

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

**6:30 P.M.
July 14, 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, JULY 14, 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 July 14, 2020.

I, Michelle Hollist, Chair of the South Jordan City Planning Commission, hereby determine that conducting the Planning Commission meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The President of the United States, The Governor of Utah, the County Health Department and Mayor, the Mayor of South Jordan City, and the World Health Organization have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS- CoV-2 and outbreaks of the coronavirus disease COVID-19 that has now spread globally including in UTAH. Due to the State of emergency caused by the global pandemic, the current situation in Utah and specifically in Salt Lake County, and the manner in which the COVID-19 virus spreads in groups, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the anchor location. According to information from State Epidemiology, the State is currently in an acceleration phase, which has the potential to threaten the State's healthcare system. This determination not to meet in an anchor location shall be valid for thirty days.

Instructions on how to join the meeting electronically are below.

Join South Jordan Planning Commission July 14, 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. JOHNSON DETACHED GARAGE CONDITIONAL USE PERMIT**
Location: 2988 W. 10755 S.
File No: PLCUP202000042
Applicant: Kemm Construction LLC
 - B. PARKWAY OFFICE CONDOS 3RD AMENDMENT CONDOMINIUM PLAT AMENDMENT**
Location: 922 W. Baxter Dr.
File No: PLPLA201900260
Applicant: Ravath Pok
- IX. LEGISLATIVE PUBLIC HEARINGS** – *None*
 - A. GENERAL PLAN AMENDMENT – REVISING THE FUTURE LAND USE MAP**
Location:
File No: R2020-50
Applicant: City of South Jordan
- 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 9th day of July 2020.

Cindy Valdez
South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
JUNE 23, 2020**

Present: Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Steve Catmull, Commissioner Sean Morrissey, City Attorney Ryan Loose, Deputy City Engineer Jeremy Nielson, City Planner Greg Schindler, Planner David Mann, Planner David Mann, Deputy Recorder Cindy Valdez

Absent: Commissioner Michael Peirce

Others: Marrissa Muha, Vince Craig Rich Piggot, Devin Parsons, Lauren Foster, Chris Bick, Luaron McCormick, Matt Browning, Jason Mark Aimie T, T. Woody

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 Gedge made a motion to approve the June 23, 2020 Planning Commission Agenda. Commissioner Hollist seconded the motion. Vote was unanimous in favor; Commissioner Peirce was absent from the vote.

III. Approval of the Minutes

Commissioner Darby made a motion to approve the June 9, 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

Chair Hollist said could City Attorney Loose give us an update on what we are doing for the future meetings.

City Attorney Ryan Loose said our new staff attorney Greg Simonson was not able to be in attendance at tonight's meeting, because he is on vacation with his family. He had a week in between starting with South Jordan, and leaving his other position, so he thought he would take some time and take a vacation with his family before starting his new job with South Jordan. He will be with us for the next Planning Commission Meeting on July 15, 2020, so I will introduce him then. In regards to the future meetings, last week there was a Special Meeting held at the Legislature and they passed house bill H.B. 5002 (Open Public and Meeting Act Amendments). What this does, is it gives the Chairperson of any-body the ability to make a written determination, and it has to have facts as to why they are doing it, and that having someone in the anchor position would pose a risk to those in attendance at the anchor location. If you do that, then you can without an anchor location for your meeting for up to 30 days, and you can keep doing that until the substantial risks of health and safety are gone. I know that the Chairperson for the City Council (Mayor Ramsey) would like us to draft up a written determination for her to review. They have indicated that because of the increased cases of Covid 19, the age of the Council Members, and the safety for the public, they would like to stay having electronic meeting for the month of July. If you would like, I would be happy to do the same for the Planning Commission. If you would like to think about it, we can talk in the next day or two and you can let me know.

Commissioner Hollist said I would feel most comfortable doing whatever the City Council has decided to do, I think it makes sense to be consistent.

City Attorney Loose said I agree. We are drafting one for the City Council, so we will do one specific to the Planning Commission too. If I have questions, I will reach out to you Chair Hollist, and will get the draft to you in the next few days. This will need to be noticed before the next meeting to meet the noticing requirements.

V. COMMENTS FROM PLANNING COMMISSION MEMBERS

Chair Hollist said Commissioner Morrissey has joined the meeting.

VI. SUMMARY ACTION *None*

VII. ACTION – *None*

VIII. ADMINISTRATIVE PUBLIC HEARINGS –

A. DAYBREAK VILLAGE 8 PLAT 5A AMENDED, SUBDIVISION AMENDMENT

Location: Lots 798 through 803 Daybreak Village 8 Plat 5 11258-11284 S.
Willow Walk Drive
File No: PLPLA202000142
Applicant: Daybreak Communities

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

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

Commissioner Gedge motioned to approve File No. PLPLA202000142 as presented. Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Peirce was absent from the vote.

B. SOUTHTOWN BUSINESS PARK LOT 3B AMENDED, SUBDIVISION AMENDMENT

Location: 919 West Baxter Dr.
File No: PLPLA201900112
Applicant: Brad Christensen

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

Commissioner Gedge said I live outside of the noticing of this subdivision, I just live north of this property. I know that the underground storm drain system gets overflowed as it flows into Mulligans Golf Park, so I am concerned if this will be able to adequately handle a torrential down pour, particularly with the field that is on the map. There is a 5 acre farm that also flood irrigates, so you will have those two elements together. I am just concerned if the underground drain will be able to handle the flow and not flood my neighbors.

Deputy City Engineer Jeremy Neilson said when we do the site plan review we will insure that the underground storage chamber is adequately sized to handle the runoff that it needs to receive it. It will drain like a bathtub, and there is going to be a release that will release into the South Jordan Parkways storm drain system. It is just a matter of making sure those underground chambers are sized to receive the initial surge, and then it will slowly drain into the storm drain system. At this time we don't have a Site Plan that has been approved, but it is in review.

Chair Hollist said how wide of area is the property responsible for providing the drainage on? Is it responsible for the entire commercial area around it?

Deputy City Engineer Neilson said currently there is a detention basin, and so right now that water pours into that pond, and then it slowly releases. There is a plate with a small hole in it that slowly drains into this drainage system in South Jordan Parkway. As you can see, it is taking in a lot of area and draining from the east, north, a little bit off of Baxter Drive, and then to the west. This is the way they have been handling the drainage, and now they are changing to a different system, and it will be put underground. It is a little costly to do it that way, but this is the last parcel in this area of the development.

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

Commissioner Gedge motioned to approve the Southtown Business Park Lot 3B Amended Subdivision Plat Amendment, File No PLPLA201900112 as presented. Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Peirce was absent from the vote.

**C. AWAKEN CHURCH AND COMMUNITY EVENT CENTER,
CONDITIONAL USE PERMIT**

Location: 322 West 11000 South
File No: PLCUP2020.00168
Applicant: Vince Craig

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

Commissioner Gedge said I believe there is a Charter School on the other side of 11000 S so, I would like to confirm with the applicant that this is for Sunday's only. I am concerned about the drop off, and pick up from the school. I believe this particular school is a school for special needs children, so I am concerned about extra traffic during the week.

Planner Sanderson said you are right, there is a school on the south side of 11000 S. but, we can confirm with the applicant that they will only be having these services on Sunday's. If, that is the case we shouldn't have any conflict with the school. It is a legitimate concern and I would invite you to confirm that with the applicant when the time comes.

Chair Hollist said the operation and circulation plan that was presented, does that somehow get attached to this conditional use permit.

Planner Sanderson said yes. They are part of the conditional use, they will both go in the file and will remain there.

Chair Hollist said I would assume that this being a religious organization it would be tax exempt, but if they are operating this with a property that is not tax exempt, and they are with a business for profit, how does that work? Will the City still receive tax revenue for the events that are held during the week for profit?

City Attorney Loose said I can give you my best guess. It will depend on who the owner is, and if they are leasing the building, or if they own it. If they are renting the building they would most likely have to pay taxes. If the religious institution owns the property and they use the building during the week, or just on Sundays, and they don't use it for any profit reasons then it would be tax exempt. The applicant would be able to let you know if they out right own the building and if they will be using it for profit during the week.

Commissioner Catmull said I am looking at the zoning map and this is currently zoned Commercial CF, and I am assuming the Event Center is an allowed use in that zone, correct?

Planner Sanderson said it is a conditional use for the Event Center that runs with the land. What you are approving tonight could be considered an amendment, or an additional conditional use.

City Attorney Loose said they can do anything they are allowed to do by their conditional use permits, or anything on the permitted use zone.

Vince Craig, (applicant) – said we do plan to operate as a church only on Sunday, and any other meeting that we would have during the week would be few and far between and small (10 or 15 people). We will make sure that the way we function will follow the tax laws, because we want to make sure we are above reproach regarding that. We are planning to take the title as a church, and then function as a for profit business throughout the week that would pay taxes on that portion.

Chair Hollist said I noticed that you will only be operating during the week between the hours of 8:00 a.m. to 8:00 p.m. Is that what you were intending to do? I just seems like 8:00 p.m. is a little early for a reception to be ending.

Mr. Vince said what I was meaning, was that we would not start any of the events after 8:00 p.m. They would still be having the reception after 8:00 p.m., they just wouldn't be starting that late. I don't know if we need to change that, I don't want to be held to 8:00 p.m.

Chair Hollist said what does their conditional use allow them at this time?

Planner Sanderson said it doesn't address the Event Center. It only addresses the architecture and landscaping, there are no limitations on the original conditional use permit.

City Planner Schindler said isn't the parking plan and operations plan in place for the church use, not the Event Center?

City Attorney Loose said it would be addressing only the church, because that is what is before you tonight as a conditional use. The conditional use for the Event Center has already been established, and they are not seeking to change what has already been there. They can operate it the way it has already been operating.

Commission Gedge said on the first part of the motion ready, unless the church name is Awaken Church and Community Center, would we need to add that this is just the church portion in the motion.

City Attorney said you could change the part of the motion that says "business" to "church operations, and that would be clear enough.

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

Commissioner Gedge motioned to approve Conditional Use Permit application, file number PLCUP202000168, for the Awaken Church and Community Event Center, subject to the following condition:

- 1. The religious assembly shall closely follow the proposed Operation and Circulation plan as proposed or as otherwise modified in writing by the City Engineer.**

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

D. RAISING CANES RESTAURANT, SITE PLAN AND CONDITIONAL USE PERMIT

Location: 3788 West 11400 South
File No: PLSPR202000064
Applicant: Richard Piggott

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

Chair Hollist said does a use like this require them to come up with a proposed traffic plan, in case the drive thru was to get backed up.

Planner Mann said no, because part of the requirement for a drive thru needs to show enough room for stacking cars, and with the dining room not being open, it will be just a drive thru, so it is a unique situation. The parking does show a sufficient area where they could re-route and go through the parking lot if necessary. I would like make the Commission aware that we do have the project architect on the meeting tonight that can answer any other questions that you may have.

Commissioner Gedge said there were 4 or 5 other attempts to develop this property, do we know which ones were approved or denied, and why.

Planner Mann said 4 of them were restaurants, and 1 of them was a pharmacy. I think the pharmacy and a couple of the restaurants backed out before it came to the Planning Commission, and the other 2 restaurants did come to the Planning Commission and were approved, but they pulled out just before they were to submit the building permits.

Marrissa Muha (PM Design Group) – said I am in Centennial Colorado, and I am the architectural representative for the Raising Canes Restaurants, and we are very excited. This is going to be our very first restaurant in Utah, and we are very excited to come to South Jordan. I wasn't sure if the Planning Commission knew anything about Raising Canes, so I will give you a little history about them. We think South Jordan is a very beautiful location and we are very excited to be expanding up to the north-west part of the country. Todd Graves is the owner and CCO of Raising Canes Chicken Finger Restaurants. In college he had a business plan and was told this plan would never work, and the banks told him it would never work. He went out to earn his own money to fund the first restaurant in 1996, which he built by hand. There focus is to be an active part of the community. There will only be 6 items only such as: chicken fingers, crinkle cut fries, coleslaw, Texas toast, the Amazing Canes sauce, and drinks. Todd's focus is to do it right, and that is why there is a limited amount of items that they provide.

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

Commissioner Gedge motioned to approve File No. PLSPR202000064 for the construction of a restaurant with a drive through located at 3788 West 11400 South as presented to the Planning Commission, with the following condition:

- **That the developer provide easement release letters before the City issues a building permit.**

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

IX. LEGISLATIVE PUBLIC HEARINGS – *None*

X. OTHER BUSINESS – *None*

ADJOURNMENT

Commissioner Catmull motioned to adjourn the June 23, 2020 Planning Commission meeting. Commissioner Hollist seconded the motion. Vote was unanimous in favor.

The June 23, 2020 Planning Commission Meeting adjourned at 7:25 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 07/14/2020

Issue: **JOHNSON DETACHED GARAGE
CONDITIONAL USE PERMIT**

Address: 2988 W. 10755 S.

File No: PLCUP202000042

Applicant: Kemm Construction LLC

Submitted by: Damir Drozdek, Planner III

Staff Recommendation (Motion Ready):

- **Approve** application PLCUP202000042 to allow for construction of a detached garage on property located at 2988 W. 10755 S.
-

ACREAGE:	0.74 acres
CURRENT ZONE:	R-1.8 (Single-family Residential, 1.8 lots per acre) Zone
CURRENT USE:	Single-family Residence
FUTURE LAND USE PLAN:	SN (Stable Neighborhood)
NEIGHBORING ZONES/USES:	North – R-1.8 / Single-family Residence South – R-1.8 / 10755 S. street West – R-1.8 / Single-family Residence East – R-1.8 / Single-family Residence

CONDITIONAL USE REVIEW:

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

To impose a condition on a use, the detrimental effect must be identified and be based on upon substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect.

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards.

The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards. Further, City Code § 17.18.050 provides:

- I. **COMPLIANCE AND REVOCATION:**
 1. A conditional use may be commenced and operated only upon:
 - a. compliance with all conditions of an applicable conditional use permit;
 - b. observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
 - c. compliance with all applicable local, state, and federal laws.

2. A conditional use permit may be revoked by the City Council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection A of this section.

BACKGROUND:

The applicant is requesting that the Planning Commission review and approve a Conditional Use Permit for a detached garage. The proposed garage will be built on property located at 2988 W. 10755 S. Said garage will be situated in the rear yard behind the main building (house).

The rambler style house is located approximately 35' from the City right-of-way. The proposed detached garage will be slightly taller (approximately 2' taller) than the house. Nonetheless it will be built roughly 160' behind the house. Due to combination of minor height difference and location, it is highly unlikely that the garage will be visible from the street.

The footprint of the proposed detached garage is 50'X 74', which is larger than the footprint of the house. The garage will only have one level. It will have no second floor, mezzanine or attic space. All of the windows are located on the main floor. The garage will be used primarily for storage of cars, as a batting cage for their son's baseball team and as a shop to work on cars.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The subject property is located in the R-1.8 zone.
- The garage as proposed is a conditional use in residential zones.
- Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high (§17.40.020.I.3.a).
- The footprint of accessory buildings in the R-2.5, R-3, R-4, R-5 and R-M Zones shall not exceed sixty percent (60%) of the footprint of the main building, including the footprint of an attached garage, except that the Planning Commission may approve a conditional use permit for an accessory building with a footprint that is greater than sixty percent (60%) but in no case shall exceed the footprint of the main building. In the R-1.8 Zone, the footprint of an accessory building, such as a barn or a stable, shall not exceed the footprint of the main building, except with a conditional use permit approved by the Planning Commission (§17.40.020.I.3.b).
- Staff has not identified any potential detrimental effects that the proposed structure may cause.

Conclusion:

- The proposed use does not appear to violate any health, safety or welfare standards. In addition, staff was not able to identify any detrimental effects to the adjacent properties. Therefore the planning staff recommends approval of the application.

Recommendation:

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

ALTERNATIVES:

- Approve the Application with conditions.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

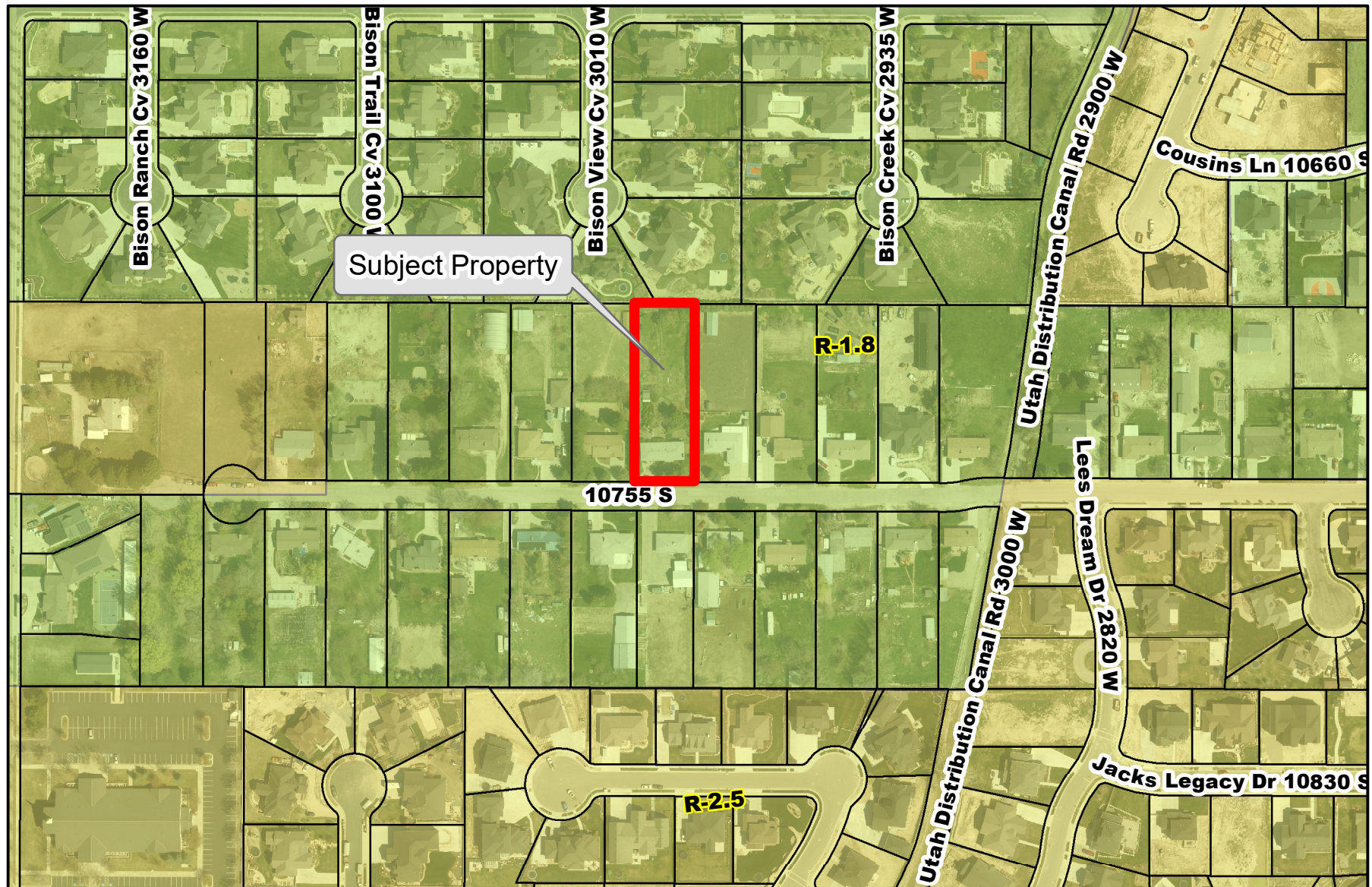
- Aerial Map
- Zoning Map
- Email Correspondence (garage details)
- Subdivision Plat
- Garage Foundation Plan
- Garage Floor Plan
- Site Plan
- Elevation Drawings



Damir Drozdek, AICP
Planner III
Planning Department



Legend STREETS PARCELS	Aerial Map <i>City of South Jordan</i>	0 50 100 200 300 400 Feet Aerial Imagery 2019 
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Legend STREETS PARCELS	Zoning Map <i>City of South Jordan</i>	0 80 160 320 480 640 Feet Aerial Imagery 2019 
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Damir Drozdek

From: Josh Johnson <joshjco@gmail.com>
Sent: Monday, June 29, 2020 2:55 PM
To: Heather Johnson; Damir Drozdek
Subject: Re: [QUAR] Re: Detached Garage - PLCUP202000042

-Home is around 22 garage will be 24' from the low side.
-Home footprint is 2100 ft
-shop is 3700 ft
-wall height is 16'
-there are no CC&Rs
A couple houses on the street have big shops like this already

Sent from my iPhone

On Jun 29, 2020, at 1:54 PM, Heather Johnson wrote:

Sent from my iPhone

Begin forwarded message:

From: Damir Drozdek
Date: June 29, 2020 at 1:48:07 PM MDT
To: Heather Johnson
Subject: RE: [QUAR] Re: Detached Garage - PLCUP202000042

Hi Heather,

I have a couple of follow up questions that may come up at the Planning Commission hearing. Here they are:

- How much taller is the proposed garage from home? Or what is the overall height of home and garage (24'?),
- What is the footprint of home and the proposed garage (3,700sq. ft.?). Compare the two. Show square footage for both the home and the garage.
- Is the proposed height (24') measured from low or high grade?
- What is the average wall height?
- Are there any CC&R's for your neighborhood?
- Please provide a floor plan.

Thanks,

Damir Drozdek, AICP | Planner III | City of South Jordan
1600 W. Towne Center Drive | South Jordan, UT 84095
O: 801.254.3742 | C: 801.946.4377

From: Heather Johnson

Sent: Thursday, June 25, 2020 10:22 AM

To: Damir Drozdek

Subject: [QUAR] Re: Detached Garage - PLCUP202000042

Importance: Low

It will be used for storage

Yes it will be a little bit taller

Open floor plan, garage doors

No second floor, mezzanine or attic space

No windows on 2nd floor

We have a lot of vehicles, and want a batting cage for our sons baseball team, need a shop to work on older cars

Sent from my iPhone

On Jun 25, 2020, at 9:53 AM, Damir Drozdek <DDrozdek@sjc.utah.gov> wrote:

To whom it may concern,

As part of the Conditional Review Permit process and review, will you please respond to the following:

- What is the intended use of the structure,
- Is the structure taller than the main dwelling,
- What is the proposed layout (floor plan) of the structure,
- Will there be a second floor, mezzanine or attic space of any kind,
- Are the proposed windows located in either one of those (second floor, mezzanine or attic)
- What is the reason for such a big structure (I don't see anything quite as big as this in your neighborhood)

Any other pertinent information regarding the proposed structure would be great.

Thanks,

Damir Drozdek

Planner III

Subject Property

I, A. Bruce Bessner, do hereby certify that I am a Registered Professional Engineer and/or Land Surveyor, and that I hold certificate No. 2729, 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, Midwest Street, Thurston and that same have been correctly surveyed and staked on the ground as shown on this plat.

COURSE	DEPT.	BOUNDARY RESOLUTION	REMARKS
Math	1220-0	1220-0	BECAUSE IN A FAVOR MATH 12
Math	1220-1	1220-1	1220-1
Math	1220-2	1220-2	1220-2
Math	1220-3	1220-3	1220-3
Math	1220-4	1220-4	1220-4
Math	1220-5	1220-5	1220-5
Math	1220-6	1220-6	1220-6
Math	1220-7	1220-7	1220-7
Math	1220-8	1220-8	1220-8
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Math	1220-31	1220-31	1220-31
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Math	1220-84	1220-84	1

[illegible]

March 1, 1967

OWNER'S DEDICATION

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

MANIFESTIC HEIGHTS

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 we have hereunto set our hands this 1st day of March A.D., 1967

ACKNOWLEDGMENT

STATE OF UTAH } SS.
County of Salt Lake)
I, _____ A.D., 1967, personally appeared before me on the 1st day of March, _____, _____,
the undersigned Notary Public, in and for said County of
Salt Lake, said State of Utah, the signer(s) of the above Owner's dedication,
in number, who duly acknowledged to me that _____
signed it freely and voluntarily and for the uses and purposes herein
expressed.

Notary Public
Date Mar 23 1969

MAFSTR HEIGHTS

A SUBDIVISION OF THE SW 1/4 SEC. 16 T43S-R1W-

NOTARY PUBLIC

SALT LAKE

000000

RECORDED AND FILED AT THE REC.

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 395–402

THE JOURNAL OF THE

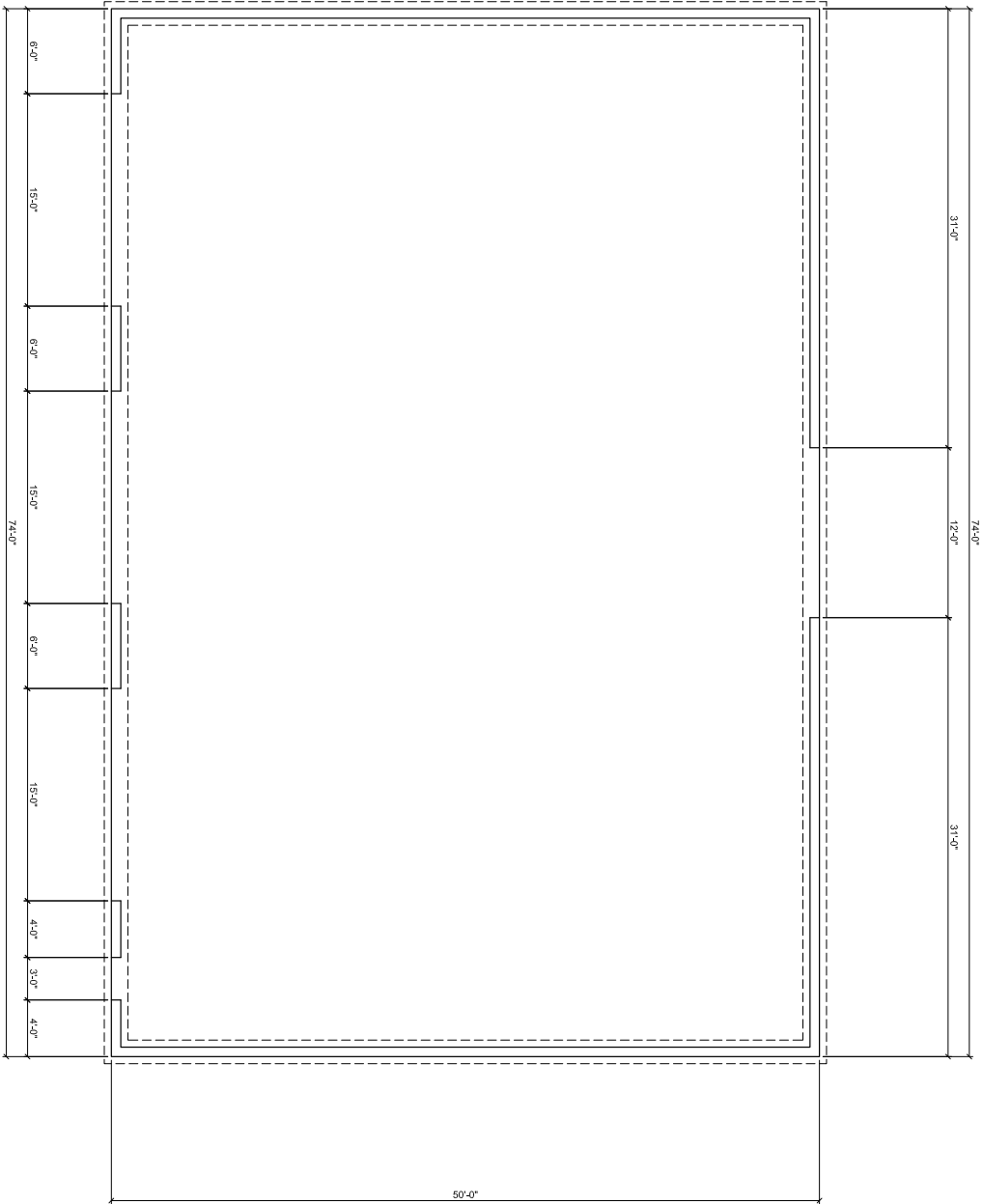
WALLACE, TRANSLATIONS OF CHINESE, FULL LIBRARY, CONTINUED

W. S. Paul *Recorder* COUNTY RECORDER
5011 Lake

"SALT LAKE RIVER" IN
(SAND)

4.4

Journal of Management Education 36(7) 809-827



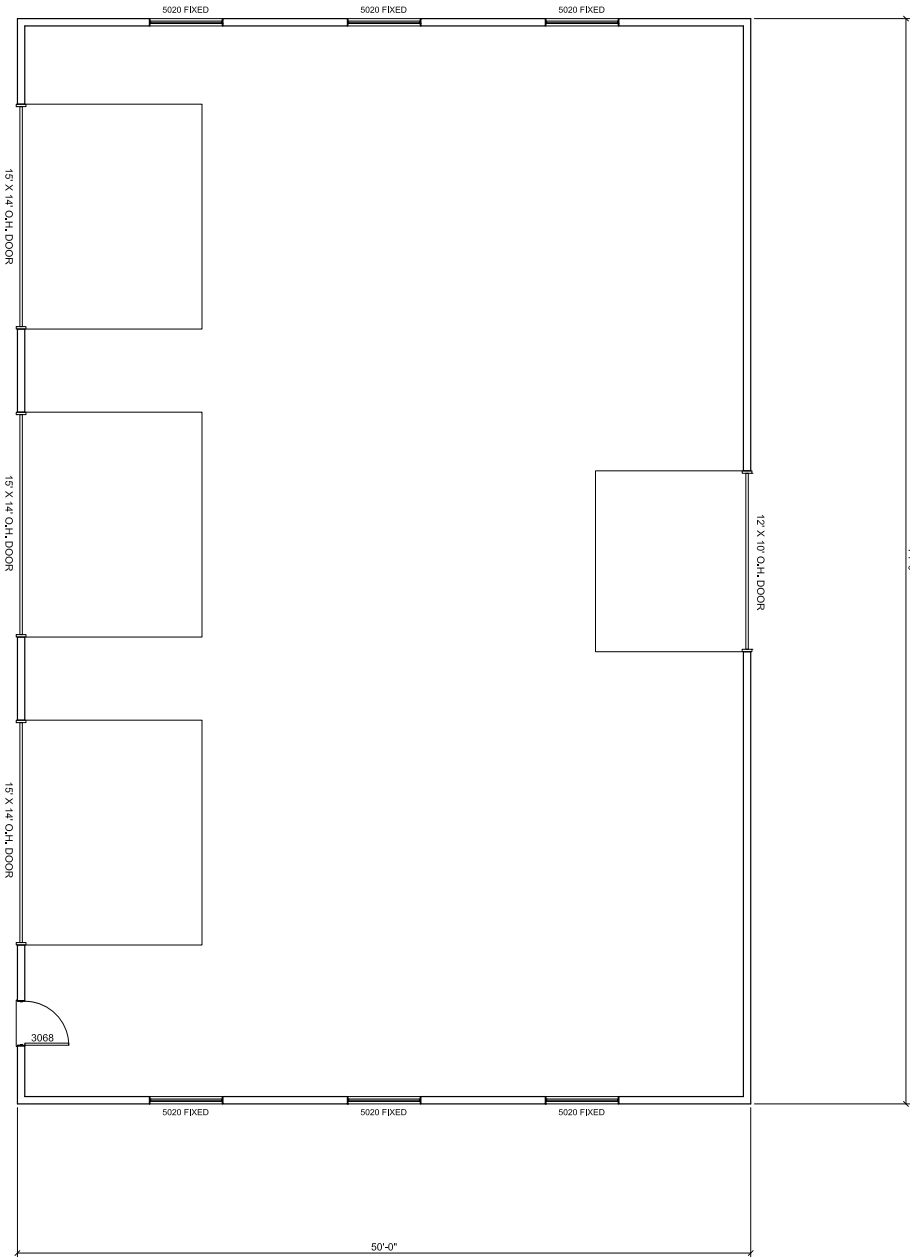
FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

E/C/A
HOME DESIGN, INC.
801-280-3030

JOHNSON GARAGE
2988 W, 10755 S,
SOUTH JORDAN, UTAH

NOTED
JANUARY 2020
JOHNSON GARAGE



FLOOR PLAN

SCALE 1/4" = 1'-0"

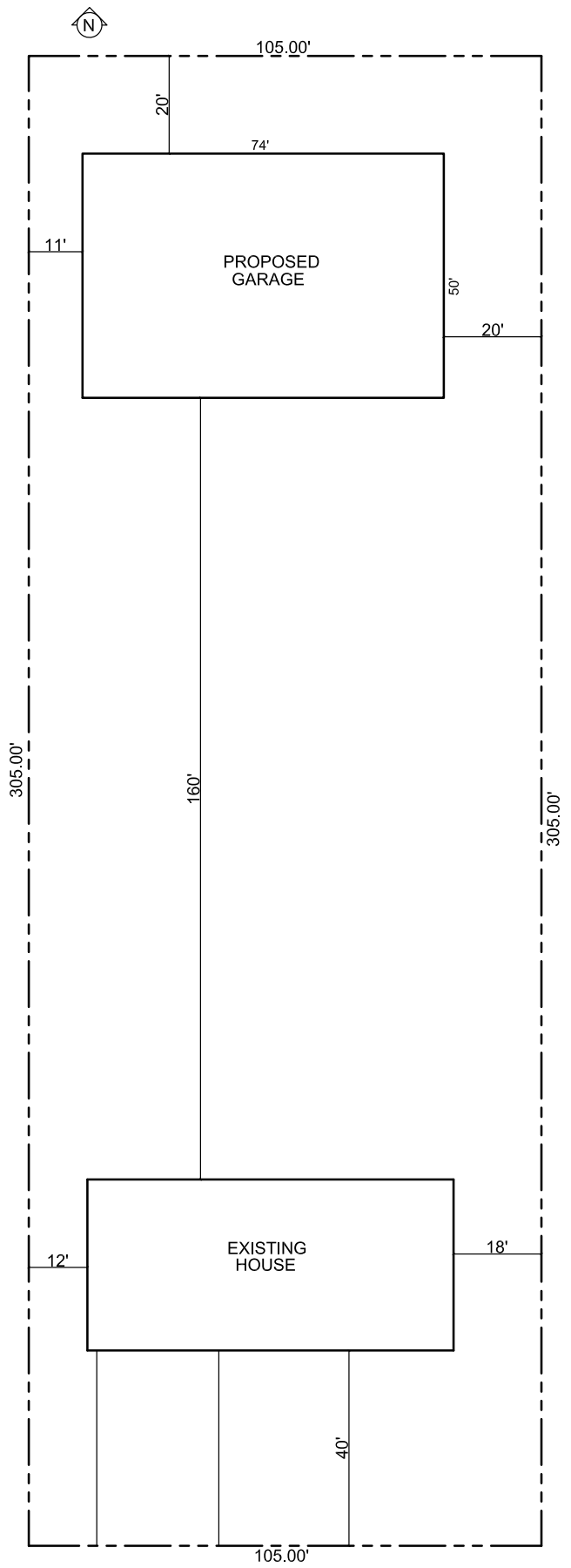
JOHNSON GARAGE

2988 W, 10755 S,
SOUTH JORDAN, UTAH

E|C|A
HOME DESIGN, INC.
801-280-3030

EDA HOME DESIGN, INC. ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTION FROM THESE PLANS. OWNER/CONTRACTOR IS TO VERIFY THESE PLANS IN THEIR ENTIRETY BEFORE CONSTRUCTION BEGINS. ANY CHANGES OR OMISSIONS FROM ANY COORDINATING PLANS, SPECIFICATIONS AND PERMITS STANDARDS OF CARE FOR THE PROJECT TO BE COMPLETED. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

THESE PLANS, DRAWINGS, AND SPECIFICATIONS ARE THE PROPERTY OF EDA HOME DESIGN, INC. THESE PLANS SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

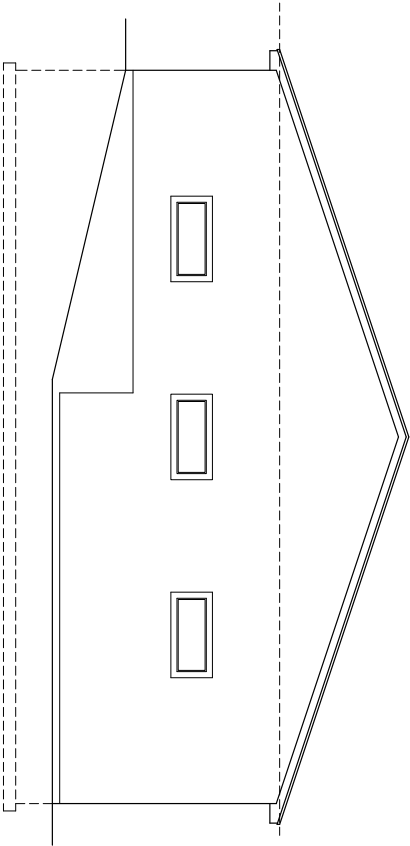


10755 S. STREET

PLOT PLAN

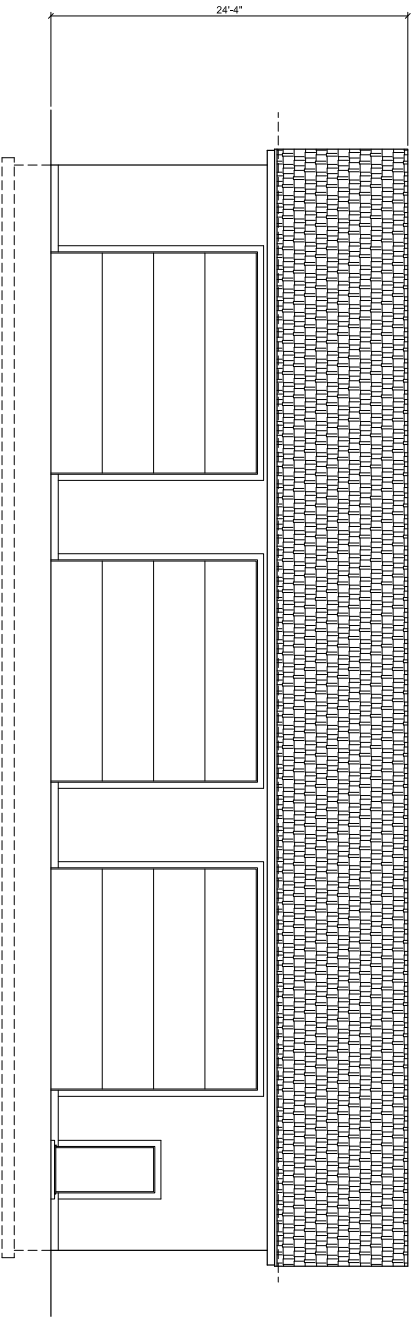
SCALE 1"=20'-0"

LOT 11
MAJESTIC HEIGHTS SUB.
2988 W. 10755 S.
SOUTH JORDAN, UTAH



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"

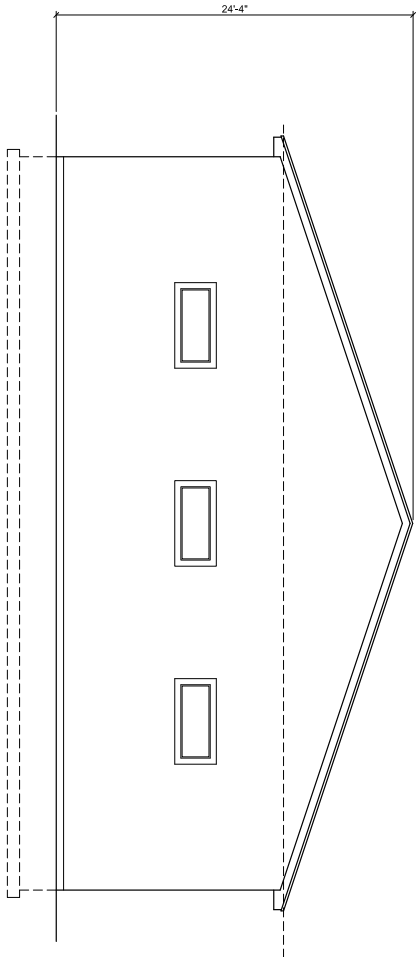
SEA HOME DESIGN, INC. ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTION FROM THESE PLANS. ANY CONSTRUCTION IS TO BE DONE IN ACCORDANCE WITH THE EXISTING BUILDING CODES AND ORDINANCES AND ANY CHANGES TO THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CLIENT. THESE PLANS SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF SEA HOME DESIGN, INC.

THESE PLANS, DRAWINGS, AND DESIGN ARE THE PROPERTY OF SEA HOME DESIGN, INC. THESE PLANS SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF SEA HOME DESIGN, INC.

E|C|A
HOME DESIGN, INC.
801-280-3030

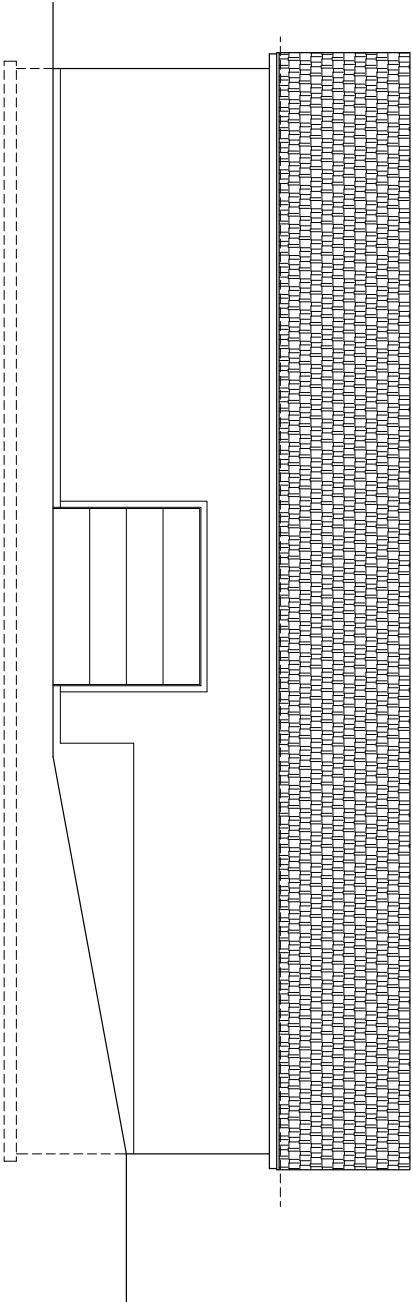
JOHNSON GARAGE
2988 W. 10755 S.
SOUTH JORDAN, UTAH

DATE
JANUARY 2020
NOTED
SEA
JOHNSON GARAGE
SHEET



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

ECO HOME DESIGN, INC. ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTION FROM THESE PLANS. THE CONTRACTOR IS TO REVIEW THESE PLANS IN THEIR ENTIRETY BEFORE CONSTRUCTION BEGINS, AND ANY CHANGES OR MODIFICATIONS MUST BE MADE IN THE PLANS BEFORE ANY CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF ECO HOME DESIGN, INC.

THESE PLANS, SPECIFICATIONS, AND NOTICES ARE THE PROPERTY OF ECO HOME DESIGN, INC. THESE PLANS SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

E|C|A
HOME DESIGN, INC.
801-280-3030

JOHNSON GARAGE
2988 W. 10755 S.
SOUTH JORDAN, UTAH

DATE: JANUARY 2020

NOTED BY: [Signature]

JOHNSON GARAGE

2

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 07/14/2020

Issue: PARKWAY OFFICE CONDOS 3RD AMENDMENT
CONDOMINIUM PLAT AMENDMENT
Address: 922 W. Baxter Dr.
File No: PLPLA201900260
Applicant: Ravath Pok

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

Staff Recommendation (Motion Ready):

- **Approve** a condominium plat amendment, File No. PLPLA201900260 which purpose is to consolidate certain condominium units.

ACREAGE:	Approximately 0.63 acres
CURRENT ZONE:	C-C (Commercial - Community)
CURRENT USE:	Office building
FUTURE LAND USE PLAN:	EC (Economic Center)
NEIGHBORING ZONES/USES:	North – A-5/ Mix of agricultural and residential properties South – C-C / Baxter Dr. West – C-C / Office building East – C-C / Office building

STANDARDS FOR SUBDIVISION AMENDMENT REVIEW

The Planning Commission shall receive comment at a public hearing regarding the proposed subdivision amendment. The Planning Commission may approve the amendment if it finds good cause to amend the subdivision, and the amendment complies with City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements. The Planning Commission may only deny the amendment if there is no good cause for amending the subdivision and the proposed amendment does not meet all provisions of City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements.

BACKGROUND:

The proposed subdivision / condominium plat amendment is for an office building located at 922 W. Baxter Dr. The building is two (2) stories tall. There is also a basement in the building, which is occupied, and is currently part of a condominium unit. At this time there are eight (8) condominium

units in the building, and one (1) parcel, that covers the area outside of the building. Areas such as landscape space and parking areas are part of said parcel.

The proposed amendment will consolidate some of the eight (8) condominium units resulting in two (2) units only. The aforementioned existing parcel will not be changing. It is proposed to remain as is.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The proposed subdivision / condominium plat amendment is not in violation of any applicable City Code standards and requirements.
- No public infrastructure will be installed or modified. No site work is proposed to be performed.

Conclusion:

- The proposed subdivision plat amendment application meets the City Code requirements and as such should be approved.

Recommendation:

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

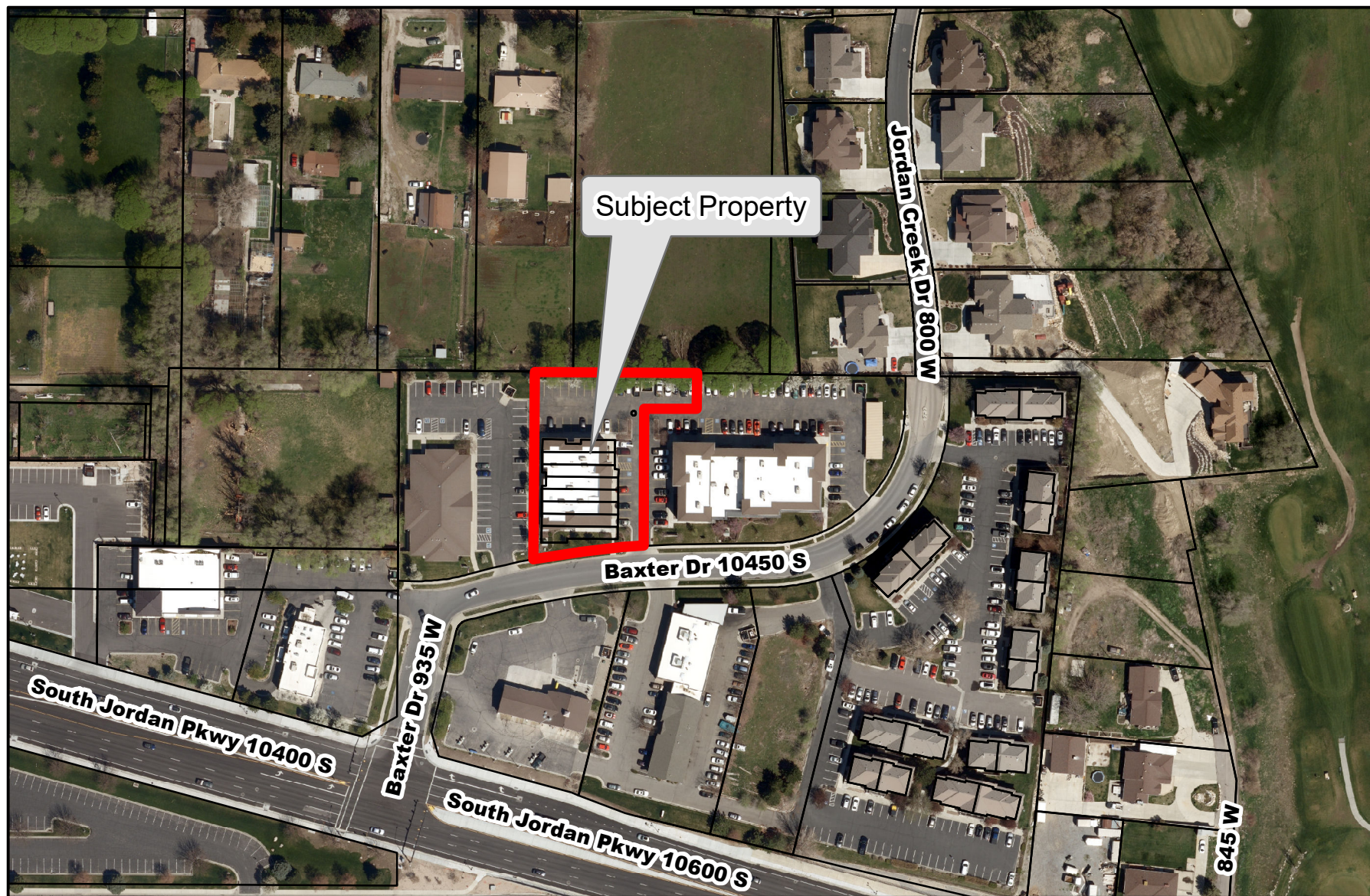
ALTERNATIVES:

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

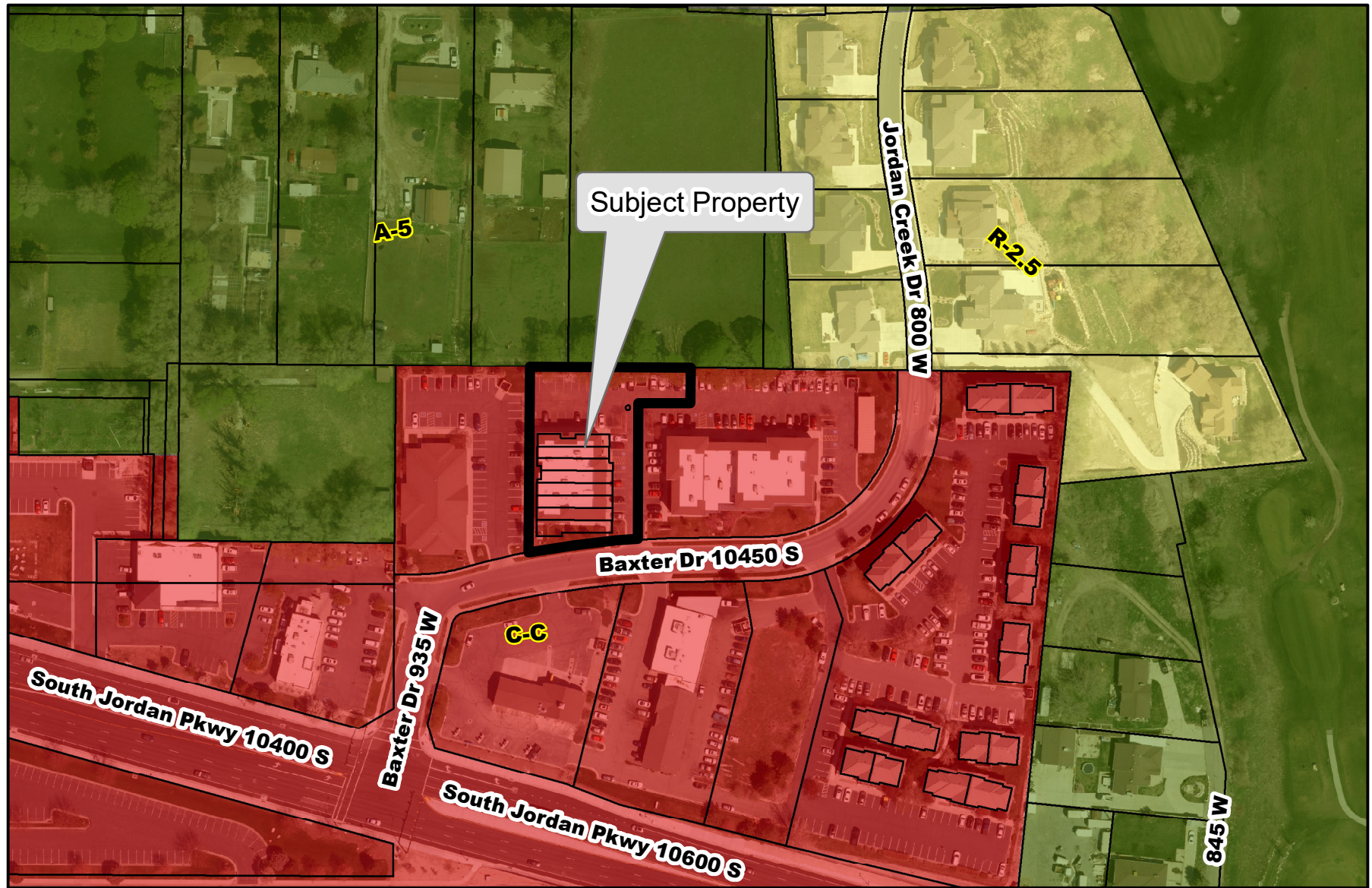
SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Parkway Office Condos 3rd Amendment (proposed plat)
- Parkway Office Condos 2nd Amendment (existing plat)

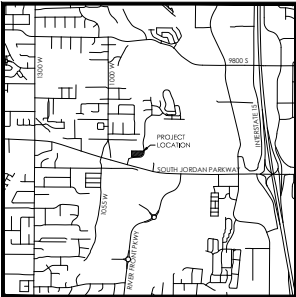
Damir Drozdek, AICP
Planner III, Planning Department



Legend STREETS PARCELS	Aerial Map <i>City of South Jordan</i>	0 50 100 200 300 400 Feet Aerial Imagery 2019 
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Legend STREETS PARCELS	Zoning Map City of South Jordan	0 50 100 200 300 400 Feet Aerial Imagery 2019 
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VICINITY MAP
N.T.S.

27-14-251-008
CHARLES S. BROCK (TR)

27-14-251-009
CHARLES S. BROCK

27-14-251-004
CHARLES S. BROCK

27-14-251-005
BRIAN S. BLACK
VILLAGE AT BAYVIEW PUD
LOT 17

27-14-251-006
BRIAN S. BLACK
VILLAGE AT BAYVIEW PUD
LOT 17

27-14-251-007
BRIAN S. BLACK
VILLAGE AT BAYVIEW PUD
LOT 17

27-14-251-008
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VILLAGE AT BAYVIEW PUD
LOT 17

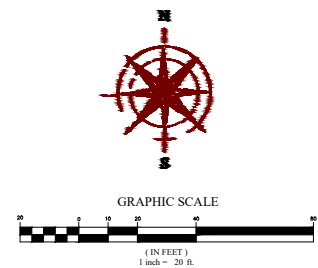
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VILLAGE AT BAYVIEW PUD
LOT 17

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LOT 17

27-14-251-038
BRIAN S. BLACK
VILLAGE AT BAYVIEW PUD
LOT 17

PARKWAY OFFICE CONDOS 3RD AMENDMENT (AMENDING PARCEL A AND UNITS 110, 120, 130, 150, 200, 250, 260, & 280, BUILDING #1 PARKWAY OFFICE CONDOS 2ND AMENDMENT) LOCATED IN THE NE1/4 OF SECTION 14, T3S, R1W, SALT LAKE BASE & MERIDIAN SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

ADDRESS TABLE	
PARCEL A	918 WEST
UNIT 101	922 WEST #101
UNIT 130	922 WEST #130



SURVEYOR'S CERTIFICATE
I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 10516057, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS MAP AND DESCRIBED HEREON. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS RECORD OF SURVEY MAP ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY. THAT THE INFORMATION SHOWN HEREON IS SUFFICIENT TO ESTABLISH ACCURATELY THE HORIZONTAL AND VERTICAL BOUNDARIES OF THE BUILDING AND UNITS LOCATED WITHIN SAID BUILDING ON THE TRACT OF LAND HEREON DESCRIBED, AND THAT THIS SURVEY IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF TITLE 57, CHAPTER 8, SECTION 13(1), CONDOMINIUM OWNERSHIP ACT OF UTAH.

PRELIMINARY FOR REVIEW ONLY

SPENCER W. LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516057

BOUNDARY DESCRIPTION

All of Parcel A and Units 110, 120, 130, 150, 200, 250, 260 & 280, Building #1, PARKWAY OFFICE CONDOS 2ND AMENDMENT, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 12985640 in Book No. 2019P on Page No. 158, more particularly described as follows:
Beginning at a point on the northerly right-of-way line of Baxter Drive, said point being North 70°09'04" West 1874.00 feet from the East Quarter Corner of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing: South 89°07'15" West along the 1/4 Section line between the Center 1/4 Corner of Section 13 and the East Corner of Section 14, T3S, R1W, SL&M); and running thence North 91°02'25" East 212.66 feet; thence South 89°07'15" East 183.36 feet; thence South 00°12'00" West 60.32 feet; thence North 89°54'02" West 59.00 feet; thence South 00°08'03" West 155.61 feet to the north line of said Baxter Drive; thence Westerly along said Baxter Drive along the arc of a non-tangent curve to the left having a radius of 914.20 feet (radius bearing South 03°10'29" East) a distance of 125.58 feet through a central angle of 07°52'14" Chord: South 82°47'24" West 125.48 feet to the point of beginning.
Contains: 27,623 square feet or 0.63 acres +/-
1 Parcel and 2 Units

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:
1. CERTIFY THAT WE ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, AND THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED;
2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR
PARKWAY OFFICE CONDOS 3RD AMENDMENT
(AMENDING PARCEL A AND UNITS 110, 120, 130, 150, 200, 250, 260, & 280, BUILDING #1 PARKWAY OFFICE CONDOS 2ND AMENDMENT)
THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;
3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THEREO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THEREO ALL IN ACCORDANCE WITH AND AS MORE SPECIFICALLY SET FORTH IN THE DECLARATION OF CONDOMINIUM;
4. THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE PARKWAY OFFICE CONDOMINIUMS ASSOCIATION, A UTAH NON-PROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 922 BAXTER DRIVE, SUITE 101, SOUTH JORDAN, UTAH.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS ____ DAY OF ____ A.D. 20__

BY: _____ BY: _____
ITS: _____ ITS: _____

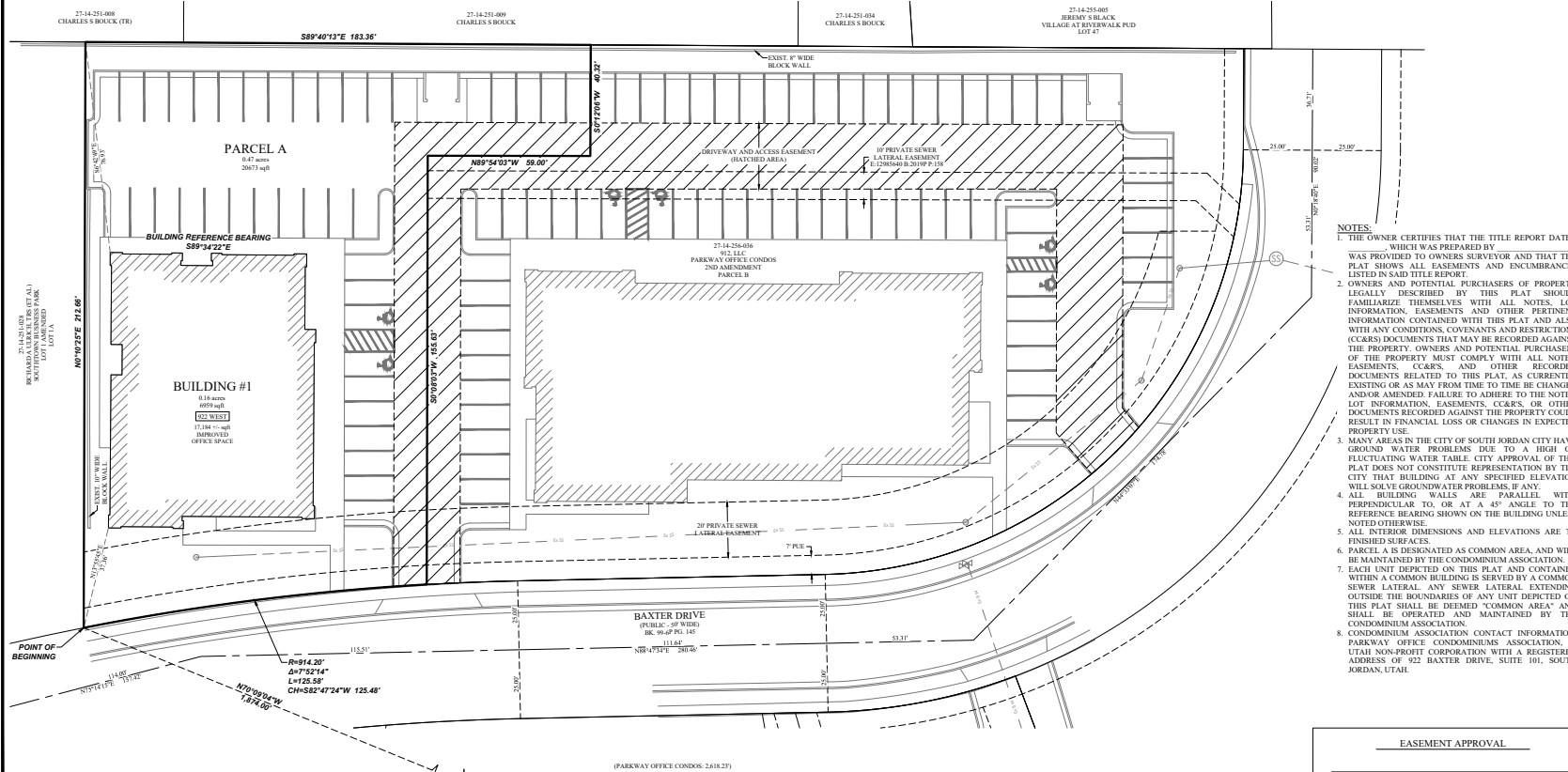
SEE SHEET 2 FOR ACKNOWLEDGMENTS

EASEMENT APPROVAL	
CENTURYLINK	DATE _____
ROCKY MOUNTAIN POWER	DATE _____
DOMINION ENERGY	DATE _____
COMCAST CABLE CO.	DATE _____

SHEET 1 OF 2

PARKWAY OFFICE CONDOS 3RD AMENDMENT (AMENDING PARCEL A AND UNITS 110, 120, 130, 150, 200, 250, 260, & 280, BUILDING #1 PARKWAY OFFICE CONDOS 2ND AMENDMENT) LOCATED IN THE NE1/4 OF SECTION 14, T3S, R1W, SALT LAKE BASE & MERIDIAN SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

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



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

OWNER/DEVELOPER
JEFF THOMAS BROWN
922 BAXTER DRIVE
SOUTH JORDAN, UT 84095

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 925-4075
WWW.FOCUSUTAH.COM

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__

SOUTH JORDAN CITY PLANNER
APPROVED AS TO FORM THIS ____ DAY OF ____ A.D. 20__ BY THE SOUTH JORDAN CITY PLANNER

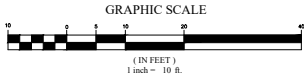
SOUTH JORDAN CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

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__

ATTEST: _____
CITY CLERK

PARKWAY OFFICE CONDOS 3RD AMENDMENT
(AMENDING PARCEL A AND UNITS 110, 120, 130, 150, 200, 250, 260, & 280, BUILDING #1
PARKWAY OFFICE CONDOS 2ND AMENDMENT)
LOCATED IN THE NE1/4 OF SECTION 14, T3S, R1W,
SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20 _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20 _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

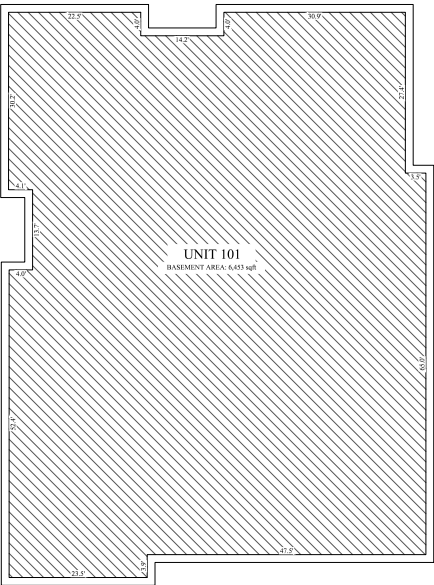
MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

CORPORATE ACKNOWLEDGMENT

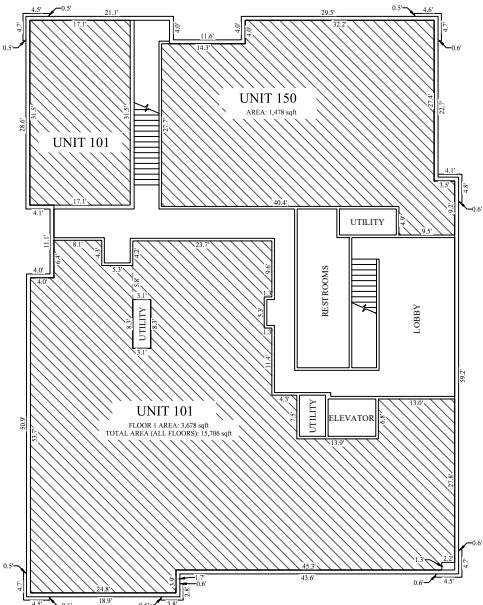
STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20 _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ UTAH INC. AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

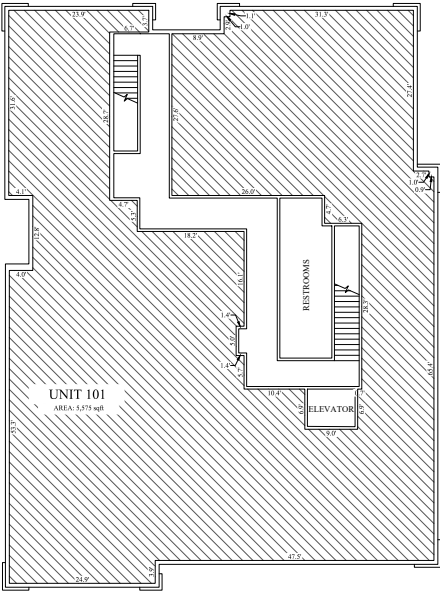
MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____



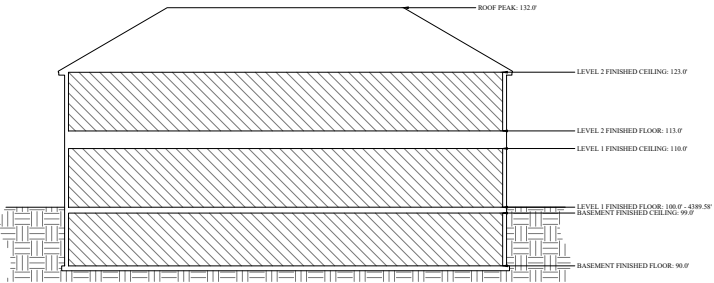
BUILDING #1 BASEMENT DETAIL



BUILDING #1 LEVEL 1 DETAIL



BUILDING #1 LEVEL 2 DETAIL



BUILDING #1 SECTION DETAIL

NOTES

1. ALL BUILDING WALLS ARE PARALLEL WITH PERPENDICULAR TO, OR AT A 45° ANGLE TO THE REFERENCE BEARING SHOWN ON THE BUILDING UNLESS NOTED OTHERWISE.

2. ALL INTERIOR DIMENSIONS AND ELEVATIONS ARE TO FINISHED SURFACES.

LEGEND

PRIVATE AREA
COMMON AREA

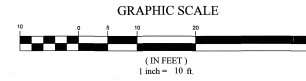
PREPARED BY
FACUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-4075
WWW.FACUSUT.COM

PARKWAY OFFICE CONDOS 3RD AMENDMENT
(AMENDING PARCEL A AND UNITS 110, 120, 130, 150, 200, 250, 260, & 280, BUILDING #1
PARKWAY OFFICE CONDOS 2ND AMENDMENT)
LOCATED IN THE NE1/4 OF SECTION 14, T3S, R1W,
SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

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

PARKWAY OFFICE CONDOS 2ND AMENDMENT

(AMENDING PARKWAY OFFICE CONDOS AMENDED)
LOCATED IN THE NE1/4 OF SECTION 14, T3S, R1W,
SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake
ON THE 25 DAY OF April, A.D. 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Robert Dexter, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF 917 L.L.C., A UTAH L.L.C. AND THAT HE HAS SIGNED THE OWNERS' DECLARATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: 10-6-2022
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Sandy
COUNTY
MY COMMISSION No. 702555
PRINTED FULL NAME OF NOTARY
Jessica L. Sorenson



LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake
ON THE 25 DAY OF April, A.D. 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Robert Dexter, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF Parkway Office Condos L.L.C., A UTAH L.L.C. AND THAT HE HAS SIGNED THE OWNERS' DECLARATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: 702555
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Sandy
COUNTY
MY COMMISSION No. 702555
PRINTED FULL NAME OF NOTARY
Jessica L. Sorenson



LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake
ON THE 25 DAY OF April, A.D. 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, David Hogan, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Owner OF SPH Properties L.L.C., A UTAH L.L.C. AND THAT HE HAS SIGNED THE OWNERS' DECLARATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: 01-31-2021
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SLC
COUNTY
MY COMMISSION No. 692786
PRINTED FULL NAME OF NOTARY
Melissa Wiggins



CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake
ON THE 25 DAY OF April, A.D. 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Robert Dexter, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF Parkway Office Condos L.L.C., A UTAH L.L.C. AND THAT HE HAS SIGNED THE OWNERS' DECLARATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: 10-6-2022
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY
MY COMMISSION No. 702555
PRINTED FULL NAME OF NOTARY
Jessica L. Sorenson

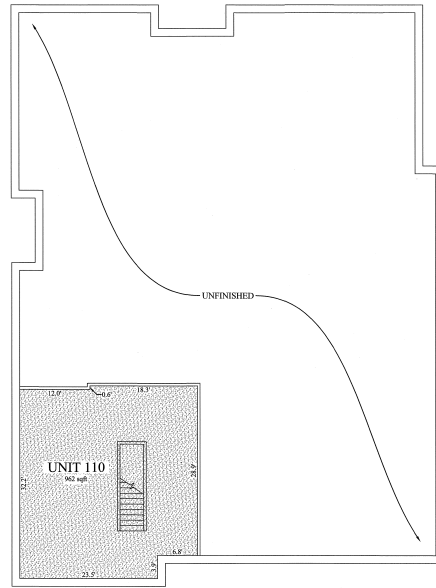


NOTES

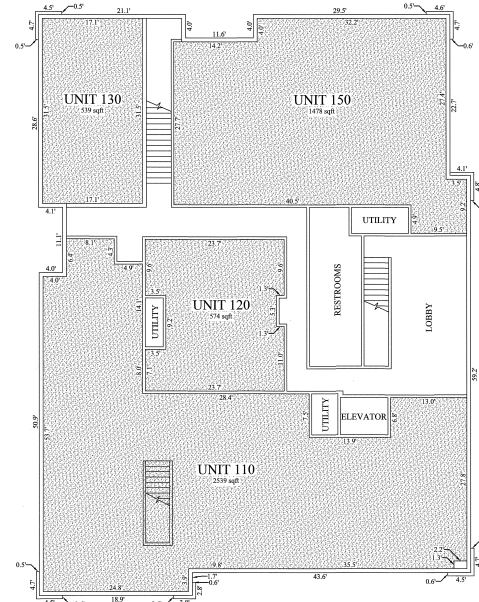
- ALL BUILDING WALLS ARE PARALLEL WITH PERPENDICULAR TO, OR AT A 45° ANGLE TO THE REFERENCE BEARING SHOWN ON THE BUILDING UNLESS NOTED OTHERWISE.
- ALL INTERIOR DIMENSIONS AND ELEVATIONS ARE TO FINISHED SURFACES.

LEGEND

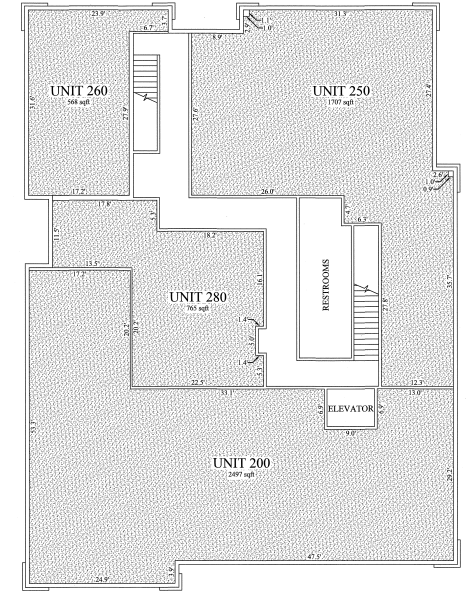
PRIVACY AREA
COMMON AREA



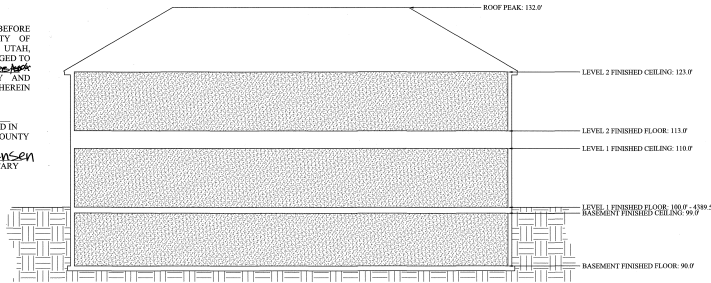
BUILDING #1 BASEMENT DETAIL



BUILDING #1 LEVEL 1 DETAIL



BUILDING #1 LEVEL 2 DETAIL



BUILDING #1 SECTION DETAIL



SHEET 2 OF 2

PARKWAY OFFICE CONDOS 2ND AMENDMENT
(AMENDING PARKWAY OFFICE CONDOS AMENDED)
LOCATED IN THE NE1/4 OF SECTION 14, T3S, R1W,
SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # 1395440
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
Badman Title
DATE: 5-10-2019 TIME: 9:34 am BOOK: 2019 P PAGE: 153
BY: 47600 Anna McCall
SALT LAKE COUNTY RECORDER

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: July 14, 2020

Issue: GENERAL PLAN AMENDMENT – REVISING THE FUTURE LAND USE MAP
Resolution No: R2020-50
Applicant: City of South Jordan
Submitted By: Meadow Wedekind, Long Range Planning Intern

Staff Recommendation (Motion Ready):

I move that the Planning Commission forward a recommendation to the City Council to approve Resolution No. R2020-50, amending the Future Land Use Map of the 2020 General Plan.

BACKGROUND:

On January 21, 2020, the City Council adopted an updated General Plan. The General Plan includes a Future Land Use Map (FLUM) that depicts land use designations for land throughout the City. The Future Land Use Map describes South Jordan’s desired future, and is a tool to guide development decisions, infrastructure improvements, and public and private investment and reinvestment in South Jordan. The Future Land Use Map identifies locations where different types of land uses are anticipated to occur during the next 10 to 20 years, and where the City would support the development of these uses. The meanings of the land use designations in the FLUM are explained in the Land Use Categories section of the General Plan.

In the FLUM that was compiled by the consultant and previously adopted by the City, a small number of subdivisions and other areas were given land use designations that were either inconsistent with the desired land use for the area or the boundaries of the land use designations did not align properly with existing property boundaries in the area. These inconsistencies were not obvious upon looking at the smaller printed version of the FLUM but were discovered upon the City’s receipt of the files used to compile the map when the boundaries of the land use designations could be seen in more detail. The following land use amendments are designed to bring the land use designations on the map into alignment with the desired land uses and existing property boundaries of the areas in question.

Proposal Summary

- The land use will be changed from “Agricultural Preservation” to “Stable Neighborhood” in the following locations: Stone Haven Subdivision at intersection of Mabey Ln. and 1190 W., Katie Rae Kourt at the intersection of Mabey Ln. and Crown King Ct., River Run Estates Subdivisions 1 and 2 at intersection of River Pass Cv. and 1000 W., areas along Florence Way, 1000 W., and Charlotte Dr.
- The land use will be changed from “Economic Center” to “Stable Neighborhood” in the following locations: Maxfield and Palmer Subdivisions at intersection of Redwood Road and Shields Lane.
- The land use will be changed from “Economic Center” to “Mixed Use” in the following location: area northeast of the intersection of Bacchus Hwy and 11800 S.

STAFF FINDINGS, CONCLUSION & RECOMMENDATION:

Findings:

- The future land use map should be amended in these areas to bring the land use designations on the map into alignment with the desired land uses and existing property boundaries of the areas in question.

Conclusion:

- This land use amendment will bring the land use designations in a small number of areas into alignment with the desired land uses and the existing property boundaries and should be recommended for approval.

Recommendation:

- Staff recommends that the Planning Commission take comments at the public hearing and forward a recommendation of **approval** to the City Council regarding Resolution No. R2020-50, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

- Forward a recommendation of approval with recommended changes.
- Forward a recommendation of denial.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Resolution No. R2020-50
 - o Exhibit “A” – Proposed Land Use Changes (existing, areas of change identified)

Meadow Wedekind
Long Range Planning Intern

RESOLUTION R2020-50

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, TO AMEND THE FUTURE LAND USE MAP PORTION OF THE GENERAL PLAN.

WHEREAS, on January 21, 2020 the City Council adopted an updated General Plan that includes a Future Land Use Map; and

WHEREAS, it has been discovered that corrections in the Future Land Use Map are necessary to accurately set forth intended land use designations and boundaries; and

WHEREAS, The City Council has considered corrections recommended by City Staff and the Planning Commission and found them to be appropriate;

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

SECTION 1. Changes from “Agricultural Preservation.” The Future Land Use Map will be changed from “Agricultural Preservation” to “Stable Neighborhood” in the following locations: Stone Haven Subdivision at intersection of Mabey Ln. and 1190 W., Katie Rae Kourt at the intersection of Mabey Ln. and Crown King Ct., River Run Estates Subdivisions 1 and 2 at the intersection of River Pass Cv. and 1000 W., areas along Florence Way, 1000W., and Charlotte Dr.

SECTION 2. Changes from “Economic Center.” The Future Land Use Map will be changed from “Economic Center” to “Stable Neighborhood” in the following locations: Maxfield and Palmer Subdivisions at the intersection of Redwood Road and Shields Lane. The Future Land Use Map will be changed from “Economic Center” to “Mixed Use” in the area northeast of the intersection of Bacchus Hwy and 11800 South.

SECTION 3. No other changes. Other than the changes specifically set forth in this resolution the Future Land Use Map and the General Plan adopted on January 21, 2020 remain unchanged.

SECTION 4. Effective Date. This Resolution shall become effective immediately upon passage.

{SIGNATURE PAGE FOLLOWS}

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2020 BY THE FOLLOWING VOTE:**

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

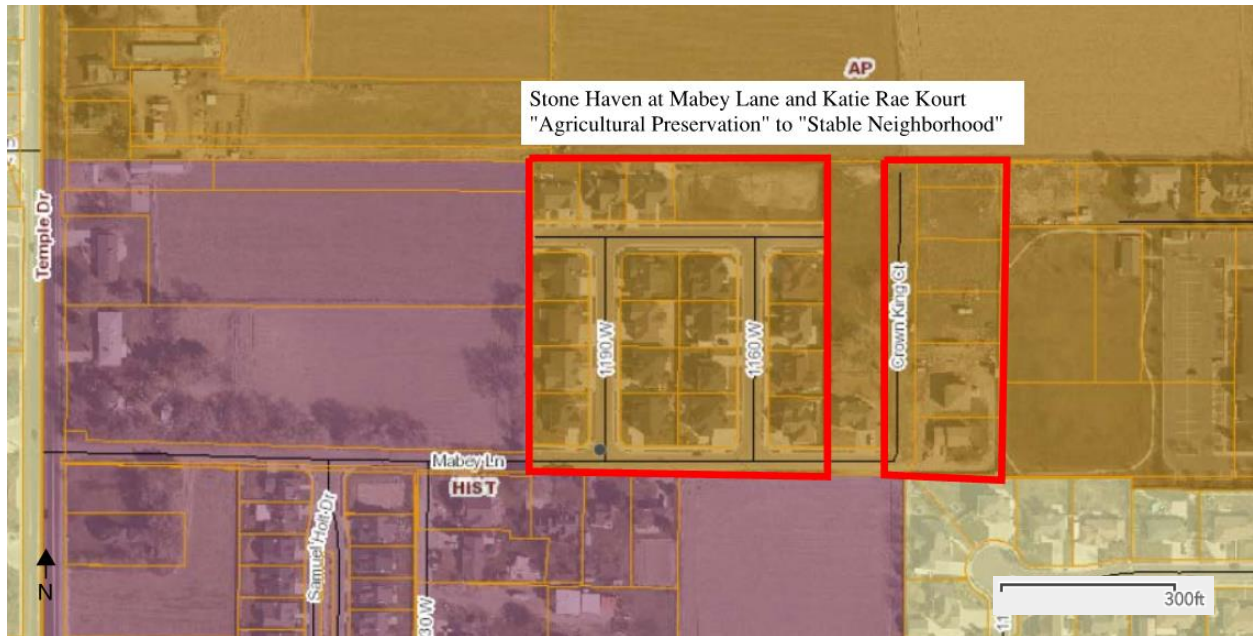
Office of the City Attorney

Exhibit "A"

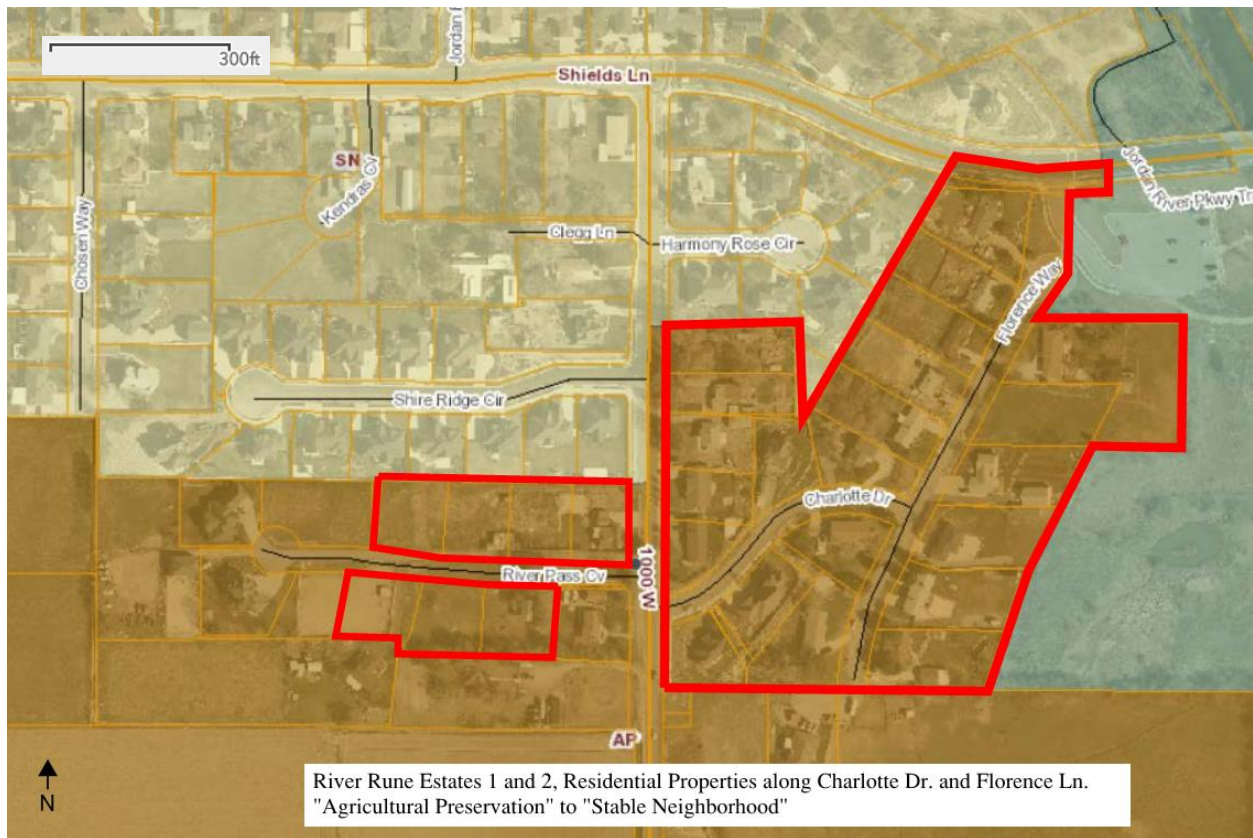
South Jordan Proposed Land Use Changes



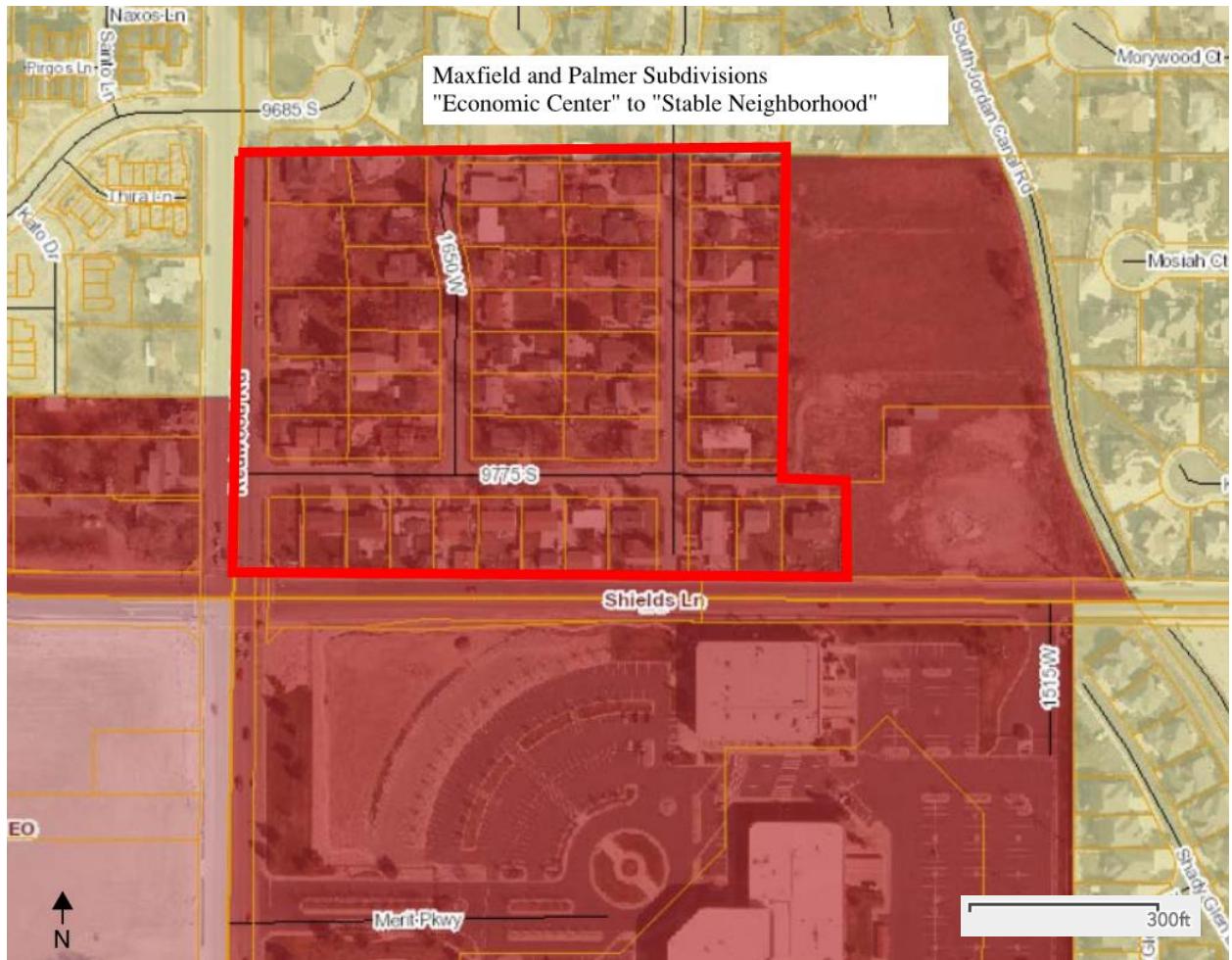
Area 1 Map



Area 2 Map



Area 3 Map



Area 4 Map

