

**ELECTRONIC MEETING AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISION 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, 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/

Zoom link, Meeting ID and Meeting Password will be provided 24 hours prior to meeting start time.

Zoom instructions are posted www.sjc.utah.gov/planning-commission/

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

- I. WELCOME AND ROLL CALL – *Commission Chair Michele Hollist***
- II. MOTION TO APPROVE AGENDA**
- III. APPROVAL OF THE MINUTES**
- IV. STAFF BUSINESS – *None***
- V. COMMENTS FROM PLANNING COMMISSION MEMBERS**
- VI. SUMMARY ACTION – *None***
- VII. ACTION – *None***
- VIII. ADMINISTRATIVE PUBLIC HEARINGS –**
 - A. 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 Oriented Development) Zone
Location: 10448 S. Jordan Gateway
File No: PLZBA202000215
Applicant: Chris Simms, GMC Turtle Creek LLC

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)
COUNTY OF SALT LAKE)

I, Cindy Valdez, certify that I am the duly appointed City Deputy Recorder of South Jordan City, State of Utah, and that the foregoing Planning Commission Agenda was faxed or emailed to the media at least 24 hours prior to such meeting, specifically the Deseret News, Salt Lake Tribune and the South Valley Journal. The Agenda was also posted at City Hall, on the City's website www.sjc.utah.gov and on the Utah Public Notice Website www.ppn.utah.gov

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

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMISSION 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 Poulsen, 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 make 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

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

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.

STANDARD OF REVIEW:

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

BACKGROUND:

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:

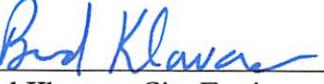
- The proposal does not conflict with City zoning and development codes or with the Development Agreement, Master Development Plan, and Design Guidelines.
- The proposal enhances safety by complying with the clear vision site area requirements.
- The proposed site plan amendment is more functional, cohesive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

3525 W
11400 S

11332 S Via
Arboles Ct

11330 S Via
Arboles Ct

11377 S Via
Arboles Ct

11332
W 11400 S

3524 W
11400 S

11400 S
Parkway
Plaza Dr

3588 W Alta
Loma Ln

3570 W Alta
Loma Ln

3580 W Alta
Loma Ln

3582 W Alta
Loma Ln

3584 W Alta
Loma Ln

3586 W Alta
Loma Ln

3588 W Alta
Loma Ln

3590 W Alta
Loma Ln

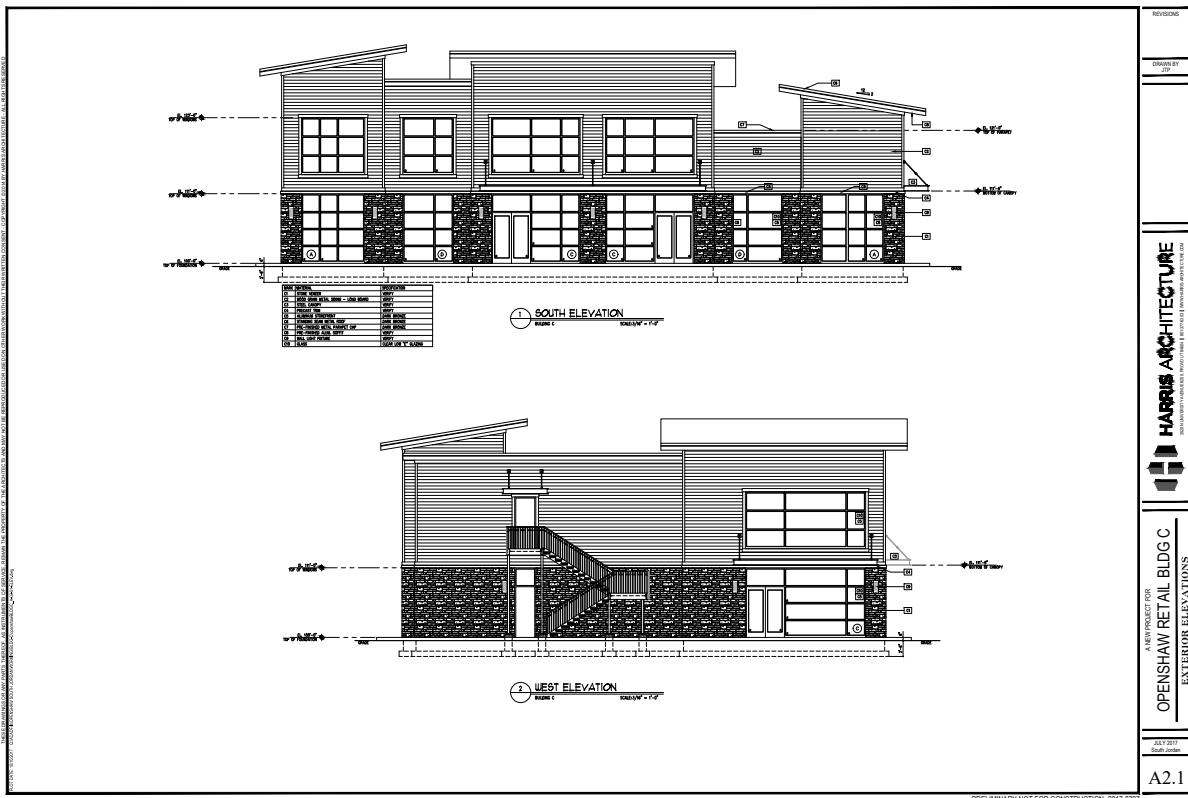
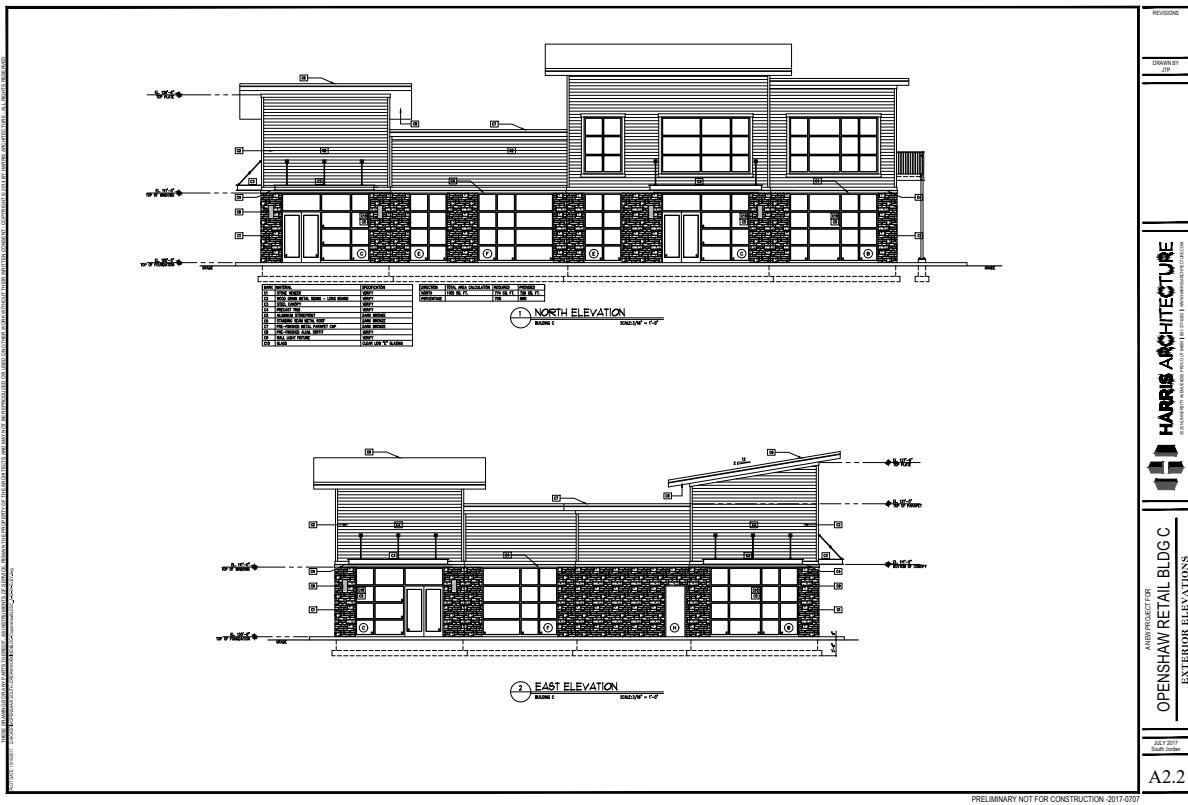
3592 W Alta
Loma Ln

3594 W Alta
Loma Ln

3596 W Alta
Loma Ln

3598 W Alta
Loma Ln

ORIGINAL ELEVATIONS



PROPOSED PLANS

CENTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)
UTAH ELEV. 4646.30
CENTER OF SEC. 20,
135, R/W, S.L.B. 4M.

3600 WEST STREET (PUBLIC ROW)
S00-1520W 2648.98'

11400 SOUTH STREET (STATE ROAD 175 PUBLIC ROW)

S89°32'56"E 362.78'

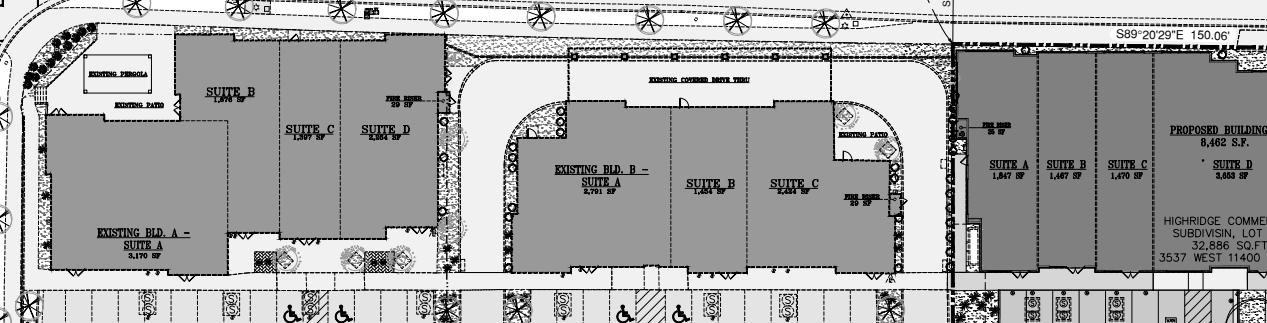
Lot 104 - SITE PLAN
theast Quarter of
i, Range 1 West, S.L.B. & M.
i, South Jordan, Utah

EAST QUARTER CORNER
TOWNSHIP 3 SOUTH,
RANGE 1 WEST
SALT LAKE BASE
AND MERIDIAN
(FOUND BRASS CAP MONUMENT)

S00-7704W 56.97'

North

S89°20'29"E 150.06'



EXISTING BLD. A -
SUITE A
3,170 SF

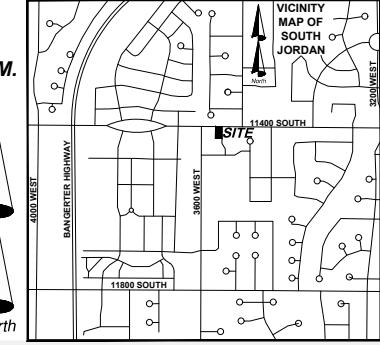
HIGHRIDGE COMMERCIAL SUBDIVISION
LOT 101
3591 WEST 11400 SOUTH

HIGHRIDGE COMMERCIAL SUBDIVISION
LOT 102
3561 WEST 11400 SOUTH

(24' WIDE ACCESS EASEMENT)

SOUTH QUARTER
CORNER SECTION 20,
TOWNSHIP 3 SOUTH,
RANGE 1 WEST
SALT LAKE BASE
AND MERIDIAN

GRAPHIC SCALE
1 inch = 20'



A.L.M. & Associates, Inc.

Engineering • Surveying • Development • Planning
2230 North University Parkway, Building 60, Provo, Utah 84604 ph: (801) 374-6262

Highridge Commercial Lot 104
CJO Holdings, LLC
COVER SHEET

C1.0

No. Revision Date

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

OWNER / DEVELOPER:
CJO Holdings, LLC
Walter "Charles" Openshaw
2230 North University Parkway, Suite 60
Provo, UT 84606
801-367-1444
charlesopenshaw@gmail.com

SURVEYOR / ENGINEER / PLANNER:
ALM Engineering, Inc.
2230 North University Parkway, Suite 60
Provo, UT 84606
(801) 374-6262 (801) 374-0085 FAX
mcgreenwood@ALMonline.com

ZONING INFORMATION:
Zone - MU - Village Mixed Use

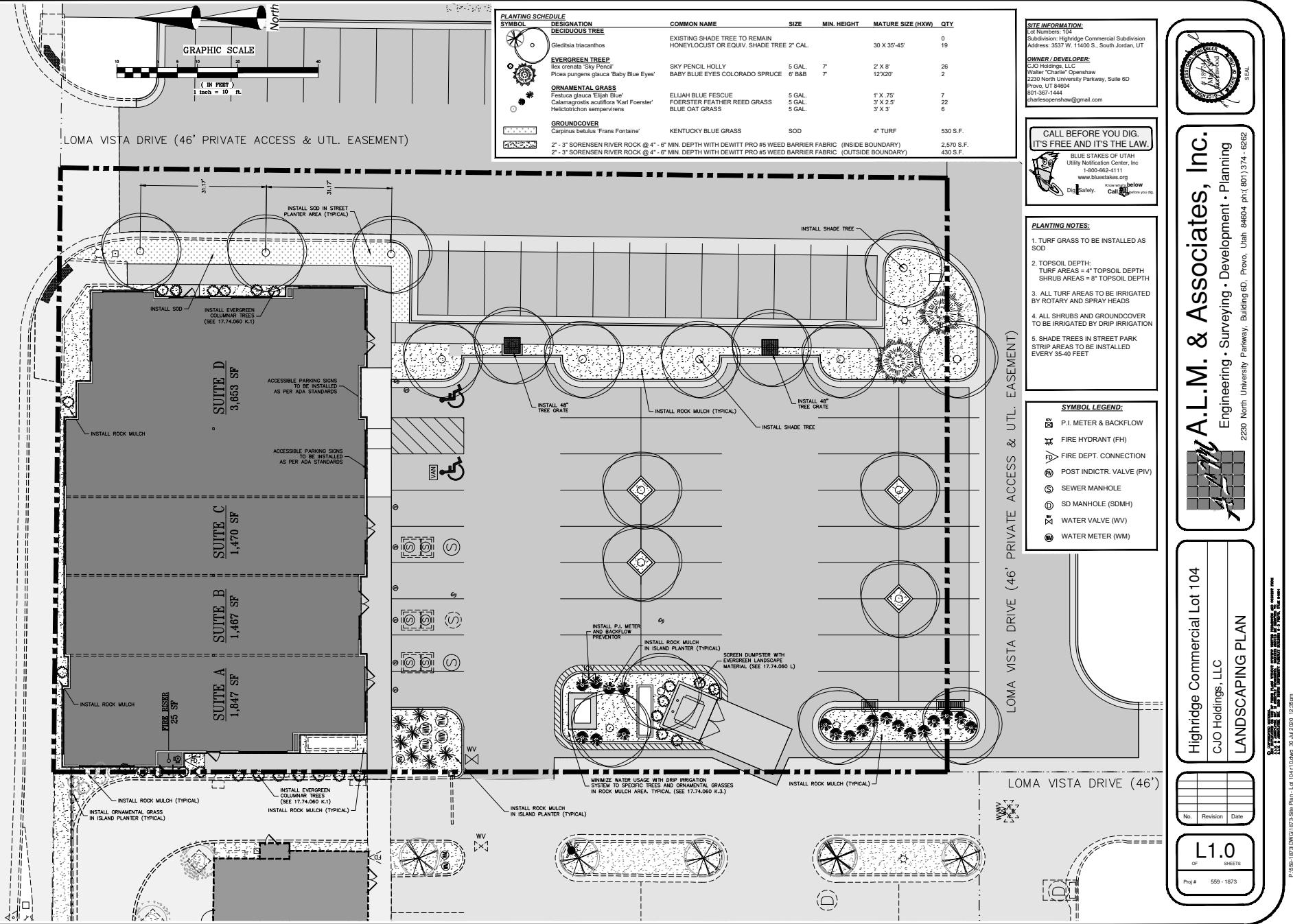
PROPERTY DESCRIPTION AS RECORDED:
HIGHRIDGE COMMERCIAL SUBDIVISION, LOT
104 according to the official plat thereof on file
and record in the office of the Salt Lake County
Recorder
Area = 32,886 sq.ft. / 0.76 Acres

SITE TABULATION:
Total Area: 32,886 S.F. (100%)
Building Footprint Area: 8,462 S.F. (25.5%)
Landscape Area: 3,103 S.F. (9.5%)
Impervious Area: 21,325 S.F. (65%)

PARKING STALLS:
Parking Stall Shown - 46 stalls (2 ADA Stalls)
Parking Count: (5.50 stalls / 1,000 sq.ft.)
None Plus nine (9) shared parking stalls

Proj # 559 - 1873

11400 SOUTH STREET (STATE ROAD 175 PUBLIC ROW)



PROPOSED ELEVATIONS

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:

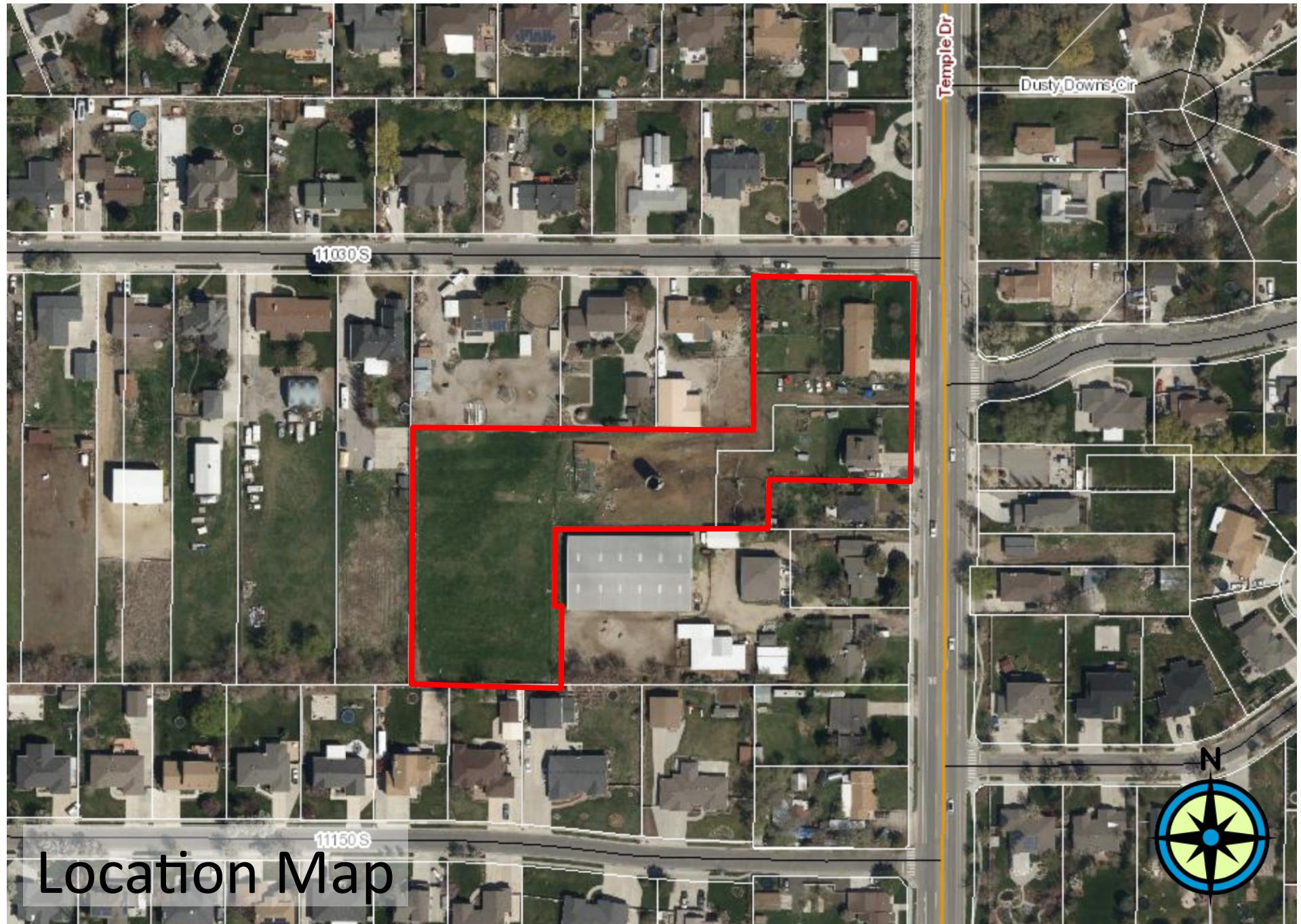
- Based on the application materials and the findings listed above, the proposal is consistent with the City's General Plan and with the purposes and objectives of the pertinent requirements of the City's Planning and Zoning Code (specifically Chapter 17.40).

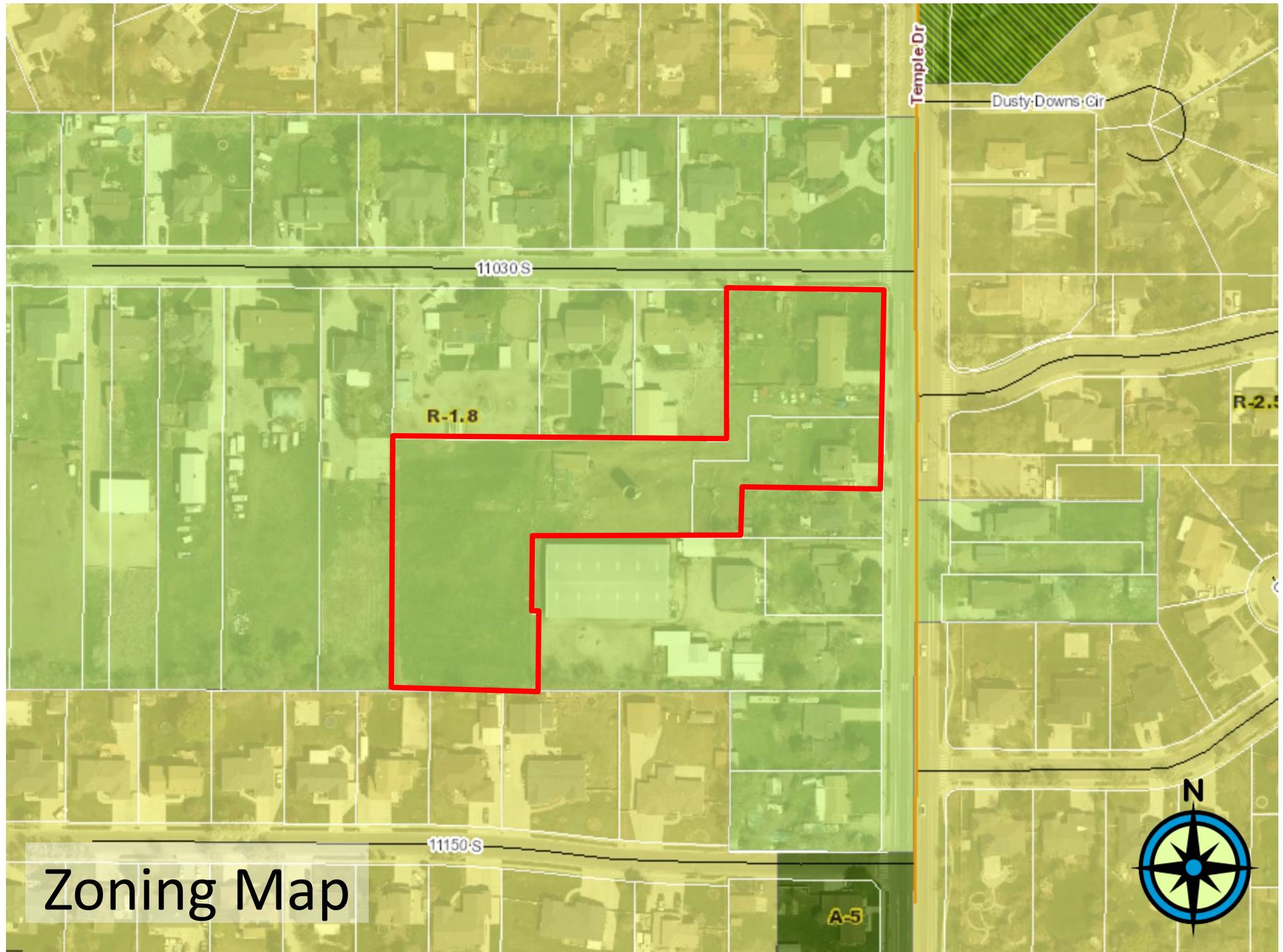
ALTERNATIVES:

- 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





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

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED STOP/STREET SIGN
- PROPOSED WATER METER
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EOP
- EDGAR PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- PROPOSED STORM DRAIN W/MH
- PROPOSED SEWER W/MH
- PROPOSED PRIMARY WATERLINE
- PROPOSED SECONDARY WATERLINE
- PROPOSED CULINARY LATERAL
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED SECONDARY LATERAL
- PROPOSED ASPHALT
- PROPOSED SIDEWALK

- ① 4" PVC SANITARY SEWER SERVICE LATERAL (PER SOUTH JORDAN CITY STANDARDS)
- ② CULINARY WATER SERVICE LATERAL
- ③ IPS POLY PIPE WITH MIN 4" COVER (PER SOUTH JORDAN CITY STANDARDS)
- ④ INSTALL NEW 26' DRIVE ACCESS
- ⑤ NEW FIRE HYDRANT (PER SOUTH JORDAN CITY STANDARDS)
- ⑥ INSTALL 5' VINYL FENCE (PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS)
- ⑦ INSTALL 5' MASON WALL (EXISTING FENCING TO BE REMOVED/REPLACED)
- ⑧ INSTALL 5' GATE VALVE (3') ON EACH LEG OF MAIN
- ⑨ INSTALL ADA RAMP
- ⑩ ALL EXISTING & PROPOSED FENCING TO STOP 30' SHORT OF BACK OF WALK ON EACH SIDE (FOR 30' SITE VISIBILITY TRIANGLE)
- ⑪ REMOVE AND REPLACE EXISTING CURB & GUTTER (REPLACE WITH NEW HIGH BACK CURBING)
- ⑫ CONCRETE (PLANTER) FOR NORTH-SOUTH ROADWAY
- ⑬ INSTALL STREET LIGHT PER DETAIL ON SHEET DT-02
- ⑭ INSTALL STREET COORDINATE SIGN (PER SOUTH JORDAN CITY STANDARDS)
- ⑮ INSTALL STOP BAR & STOP SIGN (PER SOUTH JORDAN CITY STANDARDS)
- ⑯ REMOVE EXISTING DRIVE APPROACH (REPLACE WITH NEW HIGH BACK CURBING)
- ⑰ ROAD CUTS LOCATED IN 11030 SOUTH FOR UNTIL GRADE IS REACHED. THESE ARE PREPARED PER SOUTH JORDAN CITY STREET REPAIR/REPAVE POLICY AND PER STANDARD DRAWING #2010
- ⑱ INSTALL LANDSCAPE/IRRIGATION TO MATCH EXISTING PARK STRIP REPAIR/REPAVE ANY DAMAGED AREAS
- ⑲ EXISTING PARK STRIP TO BE REPLACED WITH COMPLETION OF ASPHALT PAVING
- ⑳ EXISTING SCHOOL WARNING SIGN TO BE RELOCATED
- ㉑ LANDSCAPE/IRRIGATE PLANTER STRIP AROUND CUL-DE-SAC BULB (PER CITY STANDARDS)

TREE @ 30' SPACING
SHRUB (2 PER TREE)
SODDED (2)
#5 gal - THREE LEAF SUMAC
(OR CITY APPROVED BULB)
AR - REED MULCH (2' x 2')
20 - 12" PAVING (2' x 2')
(OR CITY APPROVED BULB)

11030 SOUTH

BEVIS L KENNEDY
#27-22-227-011

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

SMH #1 (TE TO EXISTING)

RIM ELEV=4396.29
INV OUT (E)= 4391.64
DEPTH=4.65'

EX. STORM I
RIM ELEV=4396.29
INV OUT (E)= 4391.64
DEPTH=4.65'

4" SSMH #1 (TE TO EXISTING)

RIM ELEV=4393.54
INV IN (W)= 4393.54
INV OUT (E)= 4393.44
DEPTH=0.10'

EX. FIRE HYDRANT

18" EX SD @ 1.23%

8 EX. SEWER @ 1.30%
18" RCP SD @ 1.38%

18" EX SD @ 1.23%

8 EX. SEWER @ 1.30%

EX. STORM INLET

4" SSMH #2 (TE TO EXISTING)

RIM ELEV=4393.36
INV IN (W)= 4393.65
INV OUT (E)= 4393.36
DEPTH=11.71'

EX. FIRE HYDRANT

18" EX SD @ 1.23%

8 EX. SEWER @ 1.30%

EX. STORM INLET

4" EX. SSMH #2
RIM ELEV=4393.36
INV IN (W)= 4393.65
INV OUT (E)= 4393.36
DEPTH=11.71'

EX. FIRE HYDRANT

18" EX SD @ 1.23%

8 EX. SEWER @ 1.30%

EX. STORM INLET

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RIM ELEV=4393.36
INV IN (W)= 4393.65
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8 EX. SEWER @ 1.30%

EX. STORM INLET</p

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).

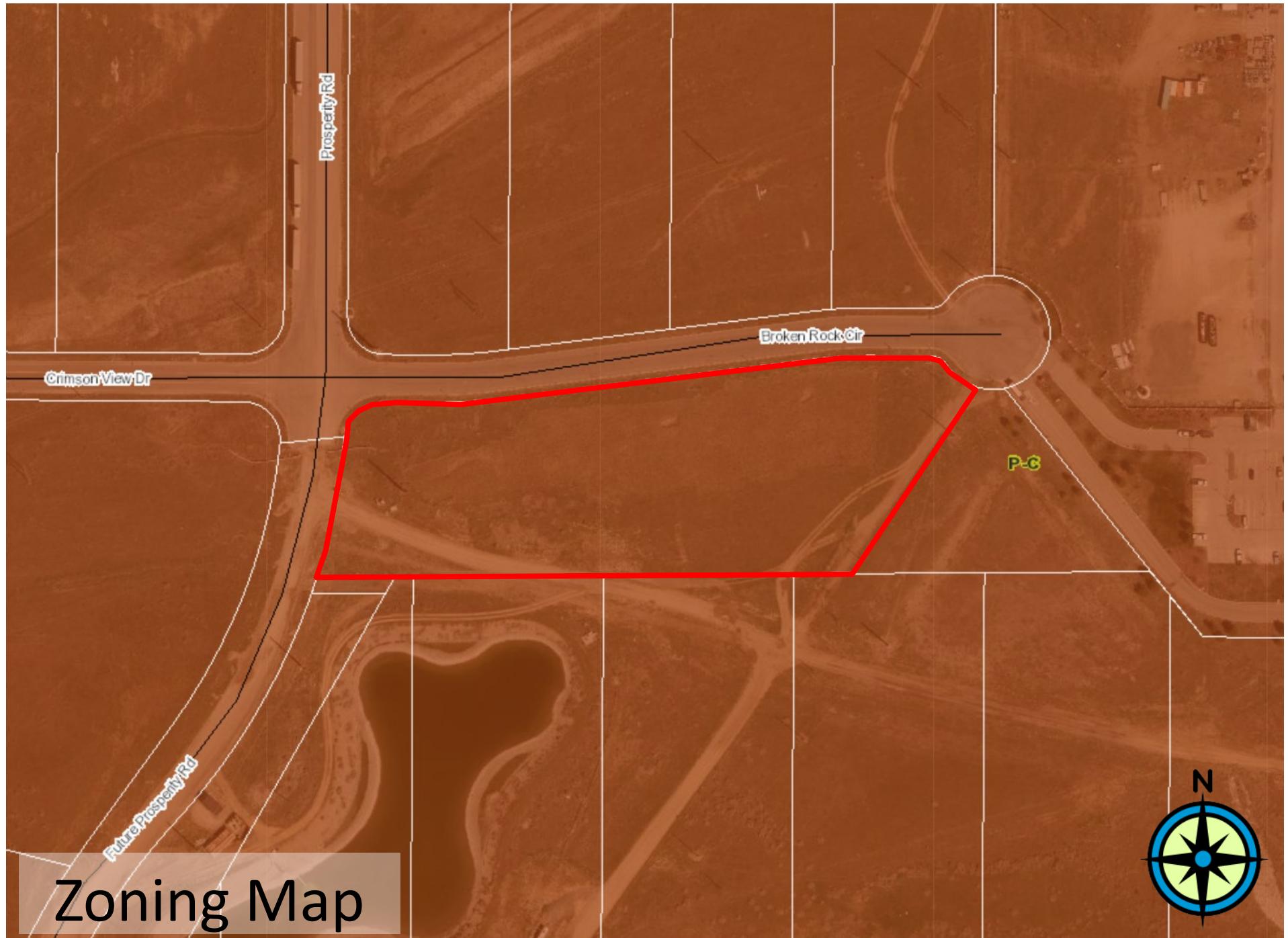
ALTERNATIVES:

- 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





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.

ACREAGE:	Approximately 4 acres
CURRENT ZONE:	C-F (Commercial - Freeway) Zone
CURRENT USE:	Apartment complex (multi-family homes for rent)
FUTURE LAND USE PLAN:	MUTOD (Mixed Use TOD opportunity)
NEIGHBORING ZONES/USES:	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:

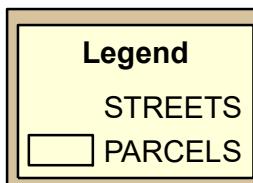
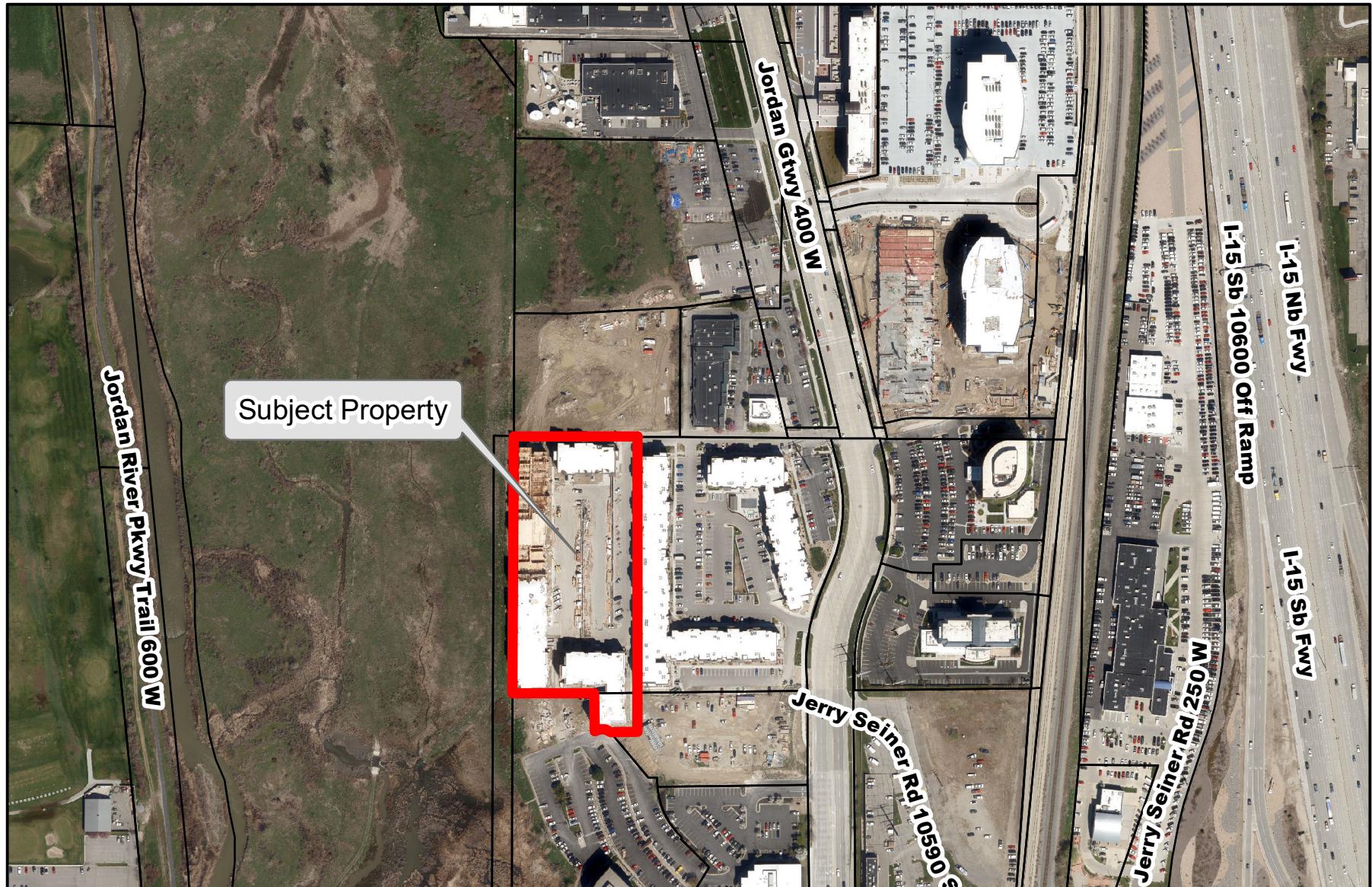
• Aerial Map	• As-built (current project build)
• Future Land Use Map	• Ordinance 2020-06-Z
• Zoning Map	• Exhibit 'A' – Zoning Map



Damir Drozdek, AICP

Planner III

Planning Department

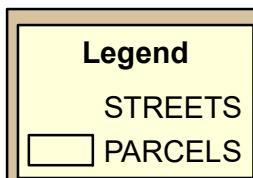
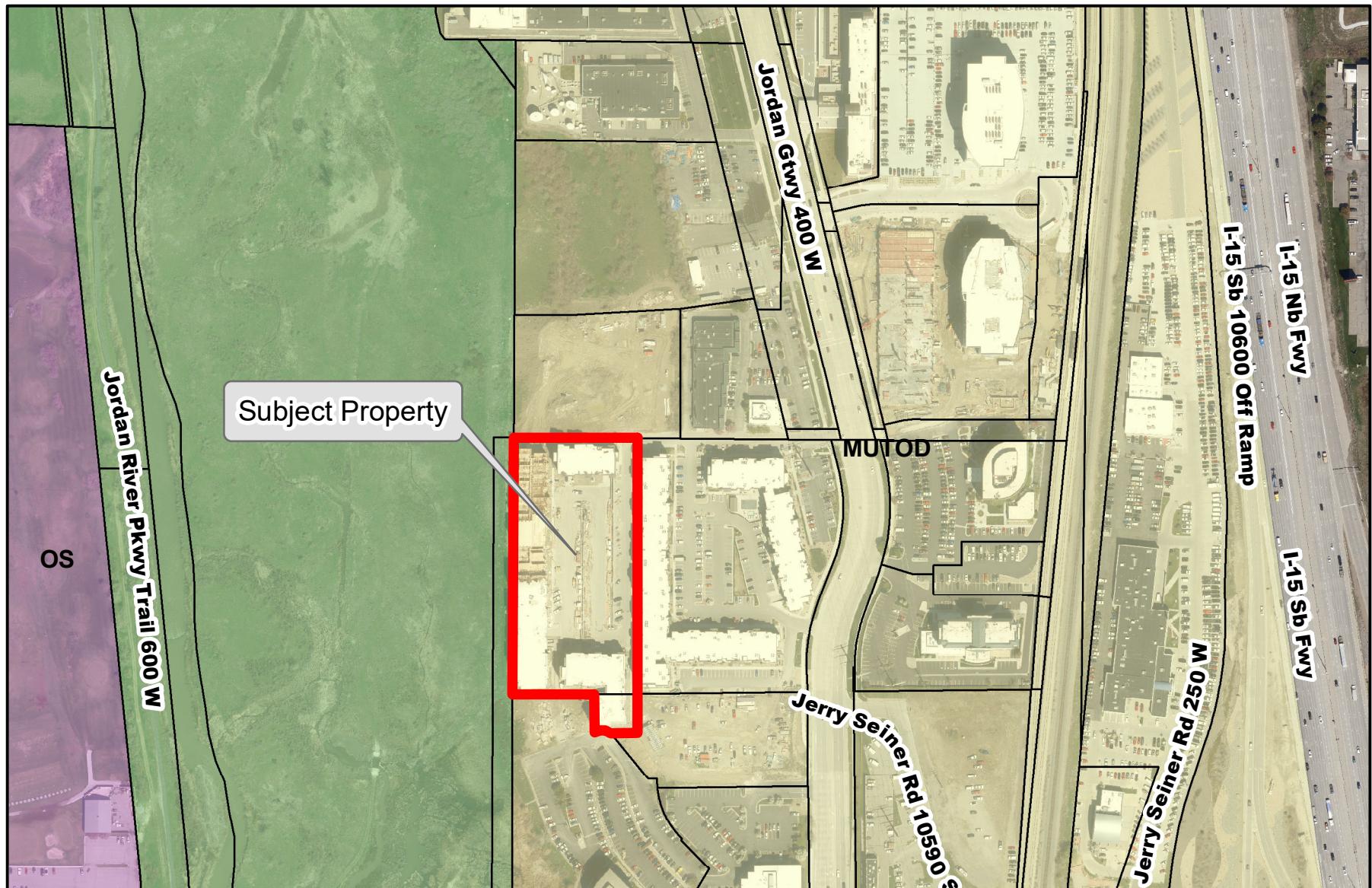


Aerial Map City of South Jordan

0 105 210 420 630 840
Feet

Aerial Imagery
2019





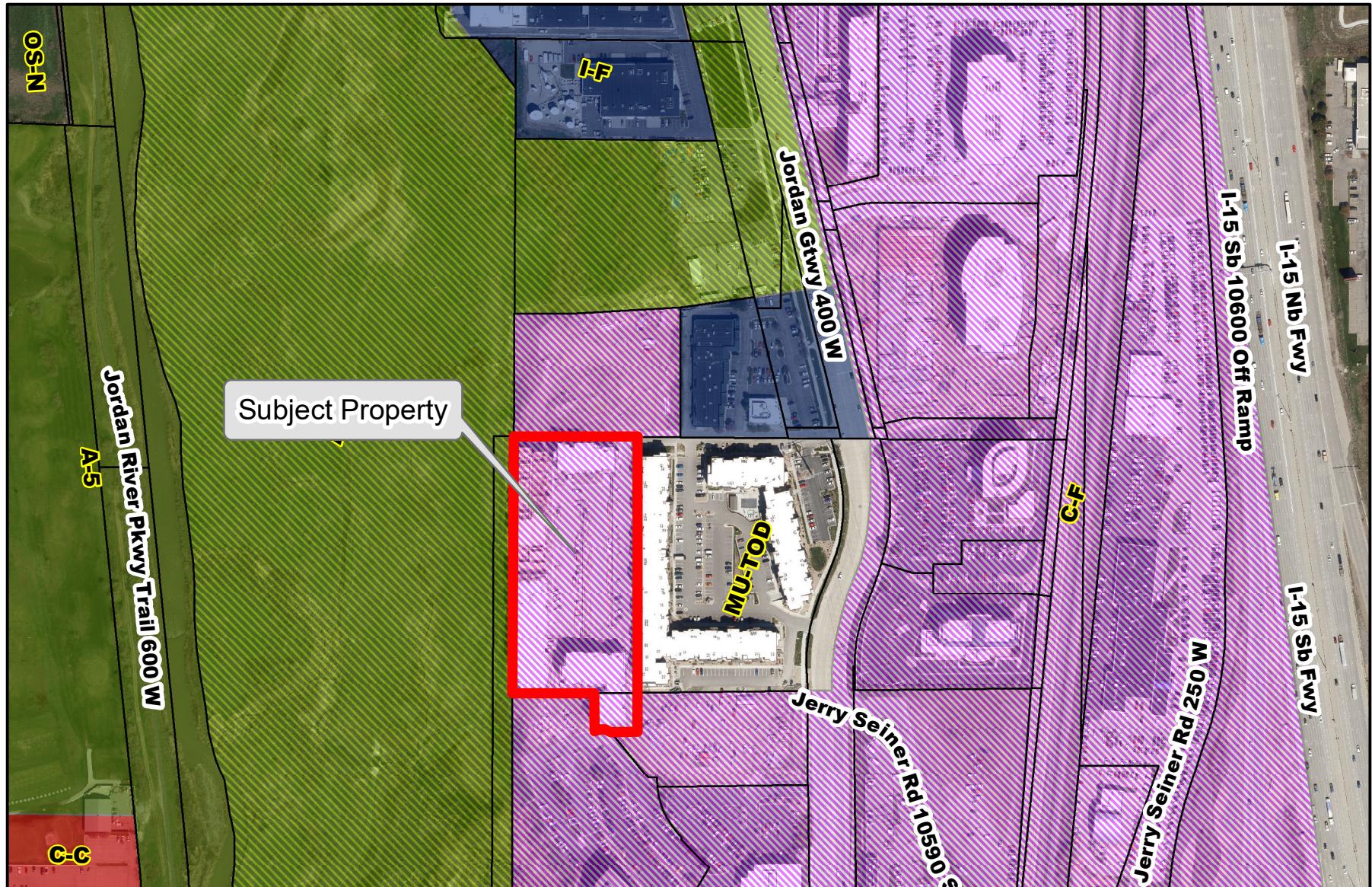
Future Land Use Map

City of South Jordan

0 105 210 420 630 840
Feet

Aerial Imagery
2019





Zoning Map

City of South Jordan

0 105 210 420 630 840
Feet

Aerial Imagery
2019



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; WLY 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

