

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

**6:30 P.M.**

**August 11, 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, AUGUST 11, 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.

**Notice of Meeting Without an Anchor Location due to Substantial Risk to Health and Safety.**

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 Salt Lake County Health Department, Salt Lake County Mayor, the South Jordan City Mayor and City Council, 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 the State of 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.

*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](mailto:GSchindler@sjc.utah.gov), by 5:00 p.m. on August 11, 2020.*

*Instructions on how to join the meeting electronically are below.*

**Join South Jordan Planning Commission August 11, 2020 Zoom Meeting**

Join on any device, with mobile and desktop availability.

Visit: [www.sjc.utah.gov/planning-commission/](http://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/](http://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. HIGHRIDGE RETAIL BUILDING C, SITE PLAN AMENDMENT**

Location: 3537 West 11400 South

File No: PLSPR202000253

Applicant: Charlie Openshaw

**B. CANYON VIEW SUBDIVISION**

Location: Approximately 11044 South Temple Drive

File No: PLPLA202000082

Applicant: Jaime Mencia

**C. DAYBREAK COMMERCE PARK 5B SUBDIVISION AMENDMENT**

Location: 6153 West Broken Rock Circle

File No: PLPLA202000190

Applicant: Nate Reiner

**IX. LEGISLATIVE PUBLIC HEARINGS –**

**A. THE CLIFFS AT JORDAN STATION REZONE**

**Rezone from C-F (Commercial – Freeway) Zone to MU-TOD (Mixed Use – Transit Oriented Development) Zone**

Location: 10448 S. Jordan Gateway

File No: PLZBA202000215

Applicant: Chris Simms, GMC Turtle Creek LLC

**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](http://www.sjc.utah.gov) and on the Utah Public Notice Website [www.pmn.utah.gov](http://www.pmn.utah.gov).

Dated this 6<sup>th</sup> day of August 2020.  
Cindy Valdez  
South Jordan City Deputy Recorder

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

Present: Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Sean Morrissey, Commissioner Stephen Catmull, Staff Attorney Greg Simonson, Deputy City Engineer Jeremy Nielson, City Planner Greg Schindler, Planner David Mann, Planner, Damir Drozdek, Planner Brad Sanderson, Deputy Recorder Cindy Valdez

Others: Patrick Wong, Kalmar Robbins, Sadie Poulsen, Greg Weaver, Fred Cox, Benjamin Poulson, Glen Boynton, Boyd Brown, Carol

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.. We have been holding our meeting in an electronic format since the Governor gave an Executive Order and declared a State of Emergency, which has allowed us to do so.

II. Motion to Approve Agenda

**Commissioner Gedge made a motion to approve the July 28, 2020 Planning Commission Agenda. Commissioner Hollist seconded the motion. Vote was unanimous in favor.**

III. Approval of the Minutes

**Commissioner Gedge made a motion to approve the July 14, 2020 Planning Commission Meeting Minutes as printed. Commissioner Hollist seconded the motion. Vote was unanimous in favor.**

IV. **STAFF BUSINESS** - *None*

V. **COMMENTS FROM PLANNING COMMISSION MEMBERS** - *None*

I. **SUMMARY ACTION** – *None*

II. **ACTION** – *None*

III. **ADMINISTRATIVE PUBLIC HEARINGS** –

A. **ICHIBAN RESTAURANT, SITE PLAN**

Location: 10662 S. Redwood Road  
File No: PLSPR202000069  
Applicant: Patrick Wong

Planner Brad Sanderson reviewed background information on this item from the staff report. He also noted that he received (3) emails from residents and they are included as (**Attachment A**).

Chair Hollist said I see that there is a house on the south-west corner, is it just a vacant lot next to Redwood Road?

Planner Sanderson said there is a vacant lot by redwood road and then there are houses along the entire line to the west property.

Chair Hollist said do you know which residents are concerned about the dumpster.

Planner Sanderson said they are the residents on the west side.

Chair Hollist said I also noticed in the list of restrictions that they cannot have a drive-thru, so how does our City Code describe a drive-thru.

Planner Sanderson said our City Code doesn't really go into that distinction, but common sense would say that they would have a drive by with a window that you would have to pick up food, so it would allow for pick up.

Commissioner Gedge said the closing hours would be till 10:00 p.m., but they could have their employees in there later than that, correct?

Planner Sanderson said the restaurant would be closed at 10:00 p.m for customers, but we were more concerned about waste management companies and delivery trucks being there after 10:00 pm.

Commissioner Gedge said could you point out where the dumpster is for the Natural Grocers.

Planner Sanderson said I am not sure exactly where it is, but it is on the south side.

Commissioner Catmull said is he dumpster required to have a covering.

Planner Sanderson said I am not sure if it has a covering, it needs to have an enclosure, but it is not required to have a covering.

City Planner Schindler said I am pretty sure that they all come with a lid, but whether they close the lid is the question.

Commissioner Catmull said I don't think the height would block the views, and I know that is not something we look at, but the run and slope wouldn't block the east views would it.

Planner Sanderson said the site is about 2ft. lower than the residential sites to the west, so what they neighbors are used to looking at out their back yard to the east will be different, there will be something there more than there is now. This has been designated for commercial use for some time, long before these homes were even bought, so common sense would say that a commercial use is going to go next to a collector street, so there will be some obstruction.

**Fred Cox, (Architect)** – said the development agreement said the building should be higher than 35ft, and I have another building in a different town where the building is 35ft, in this case we tried to lower it as much as we could and still have reasonable ceiling heights on both the main floor and upstairs.



Working with staff we moved the building as far east as we could, in fact, it is 10ft. further east than I was originally thinking we could. We had originally put the dumpster closer to the building, but closer to the south property line, which would have been allowed by the zoning ordinance, but the development agreement specifically had the 50ft requirement, so that is one of the reasons we reconfigured our parking and a couple of other factors. The engineering department specifically asked for the fire hydrant to be put in that particular location, because they wanted it far enough away from the building so if there was a problem with the building they would be able to access the fire hydrant, but not be too close to the building, so that is why the fire hydrant is located where it is. If we were to move the dumpster further east and swapped with the fire hydrant, it wouldn't be where they wanted it. I think the dumpster is in the best place that we can put it, and we did push it so that it is more than 50ft. away. I have always seen dumpsters with lids, and we don't have a problem making sure that it has one. We have LED lighting and they have the ability of providing light very closely, so if we can't keep the light where we want it then we will add some shields, but there shouldn't be problems with the lighting. Regarding the building blocking the view, we have lowered the building as low as we can, but we do have significantly more trees than we had originally planned. We hired a landscape architect that went through the zoning and development agreement, as well as receiving feedback from staff to add additional trees to create as much blockage as we could. The trees will be a little larger than what we normally use, so they will add some additional blockage. The parking and the lighting we did our best to not impact the neighbors, but I do appreciate the suggestions and comments. The windows upstairs are not all the way to the top, so they are not anywhere near as tall as the building is. We have (4) tenants upstairs, and based on the development agreement we are allowed to have the (4) tenants. The main floor has a restaurant, but we are looking to have a smaller restaurant also in that location. The parking is based on the number of seats, so it would not be able to be as large of a restaurant to the south because we are limited on our seating.

Planner Sanderson said in talking with the neighbors and hearing some of their concerns, if the fire department and engineering would allow it, would it be possible to put the fire hydrant down in the island and put the dumpster where it is. I want it to be clear that this meets the requirements the way that it is, but I am just asking for the residents. I don't need a solid answer right now, but would it be something that you would consider?

Mr. Cox said where we are putting the water line going to the hydrant would be further, but if engineering was ok with the fire flow it is a possibility. We can't move the water line because of the sprinklers for the building, but it is something that we could look at.

Chair Hollist opened the Public Hearing to comments.

**Greg Weaver, South Jordan** – said my property is directly west to the site in discussion. I would like to thank Mr. Sanderson for being open to the discussions we had last week, as well as Mr. Cox, and Mr. Wong for doing what you can to make the building as least impactful as possible. When I built my home 11 years ago, I knew this would be commercial property, and I had hopes that some of the things I wanted would be fulfilled, and some have not. The main issue that has been brought up is the garbage from the dumpster. If this was a dry goods store with lots of paper that would be less impactful, but this is raw meat, and that would be very impactful. We would be very appreciative if there is something that can be done to move that dumpster to a different location. I have a concern if there is going to be illuminated signs on the west side of the building, are there any plans to have any illuminated lighting other than the lighting for the parking lot? There is also a safety concern because of the elevation difference, and there is a 6ft masonry wall between my property and it ends up being about 4 ½ feet, so my property is quite elevated. My request would be that with the 2 feet elevation change between the wall and the parking lot that they put in a small 2ft. retaining wall, so there is a barrier. It is unfortunate for me that this is a 2 story building, because those windows are going to look right into my daughter's bedroom window, as well as

mine, but I am not sure that there is much we can do about that, other than increase the trees and you have already done that.

**Ben Poulson, South Jordan** – said I also have a property that is directly west of this building, and that dumpster is directly behind my property, so that is probably the biggest concern I have. The natural grocers dumpster is further away than the 50ft. required, and it is on the west side of their establishment. We can still smell that dumpster often from where we live. I am very concerned about the type of garbage that will be in this dumpster, and I don't think any home owner would want that behind their property, so anything we can do to have it moved further away would be appreciated. I am pleasantly surprised about how much lighting there is, and I don't think there will be a lighting pollution issue, unless there is signage on the back of the building. I am a little bit concerned on the other side now that there isn't enough light in the back portion of the lot, it will be dark and that will be an attraction for people to meet up, and it would be a perfect location for a drug deal to go down.

**Kalamar Robbins, South Jordan** – said I have a question about the sidewalk in the front. I realize that the ordinance that controls this was done in the year 2000, which has been 20 years ago, but Redwood Rd has now become a major thoroughfare and has enlarged to a (3) lane roadway in both directions. I do have land, and a building there, and it seems like an 8ft. sidewalk does not make sense, but I think putting the additional landscape and trees does makes sense for safety. I have been out on Redwood Rd for hours at a time and there are not a lot of people that walk along there, because of what Redwood Road has become. I just think that this is something that was established many years ago, but now it is not reflecting what is happening at this time. It is just a thought to throw out there for you to consider.

**Sadie Poulson, South Jordan** – said I live directly west of Mr. Weaver, and I have the same concerns. I would also like to mention that I am concerned about the parking for all of these establishments and their patrons, and the workers. We do have concerns with the Vortex shop, those people that work at Cut-Throat do not park in the parking lot they park on the residential street, so I want to make sure that there would be enough parking for all of the businesses. I am also concerned that you will even be able to fill this building, because we have several buildings that have been sitting empty for over 2 years, so I am concerned that they won't be able to fill those spaces.

Chair Hollist closed the Public Hearing.

Chair Hollist said I like what Planner Sanderson said about moving the dumpster, so if Planner Sanderson and Mr. Cox could work with staff to see if they can move the fire hydrant to a different location, I know that the resident would really appreciate it.

Planner Sanderson we will plan on doing that.

Chair Hollist said there was a question about the signage, so Mr. Cox could you address whether you will have any signage on the west side of the building that would generate light specifically.

Mr. Cox said I talked with Patrick earlier and we are not aware of any proposals for illuminated signs on the west side of the building. The doors on the west side will provide access to the upstairs offices, so I don't see any reason to put any illuminated signs on the west side, because of the design of the building.

Chair Hollist said there was a question about how long the wall will be along the west side of the property.

Mr. Cox said it is 6ft. on our side, but it is less than 6ft. on their side. I don't think there should be a concern.

Chair Hollist said will there be a retaining wall put in that area.

Mr. Cox said there will be quite a bit of landscape with all of the trees, and looking at the grading plan I don't see any easy way of changing the grades a lot, because if we were to move our side up it would make it worse. I don't think there is much else we can do, except add the trees that staff has recommended.

Chair Hollist said do we know how often the dumpster is emptied.

Mr. Cox said restaurants typically hire someone to empty the dumpsters, and I am not sure how often they do that.

City Planner Schindler said if they smells became an issue it would be Salt Lake County that would enforce their ordinances.

Chair Hollist said there was a concern about the lighting at the end of the property, so could you address that Mr. Cox.

Mr. Cox said we were asked to set the lights so that by the time they hit the boundary it would be pretty well gone so there wouldn't be a problems with the neighbors. We have a controlled light that is lighting the parking lot, but I am sure that by the time we get the trees in there, it will be possible that the light doesn't get through all of the trees. I really don't know that adding more light to the light pole would even help. The intent was to have very little lighting for the neighbors, so that if at 10:00 pm they want to go to bed there wouldn't be an issue.

Chair Hollist said there was an issue about the off-set on Redwood Road and the sidewalk, could you remind us how much of a park-strip there is, and discuss the safety now that Redwood Road is (3) lanes each way.

Planner Sanderson said it is already existing and it has already been designed and installed this way. I do come in early on that road and I do see some joggers, but there is not a lot of people. The idea is to have a complete network for both pedestrians and the cars. There was an issue brought up about the safety, the sidewalks on both sides are 4ft. wide, some are 5 or 6ft wide. and the park-strips are 3, or 4ft. along Redwood Rd. The ideas is to have them wide and added trees for a buffer.

Chair Hollist said could you address the Parking requirements.

Planner Sanderson said they do meet the requirements, but if there is an issue they could go to the Natural Grocers and talked to them about a shared parking agreement.

Chair Hollist said the last concern was that your office space being empty, do you have any tenants lined up at this point.

Mr. Cox said I know that the majority of the main floor is for the Ichiban Restaurant, and the upstairs is (4) small offices. The bulk of the building would be the main floor and it is my understanding that they have someone lined up for the other restaurant, but I do not know who that is.

Commissioner Gedge said there was a question asked about adding a 2ft. wall, but I think with the elevation it would be a moot point. I would also like to make sure that when staff and Mr. Cox discuss moving the fire hydrant, I want to make sure we are not adversely affecting the Natural Grocers for emergency response by moving it to the south. In this zone, would residential be an allowed use on the second floor? I know it is not today, so what would happen if this was to change, would it have to come back to the Planning Commission, or City Council? I am concerned that it might be sprinkled, but is it plumbed for (3) showers on the second floor. Is the residential use a permitted occupancy of this building. I also wanted to bring up the it has been brought up several times that there is going to be a second restaurant on the first floor as well, so are we considering one restaurant with the parking stalls, and what happens when they add the second location. We have had similar instances where there isn't enough parking with other strip malls that subdivide for several restaurants.

Chair Hollist said I seem to remember that your parking description showed two restaurants, is that correct?

Planner Sanderson said it does show two restaurants and it does show the parking calculations for both.

Chair Hollist said I thought that residential was allowed in a Mixed Use Zone, could you clarify that issue.

Planner Sanderson said we have had a lengthy discussion on this and the simple answer is, it is allowed in the zone, but the development agreement does prohibits a residential use. When this was going through the zoning the City Council specifically prohibited it as a use, so the only way this could change is to go back to the City Council and have it reinstated into the zone.

**Commissioner Gedge motioned to approve File No. PLSPR202000069 for the proposed Ichiban restaurant site plan located at 10662 South Redwood Road, as presented to the Planning Commission, subject to the following:**

- **The applicant shall obtain UDOT approval for the proposed storm drain connection.**
- **The applicant shall sign a storm water facility maintenance agreement with the City.**
- **The land owner shall disclose in writing to all future tenants the hours of operation as prescribed within the development agreement.**

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

**B. SOJO CENTRAL, PRELIMINARY SUBDIVISION**

Location: 10719 S. Redwood Rd.  
File No: PLPP202000203  
Applicant: Boyd Brown, KW Real Estate

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

Commissioner Catmull said I am looking at the property lines and lot 1 on the west side it has something interesting going on, I am interested to know about what that is.

Planner Drozdek said I don't know at this point, it may have to do with the parking requirements.

Boyd Brown (Applicant) – said we have had a lot of challenges with this property and its shape. There are some easements with the power corridor, so we did the best that we could to get the parking requirements

for the (3) different buildings because of the way the traffic flows through there, so that little jog allows us to have enough parking for the front building, which is retail.

Chair Hollist said will there be some type of a shared parking agreement with these (3) properties.

Mr. Brown said there will be a cross access for the road so there will be a private road that connects and comes out on Beckstead on the south side, and it also connects up to where the library is on the north side, and there will be some agreement of cross access, but part of the reason we have the private property line is that each business will have some of their own parking. This is the way designed it, because there could be some overflow in the middle of all three of the buildings.

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

**Commissioner Gedge motioned to approved a preliminary plat File No, PLPP202000203 creating (3) commercial buildings lots on property generally located at 10719 S. Redwood Rd. Commissioner Morrissey seconded the motion. Roll Call Vote was 5-0 unanimous in favor.**

## **IX. LEGISLATIVE PUBLIC HEARINGS –**

### **A. SKYE DRIVE REZONE, REZONING FROM RESIDENTIAL (R-1.8) TO RESIDENTIAL (R-2.5)**

Location: 9811 Dunsinane Drive  
File No: PLZBA202000183  
Applicant: Dale Hull

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

Chairman Hollist said are the only other R-2.5 homes adjacent to this on 9800 S?

Planner Mann said yes, that is correct.

Chair Hollist said what is the zoning on the homes to the west of this property?

Planner Mann said those are R-1.8 and they are all less than a ½ acre.

Chair Hollist said if we were to rezone this to R-2.5, is there the possibility that they could put (3) lots on here?

Planner Mann said they would not have the density and they would not meet the frontage requirement.

Commissioner Gedge said my only concern is the property to the east. I know they have to meet the masonry wall to the LDS church on the south side, but it is zoned R-1.8, so would it flow into a residential next door? And are there any requirements to border that east side of the property.

Planner Mann said here would not be any requirements, and I don't know if there is an existing wall there. I don't know if there is any requirement you can place on it, but the code does allow the Planning Commission to identify certain areas as hazardous, like a canal, but I wouldn't consider a seminary as hazardous.

Assistant City Engineer Nielson said I just looked on google earth and it looks like there is a 5 or 6ft. chain link fence already there on the west side of the seminary building.

Commissioner Catmull said on Sky Drive it is currently a (3) lane road, and I believe the Master Transportation also calls for it to be a (3) lane road, and it is close to connecting to some areas by Bangerter Highway, so if the road was expanded would those lots have enough dimension to support those (2) lots if more land was taken?

Assistant City Engineer Nielson said in this area of Shields Lane, if you look to the land on the west that is pretty built out, in our Master Transportation plan there wasn't a huge increase in traffic even projecting out to 2040. There was a slight increase, maybe 5%, but it still stays in a reasonable level of service, so there is no plan for additional widening on Shields Lane.

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

Chair Hollist re-opened the Public Hearing so Planner Mann could read the letter he received from a resident.

Planner Mann read the letter received by a resident – (Attachment D)

Chair Hollist Closed the Public Hearing.

Commissioner Gedge said can you address how many house hold trips will be so we know how impact with be there.

Mr. Nielson said on an average we estimate 10 trips per household. That is regarding 2 lots and 10 trips, and 3 lots would be 30 trips per household. On Sky Drive it is about 8,000 vehicles per day.

**Commissioner Gedge motioned based on the staff report and other information presented to the Planning Commission during the Public Hearing, and the Planning Commission, I move that the Planning Commission during the Public Hearing, and the Planning Commission's discussion, I move that the Planning Commission forward a recommendation to the City Council to approve the proposed rezone from R-1.8 to R-2.5. Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor.**

**X. OTHER BUSINESS** – *None*

## **ADJOURNMENT**

**Commissioner Darby motioned to adjourn the July 28, 2020 Planning Commission meeting. Commissioner Morrissey seconded the motion. Vote was unanimous in favor.**

The July 14, 2020 Planning Commission Meeting adjourned at 8:05 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

Meeting Date: 8/11/2020

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**Application:** HIGHRIDGE RETAIL BUILDING C - SITE PLAN AMENDMENT

**Address:** 3537 West 11400 South

**File No:** PLSPR202000253

**Applicant:** Charlie Openshaw

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

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## **Staff Recommendation (Motion Ready):**

I move that the Planning Commission **approve** file no. PLSPR202000253 for the proposed Highridge Retail Building C site plan amendment, located at 3537 West 11400 South, as presented to the Planning Commission.

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## **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.

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## **BACKGROUND:**

The Highridge Retail site plan was approved by the Planning Commission in November 2017. This approval allowed the construction of three commercial buildings intended for office and retail uses, located at approximately 3500 West 11400 South. The first phase included Buildings A and B, which have since been constructed and occupied. The second phase, known as Building C, was approved as an 11,500 square foot two-story building near the east side of the overall site area, which has yet to be constructed.

Prior to site plan approval, the property was rezoned to the VMU Zone which included a Development Agreement, Master Development Plan, and Design Guidelines.

## **Proposal:**

The applicant has an office tenant now interested in occupying a portion of Building C, and is proposing to amend the building and the surrounding site area to better fit the needs of this future tenant. The proposal includes eliminating the second floor of the originally approved building but increasing the main floor area of the building from 6,900 square feet to approximately 8,200 square feet. The applicant is also proposing to eliminate some of the landscaping from the original design and reconfiguring the parking lot to create some additional parking stalls.

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

### **Findings:**

- Staff recognized a mutually beneficial opportunity for the applicant and the land owner to the south to share parking. The reconfigured parking lot is a more efficient site design layout that allows shared parking between Building C and the recently approved SOJO Remax building, which was required to find additional parking spaces as part of its approval. Through some coordination by City Staff, both land owners have agreed to share the excess parking stalls within the proposed Highridge Retail Building C site plan. The excess parking stalls will be centrally located between the Highridge Retail Building C and SOJO Remax buildings.
- The original site plan approval created a potential traffic safety issue because the northeast corner of Building C would have obstructed a clear vision site area near Loma Vista and 11400 South. The northeast corner of Building C now includes a small courtyard or plaza area, which increases the clear vision site area. The City's Engineering Department has reviewed the proposal and found that the new design is acceptable per the AASHTO clear site area requirements as prescribed by UDOT.
- The reconfiguration of the parking lot will eliminate some excess planter islands from the original design layout. In turn, this will reduce some water usage and maintenance expenses. Nevertheless the reconfigured site meets all the City Code minimum landscape requirements.
- By design, adding perpendicular parking along Loma Vista is a traffic calming technique to reduce traffic speeds within the development. As a result, the private street should function more like a drive aisle rather than a through street.
- Building C's style, colors, and materials are the same as the other two buildings and the originally approved building, which comply with the original Design Guidelines. For this reason, Staff did not have the City Architecture Review Committee review the proposed one-story building.
- A building permit has been submitted to the City's Building Department for Building C and is subject to building and fire code compliance.

### **Conclusion:**

- The proposal does not conflict with City zoning and development codes or with the Development Agreement, Master Development Plan, and Design Guidelines.
- The proposal enhances safety by complying with the clear vision site area requirements.
- The proposed site plan amendment is more functional, cohesive with existing development and solves problems for the City, the applicant, and the adjacent land owner.

### **ALTERNATIVES:**

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

### **SUPPORT MATERIALS:**

- Aerial Map
- Original Plans
- Proposed Plans

  
Brad Klavano, City Engineer

  
Date



# Location Map



11400 South

**Subject Property**

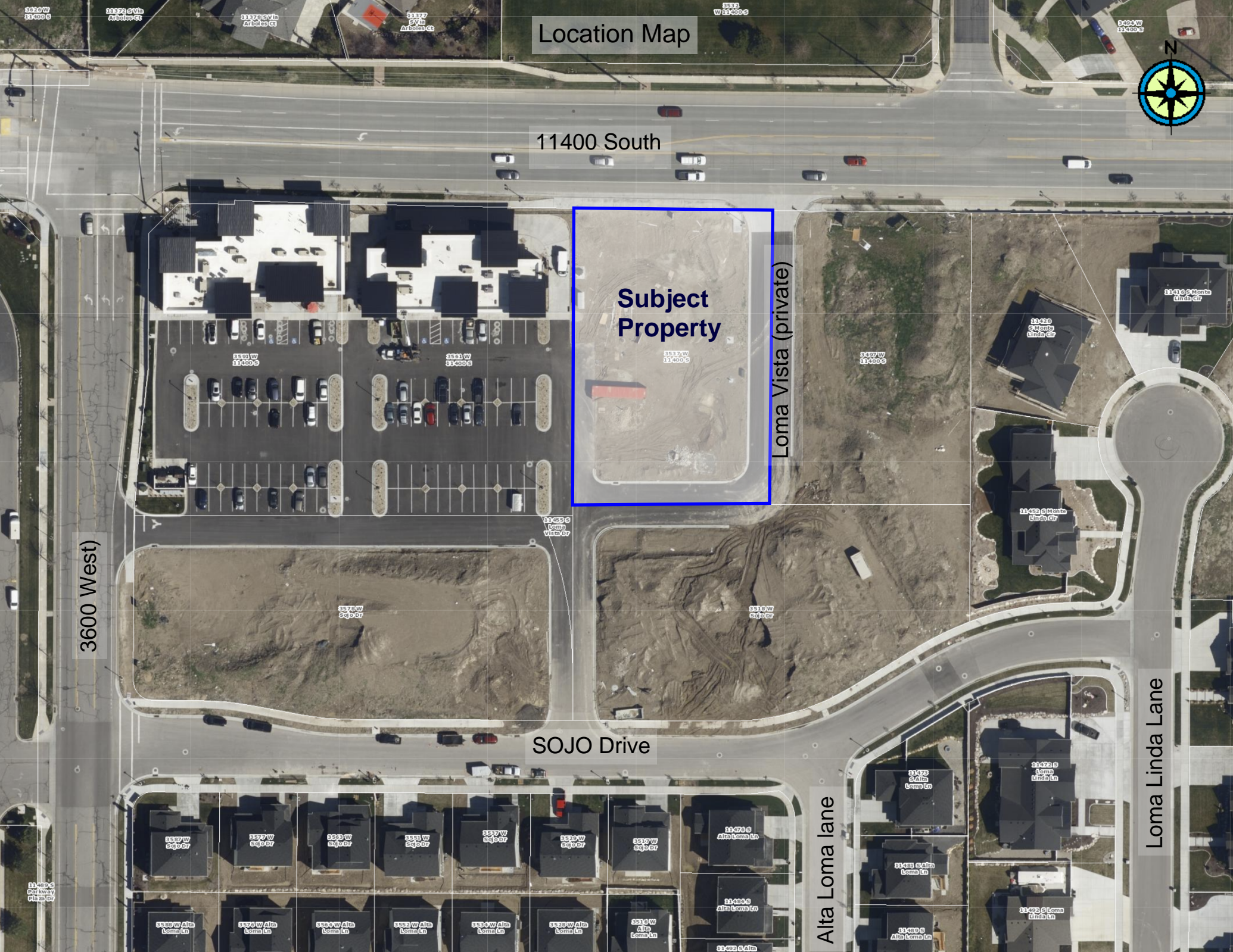
Loma Vista (private)

3600 West)

SOJO Drive

Alta Loma lane

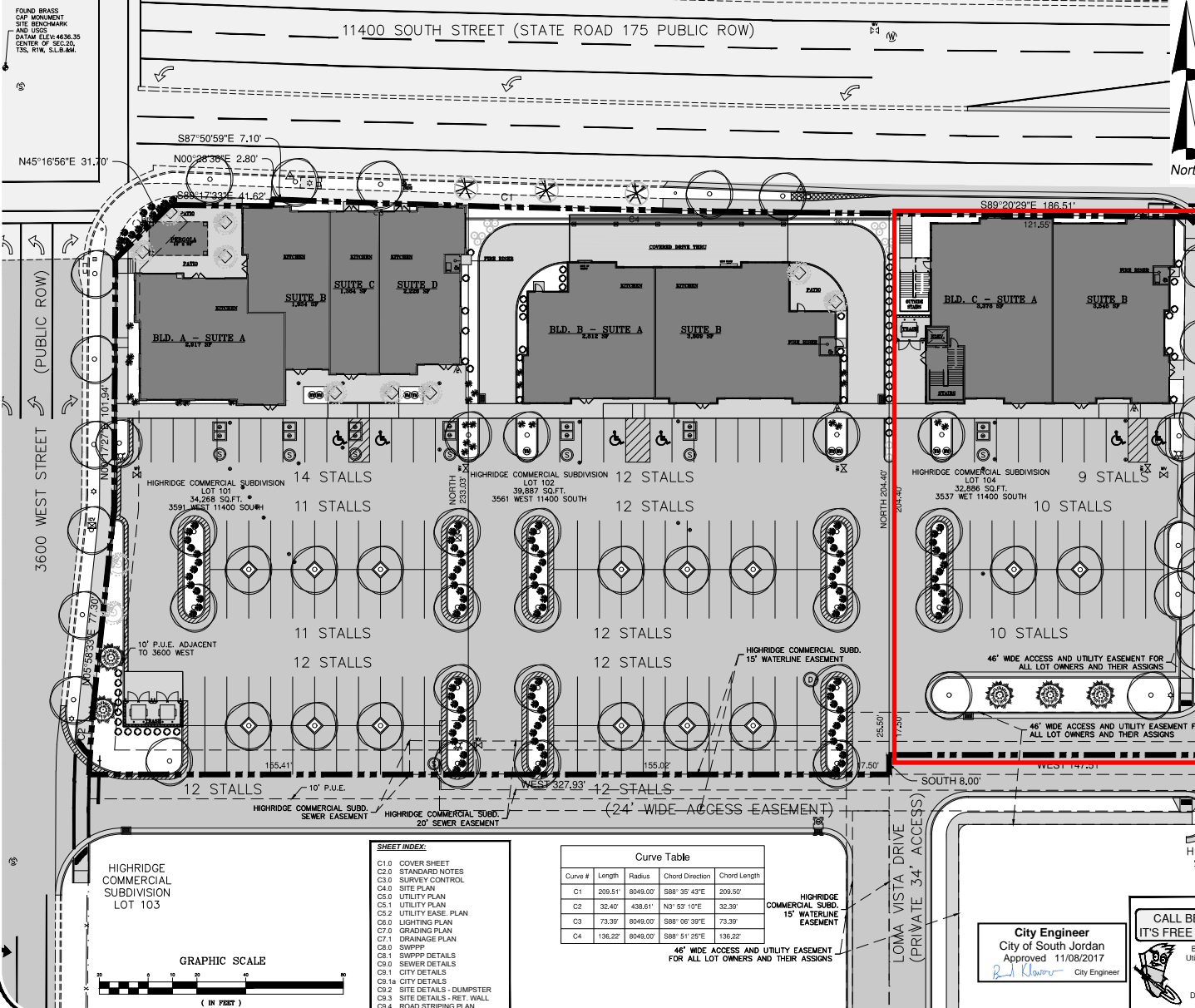
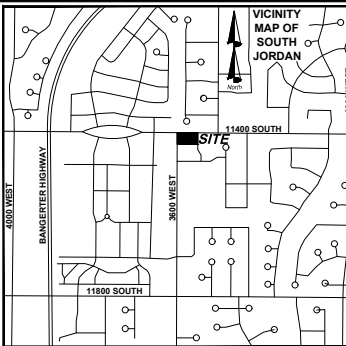
Loma Linda Lane





# ORIGINAL PLANS

sion, Lot 101, 102 104 - SITE PLAN  
southeast Quarter of  
p 3 South, Range 1 West,  
ise and Meridian  
outh, South Jordan, Utah



**SITE INFORMATION:**  
Lot Numbers: 101, 102 & 104  
Subdivision: Highridge Commercial Subdivision  
Address: 3550 W. 11400 S., South Jordan, UT

**OWNER / DEVELOPER:**  
CJO Holdings, LLC  
Walter "Charlie" Openshaw  
2230 North University Parkway, Suite 6D  
Provo, UT 84604  
801-367-1444  
charlieopenshaw@gmail.com

**SURVEYOR / ENGINEER / PLANNER:**  
A.L.M. & Associates, Inc.  
2230 North University Parkway, Suite 6D  
Provo, UT 84604  
(801) 374-6262 (801) 374-0085 FAX  
MGreenwood@ALMonline.com

**ZONING INFORMATION:**  
Zone - MU-TV Village Mixed Use

**BOUNDARY DESCRIPTION AS RECORDED:**  
HIGHRIIDGE COMMERCIAL SUBDIVISION, LOT 101, 102 and 104 according to the official plat based on file and of record in the office of the Salt Lake County Recorder.  
Area = 107,039 sq. ft. / 2.46 Acres

**SITE TABULATION:**

Total Area	107,039 S.F. (100%)
Total Building Area:	27,900 S.F.
Building A - Main Level:	8,441 S.F. (8%)
Building A - Lower Level:	2,215 S.F. (2%)
Building B - Main Level:	6,621 S.F. (6%)
Building C - Main Level:	6,823 S.F. (6%)
Building C - 2nd Level:	3,800 S.F. (3%)
Landscaped Area:	11,125 S.F. (10%)
Impervious Area:	74,029 S.F. (70%)
Parking Stall Shown - 149 stalls (6 ADA Stalls)	
Parking Count: (5.34 stalls / 1,000 sq.ft.)	

**SYMBOL LEGEND:**

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- ELECTRICAL POWER
- GAS LATERAL
- GAS MAIN
- SEWER LATERAL
- SEWER PIPE
- STORM DRAIN PIPE
- WATER (FIRE LINE)
- WATER LATERAL
- WATER MAIN (CULINARY)
- FIRE HYDRANT (FH)
- FIRE DEPT. CONNECTION
- POST INDICTR. VALVE (PIV)
- SEWER MANHOLE
- SD MANHOLE (SDMH)
- WATER VALVE (WV)
- WATER METER (WM)

**A.L.M. & Associates, Inc.**  
Engineering • Surveying • Development • Planning  
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph: (801) 374 - 6262

Highridge Com., Lot 101, 102, 104  
CJO Holdings, LLC  
COVER SHEET

**C1.0**  
OF SHEETS  
Proj # 559 - 1873

**SHEET INDEX:**

- C1.0 COVER SHEET
- C2.0 STANDARD NOTES
- C3.0 SURVEY CONTROL
- C4.0 SITE PLAN
- C5.0 UTILITY PLAN
- C6.1 UTILITY PLAN
- C6.2 UTILITY EASE. PLAN
- C6.0 LIGHTING PLAN
- C7.0 GRADING PLAN
- C7.1 DRAINAGE PLAN
- C8.0 SWPPP
- C8.1 SWPPP DETAILS
- C9.0 SEWER DETAILS
- C9.1 CITY DETAILS
- C9.1a CITY DETAILS
- C9.2 SITE DETAILS - DUMPSTER
- C9.3 SITE DETAILS - RET. WALL
- C9.4 ROAD STRIPING PLAN

**Curve Table**

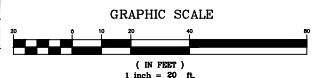
Curve #	Length	Radius	Chord Direction	Chord Length
C1	209.51'	8049.00'	S88° 35' 43"E	209.50'
C2	32.40'	438.61'	N3° 53' 10"E	32.39'
C3	73.39'	8049.00'	S88° 06' 39"E	73.39'
C4	136.22'	8049.00'	S88° 51' 26"E	136.22'

46' WIDE ACCESS AND UTILITY EASEMENT FOR ALL LOT OWNERS AND THEIR ASSIGNS

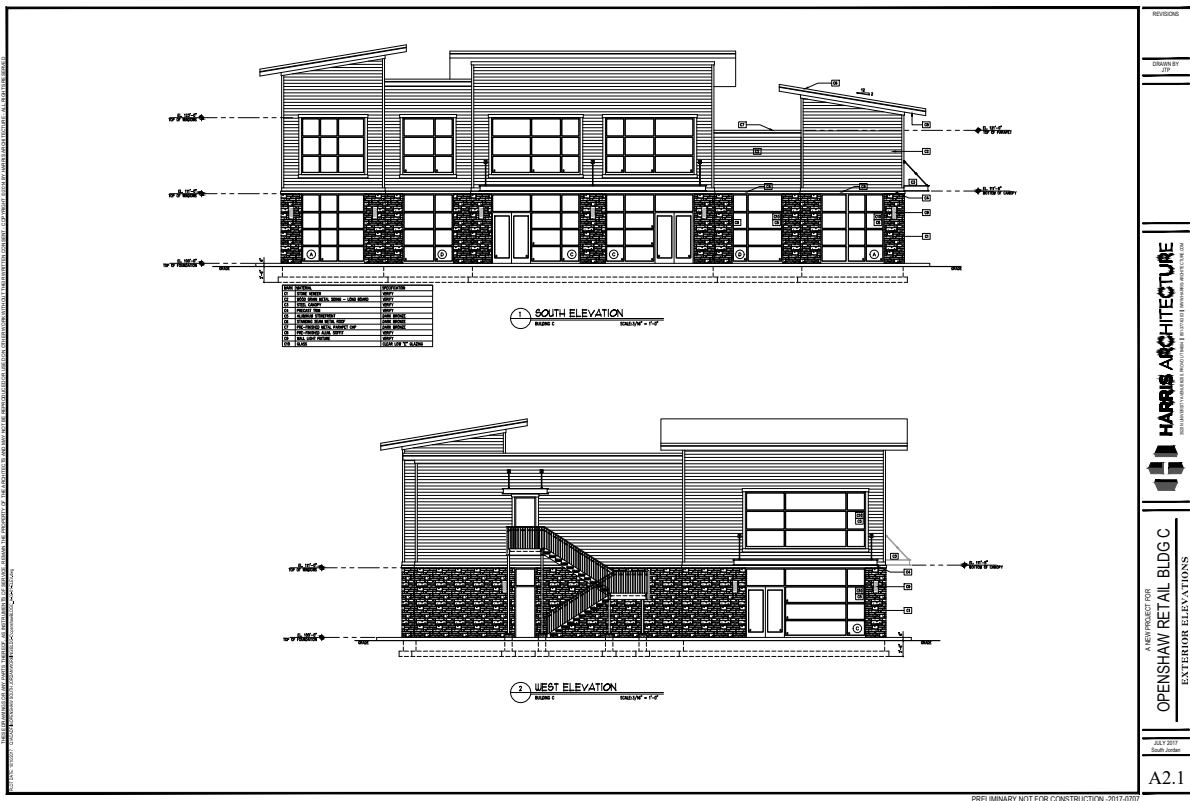
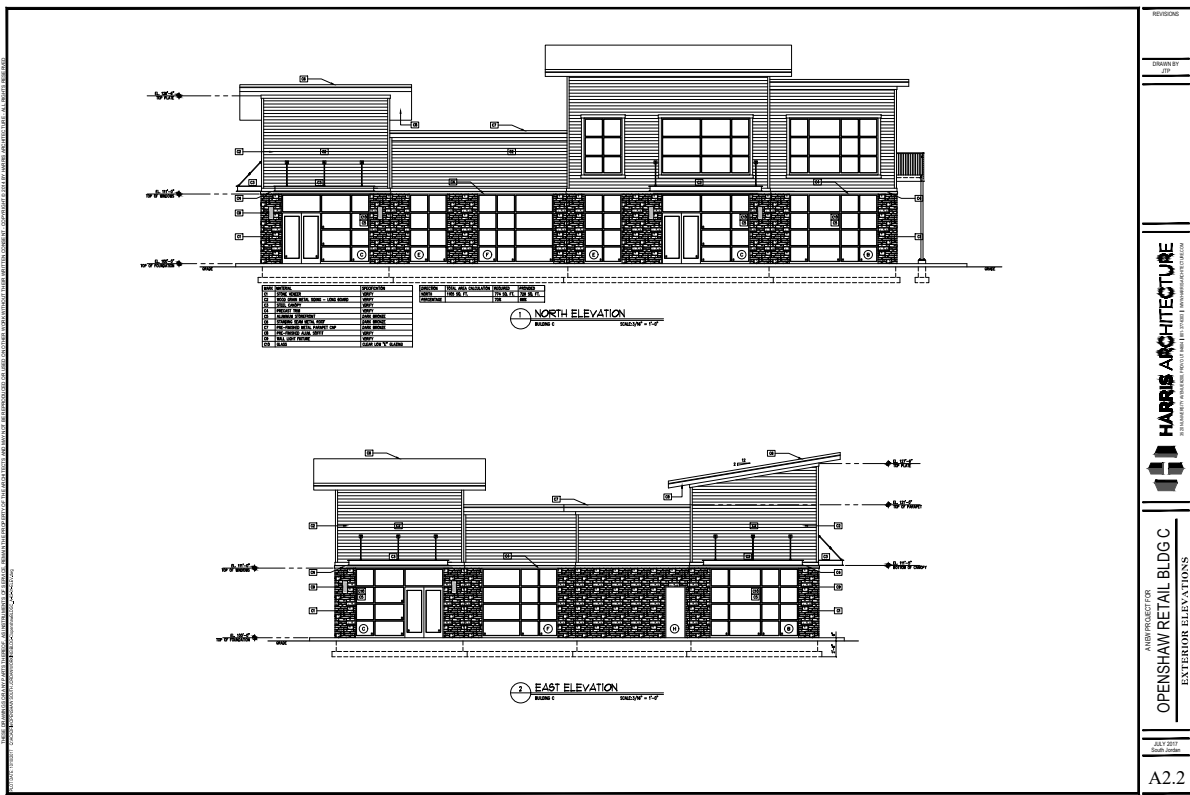
**CALL BEFORE YOU DIG.**  
IT'S FREE AND IT'S THE LAW.

**City Engineer**  
City of South Jordan  
Approved 11/08/2017  
*Bill Nowor* City Engineer

**BLUE STAKES OF UTAH**  
Utility Notification Center, Inc.  
1-800-662-4111  
www.bluestakes.org  
Dig Safely. Know what's below. Call before you dig.

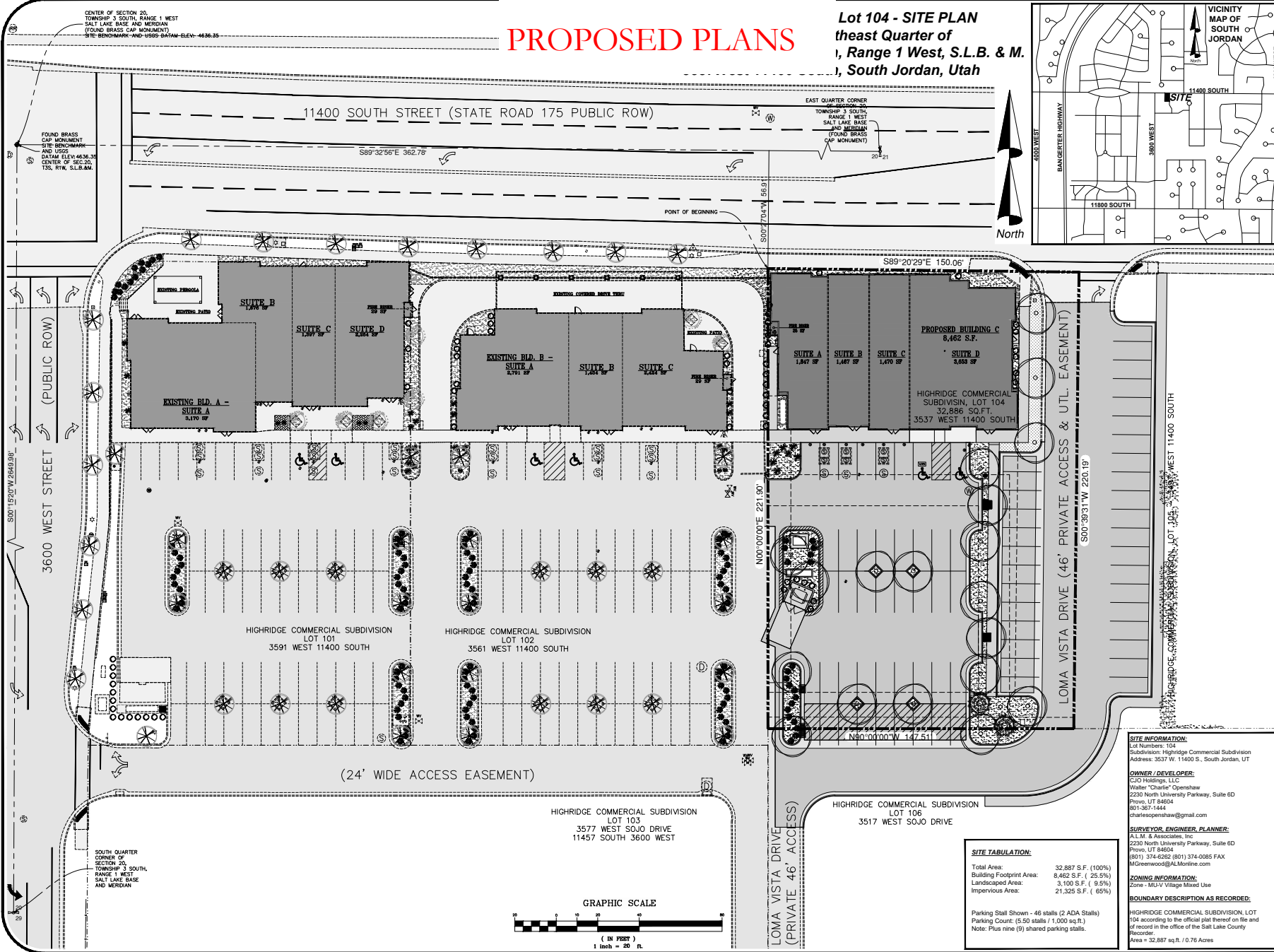
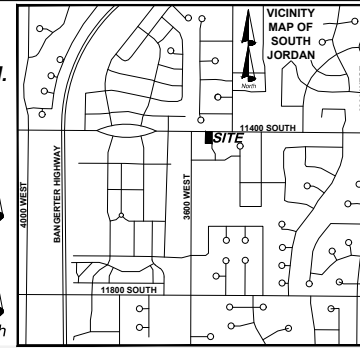


## ORIGINAL ELEVATIONS



# PROPOSED PLANS

**Lot 104 - SITE PLAN**  
theast Quarter of  
1, Range 1 West, S.L.B. & M.  
1, South Jordan, Utah



**SITE INFORMATION:**  
Lot Numbers: 104  
Subdivision: Highridge Commercial Subdivision  
Address: 3537 W. 11400 S., South Jordan, UT

**OWNER / DEVELOPER:**  
CJO Holdings, LLC  
Walter "Charlie" Openshaw  
2230 North University Parkway, Suite 6D  
Provo, UT 84604  
801-367-1444  
charlieopenshaw@gmail.com

**SURVEYOR, ENGINEER, PLANNER:**  
A.L.M. & Associates, Inc.  
2230 North University Parkway, Suite 6D  
Provo, UT 84604  
(801) 374-6262 (801) 374-0085 FAX  
MGreenwood@ALMonline.com

**ZONING INFORMATION:**  
Zone - MU-V Village Mixed Use

**BOUNDARY DESCRIPTION AS RECORDED:**  
HIGHRIDGE COMMERCIAL SUBDIVISION, LOT 104 according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.  
Area = 32,887 sq.ft. / 0.76 Acres

**SITE TABULATION:**

Total Area:	32,887 S.F. (100%)
Building Footprint Area:	8,462 S.F. ( 25.5%)
Landscaped Area:	3,100 S.F. ( 9.5%)
Impervious Area:	21,325 S.F. ( 65%)

Parking Stall Shown - 46 stalls (2 ADA Stalls)  
Parking Count: (5.50 stalls / 1,000 sq.ft.)  
Note: Plus nine (9) shared parking stalls.

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Engineering • Surveying • Development • Planning  
2230 North University Parkway, Building 6D, Provo, Utah 84604 PH: (801) 374-6262

**Highridge Commercial Lot 104**  
CJO Holdings, LLC  
COVER SHEET

No.	Revision	Date

**C1.0**  
OF SHEETS  
Proj # 559 - 1873

**GRAPHIC SCALE**

(IN FEET)  
1 inch = 10 ft.

**LOMA VISTA DRIVE (46' PRIVATE ACCESS & UTL. EASEMENT)**

**SUITE D**  
3,653 SF

**SUITE C**  
1,470 SF

**SUITE B**  
1,467 SF

**SUITE A**  
1,847 SF

**PARK BUSER**  
25 SP

**INSTALL ROCK MULCH**

**ACCESSIBLE PARKING SIGNS TO BE INSTALLED AS PER ADA STANDARDS**

**INSTALL EVERGREEN COLUMNAR TREES (SEE 17.74.060 K.1)**

**INSTALL SHADE TREE**

**INSTALL 48" TREE GRATE**

**INSTALL 48" TREE GRATE**

**INSTALL P.I. METER AND BACKFLOW PREVENTER**

**SCREEN DUMPSTER WITH EVERGREEN LANDSCAPE MATERIAL (SEE 17.74.060 L.)**

**MINIMIZE WATER USAGE WITH DRIP IRRIGATION SYSTEM TO SPECIFIC TREES AND ORNAMENTAL GRASSES IN ROCK MULCH AREA. TYPICAL (SEE 17.74.060 K.3.)**

**INSTALL ROCK MULCH (TYPICAL)**

**INSTALL ORNAMENTAL GRASS IN ISLAND PLANTER (TYPICAL)**

**LOMA VISTA DRIVE (46' PRIVATE ACCESS & UTL. EASEMENT)**

**PLANTING SCHEDULE**

SYMBOL	DESIGNATION	COMMON NAME	SIZE	MIN. HEIGHT	MATURE SIZE (HxW)	QTY
[Symbol]	<b>DECIDUOUS TREE</b>	EXISTING SHADE TREE TO REMAIN HONEYLOCUST OR EQUIV. SHADE TREE 2" CAL.	5 GAL	7'	30 X 35'-45'	0
[Symbol]	<b>EVERGREEN TREE</b>	SKY PENCIL HOLLY	5 GAL	7'	2' X 8'	26
[Symbol]		BABY BLUE EYES COLORADO SPRUCE	6" B&B	7"	12X20"	2
[Symbol]	<b>ORNAMENTAL GRASS</b>	ELIJAH BLUE FESCUE	5 GAL		1' X .75"	7
[Symbol]		FOERSTER FEATHER REED GRASS	5 GAL		3' X 2.5"	22
[Symbol]		BLUE OAT GRASS	5 GAL		3' X 3"	6
[Symbol]	<b>GROUND COVER</b>	KENTUCKY BLUE GRASS	SOD		4" TURF	530 S.F.
[Symbol]		Carpinus betulus 'Frans Fontaine'				
[Symbol]		2"- 3" SORESEN RIVER ROCK @ 4"- 6" MIN. DEPTH WITH DEWITT PRO #5 WEED BARRIER FABRIC (INSIDE BOUNDARY)				2,570 S.F.
[Symbol]		2"- 3" SORESEN RIVER ROCK @ 4"- 6" MIN. DEPTH WITH DEWITT PRO #5 WEED BARRIER FABRIC (OUTSIDE BOUNDARY)				430 S.F.

**OWNER / DEVELOPER:**  
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www.bluestakes.org  
Dig Safely. Call Before You Dig.

**PLANTING NOTES:**

- TURF GRASS TO BE INSTALLED AS SOD
- TOPSOIL DEPTH:  
TURF AREAS = 4" TOPSOIL DEPTH  
SHRUB AREAS = 8" TOPSOIL DEPTH
- ALL TURF AREAS TO BE IRRIGATED BY ROTARY AND SPRAY HEADS
- ALL SHRUBS AND GROUNDCOVER TO BE IRRIGATED BY DRIP IRRIGATION
- SHADE TREES IN STREET PARK STRIP AREAS TO BE INSTALLED EVERY 35-40 FEET









**SYMBOL LEGEND:**

- [Symbol] P.I. METER & BACKFLOW
- [Symbol] FIRE HYDRANT (FH)
- [Symbol] FIRE DEPT. CONNECTION
- [Symbol] POST INDICTR. VALVE (PIV)
- [Symbol] SEWER MANHOLE
- [Symbol] SD MANHOLE (SDMH)
- [Symbol] WATER VALVE (WV)
- [Symbol] WATER METER (WM)

**SITE INFORMATION:**  
 Lot Numbers: 104  
 Subdivision: Highridge Commercial Subdivision  
 Address: 3537 W. 11400 S., South Jordan, UT

**OWNER / DEVELOPER:**  
 CJO Holdings, LLC  
 Walter "Charlie" Openshaw  
 2230 North University Parkway, Suite 6D  
 Provo, UT 84604  
 801-367-1444  
 charlesopenshaw@gmail.com

- PLANTING NOTES:**
1. TURF GRASS TO BE INSTALLED AS SOD
  2. TOPSOIL DEPTH:  
TURF AREAS = 4" TOPSOIL DEPTH  
SHRUB AREAS = 8" TOPSOIL DEPTH
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  4. ALL SHRUBS AND GROUND COVER TO BE IRRIGATED BY DRIP IRRIGATION
  5. SHADE TREES IN STREET PARK STRIP AREAS TO BE INSTALLED EVERY 35-40 FEET

- SYMBOL LEGEND:**
- |   |                           |
|---|---------------------------|
|  | P. I. METER & BACKFLOW    |
|  | FIRE HYDRANT (FH)         |
|  | FIRE DEPT. CONNECTION     |
|  | POST INDICTR. VALVE (PIV) |
|  | SEWER MANHOLE             |
|  | SD MANHOLE (SDMH)         |
|  | WATER VALVE (WV)          |
|  | WATER METER (WM)          |

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Highridge Commercial Lot 104
CJO Holdings, LLC
LANDSCAPING PLAN

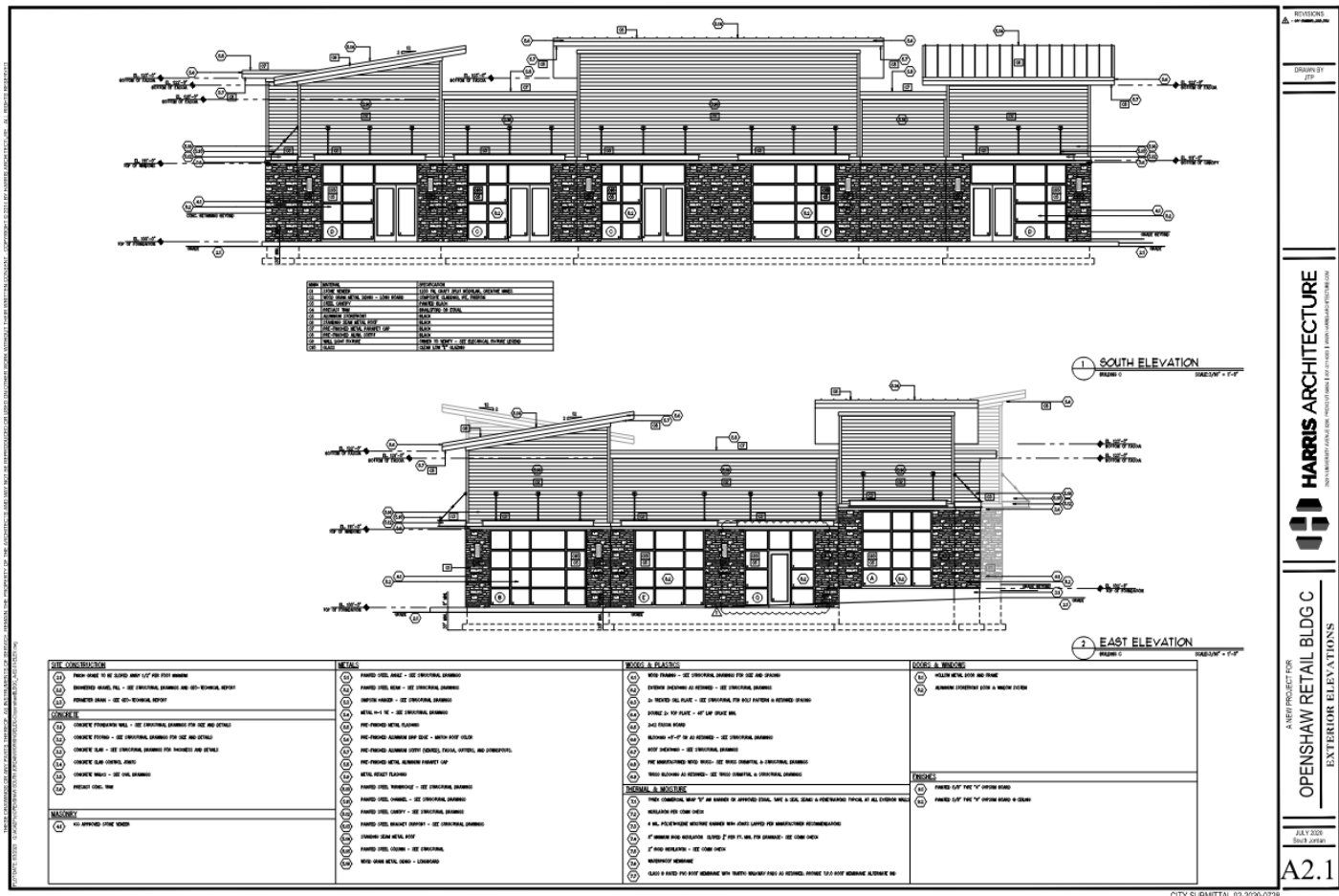
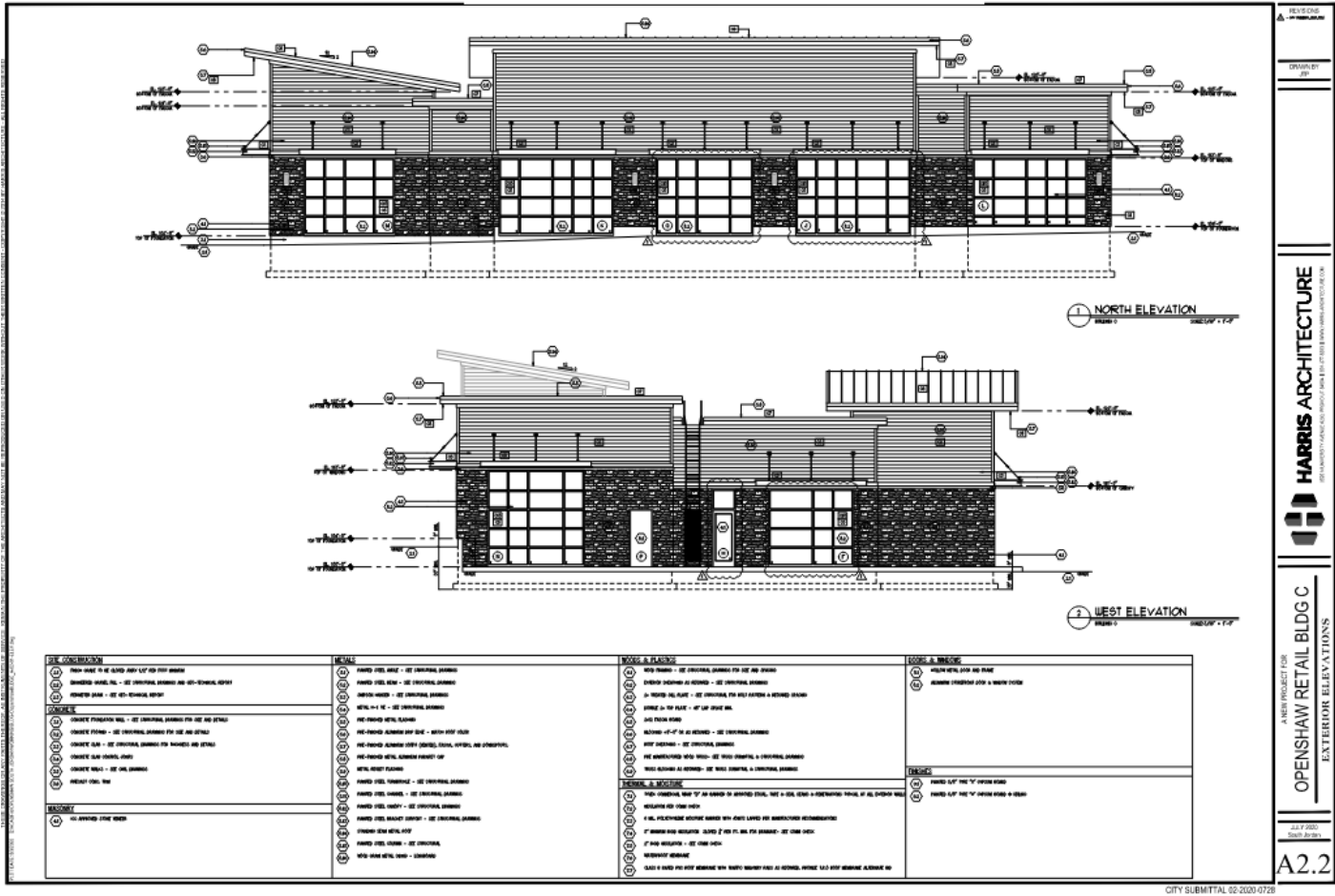
No.	Revision	Date

# L1.0

OF SHEETS

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Proj # 559 - 1873





# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 8/11/2020**

---

**Application:** CANYON VIEW SUBDIVISION

**Address:** Approximately 11044 S Temple Drive

**File No:** PLPLA202000082

**Applicant:** Jaime Mencia

**Submitted By:** David Mann, Planner II  
Jared Francis, Senior Engineer

---

## **Staff Recommendation (Motion Ready):**

**Approve** file no. PLPLA202000082 to create a 5-lot subdivision, located at approximately 11044 S Temple Drive, as presented to the Planning Commission.

---

**ACREAGE:** 3.04 acres

**CURRENT ZONE:** R-1.8

**CURRENT USE:** Residential

**FUTURE LAND USE PLAN:** Stable Neighborhood

## **NEIGHBORING**

### **LU DESIGNATIONS,**

### **(ZONING)/USES**

North - Stable Neighborhood, (R-1.8) / Single Family Residential  
South - Stable Neighborhood, (R-1.8) / Single Family Residential  
East - Stable Neighborhood, (R-2.5) / Single Family Residential  
West - Stable Neighborhood, (R-1.8) / Single Family Residential

---

## **STANDARDS 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 or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application. (City Code § 16.10.060)

## **BACKGROUND & ANALYSIS:**

Jaime Mencia has filed an application for a five lot residential subdivision located on the south west corner of Temple Drive and 11030 South. The Applicant will create a flag lot on the furthest western lot due to the irregular shape of the two parcels that make access difficult. The rest of the lots will have access to the new public street that will be created with this subdivision. The City Engineer has

agreed to allow secondary access to lots 1 and 2, in addition to removing the requirements for landscaped parkstrips along the west and east sides of the new street. Due to the design of the subdivision, Staff found that the parkstrips behind lots 1 and 2 would be difficult to maintain by the adjacent property owners. The property owner on the west side of the new road is not party to this development and, therefore, should not be required to maintain additional landscaped parkstrips. Staff found that constructing a wider curb-adjacent sidewalk will reduce the maintenance demand on city services. Landscaped parkstrips will still be required around the culdesac and will be maintained by the owners of the adjacent lots.

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

##### **Findings:**

- The proposed plat meets the maximum density, lot size, and frontage requirements for the R-1.8 Zone.
- Staff has found the project meets the requirements for sewer and water services.

##### **Conclusion:**

- Based on the application materials and the findings listed above, the proposal is consistent with the City's General Plan and with the purposes and objectives of the pertinent requirements of the City's Planning and Zoning Code (specifically Chapter 17.40).

##### **ALTERNATIVES:**

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

##### **SUPPORT MATERIALS:**

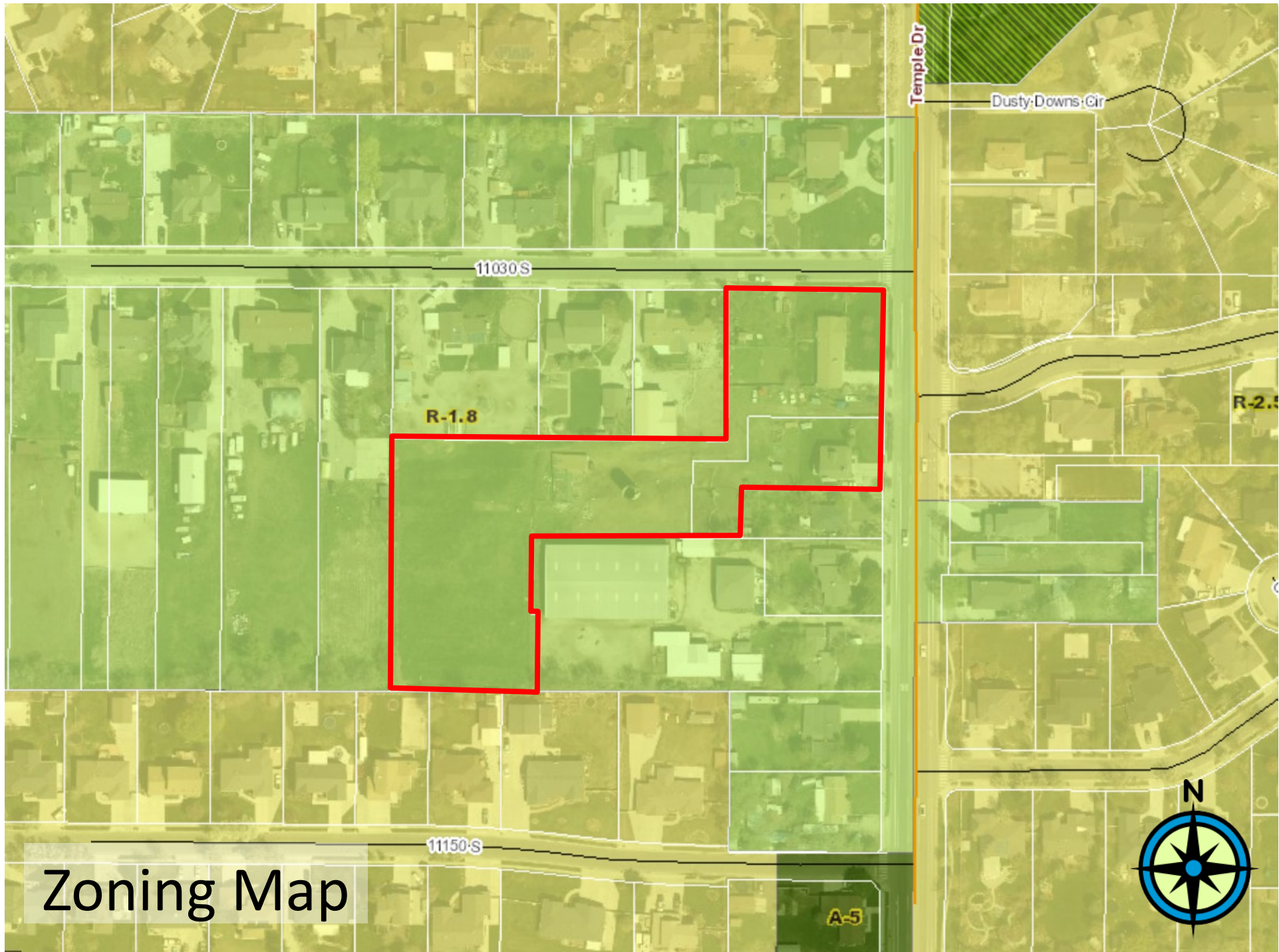
- Location Map
- Zoning Map
- Subdivision Plat
- Utility Site Plan





Location Map





Zoning Map

**CANYON VIEW SUBDIVISION**

Located in the NE CORNER of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian South Jordan, Salt Lake County Utah

**LEGEND**

- FOUND SECTION COR. AS NOTED SET 5/8" HIGH PIN TO BE SET AT ALL LOT CORNERS
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EXISTING DEED LINES
- EASEMENT AS NOTED BUILDING SETBACK
- CALCULATED POINT (NOT SET)
- SUBDIVISION MONUMENT
- PUBLIC ROADS (HEREBY DEDICATED TO CITY OF SOUTH JORDAN)
- SHARED DRIVE ACCESS & UTILITY EASEMENT

**PROJECT DEVELOPER**  
Jaimie E. Manda  
the Edifice Group DESIGN+BUILD  
3000 West Valley Road, Suite 100  
Salt Lake City, UT 84119  
801-448-1078  
edcgroup@edcgroup.net

**PROJECT ENGINEER & SURVEYOR**  
REGIN ENGINEERING & SURVEYING  
1775 NORTH STATE STREET #110  
OREM, UTAH 84407  
PH: 801.378.2245

**General Plot Notes**

- Owners and potential purchasers of property legally described by this plot (the Property) should familiarize themselves with all notes, lot information, easements, and other pertinent information contained within this plot and also with any conditions, covenants, and restrictions (CC&Rs) documents that may be recorded against the Property. Owners and potential purchasers of the Property must comply with all notes, easements, CC&Rs, and other recorded documents related to this plot, as currently existing or as may from time to time be changed and/or amended. Failure to adhere to the notes, lot information, easements, CC&Rs, or other documents recorded against the Property could result in financial loss or changes in expected property use.
- Many areas in the City of South Jordan have groundwater problems due to a high or fluctuating water table. City approval of this plot does not constitute representation by the City that building at any specified elevation will solve groundwater problems, if any.
- The Owner certifies that the title report dated \_\_\_\_\_, which was prepared by \_\_\_\_\_ was prepared by \_\_\_\_\_ provided to Owner's surveyor and that the plot shows all easements and encumbrances listed in said title report.

**COMCAST**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D., 20\_\_\_\_ BY COMCAST

**DOMINION ENERGY**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D., 20\_\_\_\_ BY DOMINION ENERGY

**SOUTH JORDAN CITY**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D., 20\_\_\_\_ BY SOUTH JORDAN CITY

**ROCKY MOUNTAIN POWER**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D., 20\_\_\_\_ BY ROCKY MOUNTAIN POWER

**CENTURY LINK**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D., 20\_\_\_\_ BY CENTURY LINK

**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.

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

**SOUTH JORDAN CITY ATTORNEY**  
ATTEST: \_\_\_\_\_ RECORDED \_\_\_\_\_ MAYOR

**RECORDED #**  
STATE OF UTAH, COUNTY OF SALT LAKE, DEED AND FILED AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**FEES**  
CLERK \_\_\_\_\_ SALT LAKE COUNTY RECORDER \_\_\_\_\_

I, ROBBIN J. MULLEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, SECTIONS 3635-36. 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 ABOVE, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPOSED EASEMENTS, AND HAVE FILED THE SAME WITH THE UTAH COUNTY CLERK, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH COUNTY CLERK'S OFFICE, UTAH CODE ANNOTATED, 1953 AS AMENDED, UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE \_\_\_\_\_ ROBBIN J. MULLEN, P.L.S.

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT 40 FEET WEST AND 215 FEET SOUTH FROM THE NORTHEAST CORNER OF SECTION 22,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,

THENCE, S 00° 00' 00" W for a DISTANCE of 156.42 FEET to a POINT on a LINE. THENCE, N 90° 00' 00" E for a DISTANCE of 6.15 FEET to a POINT on a LINE. THENCE, S 00° 07' 55" W for a DISTANCE of 39.81 FEET to a POINT on a LINE. THENCE, N 89° 02' 22" W for a DISTANCE of 192.53 FEET to a POINT on a LINE. THENCE, S 00° 41' 00" W for a DISTANCE of 60.00 FEET to a POINT on a LINE. THENCE, N 89° 31' 00" W for a DISTANCE of 258.64 FEET to a POINT on a LINE. THENCE, S 00° 44' 34" W for a DISTANCE of 95.82 FEET to a POINT on a LINE. THENCE, S 87° 24' 14" W for a DISTANCE of 4.90 FEET to a POINT on a LINE. THENCE, S 00° 00' 00" W for a DISTANCE of 2.58 FEET to a POINT on a LINE. THENCE, N 90° 00' 00" E for a DISTANCE of 2.43 FEET to a POINT on a LINE. THENCE, N 89° 00' 00" W for a DISTANCE of 177.60 FEET to a POINT on a LINE. THENCE, N 90° 00' 00" E for a DISTANCE of 308.00 FEET to a POINT on a LINE. THENCE, N 90° 00' 00" E for a DISTANCE of 415.00 FEET to a POINT on a LINE. THENCE, N 89° 00' 00" W for a DISTANCE of 196.50 FEET to a POINT on a LINE. THENCE, N 90° 00' 00" E a DISTANCE of 192.23 FEET to the POINT of BEGINNING.

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND SHOWN HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS & EASEMENTS, TO HEREAFTER BE KNOWN AS PLAT 10, AND SAID SUBDIVISION BEING HEREBY SET FORTH AND SHOWN TO 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 BE USED IN CONNECTION WITH THE USE, OCCUPANCY AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

\_\_\_\_\_  
-- XXXX

\_\_\_\_\_  
--- XXXX

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally  
appeared before me \_\_\_\_\_, : ss.  
by me duly sworn did that he/she/they is/are the \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_  
\_\_\_\_\_ by authority or its members or its articles of organization,  
and he/she acknowledged to me that said Limited Liability Company executed the  
same.

Notary Public

My Commission Expires:

Residing in \_\_\_\_\_ County, \_\_\_\_\_

TRUST ACKNOWLEDGMENT

STATE OF UTAH )  
: ss. )

COUNTY OF SALT LAKE )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_, known to me to be the signer(s) of the foregoing instrument, and on his/her/their oath(s), acknowledged to me that he/she/they executed the same, as trustee(s) on behalf of the R. Lamar & Vicky R. Jones Revocable Living Trust, and executed it with lawful and proper authority, and the execution was a valid act binding on said Trust.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

RESIDING IN \_\_\_\_\_ COUNTY \_\_\_\_\_

\_\_\_\_\_

LOCATED IN THE NE CORNER OF SECTION 22

TOWNSHIP 3 SOUTH

RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

CITY OF SOUTH JORDAN SALT LAKE

SCALE: 1" = 40' FEET

UTAH COUNTY OF SALT LAKE, RECORDED AND FILED AT THE

TIME	BOOK	PAGE
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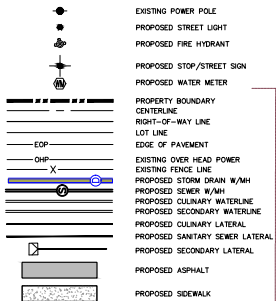
CLERK SALT LAKE COUNTY RECORD

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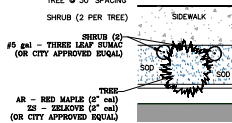


ALL WORK, DESIGN AND CONSTRUCTION, SHALL COMPLY WITH SOUTH JORDAN CITY STANDARDS

LEGEND



- 1 4" PVC SANITARY SEWER SERVICE LATERAL (PER SOUTHERN JORDAN CITY STANDARDS)
- 2 12" PVC SANITARY SEWER LATERAL (PER SOUTHERN JORDAN CITY STANDARDS)
- 3 IF PPS POLY PIPE WITH MIN. 4" COVER (PER SOUTHERN JORDAN CITY STANDARDS)
- 4 INSTALL NEW 26" DRIVE ACCESS
- 5 26" DRIVE ACCESS EASEMENT
- 6 NEW FIRE HYDRANT (PER SOUTHERN JORDAN CITY STANDARDS)
- 7 INSTALL 6" VINYL FENCE (PER SOUTHERN JORDAN CITY STANDARDS AND SPECIFICATIONS)
- 8 INSTALL 6" MASON WALL (NOTING FENCE TO BE REMOVED/REPLACED)
- 9 INSTALL 8" GATE VALVE (33' ON EACH LEG OF MAIN
- 10 INSTEAD ADA RAMP
- 11 ALL EXISTING & PROPOSED FENCING TO STOP 30' SHORT OF BACK OF WALK ON EACH SIDE (FOR 30' SITE VISIBILITY TRIANGLE)
- 12 REMOVE AND REPLACE EXISTING CURB & GUTTER (REPLACE WITH NEW HIGH BACK CURBING)
- 13 10" CONCRETE (NO PLANTER) FOR NORTH-SOUTH ROADWAY
- 14 INSTALL STREET LIGHT PER DETAIL ON SHEET DT-02
- 15 INSTALL STREET CORDON SIGN (PER SOUTHERN JORDAN CITY STANDARDS)
- 16 INSTALL STOP BAR & STOP SIGN (PER SOUTHERN JORDAN CITY STANDARDS)
- 17 REMOVE EXISTING DRIVE APPROACH (REPLACE WITH NEW HIGH BACK CURBING)
- 18 ROAD CUTS LOCATED IN 10300 SOUTH OF 10300' ELEVATION (REPAIR ROAD TO BE RE-PAVED PER SOUTHERN JORDAN CITY STREET REPAIR PLAN AND PER STANDARD DRAWING #3010
- 19 INSTALL LANDSCAPING/IRRIGATION TO MATCH EXISTING (REPAIR/REPLACE ANY DAMAGED AREAS)
- 20 EXISTING "SCHOOL" STRIPING TO BE REPLACED WITH NEW "SCHOOL" STRIPING (PER SOUTHERN JORDAN CITY STANDARDS)
- 21 EXISTING SCHOOL WARNING SIGN TO BE RELOCATED
- 22 REMOVE EXISTING PLANTER STRIP (REMOVE EXISTING 8" B&B (PER SOUTHERN JORDAN CITY STANDARDS))



11030 SOUTH

BEVIS L KENNEDY  
#27-22-227-011

ALAN & DIXIE M CHRISTENSEN  
#27-22-227-012

STEVE MCDOWELL  
#27-22-227-013

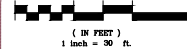
STEVE P LOUDON  
#27-22-227-018

STEVE D MCDOWELL  
#27-22-227-056

1300 WEST



NORTH  
1" = 30'  
GRAPHIC SCALE



Know what's **below**. **811**  
  
**Call 811** before you dig  
  
**BLUE STAKES OF UTAH**  
 UTILITY NOTIFICATION CENTER, INC.  
[www.bluestakes.org](http://www.bluestakes.org)  
 1-800-662-4111

C:\Users\SHERRIN\Documents\REGION PROJECTS\1\_REGION ENGINEERING PROJECTS\0\_PROJECTS\2000\2000\_007\_MEMOR.SJ2\_SHEET FILES\JP-01

**region** Engineering  
& Surveying  
1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com



**CANYON VIEW SUBDIVISION**

LOCATED IN THE NE CORNER OF SECTION 22,  
TOWNSHIP 3 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

(DATE:7.26.2020

PROJECT #

REVISIONS:



SHEET NAME:  
UTILITY/SITE PLAN

UP-01

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 8/11/2020**

---

**Application:** DAYBREAK COMMERCE PARK 5B SUBDIVISION AMENDMENT

**Address:** 6153 W Broken Rock Circle

**File No:** PLPLA202000190

**Applicant:** Nate Reiner

**Submitted By:** David Mann, Planner II  
Chris Clinger, Senior Engineer

---

## **Staff Recommendation (Motion Ready):**

**Approve** file no. PLPLA202000190 to amend lot C-122 of the Daybreak Commerce Park 5 subdivision, located at 6153 W Broken Rock Circle, to create two commercial lots, as presented to the Planning Commission.

---

**ACREAGE:** 4.59 acres

**CURRENT ZONE:** P-C

**CURRENT USE:** Vacant

**FUTURE LAND USE PLAN:** Industrial

## **NEIGHBORING**

### **LU DESIGNATIONS,**

### **(ZONING)/USES**

North - Industrial, (P-C) / Vacant

South - Natural Area, (P-C) / Vacant

East - Industrial, (P-C) / Vacant

West - Industrial, (P-C) / Vacant

---

## **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 & ANALYSIS:**

Nate Reiner filed an application for a subdivision amendment that would split lot C-122 of the Daybreak Commerce Park 5 Subdivision into two lots. This amendment will allow the construction of an industrial/office building to be developed on lot C-122A of the subject property. The proposed amendment meets all city codes and standards.

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

### **Findings:**

- The proposed plat meets the required lot size and frontage requirements for the P-C Zone.
- Staff has found the project meets the requirements for sewer and water services.

### **Conclusion:**

- Based on the application materials and the findings listed above, the proposal is consistent with the City's General Plan and with the purposes and objectives of the pertinent requirements of the City's Planning and Zoning Code (specifically Chapter 17.72).

### **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
- Subdivision Plat



Location Map

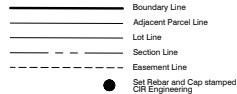




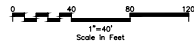
Zoning Map



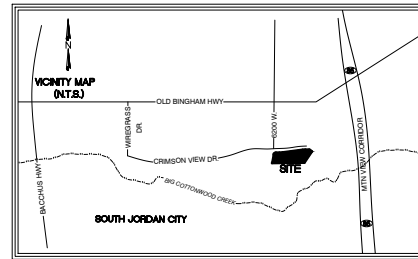
## LEGEND



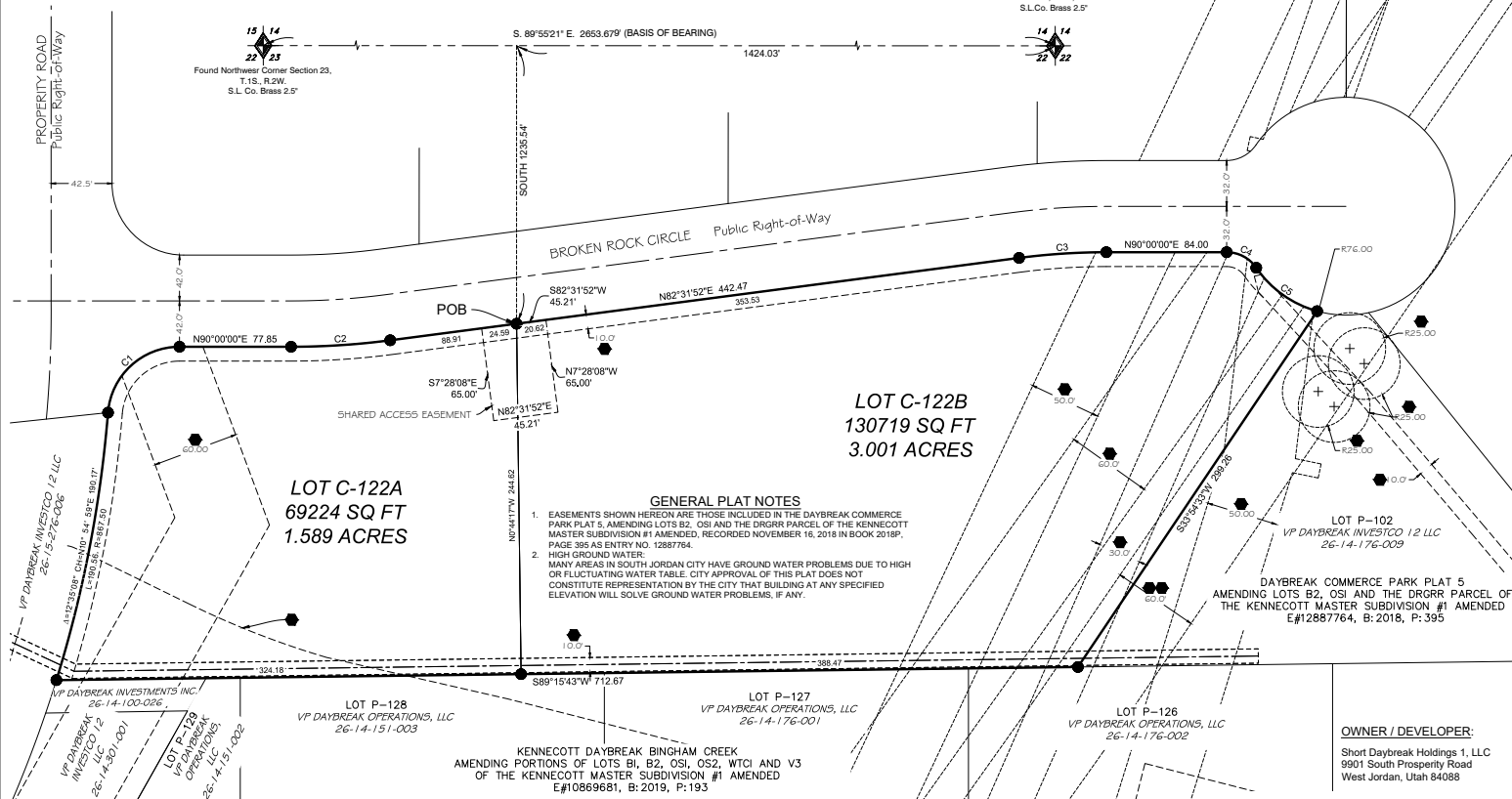
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BRG.	CHD LEN
C1	74.51	50.00	85°22'36"	N47°18'42"E	87.80
C2	89.35	532.00	7°28'08"	N88°15'56"E	89.30
C3	61.01	466.00	7°28'08"	N88°15'56"E	60.96
C4	24.24	25.00	65°33'18"	S62°13'22"E	23.30
C5	53.32	76.00	40°11'52"	S54°32'40"E	52.23



# DAYBREAK COMMERCE PARK PLAT 5B AMENDING LOT C-122 OF DAYBREAK COMMERCE PARK PLAT 5 LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH JUNE 2020



North Quarter Corner  
Section 14, T.1S., R.2W.  
S.L.Co. Brass 2.5"



LOT C-122B  
130719 SQ FT  
3.001 ACRES

LOT C-122A  
69224 SQ FT  
1.589 ACRES

## GENERAL PLAT NOTES

- EASEMENTS SHOWN HEREON ARE THOSE INCLUDED IN THE DAYBREAK COMMERCE PARK PLAT 5, AMENDING LOTS B2, OS1 AND THE DRGRR PARCEL OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED, RECORDED NOVEMBER 16, 2018 IN BOOK 2018P, PAGE 395 AS ENTRY NO. 12887764.
- HIGH GROUND WATER: MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO 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.

KENNECOTT DAYBREAK BINGHAM CREEK  
AMENDING PORTIONS OF LOTS B1, B2, OS1, OS2, WTCl AND V3  
OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED  
E#10869681, B: 2019, P: 193

## OWNER / DEVELOPER:

Short Daybreak Holdings 1, LLC  
9901 South Prosperity Road  
West Jordan, Utah 84088

## SURVEYOR CERTIFICATE

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152817 in accordance with Title 84, Chapter 22, of the Professional Engineers and Land Surveyors Act. 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 herein, and have subdivided said tract of land into lots and streets, together with easements, hereinafter to be known as **DAYBREAK COMMERCE PARK PLAT 5B AMENDING LOT C-122** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.



## BOUNDARY DESCRIPTION

All of Lot C-122, Daybreak Commerce Park Plat 5 Amending Lots B2, OS1 and the DRGRR Parcel of the Kennecott Master Subdivision #1 Amended recorded November 16, 2018 as Entry No. 12887764 in Book 2018 of Plats, at Page 395 in the Office of the Salt Lake County Recorder.

Said Lot contains 199,929 Sq Ft, 4.590 acres more or less.

## NOTES:

- Easements, reservations and covenants as contained in that certain Amended and Restated Deed (Salt Lake County) recorded December 2, 2002 as Entry No. 8442505 in Book 8695 at Page 7730.
- Right of Way Easement in favor of PacifiCorp, an Oregon corporation, d/b/a Rocky Mountain Power, its successors in interest and assigns to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded January 11, 2008, as Entry No. 10321102, in Book 9558, at Page 2300.
- Exclusive Pump Station, Pipeline, and Water Treatment Facility Easement Agreement by and between Daybreak Development Company, a Delaware corporation and Daybreak Water Company, a Utah nonprofit corporation, dated August 17, 2015 and recorded August 17, 2015 as Entry No. 12113817 in Book 10303 at Page 2272.
- Monitoring and Extraction Well Easement Agreement (Existing Facilities) by and between Kennecott Land Company, a Delaware corporation and Kennecott Utah Copper LLC, a Utah limited liability company, dated January 22, 2016 and recorded February 19, 2016 as Entry No. 12225265 in Book 10404 at Page 2137.
- Grant of Public Utility Easement by Kennecott Land Company, a Delaware corporation, recorded May 27, 2016 as Entry No. 12255209 in Book 10435 at Page 7908.
- Private Storm Drainage Easement Agreement (re: Parcel 26-14-153-001) by and between VP Daybreak Investments LLC, a Delaware limited liability company, Short Daybreak Holdings 1, LLC, a Utah limited liability company, and SDH1, dated January 31, 2020 and recorded March 3, 2020 as Entry No. 132091916 in Book 10904 at Page 7279.
- Easements, notes and restrictions as shown on the recorded plat for Daybreak Commerce Park Plat 5, recorded November 16, 2018 as Entry No. 12887764 in Book 2018P at Page 395.

## OWNERS DEDICATION

Short Daybreak Holdings 1, LLC, the owner of the described tracts of land to be hereafter known as **DAYBREAK COMMERCE PARK PLAT 5B AMENDING LOT C-122**, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use, owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this \_\_\_\_ day of \_\_\_\_\_, 2020.

Short Daybreak Holdings 1, LLC

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

By: \_\_\_\_\_

## NOTARY ACKNOWLEDGMENT

State of Utah )  
County of Davis ) ss

On this \_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_, who being duly sworn, depose and say that the foregoing is a true and correct copy of the original of the instrument hereinafter described, and that the same was executed by him/her on behalf of said \_\_\_\_\_ and acknowledged that he/she/they executed the same.

Commission Number \_\_\_\_\_

My Commission Expires \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Name: \_\_\_\_\_

A Notary Public Commissioned in Utah

## DAYBREAK COMMERCE PARK PLAT 5B AMENDING LOT C-122

LOCATED IN THE NORTHWEST QUARTER OF SECTION 14,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

## ROCKY MOUNTAIN POWER

Approved this plat on the \_\_\_\_ day of \_\_\_\_\_, A.D. 2020

Approved by \_\_\_\_\_

## DOMINION ENERGY

Approved this plat on the \_\_\_\_ day of \_\_\_\_\_, A.D. 2020

Approved By \_\_\_\_\_

## COMCAST

Approved this plat on the \_\_\_\_ day of \_\_\_\_\_, A.D. 2020

Approved by \_\_\_\_\_

## CENTURY LINK

Approved this plat on the \_\_\_\_ day of \_\_\_\_\_, A.D. 2020

Approved By \_\_\_\_\_

## OFFICE OF THE CITY ATTORNEY

Approved as to form, on this \_\_\_\_ day of \_\_\_\_\_, A.D. 2020.

South Jordan City Attorney

PREPARED BY:



## SOUTH JORDAN CITY MAYOR

Approved as to form this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_

City Recorder

Mayor

## SALT LAKE COUNTY RECORDER

Recorded # \_\_\_\_\_

State of Utah, County of Salt Lake, Recorded and filed at the request of \_\_\_\_\_

Date: \_\_\_\_\_ Time: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

Fee \$ \_\_\_\_\_

Deputy, Salt Lake County Recorder

## SOUTH VALLEY SEWER DISTRICT

Approved this plat on the \_\_\_\_ day of \_\_\_\_\_, A.D. 2020

General Manager

## HEALTH DEPARTMENT

Approved this plat on the \_\_\_\_ day of \_\_\_\_\_, A.D. 2020

Approved By \_\_\_\_\_

## CITY PLANNER

Approved this plat on the \_\_\_\_ day of \_\_\_\_\_, A.D. 2020

City Planner

## CITY ENGINEER

I, hereby certify that my office has examined this plat and find it to be correct and in accordance with information on file in this office, of this \_\_\_\_ day of \_\_\_\_\_, A.D. 2020.

South Jordan City Engineer

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 08/11/2020**

---

**Issue:**           **THE CLIFFS AT JORDAN STATION REZONE**  
**Rezone from C-F (Commercial - Freeway) Zone to MU-TOD (Mixed Use – Transit Oriented Development) Zone**

**Address:**       **10448 S. Jordan Gateway**  
**File No:**       **PLZBA202000215**  
**Applicant:**     **Chris Simms, GMC Turtle Creek LLC**

**Submitted by:** **Damir Drozdek, Planner III**  
**Jared Francis, Senior Engineer**

---

**Staff Recommendation (Motion Ready):** I move that the Planning Commission recommend that the City Council **approve** the following rezone Ordinance No. 2020-06-Z.

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<b>ACREAGE:</b>	Approximately 4 acres
<b>CURRENT ZONE:</b>	C-F (Commercial - Freeway) Zone
<b>CURRENT USE:</b>	Apartment complex (multi-family homes for rent)
<b>FUTURE LAND USE PLAN:</b>	MUTOD (Mixed Use TOD opportunity)
<b>NEIGHBORING ZONES/USES:</b>	North – C-F / Vacant land South – C-F / Office tower West – A-1 / undisturbed open space East – MU-TOD / Phase 1 of the Jordan Station

---

## **STANDARD OF APPROVAL**

### **2. REZONE:**

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

- A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- B. The parcel to be rezoned can accommodate the requirements of the proposed zone.
- C. The rezoning will not impair the development potential of the parcel or neighboring properties.

(City Code § 17.22.020)

## **BACKGROUND**

The applicant is requesting to amend the Zoning Map on property generally located at 10448 S. Jordan Gateway. This is the second, new phase of the Jordan Station Apartments (The Cliffs at

Jordan Station) and is located at the west side of the project. The phase contains three buildings. All three buildings are constructed and currently occupied by residents. Phase 1 of the project is the original phase. It is located to the east of the Cliffs, and it directly abuts Jordan Gateway. Phase 1 has a MU-TOD (mixed use – transit oriented development) zoning designation.

The proposed zone change will only encompass two parcels that are part of the Cliffs project. No new development will take place as these parcels are already developed. The purpose of the requested zone change is to satisfy requirements of the applicant's lender. The lender is requesting the proposed zone change to match the zoning designation of Phase 1 of the project. The zone change, if approved, will not result in new development or approvals.

### **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION**

#### **Findings:**

- The proposed zone change will not have any impact on the built environment. The only changes resulting from the approval will be to the zoning map.
- No new infrastructure will be constructed, and no additional demands will be placed on the existing infrastructure.

**Conclusion:** Based on the findings, the Application, if approved, will cause no impact on the adjacent properties and will be consistent with the goals and policies of the General Plan.

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

### **FISCAL IMPACT**

There will be no fiscal impact since no new development will take place.

#### **ALTERNATIVES:**

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

#### **SUPPORT MATERIALS:**


- Aerial Map
- Future Land Use Map
- Zoning Map
- As-built (current project build)
- Ordinance 2020-06-Z
  - Exhibit 'A' – Zoning Map



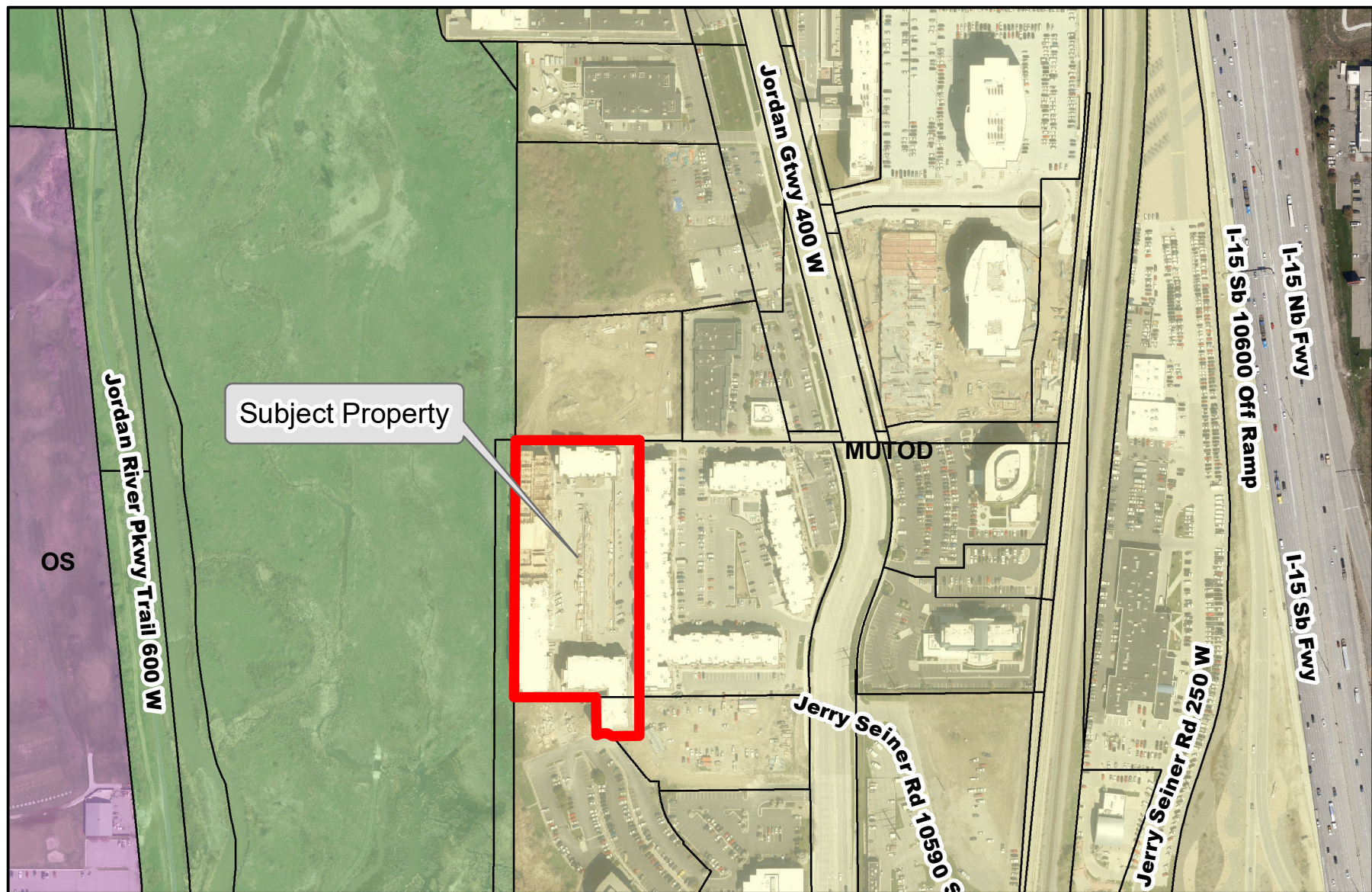
Damir Drozdek, AICP  
Planner III  
Planning Department





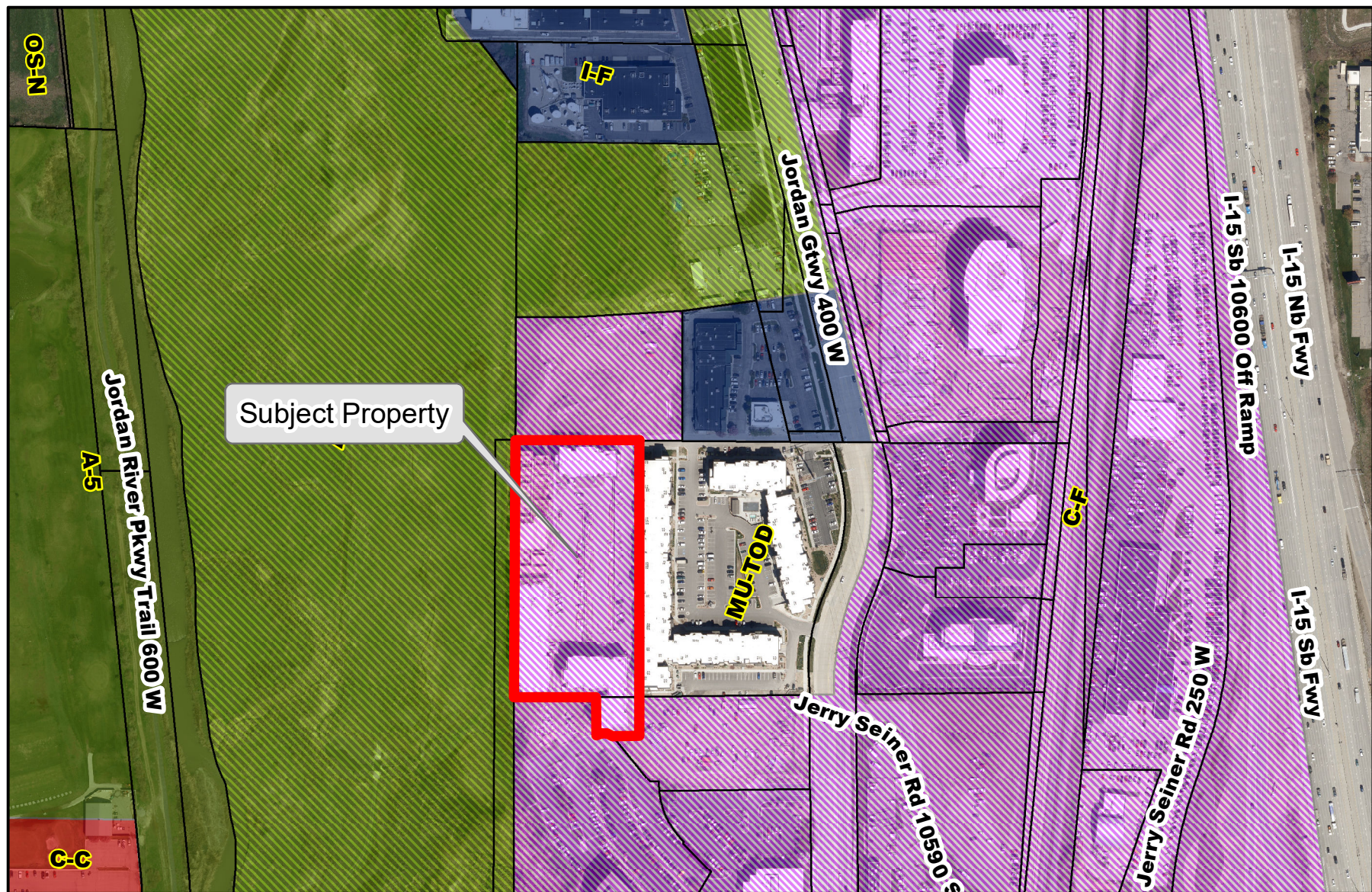
<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<p><b>Aerial Map</b> <i>City of South Jordan</i></p>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2019</p> 
--	--	--






<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<h2>Future Land Use Map</h2> <h3>City of South Jordan</h3>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2019</p> 
--	--	--





<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <h3>City of South Jordan</h3>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2019</p> 
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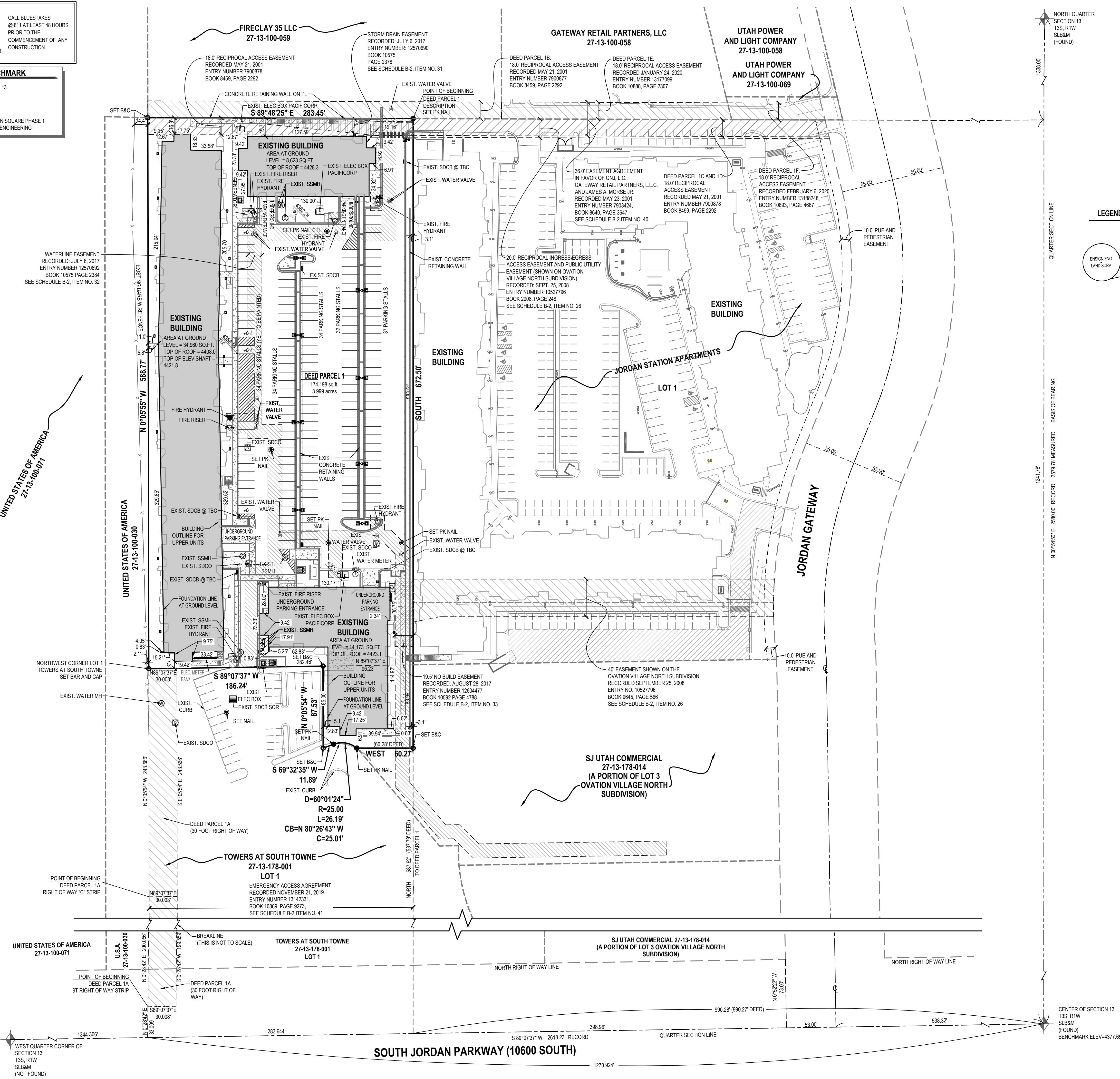


811

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@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.  
Call before you dig.

BENCHMARK

CENTER OF SECTION 13  
T3S, R1W  
SLB&M  
ELEVATION = 4377.65  
TAKEN FROM STATION SQUARE PHASE 1  
PLANS BY NOTHERN ENGINEERING



SECTION CORNER

MONUMENT

EXIST REBAR AND CAP

SET ENSIGN REBAR AND CAP

WATER METER

WATER MANHOLE

WATER VALVE

FIRE HYDRANT

SECONDARY WATER VALVE

IRRIGATION VALVE

SANITARY SEWER MANHOLE

STORM DRAIN CLEAN OUT

STORM DRAIN CATCH BASIN

STORM DRAIN COMBO BOX

STORM DRAIN CULVERT

SIGN

UTILITY MANHOLE

UTILITY POLE

GAS VALVE

DOUBLE PARKING LIGHTS

MINOR CONTOURS 1' INCREMENT

MAJOR CONTOURS 5' INCREMENT

CONCRETE

BUILDING PRIMARY

BUILDING SECONDARY

BUILDABLE AREA WITHIN SETBACKS

PUBLIC DRAINAGE EASEMENT

ADJACENT RIGHT OF WAY

RIGHT OF WAY

CENTERLINE

PROPERTY LINE

ADJACENT PROPERTY LINE

DEED LINE

TANGENT LINE

EXIST DITCH FLOW LINE

FENCE

EDGE OF ASPHALT

SANITARY SEWER

STORM DRAIN LINE

LAND DRAIN

WATER LINE

SECONDARY WATER LINE

IRRIGATION LINE

LEGEND

ENSIGN ENG.  
LAND SURV.

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

ENSIGN

THE STANDARD IN ENGINEERING

LAYTON  
1485 W. Hill Field Rd., Ste. 204  
Layton, UT 84041  
Phone: 801.547.1100

SALT LAKE CITY  
Phone: 801.255.0529

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
Raymond, Van Nessel and Associates, Inc. Architects  
32 West Center Street  
PROVO, UTAH 84601  
CONTACT:  
Michael C. Raymond  
PHONE: 801-374-2100

JORDAN STATION APARTMENTS PHASE 2

10464 SOUTH JORDAN GATEWAY

SOUTH JORDAN, UTAH

PROFESSIONAL LAND SURVEYOR

Seal

No. 5046930

MICHAEL B. HERBST

2/07/2020

STATE OF UTAH

NO.	DATE	REVISION	BY
1	1-04-2020	FOR REVIEW	M.HERBST
2	1-31-2020	FOR REVIEW	M.HERBST
3	2-04-2020	FOR REVIEW	M.HERBST
4	2-27-2020	FINAL SURVEY RELEASE	M.HERBST
5			
6			
7			
8			

ALTA/ACSM

LAND TITLE

SURVEY

PROJECT NUMBER  
5949K

PRINT DATE  
2/7/20

DRAWN BY  
A.SHELBY

CHECKED BY  
K.RUSSELL

PROJECT MANAGER  
M.HERBST

1 OF 2



LAYTON  
1485 W. Hill Field Rd., Ste. 204  
Layton, UT 84041  
Phone: 801.547.1100

SALT LAKE CITY  
Phone: 801.255.0529

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
Raymond, Van Nodol and Associates, Inc. Architects  
32 West Center Street  
PROVO, UTAH 84601

CONTACT:  
Michael C. Raymond  
PHONE: 801-374-2100

**JORDAN STATION APARTMENTS PHASE 2**  
**10464 SOUTH JORDAN GATEWAY**  
**SOUTH JORDAN, UTAH**



NO.	DATE	REVISION	BY
1	1-04-2020	FOR REVIEW	M.HERBST
2	1-31-2020	FOR REVIEW	M.HERBST
3	2-03-2020	FOR REVIEW	M.HERBST
4	2-7-2020	FINAL SURVEY RELEASE	M.HERBST
5			
6			
7			
8			

**ALTA/ACSM**  
**LAND TITLE**  
**SURVEY**

PROJECT NUMBER 5949K	PRINT DATE 2/7/20
DRAWN BY A.SHELLEY	CHECKED BY K.RUSSELL
PROJECT MANAGER M.HERBST	

**SURVEYOR'S CERTIFICATE**

I, Michael B. Herbst, do hereby represent that I am a Professional Land Surveyor and that I hold Certificate no. 5046930 as prescribed by the laws of the State of Utah and I have made a survey of the following described property. The Basis of Bearing is as noted on the drawing portion of this survey from the found Salt Lake County Section Corners at the Center of Section 13 and the North Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian.

To: New York Life Insurance Company, GMC Turtle Creek, LLC, a Florida limited liability company, Highland Title Agency, Inc. of Orem, Utah, and First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items: 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. The field work was completed on December 10, 2019 with a subsequent visit to the site on December 17, 2019.

Date of Plat of Map: February 7, 2020

Michael B. Herbst  
License no. 5046930



**DEED DESCRIPTIONS**

**PARCEL 1:**

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, OVATION VILLAGE NORTH SUBDIVISION, SAID POINT BEING NORTH 0°54'50" EAST 1241.78 FEET ALONG THE QUARTER SECTION LINE AND NORTH 89°48'25" WEST 1009.98 FEET TO AND ALONG THE NORTH LINE OF LOT 1, OVATION VILLAGE NORTH SUBDIVISION FROM THE CENTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 672.55 FEET ALONG THE WEST LINE OF LOT 1, LOT 2 AND LOT 3, OVATION VILLAGE NORTH SUBDIVISION, AND BEYOND, THENCE WEST 60.27 FEET, (60.28 FEET BY DEED) TO THE SOUTHWESTERLY LINE OF LOT 3, OVATION VILLAGE NORTH SUBDIVISION, ALSO BEING ON THE NORTHEASTERLY LINE OF LOT 1, TOWERS AT SOUTH TOWNE SUBDIVISION; THENCE WESTERLY 26.19 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER BEARS SOUTH 39°33'59" WEST AND LONG CHORD BEARS NORTH 80°28'43" WEST 25.01 FEET, WITH A CENTRAL ANGLE OF 60°10'24"), ALONG THE SOUTHWESTERLY LINE OF LOT 3, OVATION VILLAGE NORTH SUBDIVISION, ALSO BEING ON THE NORTHEASTERLY LINE OF LOT 1, TOWERS AT SOUTH TOWNE SUBDIVISION; THENCE SOUTH 69°32'35" WEST 11.89 FEET ALONG THE SOUTHWESTERLY LINE TO THE SOUTHWEST CORNER OF LOT 3, OVATION VILLAGE NORTH SUBDIVISION, ALSO BEING ON THE NORTHEASTERLY LINE TO AN INTERIOR CORNER OF LOT 1, TOWERS AT SOUTH TOWNE SUBDIVISION; THENCE NORTH 0°05'54" WEST 87.53 FEET ALONG THE WEST LINE TO A NORTHWEST CORNER OF LOT 3, OVATION VILLAGE NORTH SUBDIVISION, ALSO BEING ON THE EAST LINE TO THE NORTHEAST CORNER OF LOT 1, TOWERS AT SOUTH TOWNE SUBDIVISION; THENCE SOUTH 89°07'37" WEST 186.24 FEET ALONG THE NORTH LINE TO THE NORTHWEST CORNER OF LOT 1, TOWERS OF SOUTH TOWNE SUBDIVISION; THENCE NORTH 0°05'55" WEST 588.77 FEET; THENCE SOUTH 89°48'25" EAST 283.45 FEET TO THE POINT OF BEGINNING.

**PARCEL 1A:**

TWO NON-EXCLUSIVE RIGHTS OF WAY AND EASEMENTS, AS SHOWN IN MESNE DEEDS OF RECORD, INCLUDING THAT CERTAIN EASEMENT AGREEMENT RECORDED MAY 23, 2001, AS ENTRY NO. 7903024, IN BOOK 8480, AT PAGE 3647 AND THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 20, 2004, AS ENTRY NO. 8883775, IN BOOK 8947, AT PAGE 9019, FOR PURPOSES OF ACCESS TO PARCEL 1, BY PEDESTRIAN OR VEHICULAR TRAFFIC AND FOR PURPOSES OF THE LAYING, INSTALLATION, OPERATION, SERVICING, AND MAINTENANCE OF UTILITY LINES, WIRES, CONDUITS AND FACILITIES SERVICING OR TO SERVICE SAID PARCEL 1 (INCLUDING, BUT NOT LIMITED TO THOSE FOR OR REGULATED TO STORM DRAINAGE SYSTEMS, SANITARY SEWER SYSTEMS, NATURAL GAS, CULINARY OR IRRIGATION WATER, FIRE PROTECTION WATER, POWER OR ELECTRICITY AND TELEPHONE), SAID RIGHTS OF WAY AND EASEMENTS BURDEN AND AFFECT THE FOLLOWING DESCRIBED TWO STRIPS OF LAND, EACH OF WHICH CONNECTS SAID PARCEL 1 (CONSIDERED TOGETHER) WITH 106TH SOUTH STREET, DESCRIBED AS FOLLOWS:

30 FOOT STRIP ON WEST (COMPRISED OF THE TWO SEGMENTS DESCRIBED BELOW):  
WEST RIGHT OF WAY STRIP: A STRIP OF LAND 30 FEET IN WIDTH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A FENCE LINE, SAID POINT BEING SOUTH 89°07'37" WEST 1273.924 FEET ALONG QUARTER SECTION LINE AND NORTH 00°28'42" EAST 33.009 FEET FROM THE SALT LAKE COUNTY MONUMENT AT THE CENTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID FENCE FOR THE NEXT TWO COURSES AND DISTANCES: NORTH 00°28'42" EAST 200.056 FEET AND NORTH 00°05'54" WEST 200.00 FEET; THENCE NORTH 89°07'37" WEST 30.003 FEET; THENCE SOUTH 00°05'54" EAST 200.497 FEET; THENCE SOUTH 00°28'42" WEST 195.559 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 66.00 FOOT WIDE COUNTY ROAD (106TH SOUTH STREET); THENCE SOUTH 89°07'37" WEST 30.008 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

RIGHT OF WAY "C" STRIP: A STRIP OF LAND 30 FEET IN WIDTH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON FENCE, SAID POINT BEING SOUTH 89°07'37" WEST 1273.924 FEET ALONG SECTION LINE AND NORTH 0°28'42" EAST 233.065 FEET AND NORTH 0°05'54" WEST 200.00 FEET FROM THE SALT LAKE COUNTY SURVEY MONUMENT AT THE CENTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°05'54" WEST 243.566 FEET; THENCE NORTH 89°07'37" EAST 30.003 FEET; THENCE SOUTH 0°05'54" EAST 243.566 FEET; THENCE SOUTH 89°07'37" WEST 30.003 FEET TO THE POINT OF BEGINNING.

**PARCEL 1B:**

AN 18 FOOT WIDE RECIPROCAL ACCESS EASEMENT AS GRANTED IN THAT CERTAIN EASEMENT RECORDED MAY 21, 2001, AS ENTRY NO. 7900877, IN BOOK 8459, AT PAGE 2289 OF OFFICIAL RECORDS, BEING ON THE NORTH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT SOUTH 13°39'43" EAST 1383.44 FEET ALONG THE MONUMENT LINE OF 400 WEST STREET AND NORTH 89°48'26" WEST 403.40 FEET FROM THE STREET MONUMENT FOUND AT INTERSECTION OF 10200 SOUTH AND 400 WEST STREETS, SAID STREET MONUMENT BEARS NORTH 89°27'04" WEST 860.82 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°48'26" WEST 377.94 FEET ALONG THE SOUTH LINE OF SAID PROPERTY TO THE POINT OF TERMINUS.

**PARCEL 1C:**

AN 18 FOOT WIDE RECIPROCAL ACCESS EASEMENT AS GRANTED IN THAT CERTAIN EASEMENT RECORDED MAY 21, 2001, AS ENTRY NO. 7900878, IN BOOK 8459, AT PAGE 2292 OF OFFICIAL RECORDS, BEING ON THE SOUTH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF THE GRANTOR'S PROPERTY, SAID POINT BEING SOUTH 13°39'43" EAST 1382.57 FEET ALONG THE MONUMENT LINE OF 400 WEST STREET AND SOUTH 89°53'00" WEST 156.19 FEET FROM THE STREET MONUMENT FOUND AT INTERSECTION OF 10200 SOUTH AND 400 WEST STREETS, SAID STREET MONUMENT BEARS NORTH 89°27'04" WEST 860.82 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°48'26" WEST 377.94 FEET ALONG THE SOUTH LINE OF SAID PROPERTY TO THE POINT OF TERMINUS.

**PARCEL 1D:**

AN 18 FOOT WIDE RECIPROCAL ACCESS EASEMENT AS GRANTED IN THAT CERTAIN EASEMENT RECORDED MAY 21, 2001, AS ENTRY NO. 7900878, IN BOOK 8459, AT PAGE 2292 OF OFFICIAL RECORDS, BEING ON THE SOUTH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF THE GRANTOR'S PROPERTY, SAID POINT BEING SOUTH 13°39'43" EAST 1382.57 FEET ALONG THE MONUMENT LINE OF 400 WEST STREET AND SOUTH 89°53'00" WEST 9.99 FEET FROM THE STREET MONUMENT FOUND AT INTERSECTION OF 10200 SOUTH AND 400 WEST STREETS, SAID STREET MONUMENT BEARS NORTH 89°27'04" WEST 860.82 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°53'00" WEST 146.21 FEET ALONG THE NORTH LINE OF SAID PROPERTY TO THE POINT OF TERMINUS.

**PARCEL 1E:**

AN 18.00 FOOT WIDE RECIPROCAL ACCESS EASEMENT RECORDED JANUARY 24, 2020, AS ENTRY NO. 13177099, IN BOOK 10888, AT PAGE 2307 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER BEING MORE PARTICULARLY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE GRANTOR'S PROPERTY, SAID POINT BEING SOUTH 1310.70 FEET AND WEST 507.00 FEET AND NORTH 89°53'00" WEST 189.35 FEET AND SOUTH 13°46'24" EAST 25.21 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°48'25" WEST 247.00 FEET, MORE OR LESS, ALONG THE SOUTH LINE AND TO THE SOUTHWEST CORNER OF THE GRANTOR'S PROPERTY; THENCE NORTH 89°48'26" WEST 247.00 FEET; THENCE NORTH 18.00 FEET; THENCE SOUTH 89°48'25" EAST 242.58 FEET, MORE OR LESS TO THE EAST LINE OF THE GRANTOR'S PROPERTY; THENCE SOUTH 13°46'24" EAST 18.55 FEET ALONG SAID EAST LINE OF THE GRANTOR'S PROPERTY, TO THE POINT OF BEGINNING.

**PARCEL 1F:**

AN 18.00 FOOT WIDE RECIPROCAL ACCESS EASEMENT RECORDED FEBRUARY 6, 2020, AS ENTRY NO. 13188248, IN BOOK 10893, AT PAGE 4667 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER BEING MORE PARTICULARLY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE GRANTOR'S PROPERTY, SAID POINT BEING SOUTH 1310.70 FEET AND WEST 507.00 FEET AND NORTH 89°53'00" WEST 189.35 FEET AND SOUTH 13°46'24" EAST 25.24 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 13°46'24" WEST 18.55 FEET ALONG THE WEST LINE OF THE GRANTOR'S PROPERTY; THENCE SOUTH 89°48'25" EAST 99.74 FEET, MORE OR LESS, TO THE WEST LINE OF 400 WEST STREET (JORDAN GATEWAY); THENCE SOUTH 13°39'43" EAST 18.54 FEET ALONG SAID WEST LINE AND TO THE INTERSECTION OF SAID WEST LINE OF 400 WEST STREET (JORDAN GATEWAY) AND THE SOUTH LINE OF THE GRANTOR'S PROPERTY; THENCE NORTH 89°48'25" WEST 99.67 FEET, MORE OR LESS, ALONG SAID SOUTH LINE OF THE GRANTOR'S PROPERTY TO THE POINT OF BEGINNING.

TAX PARCEL NOS. 27-13-178-011 AND 27-13-176-041

**Notes:**

- For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a Preliminary Title Report supplied by Highland Title Agency, Inc. of Orem, Utah, under File No. 46639, 13th Amended dated January 17, 2020.
- Schedule B-2, Items no. 1 - 7 refers to general exceptions and cannot be plotted on the drawing.
- Schedule B-2, Item no. 8 refers to property taxes and cannot be plotted on the drawing.
- Schedule B-2, Item no. 9 states that the land is included within the boundaries of government and service districts that service the property and is subject to charges and assessments made thereby and cannot be plotted on the drawing.
- Schedule B-2, Items no. 10 refers to a certain survey prepared by Ensign Engineering having been certified under the date of January 4, 2020, and revised on February 7, 2020 as job number 5949K, by Michael B. Herbst, a Registered Land Surveyor, holding license number 5046930. Matters disclosed thereon are included on this survey.
- Schedule B-2, Item no. 11 refers to an easement in favor of Knight Power Company and Utah Power and Light, whose exact location cannot be determined due to an incomplete legal description and therefore, is not plotted on the drawing.
- Schedule B-2, Items no. 12-15 has intentionally been deleted.
- Schedule B-2, Items no. 16 and 17 refer to a Redevelopment Plan in South Jordan City and the subject property is contained within the redevelopment area.
- Schedule B-2, Item no. 18 has intentionally been deleted.
- Schedule B-2, Item no. 19 has intentionally been deleted.
- Schedule B-2, Item no. 20 is a Notice of Adoption of Redevelopment Plan in South Jordan City and the subject property is contained within the redevelopment area.
- Schedule B-2, Item no. 21 has intentionally been deleted.
- Schedule B-2, Item no. 22 has intentionally been deleted.
- Schedule B-2, Item no. 23 refers to an Easement Agreement primarily for the lots in Towers At South Towne plat, which is property to the south of the subject property. Nothing regarding this Easement Agreement can be plotted on the drawing.
- Schedule B-2, Item no. 24 is a Notice of Restriction on Lot 2, Towers At South Towne, of which the Northwest Corner of Lot 2 is within the subject parcel. Also, a second document titled First Amendment to the Star Pointe Development, Development Agreement stating financial obligations to South Jordan City for certain parcels of land. In some cases, the tax parcel numbers in this document are not the same as the current tax parcel numbers so it is unclear which parcels are part of this financial agreement. Also a third document titled Second Amendment to the Star Pointe Development, Development Agreement specifically defines the property as being the subject property as well as property directly north of the subject property, does not include the financial commitment to South Jordan City as stated in the First Amendment but does specify the number of residential condominium units that can be constructed. Nothing can be plotted on the drawing.
- Schedule B-2, Item no. 25 has intentionally been deleted.
- Schedule B-2, Item no. 26 is a 40-foot easement as disclosed on the recorded plat of Ovation Village North Subdivision, and is plotted on the drawing.
- Schedule B-2, Item no. 27 is a storm drain easement that appears to be on the north line of the subdivision property, however the legal description is erroneous and does not close so the location of the easement cannot be determined and nothing is plotted on the drawing.
- Schedule B-2, Item no. 28 and refers to a Resolution authorizing the South Jordan City Mayor to execute The Development Agreement. Nothing regarding this Development Agreement was plotted on the drawing.
- Schedule B-2, Item no. 29 has intentionally been deleted.
- Schedule B-2, Item no. 30 refers to the South Jordan City Stormwater Facilities Maintenance Agreement and the terms and conditions contained therein and cannot be plotted on the drawing.
- Schedule B-2, Item no. 31 refers to an easement for Storm Drain and is plotted on the drawing.
- Schedule B-2, Item no. 32 refers to two easements for a Waterline and is plotted on the drawing.
- Schedule B-2, Item no. 33 refers to a No-Build Easement and is plotted on the drawing.
- Schedule B-2, Item no. 34 has intentionally been deleted.
- Schedule B-2, Item no. 35 refers to a Commercial Sewer Connection Agreement and cannot be plotted on the drawing.
- Schedule B-2, Item no. 36 refers to unrecorded Rights of Parties in possession of the land and nothing is plotted on the drawing.
- Schedule B-2, Item no. 37 has intentionally been deleted.
- Schedule B-2, Item no. 38 refers to a Trust Deed in favor of Zions Bank and nothing is plotted on the drawing.
- Schedule B-2, Item no. 39 refers to an Assumption of Risk Agreement for a Substantial Lateral Trench across parcels 27-13-176-041 and 27-13-178-011 and nothing is plotted on the drawing.
- Schedule B-2, Item no. 40 refers to an Easement Agreement in favor of GUNJ, L.L.C., Gateway Retail Partners, L.L.C. and James A. Morse Jr. and describes an 18-foot access easement lying north and south (36 feet total) of the subject property line and adjacent property line and is plotted on the drawing.
- Schedule B-2, Item no. 41 refers to an Emergency Access Agreement which is blanket in nature over and across lot 1 of the Towers at South Towne and as such it is not plotted on the drawing.
- Schedule B-2, Item no. 42 refers to a mechanics lien claimed by KW Excavation and not plotted on the drawing.
- Schedule B-2, Item no. 43 refers to the State Construction Registry and the lien rights associated therein and cannot be plotted on the drawing.
- Item 1 of Table A: Property Corners have been set as noted on the drawing.
- Item 2 of Table A: The address of the property is listed as 10464 South Jordan Gateway, South Jordan, UT. Addresses for each unit have not been noted on the drawing.
- Item no. 3 of Table A: The property is located within a Zone "X" according to the FEMA Flood Map, Community Panel no. 49035C 0442G, dated effective September 25, 2009.
- Item no. 4 of Table A: The gross land area is 174,198 square feet or 3.999 acres.
- Item no. 6(a) of Table A: The zoning classification is: "C-F" Commercial Freeway as set forth in the Zoning Report prepared by: P2R - The Planning & Zoning Resource Company, dated: 12/30/2019. In said Zoning Report it states that the required building setback lines around the property are not applicable because the property does not front a Public Right of Way and is also surrounded by commercial zones. Building Height restriction is listed as "no maximum". Note: the surveyed building height is shown on the drawing. Building Site Area Requirements are listed as 1-Acre; the existing acreage is 3.999 Acres. The parking requirement is: 393 Total Parking Spaces. As per the Zoning Report, the total existing parking spaces are: 369. (See Note 45 below)
- Item no. 6(b) of Table A: The zoning setback requirements as disclosed in said zoning report in Section IV, "Property Specification", and as part of Schedule B-2, Item 6(a) of Table A. The Zoning Report states that the required building setback lines around the property are not applicable because the property does not front a Public Right of Way and is also surrounded by commercial zones. Because of such, these setbacks are not shown graphically or plotted on the drawing.
- Item no. 7(a) of Table A: The exterior dimensions of all buildings are plotted on the drawing.
- Item no. 7(b)(1) of Table A: The Square footage of the exterior footprint of all buildings at ground level are plotted on the drawing.
- Item no. 7(c) of Table A: The measured elevation of all buildings is plotted on the drawing.
- Item no. 8 of Table A: The parcel contains apartment buildings some recently completed and some still under construction. Current improvements and utilities to the extent known have been plotted on the drawing.
- Item no. 9 of Table A: The parking stalls painted on the ground are shown on the drawing. The lower-west parking area is the staging area for completion of the west building interior. No other parking stalls have been painted at the time of the survey. Also, the inside parking under the west buildings has not been painted. The north and south buildings were inaccessible and parking is assumed to be painted in those buildings. The latest site plan shows a total of 385 parking stalls with the following breakdown:  
A) Outside Regular Stalls: 221  
Outside Van Accessible Stalls: 1  
Outside Handicap Accessible Stalls: 2  
Outside Total: 224  
B) Inside Regular Stalls: 156  
Inside Van Accessible Stalls: 2  
Inside Handicap Accessible Stalls: 3  
Inside Total: 161
- Item no. 10(a) of Table A: No party walls were observed at the time of the survey.
- Item no. 13 of Table A: Names of adjoining owners and tax id no.'s are shown on the drawing.
- Item no. 14 of Table A: The distance to the nearest intersecting street has been dimensioned on the drawing.
- Item no. 16 of Table A: This is an active construction site. The newly constructed buildings, improvements and additions observed in the process of conducting the fieldwork have been shown on the drawing.
- Item no. 17, of Table A: There was no information of proposed changes in street right of way lines made available to the surveyor and nothing was plotted on the drawing. Recent street and sidewalk construction were observed and shown on the drawing.
- Item no. 18, of Table A: There was no delineation of wetlands observed in the process of conducting the fieldwork.
- Item no. 19, of Table A: The offsite easements as disclosed in the Title Report Documents are plotted and shown on the drawing.
- Item no. 20, of Table A: Professional Liability Insurance has been obtained and a Certificate of Insurance can be furnished upon request.
-



**ORDINANCE NO. 2020-06-Z**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 10448 S. JORDAN GATEWAY FROM THE C-F ZONE THE MU-TOD ZONE.**

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

**WHEREAS**, the Applicant, Chris Simms of the GMC Turtle Creek LLC, proposed that the City Council amend the Zoning Map by rezoning the below-described property; and

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

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

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

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

**SECTION 1. Rezone.** The property described in Application PLZBA202000215 located in the City of South Jordan, Utah is hereby reclassified from the C-F Zone to the MU-TOD Zone on property described in the attached **Exhibit A**.

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

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

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

[SIGNATURE PAGE FOLLOWS]

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

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

Mayor: \_\_\_\_\_  
Dawn R. Ramsey

Attest: \_\_\_\_\_  
City Recorder

Approved as to form:

\_\_\_\_\_  
Office of the City Attorney

## EXHIBIT A

(Property Description)

Parcel #1

27-13-176-041

BEG NW COR LOT 1 TOWERS AT SOUTH TOWNE; N 0°05'55" W 588.77 FT; S 89°48'25" E 283.45 FT; S 583.51 FT; S 89°07'38" W 282.46 FT TO BEG. 3.82 AC. 10026-9060

Parcel #2

27-13-178-011

BEG S 89°07'37" W 990.27 FT & N 587.79 FT FR CEN SEC 13, T3S, R1W, SLM; W 60.28 FT; W'LY ALG A 25 FT NON TANGENT CURVE TO L 26.19 FT; S 69°32'35" W 11.89 FT; N 0°05'54" W 87.53 FT; N 89°07'37" E 96.23 FT; S 89.03 FT TO BEG.(BEING A PORTION OF LOT 3 OVATION VILLAGE NORTH). 0.18 AC. 10026-9060

