestanding structures shall have a stealth design. All antennas and other transmission equipment mounted on the freestanding structure shall be enclosed within the structure and shall also be incorporated as part of the stealth design.**

~~B. All commercial telecommunication equipment attached to a freestanding structure or pole shall be camouflaged and incorporated as part of the architecture of the structure.~~

~~C. Antennas may be located within the public right of way in conjunction with existing utility poles, such as light poles, power poles, and telephone poles, etc., however, all antennas shall~~

~~be internally mounted within the pole or completely screened from view with a decorative cover.~~

~~D. Existing utility poles may be modified or replaced in order to accommodate antennas, however new or modified poles shall not be enlarged more than one and a half times the diameter nor increased more than ten feet (10') higher than the original utility pole. No part of the antenna shall extend above the height of the original or modified pole.~~

~~E. Antennas may be located within a residential and agriculture zone only in conjunction with public or quasi-publicly used property, or within commercial and office zones at a maximum of forty five feet (45') if the antennas and related equipment are placed within a stealth structure that is architecturally designed and functions in harmony with the surrounding environment. Examples of a stealth structure are, but not limited to: flagpoles, field lights, clock towers, bell towers, water towers, windmills, monuments, etc.~~

~~F~~**B**. **Freestanding**~~Stealth~~ structures~~, utility poles,~~ and ~~other~~ related **ground** equipment enclosures~~, may be required to~~**shall** be reviewed by the ~~c~~**C**ity**'**s ~~a~~**A**rchitecture ~~r~~**R**eview ~~c~~**C**ommittee~~, as recommended by staff,~~ prior to ~~p~~**P**lanning ~~c~~**C**ommission approval.

17.112.0~~50~~60: ROOF AND WALL MOUNTED COMMERCIAL TRANSMISSION~~COMMUNICATION~~ EQUIPMENT:

The following standards shall govern the installation and use of **roof and wall mounted commercial transmission equipment including** antennas **and**~~,~~ dishes~~ or other related commercial communications equipment~~ mounted to roofs or walls of commercial, office, industrial, or residential buildings exceeding ~~forty~~**thirty-**five feet (~~4~~**3**5**'**) in height:

A. ~~The minimum setback for r~~**R**oof mounted commercial ~~antennas, dishes, and other related telecommunication~~**transmission** equipment **including antennas** shall be **set back a minimum distance of** ten feet (10**'**) from the roof edge **and**~~. Commercial antennas, dishes, or related may exceed five feet (5') in height if the setback is increased by two feet (2') for each foot of height, of antennas, dishes or equipment, which is in excess of five feet (5'). Roof mounted commercial antennas, dishes and equipment~~ shall not exceed **a maximum of** ten feet (10**'**) in total height **as measured from the**~~above the surface of the~~ roof **surface** to which it is mounted, or the top of the lowest parapet wall ~~or other building architectural component(s)~~ on the same roof surface.

B. **Commercial w**~~W~~all mounted antennas shall not extend more than eighteen inches (18**"**) **as measured from the back of the antenna, or similar equipment, to the nearest surface edge of**~~from~~ the wall surface of the building to which they are mounted. ~~All antennas shall be made stealth so as to be incorporated as part of the building's architecture.~~

~~C. All ground equipment associated with building mounted commercial antennas, dishes, or other related equipment shall be placed in a below grade vault or completely enclosed and screened from view within a solid decorative masonry building with trees, landscaped berms, and/or other landscaping materials. A six foot (6') solid decorative masonry wall or other suitable fence as may be appropriate, may also be required as determined by the planning commission. Ground equipment buildings shall not exceed seven hundred fifty (750) square feet in area nor twelve feet (12') in height and shall be secured with a lock. Expansion of the original ground equipment, site area, or enclosures shall require a conditional use permit.~~

C. All wall or roof mounted commercial transmission equipment including antennas, dishes, cables, and related supports shall be hidden from view with architectural walls or roofs or be otherwise camouflaged so as to be incorporated as part of the building's architecture with colored or painted materials that match the wall or roof to which they are attached.

D. If roof or wall mounted commercial transmission equipment cannot be enclosed or hidden, it shall be located at a point on the roof or wall which is least conspicuous as viewed from a public street. Transmission equipment may not be placed on a pitched roof.

17.112.0~~60~~70: MONOPOLES:

The following standards shall govern the installation and use of monopoles with **related transmission**~~communications~~ equipment **including antennas and ground equipment**:

A. ~~"Monopoles" shall be defined as any freestanding pole or tower, taller than forty five feet (45'), which is used for the purpose of facilitating communication equipment.~~**Antennas and other transmission equipment that cannot be wall mounted, roof mounted, collocated, or enclosed within a freestanding structure, may be installed on a new freestanding monopole. Upon application for the installation of a new monopole, the applicant shall submit a statement of need to the City, explaining why the transmission equipment in question cannot be wall mounted, roof mounted, collocated, or enclosed within a freestanding structure.**

B. **Monopoles shall not exceed one hundred feet (100') in height as measured from the top of the monopole or antenna, whichever is higher, to the finished grade surrounding the monopole.** ~~Only maximum one hundred foot (100') monopoles may be used for freestanding installations of communications equipment and only after adequate technological justification is provided for said installations. Monopoles shall not exceed the height necessary to meet the technological requirements of the installation.~~ Lattice or guyed structures are not permitted.

C. Monopoles **and associated transmission equipment** shall be located only in rear yard areas and in areas least intrusive on the public view and neighboring uses.

D. A minimum one **(1)** mile distance is required between monopoles ~~unless adequate technological justification for a lesser distance can be provided~~.

E. Monopoles may not be located closer than one hundred feet (100**'**~~'~~) from any street right-of-way.

F. Monopole height and distance from a residential property line shall be governed by the following table:

Monopole Height	Distance From Residential Property Line
> 45**50** feet	200**245** feet
≤> 60 feet	225**270** feet
≤> 70 feet	250**295** feet
≤> 80 feet	275**320** feet
≤> 90 feet	300**345** feet
≤ 100 feet	325**370** feet

G. Only the initial installation of the monopole or other support structure shall require a conditional use permit; provided that collocators meet all conditions of the original approval and all requirements of this chapter.

H. Monopoles and related antennas and**pole-mounted transmission** equipment **including antennas** shall have non-reflective galvanized or powder coated surfaces with unobtrusive colors.

I**H**. External pole-mounted antennas shall be flush mounted to the pole, projecting no more than eighteen**thirty-six** inches (18**36”**") **as measured from the back of the antenna, or similar equipment, to the nearest surface edge of the monopole**away from the side of the pole to which the antennas are attached.

I. No exposed cabling is permitted, and all cables should be routed internally or buried underground. Exterior cable trays designed to replicate an existing vertical element may be considered on a case by case basis by the Planning Commission. Standard cable trays painted and textured to match the existing façade do not meet the intent and do not qualify as hidden.

J. The Planning Commission may require that the monopole, antennas and other pole mounted equipment be further made stealth based upon proposed location and height (i.e., internal mounted antennas, light poles, flagpoles, windmills, water towers, ball field lights, bell towers, clock towers, etc.).

K. All ground equipment associated with a freestanding monopole shall be placed in a below grade vault or completely enclosed and screened from view within a solid decorative masonry building with trees, landscaped berms, and/or other landscaping materials. A six foot (6') decorative masonry wall or other suitable fence as may be appropriate, may also be required as determined by the Planning Commission. Ground equipment buildings shall not exceed seven hundred fifty (750) square feet in area nor twelve feet (12') in height and shall be secured with a lock. Expansion of the original ground equipment, site area, or enclosures shall require a conditional use permit.

17.112.080: ELIGIBLE FACILITIES REQUEST:

17.112.080.010: PURPOSE:

The purpose and intent of this Section are:

A. To implement Section 6409(a), which requires the City to approve an EFR for a modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station;

B. To implement the FCC rules set forth at 47 C.F.R. Part 1 (Part 1 – Practice and Procedure), new Subpart U Section 1.6100 (Wireless Facility Modifications), which rules implement Section 6409(a);

C. To establish procedural requirements and substantive criteria applicable to review and approval or denial of applications for an EFR;

D. To ensure that application submittal requirements are related to information reasonably necessary to the determination of whether or not the proposed modification will result in a substantial change in the physical dimensions of the eligible support structure;

E. To exempt EFR from zoning and development regulations that are inconsistent with or preempted by Section 6409(a);

F. To preserve the City's right to continue to enforce and condition approvals under this Chapter on compliance with generally applicable building, structural, electrical, and safety codes and with other laws codifying objective standards reasonably related to health and safety;

G. To promote timely decisions under this Chapter; and

H. To ensure that decisions are made consistently and predictably.

17.112.080.020: APPLICABILITY:

A. Sole and Exclusive Procedure. Except as may be otherwise provided in this Chapter, and not withstanding any other provisions in the City Code, the provisions of this Chapter shall be the sole and exclusive procedure for review and approval of an EFR which the applicant asserts is subject to review under Section 6409(a). To the extent that other provisions of the City Code establish a parallel process for review and approval of a project permit application for a proposed EFR, the provisions of this Chapter shall control.

B. First Deployment; Base Station. This Chapter shall not apply to a proposed facility modification to a structure, other than a tower, that does not, at the time of submittal of the application, already house or support transmission equipment lawfully installed within or upon, or attached to, the structure.

C. Interpretation. Interpretations of this Chapter shall be guided by Section 6409(a) and applicable FCC reports and orders.

D. Building Permit. The City will process, review, and, if practicable, issue a decision regarding a building permit for the facility modification concurrent with the EFR permit described herein.

E. Reservation of Authority. Nothing herein is intended or shall operate to waive or limit the City's right to enforce, or condition approval on, compliance with generally applicable building, structural, electrical, and safety codes and with other laws codifying objective standards reasonably related to health and safety.

17.112.080.030: APPLICATION:

A. Submittal Requirements. An EFR application form is found on the City's online portal for applications. No EFR application shall be deemed complete unless the application is submitted through the City's online portal for applications, contains all the information required in the EFR application form, and the applicable fees are paid.

17.112.080.040: REVIEW AND APPROVAL OF APPLICATION:

A. Review of Application. The review and approval of an EFR application shall be by City staff, which shall determine if the proposed EFR will result in a substantial change to the physical dimensions of an eligible support structure.
B. Timeframe for Review and Approval. The City shall comply with all applicable shot clocks when reviewing an EFR application. If an EFR application meets the requirements of this Chapter, City staff shall approve the EFR application and issue an EFR permit.
C. Code Requirements. Any EFR permit issued pursuant to this Chapter, and any application that has been deemed approved, shall be and is conditioned upon compliance with any generally applicable building, structural, electrical, and safety codes and other laws codifying objective standards reasonably related to health and safety. Violation of any such applicable code or standard shall be deemed to be a violation of the EFR or deemed approved application.

~~**17.112.070: INSTALLATION STANDARDS:**~~

~~The following standards shall apply to the design, installation and maintenance of commercial wireless communications equipment:~~

~~A. All antennas, dishes and related supports, wiring and equipment associated with a wall, ground or roof installation shall be hidden from view with architectural walls or roofs or, if a visible exterior installation can be justified, then all antennas are to be incorporated as part of the building's architecture with colored or painted materials that match or complement the building or structure to which they are attached.~~
~~B. If roof or wall mounted antennas, dishes and equipment cannot be enclosed or hidden, it shall be located at a point on the roof, ground or wall which is least conspicuous as viewed from a public street. Antennas, dishes or equipment may not be placed on a pitched roof.~~
~~C. Exterior antennas shall be flush mounted on a wall or pole to which they are to be attached unless adequate technological justification can be provided which would make extensions necessary.~~
~~D. All antennas, dishes, poles, supports, wiring and hardware and the buildings or walls to which they are attached shall be maintained in good condition.~~
~~E. Collocation of communications equipment by multiple carriers is required unless adequate technological justification to the contrary can be provided.~~
~~F. Exposed roof mounted antennas, dishes and equipment, if justified, shall be stealth or camouflaged as part of the building's architecture. Exposed roof mounted antennas, dishes and equipment may not exceed a height reasonably required for effective use but in no case~~

~~shall a roof mounted antenna exceed ten feet (10') in total height above the surface of the roof to which it is mounted, or the top of the lowest parapet wall or other building architectural component(s) on the same roof surface, without adequate technological justification.~~

~~G. A building permit shall be required for installation of monopoles and any other communications equipment as determined by the city building official.~~

~~H. The city may require that the owner or operator of abandoned or obsolete communications equipment or that the owner of property on which abandoned or obsolete equipment is located remove said equipment. The city may require the owner of a facility to establish a ten thousand dollar ($10,000.00) cash security fund or provide the city with an irrevocable letter of credit in the same amount to secure the cost of removing communication equipment.~~

~~I. No commercial messages nor any other signs beyond safety warnings and an identification sign of not greater than six (6) square feet shall be placed on any tower or facility.~~

~~J. Technological justification, when requested, shall be provided by an independent third party wireless communication engineering firm selected by the city and paid for by the applicant.~~