

**ELECTRONIC MEETING AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING**

6:30 P.M.

May 12, 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, MAY 12, 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 May 12, 2020.

Instructions on how to join the meeting electronically are below.

Join South Jordan Planning Commission May 12, 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. ALPHA WARRANTY PARKING LOT EXPANSION, SITE PLAN

Location: 11462 South Temple Drive
File No: PLSPR201900591
Applicant: Chris Poulsen

B. TENNEY SUBDIVISION, PRELIMINARY SUBDIVISION

Location: 10505 South Temple Drive (1300 West)
File No: PLPP202000080
Applicant: Abraham Lopez

C. 106 EXCHANGE II OFFICE CONDOMINIUMS, PRELIMINARY SUBDIVISION

Location: 489 West South Jordan Parkway
File No: PLPP202000067
Applicant: Greg Goffin

IX. LEGISLATIVE PUBLIC HEARINGS – None

X. OTHER BUSINESS - None

ADJOURNMENT

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 8th day of May 2020.

Cindy Valdez
South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
April 28, 2020**

Present: Commissioner Trevor Darby, Commissioner Michele Hollist, , Commissioner Nathan Gedge, Commissioner Steve Catmull, Commissioner Sean Morrissey, City Attorney Ryan Loose, Staff Attorney Ed Montgomery, Intern Meadow Wilkinson, Deputy City Engineer Jeremy Nielson, City Planner Greg Schindler, Deputy Recorder Cindy Valdez

Absent: Commissioner Mike Peirce

Others: Don Hall, Brad Jensen, Thomas Lankford, Cal Johnson, Dallas Beckstead, Dan Jolley, Craig Chagnon

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 and Commissioner Morrissey.

II. Motion to Approve Agenda

Commissioner Gedge made a motion to approve the April 28, 2020 Planning Commission Agenda. Commissioner Hollist seconded the motion. Vote was unanimous in favor; Commissioner Peirce, and Commissioner Morrissey was absent from the vote.

III. Approval of the Minutes

Commissioner Gedge made a motion to approve the April 14, 2020 Planning Commission Meeting Minutes as printed. Commissioner Hollist seconded the motion. Vote was unanimous in favor; Commissioner Peirce, and Commissioner Morrissey was absent from the vote.

IV. STAFF BUSINESS

Chair Hollist said do we know who is here tonight for our Legal Council since Assistant Todd Sheeran is no longer with the City.

City Planner Greg Schindler said it will be City Attorney Ryan Loose tonight.

City Attorney Loose said we are in the process of hiring a new attorney, but I am not sure who will be doing it in the long run. I am here tonight, as well as Ed Montgomery, but we will always have someone attending the Planning Commission Meetings.

V. COMMENTS FROM PLANNING COMMISSION MEMBERS - None

VI. SUMMARY ACTION – None

VII. ACTION - None

III. ADMINISTRATIVE PUBLIC HEARINGS –

A. CHATTEL ESTATES, LOT 21 AMENDED, SUBDIVISION AMENDMENT

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

Planner Brad Sanderson reviewed background information on this item from the staff report. He said that he received 2 letters from residents by email expressing their concerns with this application. I have sent them to the Deputy City Recorder for the record – Attachment A.

Chair Hollist said can you clarify where the canal, and the masonry wall is going to go? Is it on the masonry wall on property line, or would it have to be moved into the property line so that the ditch is accessible.

Planner Sanderson said the masonry wall is existing, it is a cinderblock wall, so there shouldn't be any adjustments or interference with the ditch. The masonry wall is north of the ditch and it jogs about two feet and then it runs along the existing property line.

Chair Hollist opened the Public Hearing. There was none. He closed the Public Hearing.

Commissioner Gedge said in the staff report it said "cash in-lieu" of removal of the building. Is that a normal occurrence? Or, is there a concern that the building will not be moved in a year.

Planner Sanderson said we have used similar language on other projects in the past, but the reason being is, if the existing building was there and the plat was to record we would be left with an existing non-conforming structure. In most cases they will remove the building, or wait for a 1yr to record the plat.

Chair Hollist said can you summarize the concerns from the letters that you received from the residents by email.

Planner Sanderson said there were (3) concerns. The first concern, is that most of the residents don't like that this is being sub-divided, because many of them have 1-acre lots and have lived here for 2 or 3 decades. They don't like how this is going to impose on the life they are used to living, and it would change the character of the neighborhood. The second concern was the property lines. We have engineers and we rely on them heavily, because they have the most reliable information for us. The third concern was the maintenance of the ditch, and because it is an irrigation ditch the City does not get involved in the legalities of that.

Chair Hollist said is this the same neighborhood with the flag lot that came to the Planning Commission recently?

City Planner Schindler said yes it is. I don't know if it is on the same street or if it is a street over, but it was the second house from the corner and they wanted to do a flag lot, but we had changed the code before they could make their application.

Chair Hollist said these are all 1-acre lots, so has the zone changed? Because I see that they are allowed to have 1/3 acre lots.

Planner Sanderson said the zone has never changed it has always been R.18 since this subdivision was created, and 1/3 acre lots have always been allowed.

Commissioner Gedge motioned to approve the Chattel Estates Lot 21 Amended, file number PLPLA202000074, subjects to the following requirements:

- **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.**

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

B. CLOVER RIDGE 6, PRELIMINARY SUBDIVISION

Location: 11623 South Lampton View Drive
File No: PLPLA202000051
Applicant: David George

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

Commissioner Morrissey arrived at the meeting.

Chair Hollist said could you explain why this is its own subdivision, and why this is an amended subdivision?

Planner Sanderson said this subdivision was rezoned a year or two ago, and the reason the zone was changed was to meet the lot size and the density requirements. It has been kind of a juggling act trying to make a uniform subdivision, but essentially it is the zoning that is making this be its own subdivision, and separate from the original Clover Ridge Development.

David George (Applicant) - said I think everything was pretty much covered in the review by Planner Sanderson, so I don't really have anything to add at this time.

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

Commissioner Gedge motioned to approve the Clover Ridge 6 preliminary subdivision plat, file number PLPLA202000051, subject to the following:

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

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

C. CLOVER RIDGE 3rd AMENDED, SUBDIVISION AMENDMENT

Location: 11609 South Lampton View Drive
File No: PLPP202000050

Applicant: David George

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

David George (Applicant) – said we had to put this together as one subdivision, because there were a few things in the code that made us do it that way. We are expecting to record them at the same time, so there shouldn't be any issues, but that is why there are 2 applications.

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

Chair Hollist said there is a larger lot in the Clover Ridge Development that is remaining, how large is that?

Planner Sanderson said off the top of my head I don't know, but it is probably an acre, or maybe slightly larger than an acre.

Chair Hollist said as pieces are carved off like this, is that limiting the ability for other people to do a similar things in their original sub-development.

Planner Sanderson said absolutely, the larger parcel to the north that was mentioned will likely be the last one that will be able to sub-divide with the density constraints.

Commissioner Catmull motioned to approve the Clover Ridge 3rd Amended, file number PLPP202000051, subject to the following requirements.

Chair Hollist said the requirement should be read for the record.

Commissioner Catmull amended his previous motion.

Commissioner Catmull motioned to approve the Clover Ridge 3rd Amended, File Number PLPP202000051, subject to the 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 the plat recordation.

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

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

Planner Brad Sanderson and Intern Planner Meadow Wilkinson reviewed background information on this item from the staff report.

Chair Hollist said when you presented this to us previously, you mentioned that there was a Relief Act that made it so they could modify the height by a percentage without getting an amendment. Is this a part of that?

City Attorney Loose said it is my understanding, that where it was put in the code, it was specifically for the monopole. It may be extrapolated, but that is not my understanding.

Chair Hollist said this has been done by the guidance of the City Council, is that correct?

Planner Sanderson said we did have a meeting with City Council regarding this and they did give us their input. The main three items were discussed with them, we didn't discuss the smaller items that we have gone through with you, but we did get direction from the City Council on these items.

Chair Hollist said we are not the final vote on this correct?

Planner Sanderson said you will be giving a recommendation to City Council tonight. If you see items that are standing out and you think should be in there, you will want to add them to the recommendation.

Chair Hollist said I understand them easing the landscape requirement, because so many of them are going to be in industrial areas behind buildings, but will there still be the ability to impose landscaping requirements.

Intern Planner Meadow Wilkinson said as of right now the landscaping requirements have already been addressed, and the landscaping doesn't really have "teeth" in terms of adding landscaping to those requirements.

Chair Hollist said regarding the roof mounted devices, you mentioned that it would be put on multi-family buildings, are multi-family buildings, apartments, duplexes, or both?

Planner Sanderson said that multi-family are usually defined as "detached housing" which could be a duplex, condo, and etc., and the minimum height requirement would be 35ft.

Commissioner Catmull said would roof antennas go in the mixed-use zone in Daybreak, and would there be anything that prohibits that.

Planner Sanderson said Daybreak is a Planned Community and it is a mixed use zone, so as long as the building meets the 35ft. requirement, I don't know of any other restrictions.

City Attorney Loose said this issue was brought up at City Council and Don Tingey said, they can be allowed on top of buildings with proper screening in their CC&R'S, but I don't know if they have restrictions on commercial buildings, versus residential.

Commissioner Catmull said in the code 17.112.030, how would you define visual clutter? It seems very subjective for a requirement.

Planner Sanderson said I think there were some aesthetics in some of the case laws, but I will have to look at it and get back to you.

Intern Meadow Wilkinson said this is something that we discussed with Assistant City Attorney Sheeran before he left, and when this says “it cannot negatively impact the aesthetic of buildings and uses,” it was stricken out because it was subjective, and the term “visual clutter” was a little bit more quantifiable.

Commissioner Catmull said how did we come up with the 100ft. distance from the property line?

Intern Meadow Wilkinson said I don’t think that number was pulled from anywhere specific, but when drafting the code we did look at the surrounding Cities and they were in a similar range of distances, so that is the distance we used.

Commissioner Catmull said if the landscape requirements are removed, what impact will that have on existing facilities?

Intern Wilkinson said as far as I am aware, there isn’t anywhere that is successfully landscaped in terms of the required code that we have right now. I know that in the District there is landscaping, but that wasn’t part of the wireless communications facility, and in all of the other areas there really isn’t any landscaping issues.

Commissioner Catmull said I don’t see a stand-off width, is there any requirement of how wide it can be?

Planner Sanderson said it used to be a large standoff, but around 2009 there was a concern that it was creating some visual impact to the residents, so we change the code to limit those standoffs to a flush mount. There are several towers that have been built since 2009 and they have the flush mount, but they don’t get as many co-locations. What is being proposed here, is to step back from that to allow a 36 inch, but in the 6409 code it does allow them to expand that distance by a percentage.

City Attorney Ryan Loose said it is my understanding that it will allow them to go 10 percent larger on any dimensions. I did want to say that some of these towers have conditional use permits, so if the landscaping was part of the conditional use permit, then they would have to do what was in the conditional use permit, or get it amended. What we are doing does not change the requirement.

Commissioner Catmull said I was looking at other jurisdictions, and Summit County requires that all tower owners co-locate on the monopoles. Did we have any conversations about requiring that on new towers to co-locate?

Planner Sanderson said we have had many discussions about this and I think every tower owner would love to co-locate, because that means more money in their pocket.

Intern Wilkinson said we have had discussions, and from those discussions, we added that “if it cannot be co-located they are going to put in a new monopole.” We will require them to submit a “statement of need” to the City explaining why that transmission equipment cannot be co-located, wall mounted, or roof mounted, or done in a freestanding structure to make sure erecting a new monopole is the last option.

Craig Chagnon (Applicant) – said we have put together a lot of time and effort with City staff into this Text Amendment. We have met with the City Council twice, so they have had a lot of exposure to this, and I think we have a code here that is going to work a lot better than what we had. Hopefully, this will enable us to proceed with the infrastructure growth that we need to accommodate the many wireless services, and bring that to your City. I don’t think you have anything to fear with what is in the code right now, I think it is reasonable, and that is what we were looking for.

Commissioner Catmull said where do you anticipate the next monopole in the City?

Mr. Chagnon said I don't know for sure. I know that is a poor answer, but my job is to work with the existing towers and the customers, but I do know that the towers are put in locations based on the demand.

Commissioner Catmull said I assume that when this Text Amendment passes in the large forum that is, we will extend the standoff of the existing towers, is that a possibility through this text?

Mr. Chagnon said it sounds like it is a possibility, but again, everything is carrier driven. Another thing that is driving this text, is I have 3 new co-locations, one by Verizon, and two by AT&T, and they are ready to get started because the demand is there.

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

Commissioner Catmull said in the code 17.112.040.B there is a phrase that talks about non-residential, or non-agricultural zone, but I think it should read non-residential, and non-agricultural zone, to be logically correct.

Planner Sanderson said it took me a while to read through everything, but I do think it makes perfect sense to have (and), rather than (or) there. I think that is an easy change, unless the other Commissioners have an issue with changing it.

Commissioner Catmull said I think it completes the logic.

City Planner Greg Schindler said I would make sure that it says (and's) plural, because you are talking about multiple zones now.

Commissioner Catmull said in the code 17.112.040.D it says: "low grade mounted inside of a building or made stealth structure," two of them are structural, and one is visual. I think it needs to be either/or, so I think that needs to be clarified. It is fine for now, but when we visit the next text we need to be clearer on what the staff analysis was, and that we are striving to eliminate noise and visual impacts.

Planner Sanderson said could we use (and) there too? I think we were addressing visual and nuisance there, but I think we can take a look at it and clarify it better.

Commissioner Catmull said yes, that would work because it would require them to do both.

Planner Sanderson said it is certainly something that we can look at. I think the intent is that anytime they are within 100 feet of a residential property owner we do our best to buffer that resident, whether it be aesthetically, or for noise.

Intern Wilkinson said I think one of the reason for the "or" is because this is referring to "all" commercial equipment, which includes: ground equipment that you would put in a building, but it also includes antenna's that you wouldn't put below ground, you would have to put them on a stealth structure or something else. I think that is why "or" is there in that sentence. I think it would be easy to say: "commercial ground equipment located within 100 feet of a residential property line has to be put in a low grade vault or building, and all stealth equipment has to be in a structure."

Planner Sanderson said I think we can rework this now that we know to address aesthetics, and noise nuisance

Commissioner Morrissey motioned to send a recommendation to the City Council to approve Ordinance No. 2020-07 amending Chapter 17.112 of the South Jordan City Municipal Code regulating wireless communication facilities, with the following changes to the draft ordinance:

- **In the code 17.112.040.B the text be changed from “Non-Residential or Non-Agricultural” to be “Non-Residential and Non-Agricultural.”**
- **In the code 17.112.040.D the text be changed “to separate the visual, and audible requirements for clarity.”**

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

X. OTHER BUSINESS - *None*

ADJORNMENT

Commissioner Morrissey motioned to adjourn the April 28, 2020 Planning Commission meeting. Commissioner Gedge seconded the motion. Vote was unanimous in favor; Commissioner Peirce was absent from the vote.

The April 28, 2020 Planning Commission Meeting adjourned at 8:20 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 5/12/2020

Application: ALPHA WARRANTY PARKING LOT EXPANSION SITE PLAN

Address: 11462 S Temple Drive

File No: PLSR201900591

Applicant: Chris Poulsen

Submitted By: David Mann, Planner II
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready):

Approve file no. PLSR201900591 for the construction of a parking lot located at 11462 S Temple Drive as presented to the Planning Commission, with the following provision:

- That the Applicant record a document with the Salt Lake County Recorder's Office to consolidate the three parcels associated with the subject development before the City issues a certificate of occupancy.
-

ACREAGE: 0.81 acres

CURRENT ZONE: A-5

CURRENT USE: Detention pond

FUTURE LAND USE PLAN: Economic Center

NEIGHBORING

LU DESIGNATIONS,

(ZONING)/USES

- | | | |
|-------|---|--|
| North | - | Economic Center, (P-O) / Future Alpha Warranty Office Building |
| South | - | Stable Neighborhood, (R-1.8) / Jordan Hills Estates |
| East | - | Stable Neighborhood, (R-1.8) / The Ridge at South Jordan |
| West | - | Economic Center, (P-O) / Future Alpha Warranty Office Building |
-

STANDARD OF REVIEW:

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements outlined in chapter 16.24 and the requirements of the individual zone in which a development is proposed. All provisions of titles 16 & 17 of the City Code, and other city requirements, shall be met in preparing site plan applications and in designing and constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions or deny the site plan.

BACKGROUND:

Chris Paulsen, with Benchmark Engineering, submitted an application for the expansion of the parking lot area associated with the Alpha Warranty Office development that the Planning Commission approved in 2017. This area was shown on the original site plan as a future phase. The property owner entered into an agreement with UDOT to put the existing storm water detention area into an underground system that will be below the proposed parking lot.

ANALYSIS:

The proposed parking lot will be accessed by the approved driveway that was shown on the original civil plans. Since the subject property is still zoned agricultural, Staff is requiring the Applicant to consolidate the existing parcels where the Alpha Warranty building is under construction before the city will issue a certificate of occupancy.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:**Findings:**

- Staff finds that, according to the proposed landscape plan, the proposed parking lot will include a sufficient number of trees to meet the requirement for parking stalls.
- Staff received a complete application on October 14, 2019.
- The City Engineer has granted approval to present this application to the Planning Commission.

Conclusion:

- Based on the application materials submitted by Applicant, staff review of the Application, and the findings listed above, staff concludes that the proposal is consistent with the City's General Plan and the pertinent sections of the City's Planning and Land Use Code (including Section 17.62).

ALTERNATIVES:

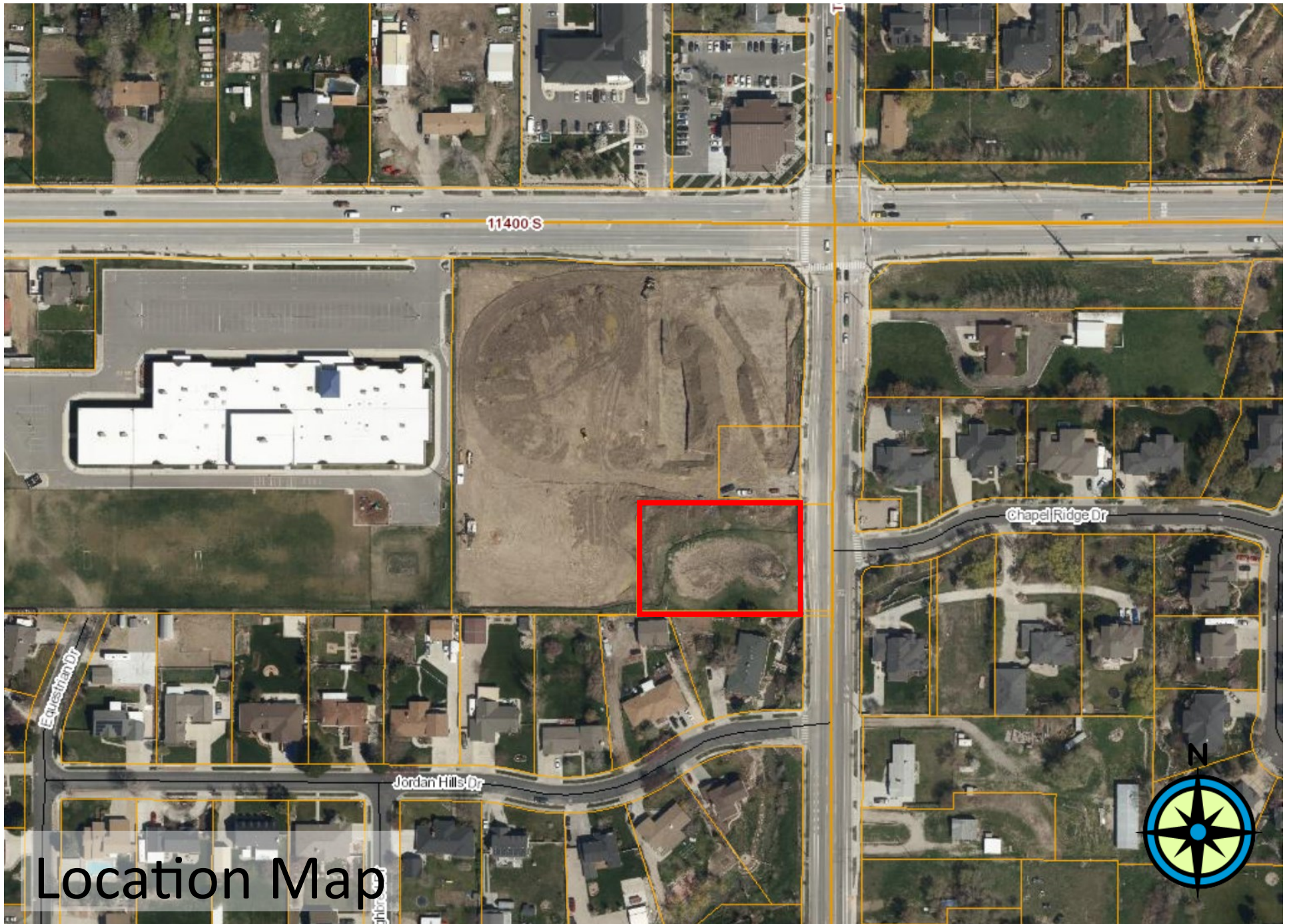
- Deny the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

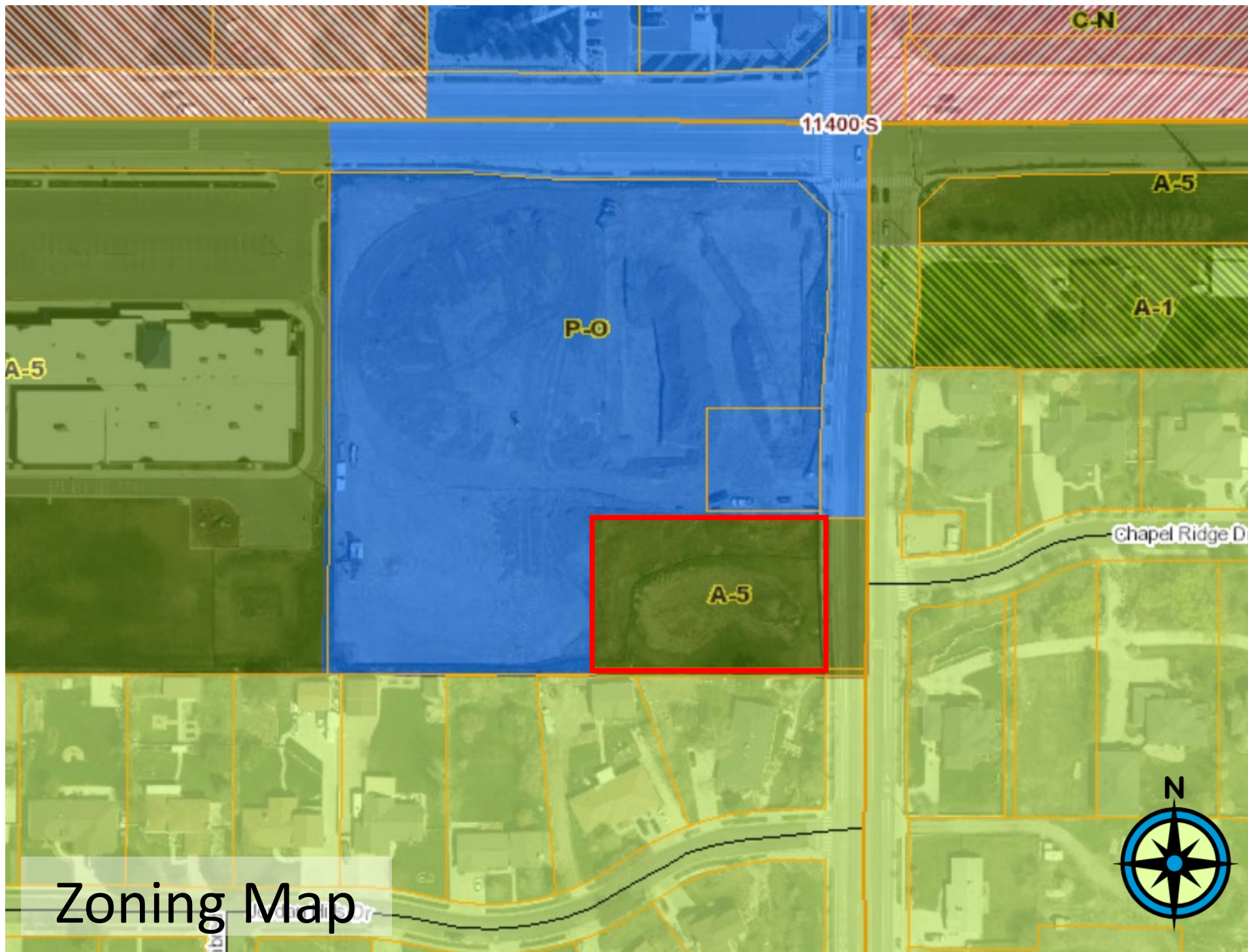
- Location Map
- Zoning Map
- Site Plan
- Landscape Plan

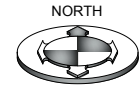
City Engineer Approval

Date



Location Map





A horizontal number line with tick marks at 0, 10, and 20. A bracket is drawn below the line, spanning from the tick mark at 0 to the tick mark at 10. The number 10 is written below the bracket.

--	--	--

CONSTRUCTION KEY NOTES REFERENCE		
NO	DESCRIPTION	DETAIL
①	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
②	CONCRETE CURB AND GUTTER PER APWA #205 TYPE 'A'	
③	RELEASE CURB & GUTTER	3/CDT.01
④	SAWCUT & ASPHALT RESTORATION PER APWA #251	
⑤	TRANSITION CURB AND GUTTER	

PARTICULARS	S.F.	%
BUILDING	0	0
HARDSCAPE	28,718	82.1
LANDSCAPE	6,215	17.9
TOTAL	34,933	100

PHASE 2 PARKING COUNT			
PARTICULARS	PROVIDED		
	STANDARD	TOTAL ADA	VAN ADA
PARKING STALLS	104	0	0
TOTAL	104		

PHASE 1 & 2 PARKING COUNT			
PARTICULARS	PROVIDED		
	STANDARD	TOTAL ADA	VAN ADA
PARKING STALLS	391	8	2
TOTAL	399		



1300 WEST 11400 SOUTH
SOUTH JORDAN, UTAH

SITE
PLAN
CSP.01
4 OF 9



BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER

1-800-662-4111
www.bluetakee.org



SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 5/12/2020

Application: Tenney Subdivision
Preliminary Subdivision

Address: 10505 South Temple Drive (1300 West)

File No: PLPP202000080

Applicant: Abraham Lopez

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

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Tenney preliminary subdivision plat, file number PLPP202000080, subject to the following requirements:

- Prior to plat recordation, the applicant shall obtain a geotechnical study and make the necessary improvements recommended by the soils engineer and as determined by the City Engineer.
-

STANDARD FOR SUBDIVISION REVIEW:

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

Proposal:

The applicant, on behalf of the property owner, is proposing to subdivide a 0.84 acre property into two individual single family residential lots. The existing house will remain on the north lot and will continue to meet the minimum yard setbacks as prescribed by the R-2.5 Zone.

Because there is a known history of high fluctuating water table within the area, Staff is recommending that the applicant commission a geotechnical study until after water has been within the adjacent canal for a period of time to more accurately reflect water and soil conditions during the water season. As such, Staff is recommending that the new lot be subject to recommendations of a licensed soils engineer, as determined by the City Engineer.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The development will require some minor right of way improvements, including a new driveway approach, water and sewer connections, and park strip landscaping along 1300 West.
- Due to the seasonal fluctuating water table, Staff recommended that the applicant wait to conduct a ground water and soils study until after the irrigation water has been in the adjacent canal for a short period of time, in order to get a more accurate analysis of the conditions.
- Each lot is designed to meet the minimum 90 feet lot frontage requirement as measured at the front yard setback lines for each lot, as determined from a point which corresponds to the midpoint of the front lot line. (See City Code § 17.040.020.D.)

- 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.

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. PLPP202000080, 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
- Proposed Plat
- Civil Plans

City Engineer Approval: _____



Location Map



Temple Lane (1300 West)

Subject Property

Brooklyn View Lane

10550 South

TENNEY SUBDIVISION

Located in the Northwest Quarter of Section 14, T3S, R1W, S1B4M
Salt Lake Base and Meridian

Containing 2 Lots 0.846 acres
Total boundary acreage 0.846 acres

SURVEYOR'S CERTIFICATE

I, Marshall D. Byrd do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 6390726 as prescribed under the laws of the State of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below and have subdivided said tract of land into lots and streets, hereafter to be known as TENNEY SUBDIVISION and the same has been correctly surveyed and staked on the ground as shown on this plat.



Marshall D. Byrd
Professional Land Surveyor
Utah Certificate No. 6390726

Date _____

BOUNDARY DESCRIPTION:

LOT 4

Beginning at a point on the East line of 1300 West Street, said point lies North 00°01'55" East 449.287 feet along the Section Line and East 40.000 feet from the West Quarter Corner of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence along said 1300 West Street North 00°01'55" East 165.614 feet; thence North 62°25'08" East 186.428 feet to a point on a Westerly Line of the Brooklyn Meadows P.U.D.; thence along said Brooklyn Meadows P.U.D. the following (2) courses: 1) South 00°01'55" West 256.890 feet; 2) North 01°58'05" West 174.498 feet to the point of beginning.
Property contains 0.846 acres, 36863 square feet.

OWNER'S DEDICATION

Known all by these presents that we, the undersigned owner(s) of the described tract of land above, having cause the same to be subdivided into lots and streets to be hereafter known as TENNEY SUBDIVISION 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 I have here unto set my hand this _____ day of _____ A.D., 20____.

Jeffrey J. Tenney

Jeffrey J. Tenney

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH) ss
County of _____

On this _____ day of _____, 20____, I, _____, personally appeared before me the signer(s) of the foregoing instrument who duly acknowledged to me that he/she/they executed the same.

Notary Public
My Commission expires: _____ County: _____
Residing in: _____

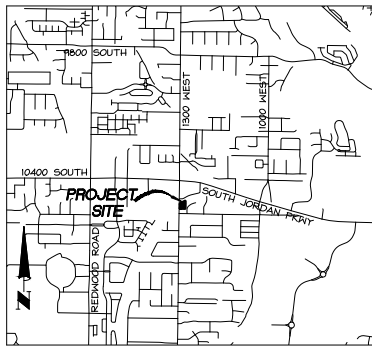
NOTES:

- 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.
- 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.
- Surveyor and Engineer, certifies that all known or recorded easements, claims of 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.
- Home owners are responsible to maintain foundation drains and laterals from the home to the back of sidewalk and including the clean out box.
- Shallow sewer depth. 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.

DEVELOPED BY: _____

Jeffrey Tenney
10505 South 1300 West
South Jordan, Utah 84096

Sheet 1 of 1



VICINITY MAP

LEGEND

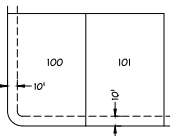
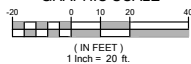
- FOUND SALT LAKE COUNTY MONUMENT
- EXISTING FIRE HYDRANT
- FOUND SURVEY MARKER
- SECTION LINE
- PROPOSED P.U.E.
- BOUNDARY LINE
- ADJOINING PROPERTY LINE
- DESCRIPTION THE LINE
- ROAD CENTERLINE

NOTICE:

Potential purchasers of property described on this plat are advised by South Jordan City to familiarize themselves with all notes, lot information, easements and other pertinent information contained on this plat and also with any Covenants, Conditions and Restrictions ("CCRs") recorded against such property. These documents may limit the use of the property and failure to comply with such documents may result in financial losses to the property owner. Purchasers and property owners are responsible to review and to be in compliance with this plat, the CCRs, the Matrix and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended.



GRAPHIC SCALE



PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)



SOUTH JORDAN CANAL COMPANY
APPROVED AS TO FORM THIS _____ DAY
OF _____, A.D., 20____.

SOUTH JORDAN CANAL COMPANY
EASEMENT APPROVAL
CENTURY LINK, DATE: _____
BOON MOUNTAIN POWER, DATE: _____
DOMINION ENERGY, DATE: _____
COMCAST, DATE: _____

SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED AS TO FORM THIS _____ DAY
OF _____, A.D., 20____.

SOUTH VALLEY SEWER DISTRICT
APPROVED AS TO FORM THIS _____ DAY
OF _____, A.D., 20____.

PLANNING DEPARTMENT
APPROVED AS TO FORM THIS _____ DAY
OF _____, A.D., 20____. BY THE
SOUTH JORDAN PLANNING DEPARTMENT.

SOUTH JORDAN 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.

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY
OF _____, A.D., 20____.

SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS _____ DAY
OF _____, A.D., 20____.

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

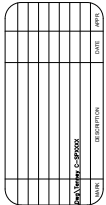
PERIGEE
computing
civil / professional / survey

9089 SOUTH 3302 WEST, SUITE 100
WEST JORDAN, UT 84061
801 588 0044 FAX 801 588 0174

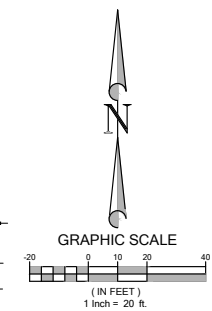
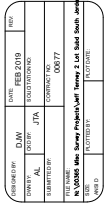
WEST JORDAN, UT 84061
WWW.PERIGEE.COM

SPRINGVILLE CITY

BY ENGINEER	DATE
-------------	------



	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING SAN. SWR. MANHOLE
	EXISTING UTILITY POLE
	EXISTING STREET LIGHT
	PROPOSED WATER METER



TENNY SUBDIVISION
10505 SOUTH 1300 WEST
SITE UTILITY PLAN

SHEET NUMBER
01
OF 08 SHEETS
DRAWING NAME
UT01

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 5/12/2020

Application: 106 Exchange II Office Condominiums -
Preliminary Subdivision

Address: 489 West South Jordan Parkway

File No: PLPP202000067

Applicant: Greg Goffin

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

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the 106 Exchange II Office Condominium preliminary subdivision, file number PLPP202000067, as proposed.

STANDARD FOR SUBDIVISION REVIEW:

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

BACKGROUND

The site plan was originally approved by the Planning Commission in December 2019, allowing the Applicant to construct a 75,000 square foot, four-story, office building on property generally located at 489 West South Jordan Parkway.

The Applicant is now proposing to subdivide the property into individual office condominium units. Each floor will be its own unit and will have limited access through elevators and stairwells. All surface parking lots, the main level parking structure, landscaping, dumpster enclosures, and other shared improvements are designated as common areas.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The proposed plat includes new shared parking and access easements over all parking and drive aisle areas.
- Original waterline and other public utility easements will remain in place.
- The property was originally created as Lot 2 of the South Ridge subdivision and is subject to master development plan (MDP) in the Mixed Uses Transit Oriented Development (MU-TOD) Zone.

Conclusion:

Based on the findings listed above, the application, the proposed plat submitted by the Applicant, and Staff's review of the application; Staff concludes that the proposal meets the requirements of the MDP, MU-TOD Zone, and 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. PLPP202000067, 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
- Proposed Condo Plat

City Engineer Approval: _____

Location Map



South Jordan Parkway

**Subject
Property**

Lampton View Drive

SOUTH JORDAN CITY PLAT NOTES

OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT (THE "PROPERTY") ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND RESTRICTIONS (LOCAL DOCUMENTS CONTAINED WITHIN THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (LOCAL DOCUMENTS) RECORDED AGAINST THE PROPERTY. FAILURE TO KNOWLEDGE TO THESE OTHER EASEMENTS, COVENANTS AND RESTRICTIONS (LOCAL DOCUMENTS) 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 ALL NOTES, EASEMENTS, COVENANTS AND RESTRICTIONS (LOCAL DOCUMENTS) AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.

MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND-WATER PROBLEMS DUE TO HIGH OR FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND-WATER PROBLEMS, IF ANY.

THE OWNER CERTIFIES THAT THE TITLE REPORT DATED DECEMBER 8, 2016, WHICH WAS PREPARED BY SURETY TITLE AGENCY, WAS PROVIDED TO OWNERS SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT.

NOTES:

A. OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT (THE "PROPERTY") SHOULD FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS, AND OTHER PORTANT INFORMATION CONTAINED WITHIN THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS, AND RESTRICTIONS (LOCAL DOCUMENTS) THAT MAY BE RECORDED AGAINST THE PROPERTY. OWNERS AND POTENTIAL PURCHASERS OF THE PROPERTY SHOULD FAMILIARIZE THEMSELVES WITH ALL NOTES, EASEMENTS, COVENANTS AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED. FAILURE TO ADHERE TO THE NOTES, LOT INFORMATION, EASEMENTS, COVENANTS, OR OTHER DOCUMENTS RECORDED AGAINST THE PROPERTY COULD RESULT IN FINANCIAL LOSS OR CHANGES IN EXPECTED PROPERTY USE.

B. MANY AREAS IN THE CITY OF SOUTH JORDAN HAVE GROUND-WATER PROBLEMS DUE TO A HIGH OR FLUCTUATING WATER TABLE. CITY APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND-WATER PROBLEMS, IF ANY.

C. SURVEYOR AND/OR ENGINEER CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED WITHIN THE TITLE REPORT PREPARED BY _____ DATED _____

ARE SHOWN ON THIS PLAT. SURVEYOR AND/OR ENGINEER FURTHER CERTIFIES THAT THE LEGAL DESCRIPTION ON THE PROPERTY REFERENCED WITHIN THE TITLE REPORT MATCHES THE LEGAL DESCRIPTION SHOWN ON THIS PLAT.

EASEMENT APPROVAL

CENTURY LINK DATE

COMCAST DATE

SOUTH VALLEY SEWER DISTRICT

1. The signature of South Valley Sewer District on this plat does not constitute any guarantee of availability of sanitary sewer service to the property or any approval of sewer lines or facilities. The signature of the property must provide satisfactory plans to the Sewer District for review and approval before connecting to the District's sewer system and will be required to comply with the District's rules and regulations.

2. Shallow Sewer Depth/ Contractor shall verify sewer lateral depth and seat foundation elevation to provide adequate fall into sewer lateral. Buildings with a basement may not have sewer service available for basement.

ROCKY MOUNTAIN POWER NOTES:

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

Approved this _____ day of _____, 20____.

Rocky Mountain Power Company

By: _____

Title: _____

Dominion Energy Utah - Note:

Quarter Gas Company data Dominion Energy Utah, hereby approves this plat for the purpose of approving the location, boundaries, courses and dimensions of the Right-of-Way and easements and the existing and proposed structures, trees and vegetation that may be placed within the PUE. The Rights-of-Way and easements are shown on this plat according to the Dominion Energy Utah Right-of-Way and easement plan. Dominion Energy Utah also hereby approves this plat for the purpose of confirming that the plat contains adequate utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute obligation or waiver of any other existing rights, obligations or liabilities provided to be a utility. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in this plat, including those in the Current Declaration or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Rights of Way Department at 800-368-3532.

Approved this _____ day of _____, 20____.

Dominion Gas Company

By: _____

Title: _____

DEVELOPER

106 EXCHANGE II LLC

651 W. GALENA PARK BLVD, STE. 103

Draper, Utah 84020

SOUTH VALLEY SEWER DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.

BY THE SOUTH VALLEY SEWER DISTRICT:

SOUTH VALLEY SEWER DISTRICT MANAGER

BOARD OF HEALTH APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.

BY THE BOARD OF HEALTH:

SALT LAKE COUNTY HEALTH DEPARTMENT

CITY PLANNER

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

CITY PLANNER

CITY ENGINEER

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

SOUTH JORDAN CITY ENGINEER

OFFICE OF THE CITY ATTORNEY

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

ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR

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

MAYOR

RECORDED #

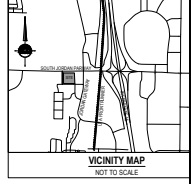
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ ROOM: _____ PAGE: _____

FEES: _____ DEPUTY SALT LAKE COUNTY RECORDER

106 EXCHANGE II OFFICE CONDOMINIUM

AMENDING LOT 5, SOUTH RIDGE GATEWAY PLAT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Land Surveyor, and that I have Certificate No. 20000, as provided under laws of the State of Utah. I further certify that by authority of the Owner, I have made a survey of the land of said and the following description correctly describes the land surface upon which has been or will be constructed, whether to be known as **106 EXCHANGE II OFFICE CONDOMINIUM**, a Utah condominium project. In accordance with the Utah Condominium Act, I further certify that the condominium plat for said project is accurate and complies with the provisions of Section 57-1-13 of the Utah Condominium Ownership Act. Reference hereafter is made to the plat as located as shown and are subject to ready release or re-establish this survey.

BOUNDARY DESCRIPTION

Beginning at a point on the Southerly Right-of-Way of Jordan River Parkway, said point being South 89°03'30" West 852.45 feet and South 0°03'30" East 74.46 feet from the Witness Corner to the Center of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running:

Thence South 0°03'30" East 307.80 feet to a point on the Northerly Right-of-Way of Cardon Ridge Way;

Thence West 351.52 feet along said Northerly Right-of-Way;

Thence Northwesterly 29.85 feet along the arc of a 150.00 feet radius curve to the right (center bears North and the chord bears North 48°00'00" West 25.87 feet with a central angle of 90°00'00") along said Northerly Right-of-Way to a point on the Easterly Right-of-Way of IZABELA RIDGE LANE;

Thence North 27°02'23" along said Easterly Right-of-Way to a point on the Southerly Right-of-Way of South Jordan Parkway;

Thence along the Southerly Right-of-Way of South Jordan Parkway, the following (3) line courses: 1) North 48°00'00" East 25.87 feet, 2) North 89°04'49" East 6.30 feet, 3) South 0°04'15" East 4.34 feet, 4) North 89°03'30" East 334.65 feet, 5) South 89°03'30" East 6.32 feet to the point of beginning.

Contains 115,492 square feet or 2.651 acres.

Date: _____ PATRICK M. HARRIS
P.L.S. 30002

OWNER'S CERTIFICATION AND CONSENT TO RECORD

I, the undersigned owner(s) of said tract of land, do hereby certify that we consent to the recording of this condominium plat in accordance with Utah Code Annotated 57-1-13, understanding the said said condominium ownership, and creating rules, covenants, conditions, and easements as set forth herein to be enforceable as known as **106 EXCHANGE II OFFICE CONDOMINIUM**.

I do hereby declare to perpetual use of the public of parts of and 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 described parcel which will interfere with the City's use, occupation, 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.

If without whereof we / I have hereunto set aside our hand (s) this _____ day of _____, A.D. 20____.

CONSENT TO RECORD

Northwest Bank, the holder of a legal or equitable interest in the property described herein, hereby consents to the recording of this Condominium Plat and hereby consents to the dedication of all easements and other properties so designated to be dedicated to South Jordan City.

Northwest Bank

By: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH, I, S.S.,

On the _____ day of _____, A.D. 20____, personally appeared before me _____, the signor of the foregoing instrument, who duly acknowledged to me that he/she is the _____ of _____, a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____ RESIDING IN _____ COUNTY.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH, I, S.S.,

On the _____ day of _____, A.D. 20____, personally appeared before me _____, the signor of the foregoing instrument, who duly acknowledged to me that he/she is a _____, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____ RESIDING IN _____ COUNTY.



SALT LAKE CITY
45 W. 1000 S., Suite 300
Sandy, UT 84070
Phone: 801-255-9229
Fax: 801-255-4449
www.ensignsurvey.com

LAY OUT
PROJECT NUMBER: 1028
MANAGER: BM
DRAWN BY: JMU
CHECKED BY: KFW
DATE: 5/20

HORIZONTAL GRAPHIC SCALE

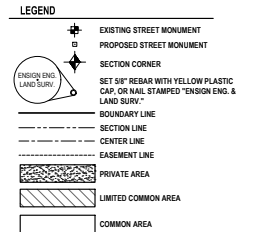
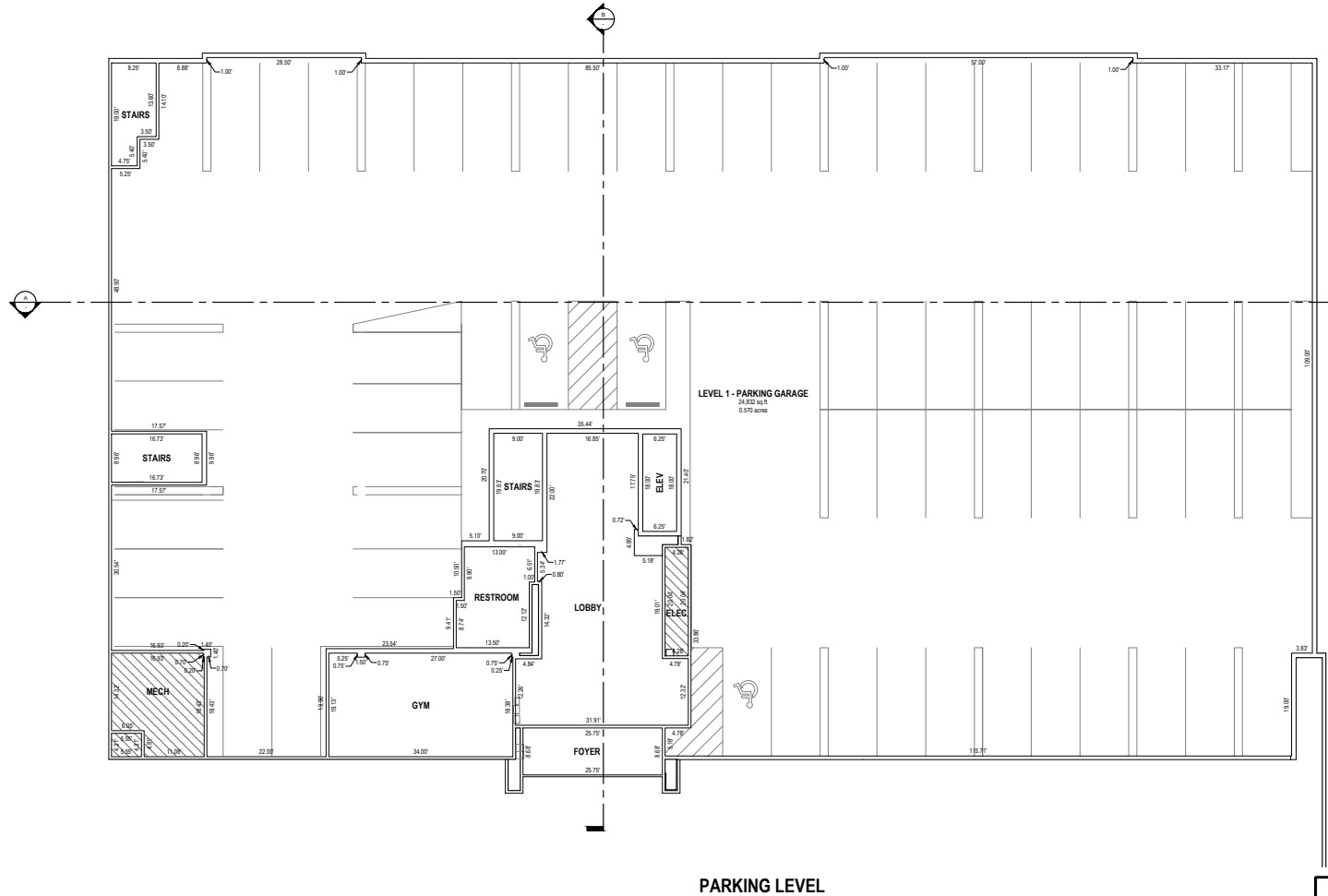
0 10 20
HORIZ. 1 inch = 30 ft.

106 EXCHANGE II OFFICE CONDOMINIUM

AMENDING LOT 5, SOUTH RIDGE GATEWAY PLAT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

106 EXCHANGE II OFFICE CONDOMINIUM

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH



106 EXCHANGE II OFFICE CONDOMINIUM

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

DEVELOPER
106 EXCHANGE II LLC
651 W. GALENA PARK BLVD, STE. 103
Draper, Utah 84020



SALT LAKE CITY
45 W. 1000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4489
WWW.ENSGN.COM

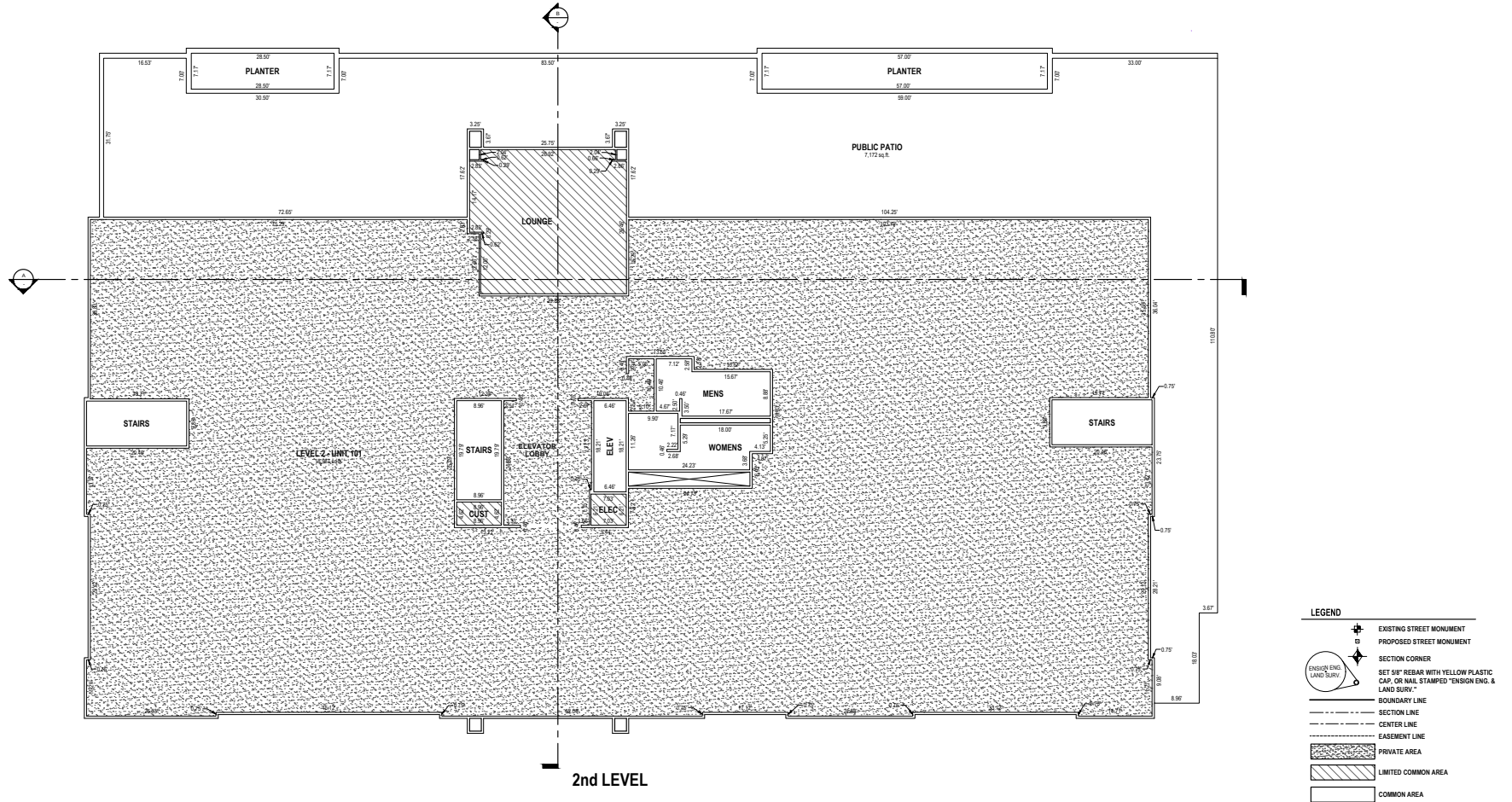
LAYTON
Phon: 801.541.1155
TUCKER
Phon: 801.541.3900
CLOUGH
Phon: 801.541.1411
BROOKS
Phon: 801.541.1411

SHEET 2 OF 7
PROJECT NUMBER: 7403
MANAGER: BM
DRAWN BY: JRU
CHECKED BY: RFW
DATE: 5/5/21

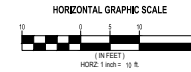
RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED & FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ ROOM: _____ PAGE: _____
FEES: _____
DEPUTY SALT LAKE COUNTY RECORDER

106 EXCHANGE II OFFICE CONDOMINIUM

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH



2nd LEVEL



DEVELOPER
106 EXCHANGE II LLC
651 W. GALENA PARK BLVD, STE. 103
Draper, Utah 84020

SALT LAKE CITY
45 W. 1000 S., Suite 500
Salt Lake City, UT 84119
Phone: 801.255.0529
Fax: 801.255.4489
WWW.ENSIGNENG.COM

LAY OUT
PROJECT # 106
TOWN & COUNTRY
106 EXCHANGE II
106 EXCHANGE II
106 EXCHANGE II

PROJECT NUMBER: 106
MANAGER: BM
DRAWN BY: JAU
CHECKED BY: RFW
DATE: 5/5/21

SHEET 3 OF 7

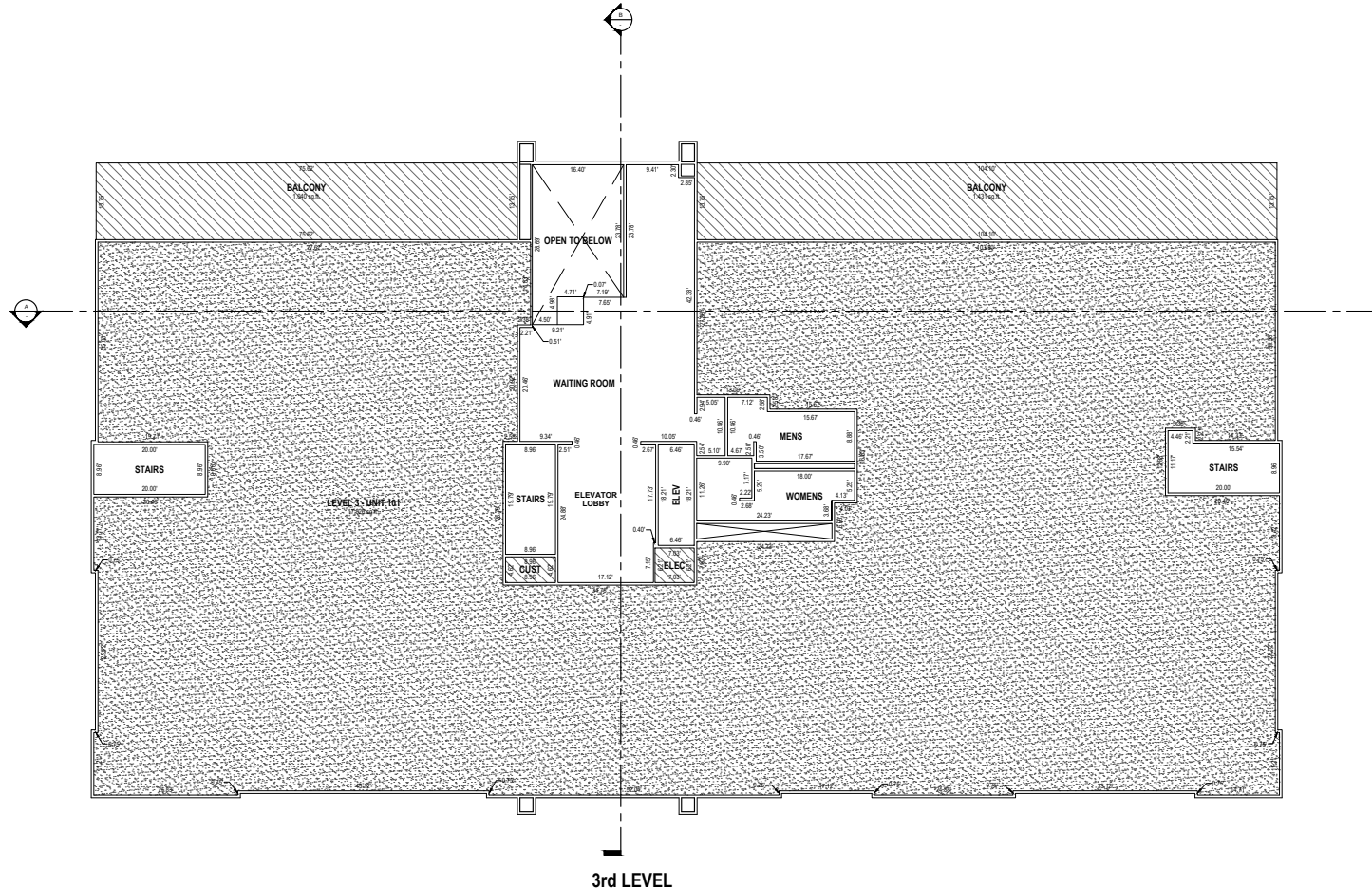
106 EXCHANGE II OFFICE CONDOMINIUM

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED & FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ ROOM: _____ PAGE: _____
FEES: _____
DEPUTY SALT LAKE COUNTY RECORDER

106 EXCHANGE II OFFICE CONDOMINIUM

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH



- LEGEND**
- EXISTING STREET MONUMENT
 - PROPOSED STREET MONUMENT
 - SECTION CORNER
 - SET 8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
 - BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - EASEMENT LINE
 - PRIVATE AREA
 - LIMITED COMMON AREA
 - COMMON AREA

106 EXCHANGE II OFFICE CONDOMINIUM

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

DEVELOPER
106 EXCHANGE II LLC
651 W. GALENA PARK BLVD. STE. 103
Drapers, Utah 84020

SALT LAKE CITY
45 W. 1000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4489
WWW.ENSGNENG.COM

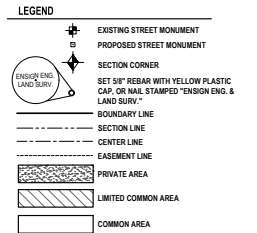
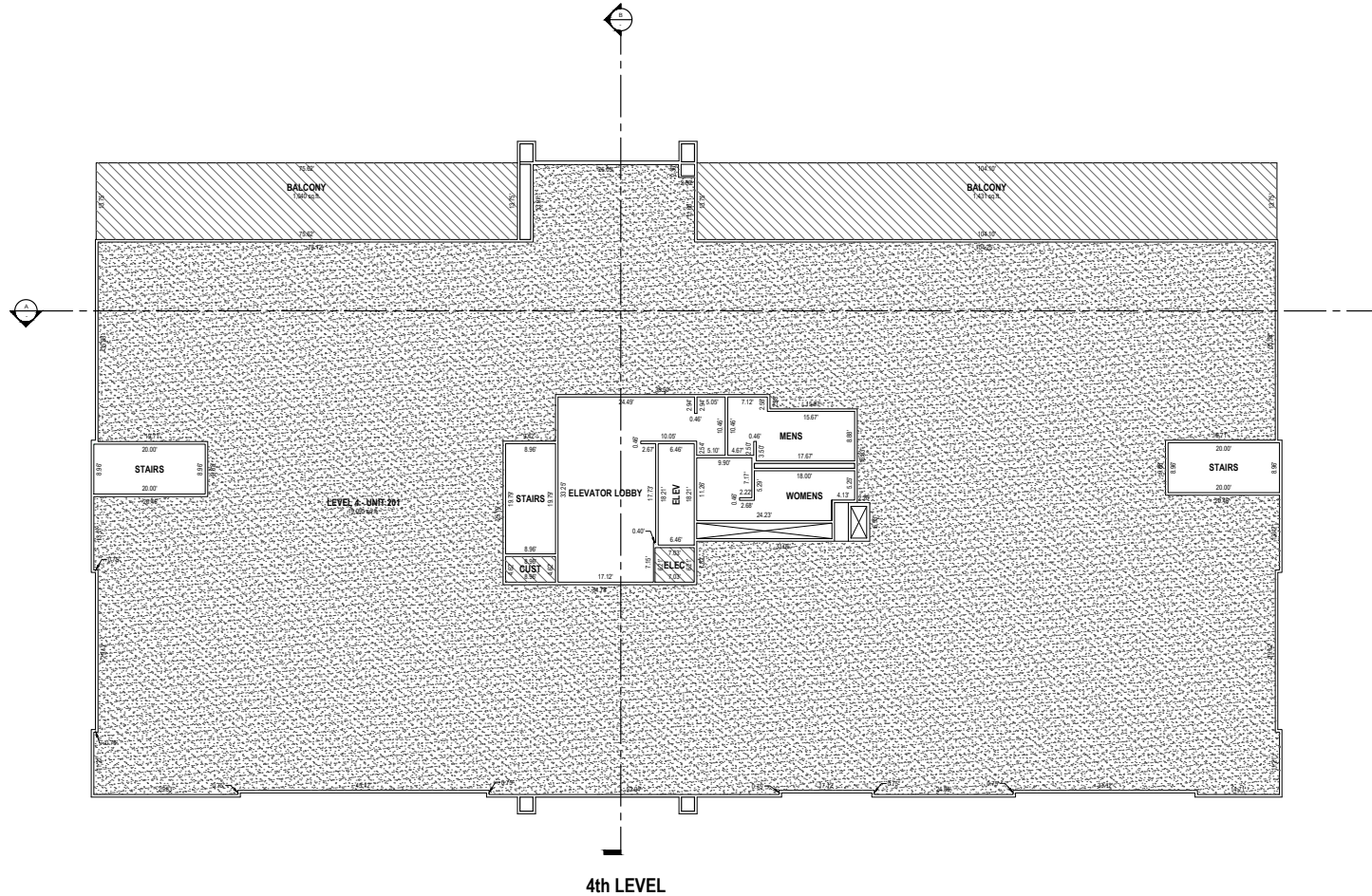
LAYTON
Phone: 801.461.1108
TUCKER
Phone: 801.461.1100
LORD & LAYTON
Phone: 801.461.1111
Phone: 801.461.1463
Phone: 801.461.2863

SHEET 4 OF 7
PROJECT NUMBER: 74208
MANAGER: BM
DRAWN BY: JAU
CHECKED BY: RFW
DATE: 06/01

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ ROOM: _____ PAGE: _____
FEES: _____
DEPUTY SALT LAKE COUNTY RECORDER

106 EXCHANGE II OFFICE CONDOMINIUM

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH



106 EXCHANGE II OFFICE CONDOMINIUM

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

DEVELOPER
106 EXCHANGE II, LLC
651 W. GALENA PARK BLVD, STE. 103
Draper, Utah 84020

SALT LAKE CITY
45 W. 1000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4489
WWW.ENSIGNENG.COM

LAY OUT
PROJECT: 106
TODD L. JENSEN
106 EXCHANGE II, LLC
106 EXCHANGE II, LLC
106 EXCHANGE II, LLC

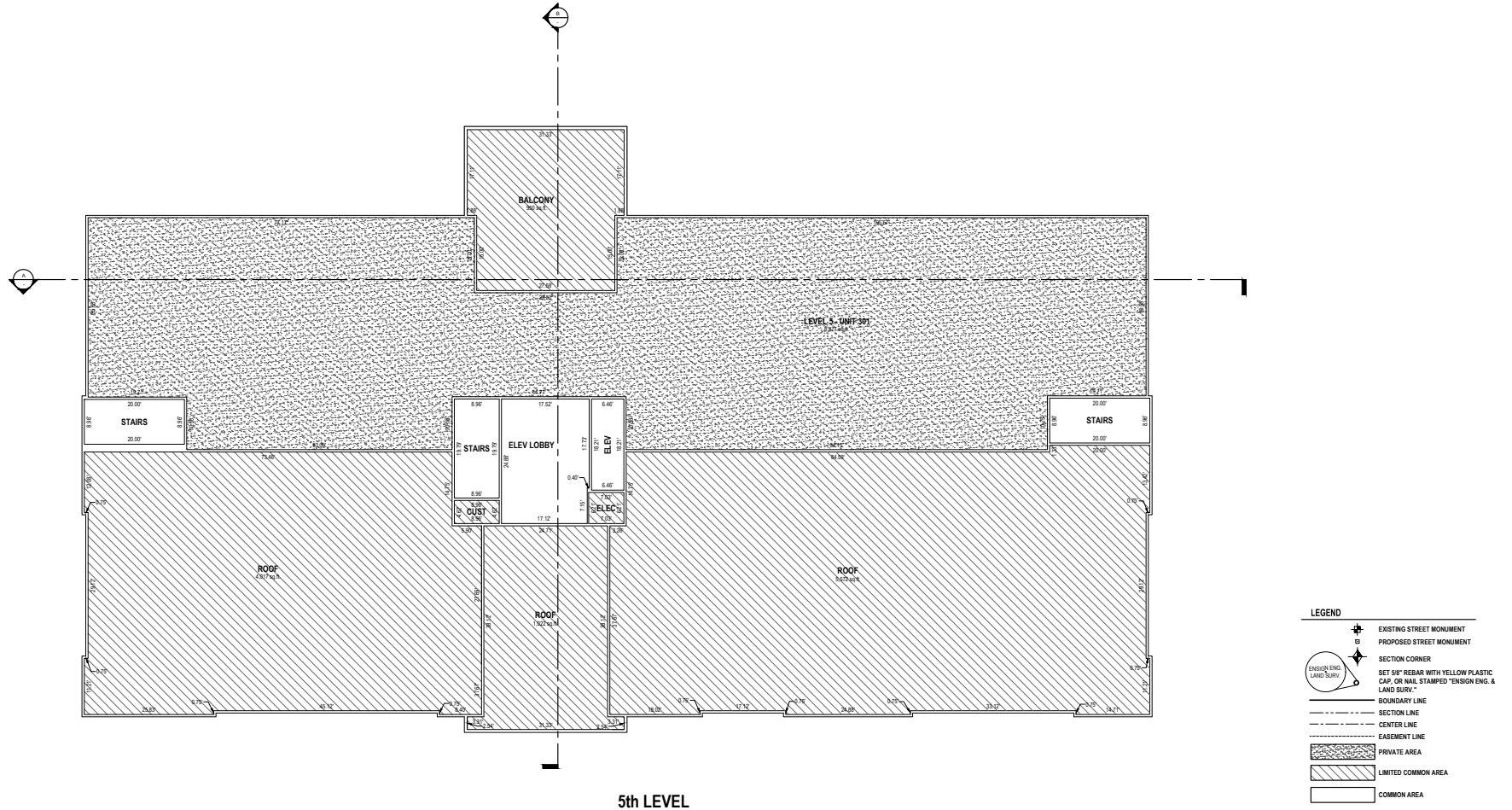
SHEET 5 OF 7

PROJECT NUMBER: 106
MANAGER: BM
DRAWN BY: JZJ
CHECKED BY: RFW
DATE: 06/01

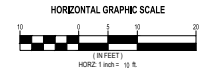
RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ ROOM: _____ PAGE: _____
FEES: _____
DEPUTY SALT LAKE COUNTY RECORDER

106 EXCHANGE II OFFICE CONDOMINIUM

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH



5th LEVEL



DEVELOPER
106 EXCHANGE II LLC
651 W. GALENA PARK BLVD, STE. 103
Draper, Utah 84020



SALT LAKE CITY
45 W. 1000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4489
WWW.ENSGN.COM

LAYTON
Phon: 801.541.1155
TUCKER
Phon: 801.541.1155
LORDS
Phon: 801.541.1155
Phon: 801.541.1155

SHEET 6 OF 7

PROJECT NUMBER: 7428
MANAGER: BM
DRAWN BY: JAU
CHECKED BY: JFW
DATE: 5/5/21

106 EXCHANGE II OFFICE CONDOMINIUM

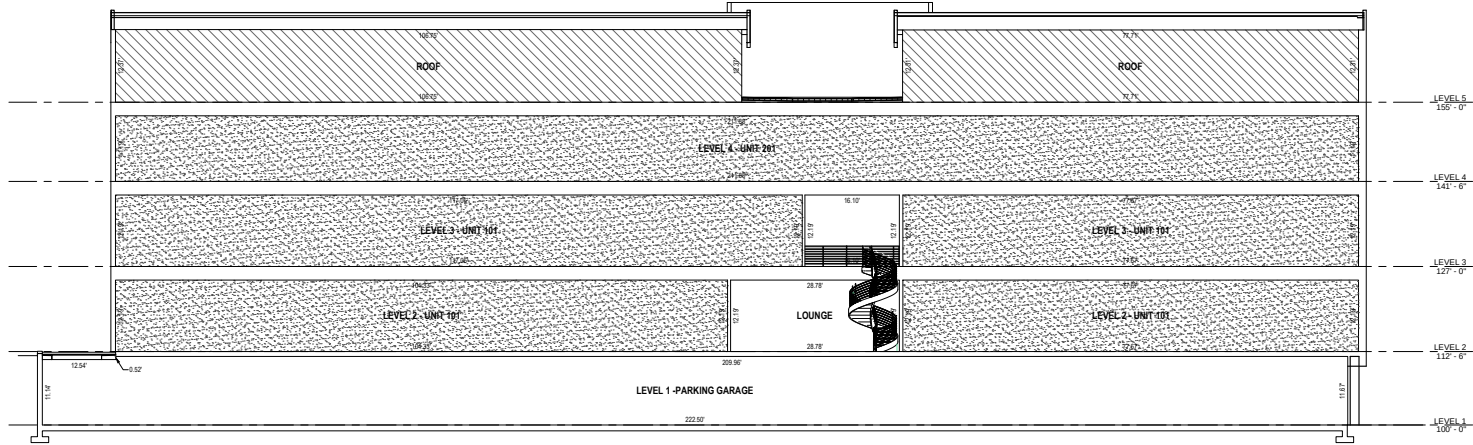
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

RECORDED #

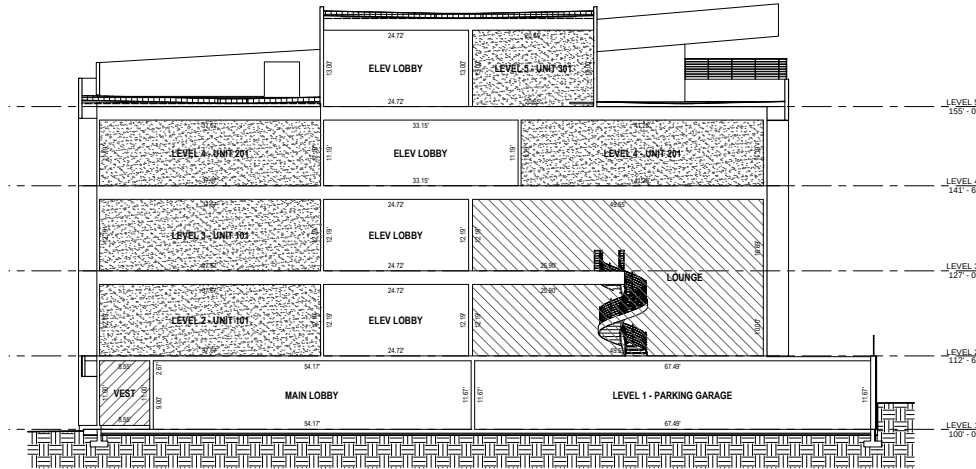
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED & FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ ROOM: _____ PAGE: _____
FEES: _____
DEPUTY SALT LAKE COUNTY RECORDER

106 EXCHANGE II OFFICE CONDOMINIUM

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH



SECTION A



SECTION B

DEVELOPER
106 EXCHANGE II LLC
651 W. GALENA PARK BLVD, STE. 103
Draper, Utah 84020



SALT LAKE CITY
45 W. 1000 S., Suite 500
Salt Lake City, UT 84119
Phone: 801.255.0529
Fax: 801.255.4489
WWW.ENSIGNENG.COM

LAY OUT
PROJECT # 106
TOWN &
SOUTH JORDAN
UTAH 84020
Phone: 801.255.0529
Fax: 801.255.4489
WWW.ENSIGNENG.COM

SHEET 7 OF 7

PROJECT NUMBER: 106B
MANAGER: BM
DRAWN BY: JAK
CHECKED BY: RFW
DATE: 5/5/21

106 EXCHANGE II OFFICE CONDOMINIUM

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED & FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ ROOM: _____ PAGE: _____
FEES: _____ DEPUTY SALT LAKE COUNTY RECORDER

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

