

**ELECTRONIC MEETING AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
6:30 P.M.
November 10, 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, NOVEMBER 10, 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 November 10, 2020.

Instructions on how to join the meeting electronically are below.

Join South Jordan Planning Commission November 10, 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. OTHER BUSINESS** - Small Area Plans Presentation/Discussion, Logan Simpson (Consultant)
- IX. ADMINISTRATIVE PUBLIC HEARINGS** –
 - A. DAYBREAK VILLAGE 7 PLAT 3, PRELIMINARY SUBDIVISION**
 - Location: 11595 South Kitty Hawk Road
 - File No: PLPP202000307
 - Applicant: Daybreak Communities
 - B. SWIM KIDS, SITE PLAN AND CONDITIONAL USE PERMIT**
 - Location: 11527 South 3600 West
 - File No: PLSPR202000195
 - Applicant: Scott Walker
 - C. BIRD SUBDIVISION, PRELIMINARY SUBDIVISION**
 - Location: 10934 South 3420 West
 - File No: PLPP202000312
 - Applicant: David Jenkins
- X. LEGISLATIVE PUBLIC HEARINGS** – *None*

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)
 : §
COUNTY OF SALT LAKE)

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

Dated this 5th day of November 2020.
Cindy Valdez
South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
October 27, 2020**

Present: Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Catmull, Commissioner Trevor Darby, Commissioner Sean Morrissey, Staff Attorney Greg Simonson, Assistant City Engineer Jeremy Nielsen, City Planner Greg Schindler, Planner Damir Drozdek Deputy Recorder Cindy Valdez

Others: Gary Langston, Jared Brown, Brent Vincent, Boyd Brown, Stephen James

**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 of the Commissioners have joined the meeting tonight.

II. Motion to Approve Agenda

Commissioner Gedge made a motion to approve the October 27, 2020 Planning Commission Agenda. Commissioner Hollist seconded the motion. Vote was 5-0 unanimous in favor.

III. Approval of the Minutes

Commissioner Gedge motioned to approve the October 13, 2020 Planning Commission Meeting Minutes as published. Commissioner Hollist seconded the motion. Vote was 5-0 unanimous in favor.

IV. STAFF BUSINESS

Planner Greg Schindler said Director Stephen Schaefermeyer wanted me to let you know that on the Tuesday November 17, 2020 at the City Council Meeting there will be an item on the regular agenda as a discussion item regarding the Accessory Dwelling Unit Ordinance. We have made some current changes to that ordinance, and we will be bringing back some more changes. Director Schaefermeyer will be discussing this with City Council, and it will be more at the end of the agenda that night. He is inviting the Planning Commission to join the meeting to get some more insight on this item. This item will probably be on The Planning Commission Agenda in December or January.

V. COMMENTS FROM PLANNING COMMISSION MEMBERS - *None*

VI. SUMMARY ACTION – None

VII. ACTION - None

VIII. ADMINISTRATIVE PUBLIC HEARINGS –

A. DAYBREAK SOUTH STATION MULTI FAMILY #5, PRELIMINARY SUBDIVISION

Location: 11245 South 5180 West
File No: PLPP202000293
Applicant: Daybreak Communities

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

Chair Hollist – said are these units required to have a garage? Or do they have (2) parking spots per unit?

Planner Schindler said they are not required to have (2) parking spaces, they are only required to have (1) parking space per unit. They all have (1) parking space, and there is extra parking, as well as some on-street parking available.

Chair Hollist said is a (3) bedroom unit not required to have (2) parking spots?

Planner Schindler said not in the PC Zone.

Chair Hollist said is that because it is near a transit station?

Planner Schindler said it is closer to a transit station, but it is not part of the design guidelines that were originally approved.

Gary Langston, Daybreak Parkway – said I think Planner Schindler did a great job reviewing this project. These are some smaller affordable units, with (1) garage, and there is some extra parking. These are smaller units, some of them are (2) bedroom units, but for the most part our units in Daybreak are (3) bedroom units. We are attempting to hit a different demographic, and providing something a little more affordable. They will be built by Sego Homes, so they will have a similar architecture and feel to the other townhomes in Daybreak. I am here to answer any questions that you may have, and I also have Steven James from our team if you have specific questions about the architecture, or the design intents.

Chair Hollist said do you ever go before the Cities Architectural Review Committee when you are designing these things, or are they only done internally with Daybreak Communities?

Mr. Langston said we handle them internally, because this is part of our Master Development Agreement. The City reviews the plans, but not until someone from your planning department

has stamped the building permit sets, which is a signal to City staff that we have looked at it, it has been approved, and meets all of our requirements.

Chair Hollist said do you find when you do these types of units that parking is sufficient.

Mr. Langston said we believe that we do. I think there have been some spots in other locations that we have been a little tighter on parking. This one meets the minimum requirements, and there are a handful of units that have extra driveway parking. We are in a little better situation in this area, because there are larger roads within the Town Center that are meant to accommodate parking on both sides of the street for these units.

Commissioner Catmull said could give us additional information on the demographic change in the (2) versus the (3). What new demographic is opening up with those smaller units?

Steven James, (Daybreak Architect) – said we have struggled over the years delivering affordable, or entry level attainable housing. This is really geared around the first time buyer, or young couples without children. This is a very deliberate product to actually provide something in the market that can be more attainable for people who do not have equity. Our assumption is that there are many young families forming currently who are not able to afford vehicle transportation, as well as large housing, so we are trying to be part of the solution in solving this regional housing challenge. We are trying to appeal to people that are launching into home ownership.

Chair Hollist said where does your product start in pricing?

Mr. James said we are trying to hit the mid \$200 hundreds. It is hard right now to deliver housing below \$330, 000. We have found to bring the housing down we have to make very dramatic changes, so the footprint, and parking plays into this. There hasn't been any market research that suggested a (1) car garage as desirable until now, so that is why we haven't delivered that small of a parking ratio to this point.

Commissioner Catmull said is the uncovered parking on the north and south side dedicated to a unit, or is it open parking?

Mr. James said that is part of the lot, so there would be a chance for tandem parking for that buyer. The assumption is that the guest parking would occur on the street.

Chair Hollist opened the Public Hearing to comments.

Chair Hollist said we did receive a letter from Ms. Susan Hyde, and it was sent out to all of the Planning Commissioner's, staff, and the City Recorder from Planner Schindler. We have read her concerns and the email will be added to the minutes as part of the record (Attachment A).

Chair Hollist closed the Public Hearing.

Commissioner Gedge said if there is parking issues will that be something that will be taken care of by the City or the police? How would that be enforced?

City Planner Schindler said if they are parking where they shouldn't, that would be taken care of by the police department because they are public streets.

Commissioner Gedge said I know these will not be rentals, but does the City have any restrictions if someone bought one of these units and they wanted to rent it out.

Planner Schindler said the City would not be able to enforce that, but in Daybreak you have to own (1) property, and you are allowed to rent a second property in Daybreak. I know that you cannot buy a group of these and then rent them out.

Mr. Langston said they can own one unit for a year, and then they can rent it when they move out.

Chair Hollist said I have a question from Ms. Hyde's email about the dust mitigation. What recourse would the residents have for having the City get involved when there is excessive dust from construction?

City Planner Schindler said we have inspectors that would take care of that, if there is a complaint they are out there on the site.

Assistant City Engineer Nielsen said the contractor is required to get a land disturbance permit that lays out their plan and how they are going to mitigate the dust.

Chair Hollist said if the resident has a concern would they contact the City Engineering Department?

Assistant City Engineer Nielsen said yes, they would need to contact the Engineering Department.

Commissioner Gedge motioned to approve Project No. PLPP202000293 subject to the following:

- 1. That all South Jordan City requirements are met prior to recording the plat.**
- Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor.**

B. DAYBREAK VILLAGE 11A PLAT 5, PRELIMINARY SUBDIVISION

Location: 6615-6840 West Meadow Grass Drive
File No: PLPP202000266
Applicant: Daybreak Communities

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

Gary Langston, Daybreak Parkway – said previously we brought before you the Village 11A 1,2,3,4, and 6, and now we are backtracking to 5. This particular area has a mix of what we call

our value and move-up products, and that was in the review that Planner Schindler presented. I am here to answer any questions that you may have for me.

Chair Hollist said how do these plats get made, and why are they not always geographically connected?

Mr. Langston said a lot of it has to do with our desire to deliver a certain number of each unit in a given time frame, so the issue is not all units absorb at the same rate on a monthly basis. The townhomes will absorb a little quicker than a larger home. What we are trying to do is deliver the plats in a way that allows us to have enough inventory to meet the demand for each of the builders, while not wasting too much time and effort on engineering, infrastructure, and construction.

Steven James, Daybreak Architect- said what we generally try to do is located the townhomes, and the higher density product towards the centers, and just east of this site, we will have another Village Center site. We are beginning to prepare for the development of that Village Center by building up the scale and intensity of housing towards it, so we have rooftops on the ground which will allow for that development to take place, so that is why this area has that higher density concentration.

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

Commissioner Gedge motioned to approved Project No. PLPP202000266 subject to the following:

- 1. That all South Jordan City requirements are met prior to recording the plat.**
- Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor.**

C. SOJO CENTRAL, SITE PLAN AND CONDITIONAL USE PERMIT

Location: 10709 South Redwood Road

File No: PLSPR202000282

PLCUP202000334

Applicant: Boyd Brown, KW Utah

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

Commissioner Gedge said in the staff report it mentions that there are an access point off Redwood Rd, and in the landscape plan I did not see that on there, so is that just north of this property?

Planner Drozdek said yes, to the north there is access. It is actually on someone else's property, not theirs, so that is something that will need to be worked out.

Commissioner Gedge said I am assuming, with that access, and because it is a UDOT road, that they will have to get the access from the owner to tap in to it, is that correct?

Planner Drozdek said yes that is correct.

Commissioner Gedge said there is a traffic light to the north of this as well, so are there any concerns about in and out stacking of cars and creating issues with traffic flow.

Assistant City Engineer Jeremy Nielson said I know they are working on this, but I don't think there is anything there that they are concerned with.

Boyd Brown, Applicant – said we went to the Architectural Review and they really like the elevations, and we received positive feedback. We are very proud of this product and what the buildings look like. We have been working with the City staff, and the neighbors on the access point. The thing the City wanted to solve was removing the access point that is just north of this. The new access will line up with another access point west of Redwood Road, which was a preference for both the City Staff, as well as UDOT, so this should be a better situation.

Chair Hollist said do you know what tenant will be using the drive-thru?

Mr. Brown said I don't know that yet. One of the challenges with COVID, is that retail and food user are being conservative right now. I have had a number of really good conversations, but I don't have anyone committed at this point.

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

Commissioner Gedge motioned to approve application:

- **PLSPR202000282 to allow for construction of two office buildings and one multi-tenant general retail/office building; and**
- **PLCUP202000334 to allow for a drive-through facility in conjunction with the multi-tenant general retail/office building.**

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

D. UTAH SURGICAL ARTS, SITE PLAN

Location: 11677 South 4000 West
File No: PLSPR2020000239
Applicant: Jared Brown, Utah Surgical Arts

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

Chair Hollist said is this a replacement for the building that is being forced to move with the Bangerter expansion on 10400 S?

Planner Drozdek said this is a different project. This project is just south of the Sprouts Grocery Store on 11400 S, and it is a new construction.

Commissioner Gedge said is there any proposed signage on this building, since it is on the 4000 West side and away from Bangerter Highway.

Planner Drozdek said I don't believe so, because it is not allowed per City Code. They would have to get some kind of variance, or exception to the code.

Jared Brown, Applicant – said I appreciate your attention to this project. We are moving one street west of where we are currently located and leasing some space. We just appreciate you taking your time to review this.

Commissioner Catmull said Harvest Moon on the west side area does not line up with any of the commercial side. I live close to this and it scares me every time I get on it, because the streets don't line up. As we add more traffic in that area it becomes a game of chicken, as people are coming left out of the south side of this property, and are heading north and trying to get on to Bangerter Highway. There are some interesting things starting to happen there. How are we going to mitigate things in this area?

Assistant City Engineer Jeremy Nielson said 4000 W is our fastest growing collector road right now. It has seen a lot of growth with traffic, and that is why the City pushed to turn that into a (5) lane section, rather than the (3) lane section. As the City continues to grow and there continues to be more traffic in that area, we are anticipating that there is going to be areas that we will need to do raised medians to block left turning vehicles, and force more right ins, and right outs. Unfortunately, the way parcels line up sometimes we are not able to line up every access the way it would be ideal. We will need to continue to watch the traffic on that road in the future.

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

Commissioner Catmull motioned that the Planning Commission approve application PLSPR202000239 to allow for construction of a new commercial medical/dental office building on property located at 11677 South 4000 West. Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

E. DW ESTATES FIRST AMENDMENT, SUBDIVISION AMENDMENT

Location: 11432 South 2520 West
File No: PLPLA202000239
Applicant: Brain Adams, Civil Science Eng.

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

Commissioner Gedge said historically, has this kind of request come to the City before? If so, has it been approved or denied.

City Planner Schindler said this has happened before where the buyer buys (2) lots and subdivides it and wants to create one lot out of them. It actually keeps the density lower than it was, and we haven't had any issues with the neighbors or anything like that.

Chair Hollist said does the bond to remove that structure still remain in case a primary residence isn't built in a certain time frame.

City Planner Schindler said it is still on there and the new owner has accepted the new responsibility for the bond and having it done, because the bond carries over.

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

Commissioner Gedge motioned that the Planning Commission approve the DW Estates First Amendment, with the following requirement:

Prior to recording the plat the existing accessory structure shall either be removed or a one-year assurance bond shall be submitted to the City for the cost of removing the accessory building to all for a new primary dwelling to be constructed. The accessory structure shall meet all setbacks and accessory structure requirements per the R-3 Zone.

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

**F. MORLEY SUBDIVISION LOT 3 AMENDMENT, SUBDIVISION
AMENDMENT**

Location: 10287 South Krystal Hannah Way
File No: PLPLA202000290
Applicant: LS Homes

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

Chair Hollist said Assistant City Engineer Nielson can you speak to the change in the water handling, can you give us a quick overview?

Assistant City Engineer Nielson said instead of having the water in a detention basin that water is going to go into a pipe, and there will be perforations in the pipe so it will drain into the ground, just like it would in a basin. That should help it to free up a lot more space.

LS Homes, Representative – said basically, this is just to take that easement that is 30ft. wide and make it 12ft. wide so that a house will fit on that lot. In doing so, you are taking that water putting it underground and making it safer for the neighborhood.

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

Commissioner Gedge motioned to approve File No, PLPLA202000290 to amend existing easement on lot 3 of the original subdivision, as presented to the Planning Commission. Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

IX. LEGISLATIVE PUBLIC HEARINGS – *None*

X. OTHER BUSINESS

Chair Hollist said we will see you in two weeks and I want to note that we will on have (1) meeting in November.

ADJOURNMENT

Commissioner Gedge motioned to adjourn the October 27, 2020 Planning Commission meeting. Commissioner Hollist seconded the motion. Vote was unanimous in favor.

The October 27, 2020 Planning Commission Meeting adjourned at 7:40 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 11-10-2020

Issue: DAYBREAK VILLAGE 7 PLAT 3
PRELIMINARY SUBDIVISION

Address: 11595 S. Kitty Hawk Road

Project No: PLPP202000307

Applicant: Daybreak Communities

Submitted By: Greg Schindler, City Planner
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve Project No. PLPP202000307 subject to the following:

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

STANDARDS FOR SUBDIVISION REVIEW

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

BACKGROUND

ACREAGE	11.651 Acres
CURRENT LU DESIGNATION	Large Scale Master Planned Community
CURRENT ZONING	PC
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North - Large Scale Master Planned Community, (P-C)/Village 7 Plat 2 Single Family Residential South- Large Scale Master Planned Community, (PC)/Vacant East - Large Scale Master Planned Community, (P-C)/Sunstone Village Single Family Residential West - Large Scale Master Planned Community, (P-C)/Village 7 Plat 1 Single Family Residential

Daybreak Communities has filed an application for preliminary plat review and approval of the Village 7 Plat 3 subdivision. The proposed subdivision will divide the property into 84 single family residential lots, 2 park lots and associated public right-of-way.

The residential density of this proposal is 7.2 units per acre (gross density) and 10.0 units per acre (net density), which is consistent with the P-C zone and adopted Community

Structure Plan for Daybreak. The proposed lot sizes range from 3,335 sq. ft. to 7,297 sq. ft. with an average lot size of 4,347 sq. ft.

The PC zone provides for the approval of design guidelines developed for a specific subdivision or site plan. The design guidelines, specific to this subdivision will be the same as those approved for previous Village 7 subdivisions.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The Daybreak Community Structure Plan designates this area as Village.
- Section 17.72.020 describes the Village Land Use Designation as follows: “This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, industrial, public/semipublic and recreation/open space uses, without a predetermined emphasis on any single use. This category may accommodate gross residential density of twenty five (25) units per acre.”
- All PC zone and Kennecott Master Subdivision requirements will be met regarding the preliminary subdivision plat.
- All State and Local subdivision review requirements have been followed.
- The proposal meets all City ordinances
- All lots in the proposed subdivision will have culinary water (South Jordan City) and sanitary sewer available (South Valley Sewer District).

Conclusions:

- The proposed subdivision is consistent with the Community Structure Plan and meets the standards of review for subdivisions in the P-C zone.

Recommendation:

- Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Subdivision, 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:

- Minimal.

ALTERNATIVES:

- Approve the preliminary subdivision.
- Deny the preliminary subdivision.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Proposed Subdivision Plat



Lake Avenue

Kitty Hawk Road

Project Site

Location Map



P-128

DAYBREAK LAKE AVENUE FROM MOUNTAIN VIEW CORRIDOR TO 6000 WEST SUBDIVISION



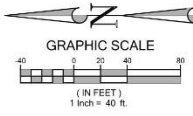
LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR ALLEY
- 1" DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PUBLIC RIGHT-OF-WAY: SOUTH JORDAN CITY WILL NOT PROVIDE SIGN REMOVAL, STREET SHEEPING, OR GARBAGE COLLECTION IN THESE AREAS. SIGN REMOVAL AND STREET SHEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LOT OR STREET.

PROPERTY CORNERS
PROPERTY CORNERS TO BE SET WILL BE REBAR & CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.



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PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)

Sheet 2 of 6

DAYBREAK VILLAGE 7 PLAT 3
ATTENDING A PORTION OF LOT 100-A OF THE
DAYBREAK VILLAGE 7 SUBDIVISION APPENDED

Located in the South Half of Section 23, T35, R24, S.24N1
Salt Lake Base and Meridian

RECORDED IN
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
RECORDS OFFICE:
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____ SALT LAKE COUNTY RECORDER

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 11/10/2020

Application: SWIM KIDS - SITE PLAN & CONDITIONAL USE PERMIT

Address: 11527 South 3600 West

File No: PLSPR202000195

Applicant: Scott Walker

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

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** file no. PLSPR202000195 for the Swim Kids site plan and conditional use permit, with the following conditions and requirements that will be completed prior to any site work or building construction:

Conditions:

- The business shall closely follow the proposed Operation and Circulation plans, unless modified in writing by the City Engineer.
- The business owners shall enforce the no parking areas and drop-off and pick-up zones as designated on the Circulation plan.

Requirements:

- Provide a shared dumpster agreement with the land owner to the south, or a separate dumpster and enclosures shall be located on-site within an enclosure approved by City Staff.
- Provide a shared parking and access agreement with the property owner to the south to allow alteration of the shared access between the properties and share all parking and access.
- Provide a new 15-foot waterline easement and abandon a portion of the existing waterline easement near the south property line.

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.

CONDITIONAL USE REVIEW:

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

To impose a condition, the detrimental effect must be identified and be based on substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect. Further, under City Code Section 17.18.050:

- A. A conditional use may be commenced and operated only upon:
 - a. Compliance with all conditions of an applicable conditional use permit;
 - b. Observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
 - c. Compliance with all applicable local, state, and federal laws.
- B. A conditional use permit may be revoked by the city council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection I.1 of this section.
- C. No conditional use permit shall be revoked until after a public hearing is held before the city council. The permittee shall be notified in writing of such hearing. The notification shall state the grounds for complaint, or reasons for revocation, and the time and location of the hearing. At the hearing, the permittee shall be given an opportunity to be heard and may call witnesses and present evidence on his or her behalf. Upon conclusion of the hearing, the city council shall determine whether or not the permit should be revoked.

BACKGROUND:

The property used to be one of three large residential lots, two of which were under a single ownership and rezoned in 2016 to the Professional Office Zone. One of the two lots rezoned for office/commercial is currently the Vision Dance and Learning Center, located on the adjacent parcel to the south. The subject property is the other lot zoned for office/commercial uses and was partially improved with a shared access from 3600 West, a partial parking lot, some landscaping and storm water improvements.

PROPOSAL:

The applicant is proposing to construct a 5,700 square foot commercial building intended for a swim school, located at 11527 South 3600 West. Per City Code, a swim school is an “arts and recreation facility,” which is only allowed in the Office Zone as a conditional use. The City Code further requires operation and circulation plans to help City Staff and the Planning Commission determine what additional impacts, if any, the use may have to the surrounding area.

At the direction of City Staff, the applicant is proposing to reconfigure the existing access located between the two properties as a single one-way exit with a drop-off/pickup zone. The applicant will be adding a second access as the primary ingress and egress access onto 3600 West near the north property line of the subject property to improve vehicle circulation for both businesses. These improvements will cause only minor adjustments to the existing parking lot and utilities.

There will be some additional landscaping added to the site, primarily within the park strip along 3600 West and along the north property line. A six foot tall masonry wall already exists along the

north and east property lines abutting the existing residential neighborhoods. All exterior lighting will be directed downward and shielded to limit ambient light or glare onto surrounding properties.

The City's Architectural Review Committee reviewed the building elevations and unanimously recommended approval for the proposed materials, colors, and overall building design.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Most impacts associated with an arts and recreation facilities use are related to their operations during drop-off and pickup times, which can cause a significant surge in vehicular traffic.
- If vehicle circulation becomes an issue, the operations plan may need to be amended to allow 15 minute intervals between classes to allow for some vehicles to leave before other vehicles arrive.
- The existing access was only intended to be temporary until the north parcel was improved, since the current design forces traffic to flow in the opposite direction from traditional traffic patterns.
- The applicant and his design team have been working with City Staff and the adjacent land owner to reconfigure the access and circulation to best accommodate the projected demands of both business without impacting traffic flow to 3600 West.
- The site plan includes "no parking" signs along both sides of the proposed north access so that vehicular circulation is not impeded.
- Ideally, the applicant can agree with the land owner to the south to share the existing dumpster enclosure, which is far from existing residential homes. If not, the applicant will need to provide a new dumpster and enclosure on its property.
- Monument and building signage will require separate approval through a sign permit.

Conclusion:

- Because of the proposed reconfigured access and condition that the Circulation and Operation plans must be followed closely, Staff does not anticipate any additional detrimental impacts related to this use.
- The proposed site plan complies with City Code requirements.

ALTERNATIVES:

- Deny the application.
- Identify detrimental impacts associated with the proposed use and impose conditions of approval to mitigate those impacts.
- Propose modification to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- | | |
|-------------------------------|-----------------------------|
| • Aerial Map | • Elevations |
| • Existing Site Plan | • Proposed Circulation Plan |
| • Proposed Site Plan | • Proposed Operations Plan |
| • Proposed Site Lighting Plan | |

Brad Klavano
Brad Klavano, City Engineer

11/4/2020
Date



Location Map

Alta Loma Lane

RK Cove)

3600 West)

Subject
Property



11453 S Parkway
Plaza Dr

11525 S
Parkway
Plaza Dr

11621 S Parkway
Plaza Dr

11489 S
Parkway
Plaza Dr

3587 W
Sojo Dr

3577 W
Sojo Dr

3563 W
Sojo Dr

3551 W
Sojo Dr

3537 W
Sojo Dr

3529 W
Sojo Dr

3517 W
Sojo Dr

11470 S
Alta Loma Ln

3588 W
Alta
Loma Ln

3576 W
Alta
Loma Ln

3564 W
Alta
Loma Ln

3552 W
Alta
Loma Ln

3534 W
Alta
Loma Ln

3520 W
Alta
Loma Ln

3516 W
Alta
Loma Ln

11484 S Alta
Loma Ln

11492 S Alta
Loma Ln

3580 W
Alta
Loma Ln

3572 W Alta
Loma Ln

3560 W Alta
Loma Ln

3553 W Alta
Loma Ln

3537 W Alta
Loma Ln

11512 S Rk cv

11510 S Rk cv

11524 S Rk cv

11520 S Rk cv

11534 S Rk cv

11536 S Rk cv

3607 W Alta
Loma Ln

11310 S Alta
Loma Ln

11523 S Rk cv

11531 S Rk cv

11538 S Rk cv

11572 S
3600 W

Existing Site Area

3600 West dedication legal

Beginning at a point South 0°00'42" West 686.89 feet and South 89°46'32" East 33.00 feet and South 0°00'42" West 101.16 feet from the Center of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian

thence South 89°47'24" East, a distance of 2.65 feet; thence South 0°00'42" West, a distance of 226.69 feet; thence North 89°48'16" West, a distance of 2.65 feet; thence North 0°00'42" East, a distance of 226.69 feet to the POINT OF BEGINNING.

Containing 600 square feet or 0.0138 acres, more or less.

PARCEL DESCRIPTIONS

Parcel 27-20-401-016

Beginning at a point South 0°00'42" West 686.89 feet and South 89°46'32" East 33.00 feet and South 0°00'42" West 101.16 feet from the Center of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence South 89°47'24" East 315.48 feet; thence South 0°00'42" West 101.07 feet; thence North 89°48'16" West 315.48 feet; thence North 0°00'42" East 101.15 feet to the point of beginning.
Area = 0.732 Acres

Parcel 27-20-401-010

Beginning at a point South 0°00'42" West 686.89 feet and South 89°46'32" East 33.00 feet from the Center of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence South 89°48'16" East 315.48 feet; thence South 0°00'42" West 125.00 feet; thence North 89°48'16" West 315.48 feet; thence North 0°00'42" East 125.00 feet to the point of beginning.
Area = 0.905 Acres

Parcel 27-20-401-010 (As Surveyed)

Beginning at a point South 0°00'42" West 686.89 feet and South 89°46'32" East 33.00 feet from the Center of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence South 89°48'16" East 315.48 feet; thence South 0°00'42" West 125.55 feet; thence North 89°48'16" West 315.48 feet; thence North 0°00'42" East 125.55 feet to the point of beginning.
Area = 0.909 Acres

SURVEY NARRATIVE

The Basis of Bearing for this survey is South 0°00'42" West along Quarter Section Line from the Center of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian to the South Quarter Corner of said Section 20. Both monuments were located as shown on county file sheets. The purpose of this survey was to determine on overall boundary and locate existing improvements to facilitate the design of future improvements. Title lines match neighboring title lines with the exception of the southerly boundary of parcel 27-20-401-010 which has a 0.55 foot title gap on the northerly side of the existing fence line. An as-surveyed description has been created to include the title gap in the subject parcel.

GENERAL NOTES

1. ZONE = Professional office zone (P-0)
2. ALL CONSTRUCTION TO CONFORM TO APWA STANDARDS (2012 EDITION) AND SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
3. COMPLETION OF UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT REQUIRED.
4. SWPPP TEMPLATE WILL BE PROVIDED AT TIME OF CONSTRUCTION
5. PRIOR TO ANY CONSTRUCTION, CONTRACTOR WILL NEED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY. WORK WITHIN 3600 WEST WILL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN.
6. THERE ARE NO OVERHEAD UTILITIES ALONG THE PROJECT FRONTAGE THAT NEED TO BE BURIED.
7. THERE ARE NO IRRIGATION OR TAILWATER DITCHES ON THE SUBJECT PROPERTY.

SHEET INDEX

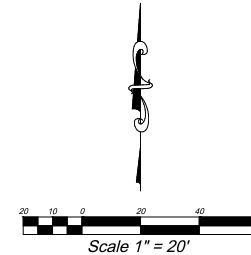
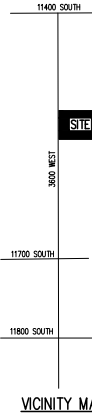
- C1 SITE PLAN
- C2 DEMOLITION PLAN
- C3 UTILITY PLAN
- C4 GRADING & DRAINAGE PLAN
- C5 EROSION CONTROL PLAN
- C6 BMP DETAILS
- C7 SITE DETAILS
- C8 STANDARD NOTES

TABULATIONS:

PROPOSED BUILDING FOOTPRINT = 5,082 S.F. = 7.2%
FUTURE BUILDING FOOTPRINT = 4,443 S.F. = 6.2%
LANDSCAPE AREA = 26,908 S.F. = 38.0%
PARKING/SIDEWALK AREA = 34,468 S.F. = 48.6%
TOTAL AREA = 70,901 S.F. = 100%

PARKING TABULATIONS:

TOTAL BUILDING AREA: 20,100 S.F. @ 1/300 S.F. = 67 PARKING SPACES
TOTAL PARKING STALLS REQUIRED/PROVIDED: 67



REVISIONS

Rev.	Date	Description
1	08/29/16	REVISED AS PER CITY RESOLVE COMMENTS
2	09/26/16	REVISED AS PER CITY RESOLVE COMMENTS
3	10/11/16	REVISED STORM DRAIN CONNECTION POINT

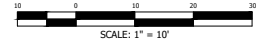
Developer: Rimrock Construction
c/o Morgan Sharp
801-842-2595

EXCEL
ENGINEERING
David W. Foxworth, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504, david@excelcivil.com

VISION DANCE

SOUTH JORDAN	11545 S. 3600 W.	UTAH
Drawn by: D.W.P.	Designed by: D.W.P.	Checker by: D.W.P.
SITE PLAN		Date: 07/13/16
		C1

W W W W

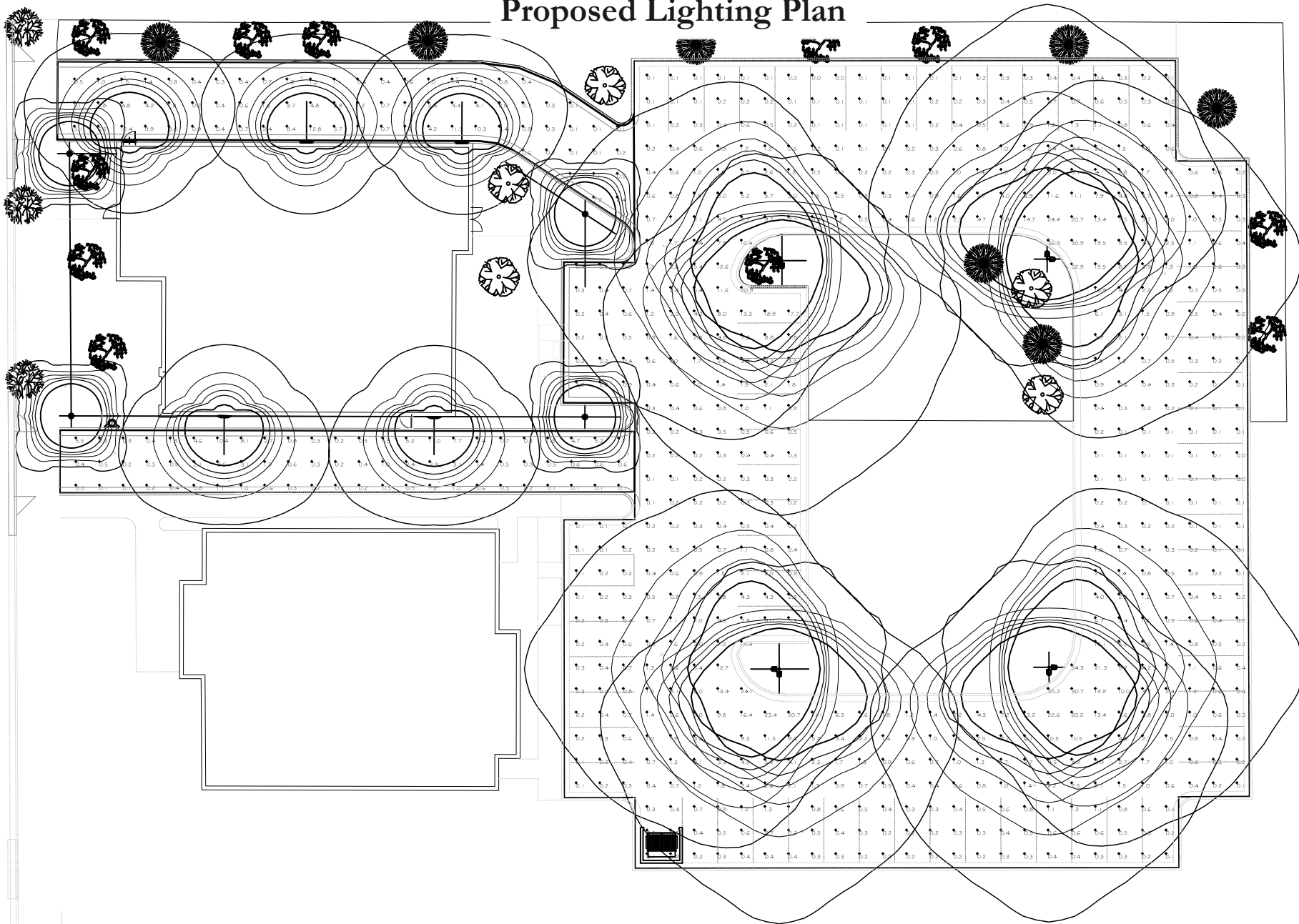


- MEYER SPRUCE OR NORWAY SPRUCE
- FLOWERING PEAR
- OKLAHOMA RED BUD OR EASTERN RED BUD
- MINIMUM 2" CALIPER SHADE TREE

LS100
LANDSCAPE PLAN

Proposed Lighting Plan

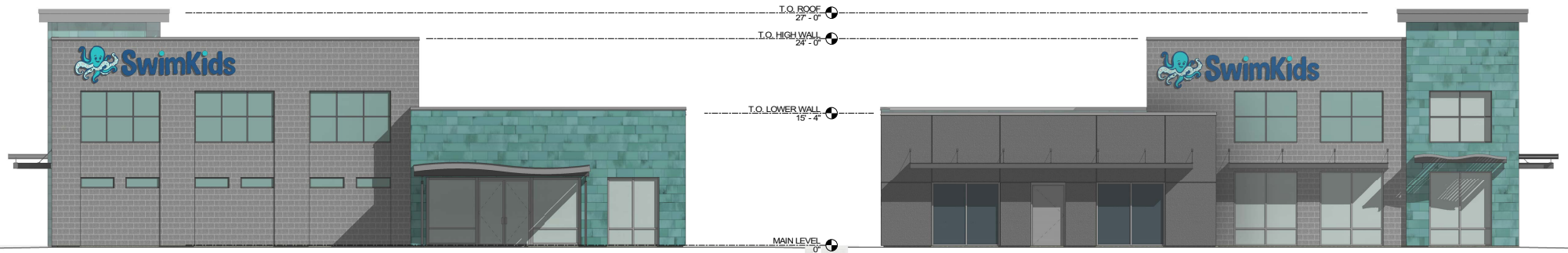
3600 WEST STREET





SOUTH ELEVATION

3/16" = 1'-0"



EAST ELEVATION

3/16" = 1'-0"

WEST ELEVATION

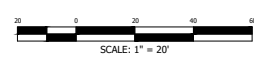
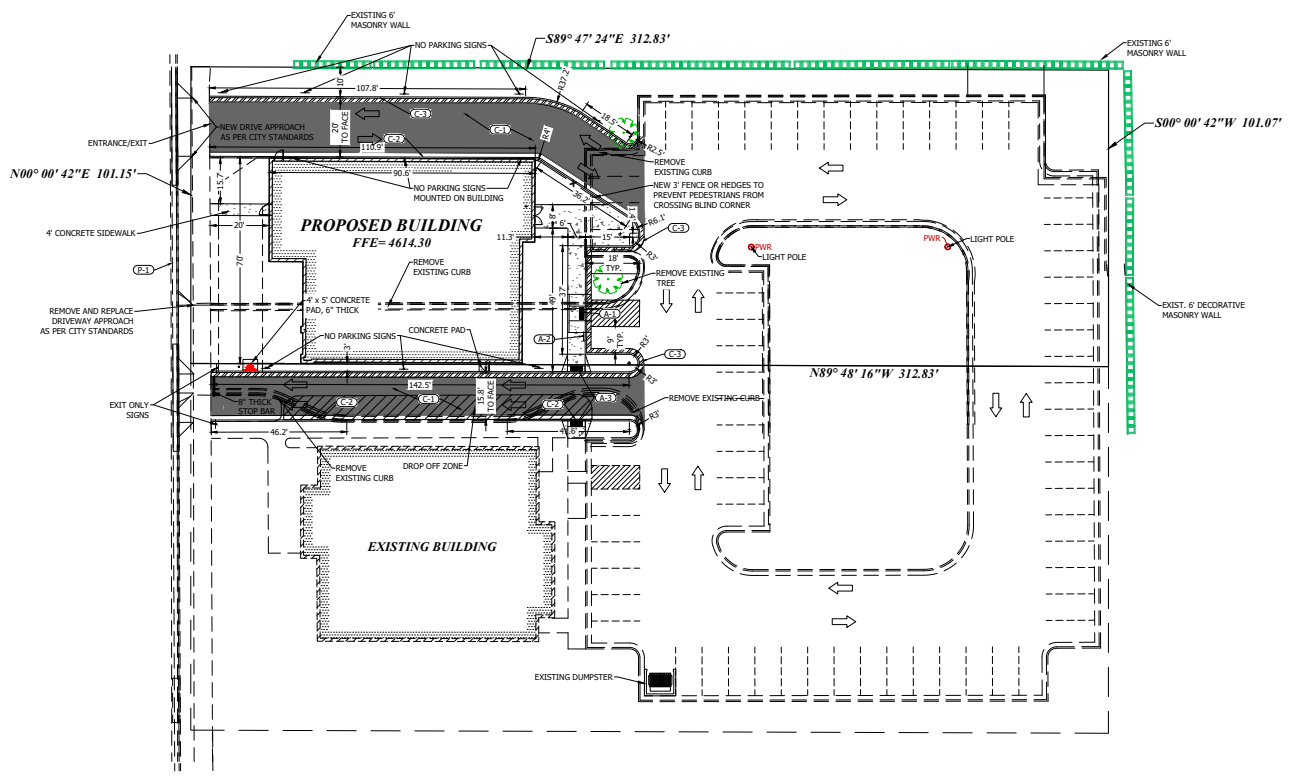
3/16" = 1'-0"



NORTH ELEVATION

3/16" = 1'-0"

Circulation Plan



SYMBOL LEGEND	
(C1)	PRIVATE ASPHALT SECTION PER DETAIL, SHEET C300
(C2)	PRIVATE 24" CATCH CURB & GUTTER PER DETAIL, SHEET C300
(C3)	PRIVATE 24" RELEASE CURB & GUTTER PER DETAIL, SHEET C300
(C4)	DUMPSTER PAD AND APRON PER DETAIL, SHEET C300
(A1)	ADA ACCESSIBLE PARKING & RAMPS PER DETAIL, SHEET C300
(A2)	ADA POLE-MOUNTED VAN ACCESSIBLE PARKING SIGN PER DETAIL, SHEET C300
(E1)	REPLACE CURB & GUTTER WITH APWA TYPE A HIGH BACK CURB & GUTTER (MATCH EXISTING)

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

ACCESSIBLE AREA CONSTRAINTS	
ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:	
ACCESSIBLE PARKING: MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.	
ACCESSIBLE ROUTE: MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).	
ACCESS ROUTE TURNAROUNDS: A CLEAR 60' TURNING DIAMETER, MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.	
LEVEL LANDING / EXTERIOR DOOR LANDING: MINIMUM SIZE OF 60'x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.	
ACCESSIBLE EGRESS TO PUBLIC WAY: MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).	
ADA ACCESS RAMPS: MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF REVEALED).	

NOTE:
ALL WALL MOUNTED OR PARKING LOT LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD TO PREVENT OUTWARD GLOW ONTO ADJACENT PROPERTIES.

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



Client: David Scott
Contact: Ben Rogers
Phone #: (435) 673-7362
Address: ---
Email: ben@entellus.com

CBSA SWIM KIDS

11537 S 5600 W
TAX PARCEL 427-294-01019
LOCATED IN THE SW 1/4 OF SECTION 26, T.3S., R.1W., S.L.R. & M.
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

DATE	COMMITTEE	REVIEW

DRAWN: ANX
APPROVED: STA
PROJECT: 1420883
SITE: 1420883.dwg
C400
SITE PLAN



SwimKids Operations Plan South Jordan

City of South Jordan,

Benefactor Two proposes to construct a building at 3600 W 11527 S, South Jordan, UT 84065 to SwimKids specifications primarily for the teaching of Toddlers and Young Children to swim. A majority of lessons are one-on-one with an instructor.

General Operations Plan:

SwimKids operations hours mirror the patterns of its clientele, and so typically operates from 8:00 AM to about 8:00 PM (early start times may be implemented on specific days of the week in the spring/summer seasons). We periodically have private events that involve clients and staff that will run past the 8:00 PM hour. During operating hours, SwimKids will (after reaching capacity at a location) instruct between 900 and 1,600 lessons a week depending on the time of year (more in spring and summer; less in fall and winter).

Peak lesson demand is between 9:00 AM to 1:30 PM and 4:00 PM to 7:30 PM. Fewer customers frequent a facility between 2:00 PM and 3:30 PM. Lessons are either 15 or 30 minutes.

We operate Monday through Saturday each week and are closed on Sunday. The hours of operation for Friday typically end at 6:00 PM and 3:30 PM on Saturdays, but increased future demand may stretch those times to be the same as other days of the week.

Management of Flow and Capacity:

With the proposed site plan and traffic flow patterns available based on design, we will be able to have all traffic enter on the north side of the SwimKids Building. SwimKids customers will park in the spaces provided and stay with their children for the entire time of their lessons, inside the SwimKids facility (i.e. no drop off or queuing).

They will then leave SwimKids and can either exit on the north side of the SwimKids building, or between SwimKids and Vision Dance to reach 3600 West.

With the Dance | Preschool, their students will enter on the north of the SwimKids building and circle the parking lot to the east of the storm retention pond/drain, which provides about a 15 car queuing capacity and does not interfere with the ability to SwimKids customers to enter park and leave. Their drop off will be against the south side of the lane between Vision Dance and SwimKids after which they will exit onto 3600 west. The lane between the businesses is sufficiently large that exiting cars can drive past other cars that are unloading.

There is no drop off, or queuing at SwimKids, so current queuing and drop-off procedures for Vision Dance will be largely unaffected.

Parking:



The site plan incorporates 65 Parking Spaces into the combined SwimKids | Vision Dance parking lot. To operate efficiently and provide adequate customer parking, requires SwimKids to have a 10 to 12 customer parking spaces available at anytime, and about 10 staff spaces, This may flex to 30 of 35 total cars for very short periods (15 to 30 minutes). Though we may have 30 or more students in the pool in an hours time frame, some are from the same families and come in the same car, and with the 15 to 30 minute lessons times, we don't need that many spaces at a time to accommodate customers.

With the drop off nature of Vision Dance's clientele, the parking lot will have more than enough capacity to accommodate parking for the 2 businesses during normal operations

Scott A. Walker
Chief Development Officer
SwimKids
385.200.1188
scottawalker3@gmail.com

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 11/10/2020

Application: BIRD SUBDIVISION

Address: 10934 South 3420 West

File No: PLPP202000312

Applicant: David Jenkins, Ensign Engineering

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

Staff Recommendation (Motion Ready):

Approve file no. PLPP202000312 to create a 5-lot subdivision, located at 10934 South 3420 West, as presented to the Planning Commission.

ACREAGE: 5.64 acres

CURRENT ZONE: R-2.5

CURRENT USE: Residential

FUTURE LAND USE PLAN: Stable Neighborhood

NEIGHBORING

LU DESIGNATIONS,

(ZONING)/USES

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

David Jenkins, with Ensign Engineering, has filed an application for a five lot residential subdivision located on a parcel surrounded by existing single family neighborhoods. The Applicant will create a flag lot on the furthest eastern lot in order to create a large two acre lot for the property owner. The rest of the lots will have access to the new public street that will connect the existing stub

streets on the north and south of the property. The easternmost lot will be accessed via a private driveway that will have a gate set back a minimum 30 feet from the public street. The lots created with this proposed subdivision will not have animal rights based on the underlying R-2.5 Zone.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The density of the proposed plat is 0.89, significantly less than the maximum density allowed.
- The proposed plat meets the requirements for the R-2.5 Zone.

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 Chapters 16.10 and 17.40).

ALTERNATIVES:

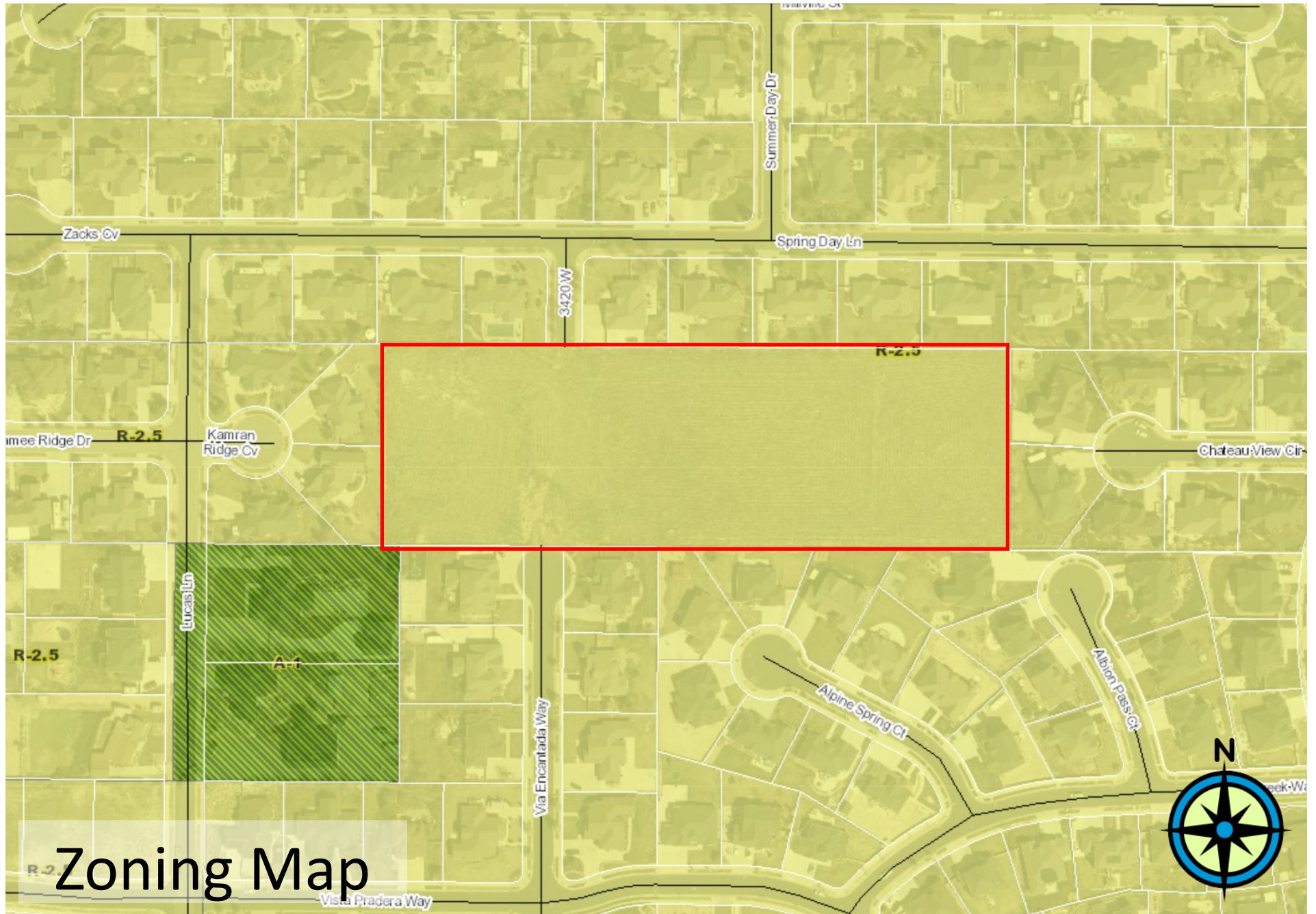
- Deny the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Subdivision Plat



Location Map



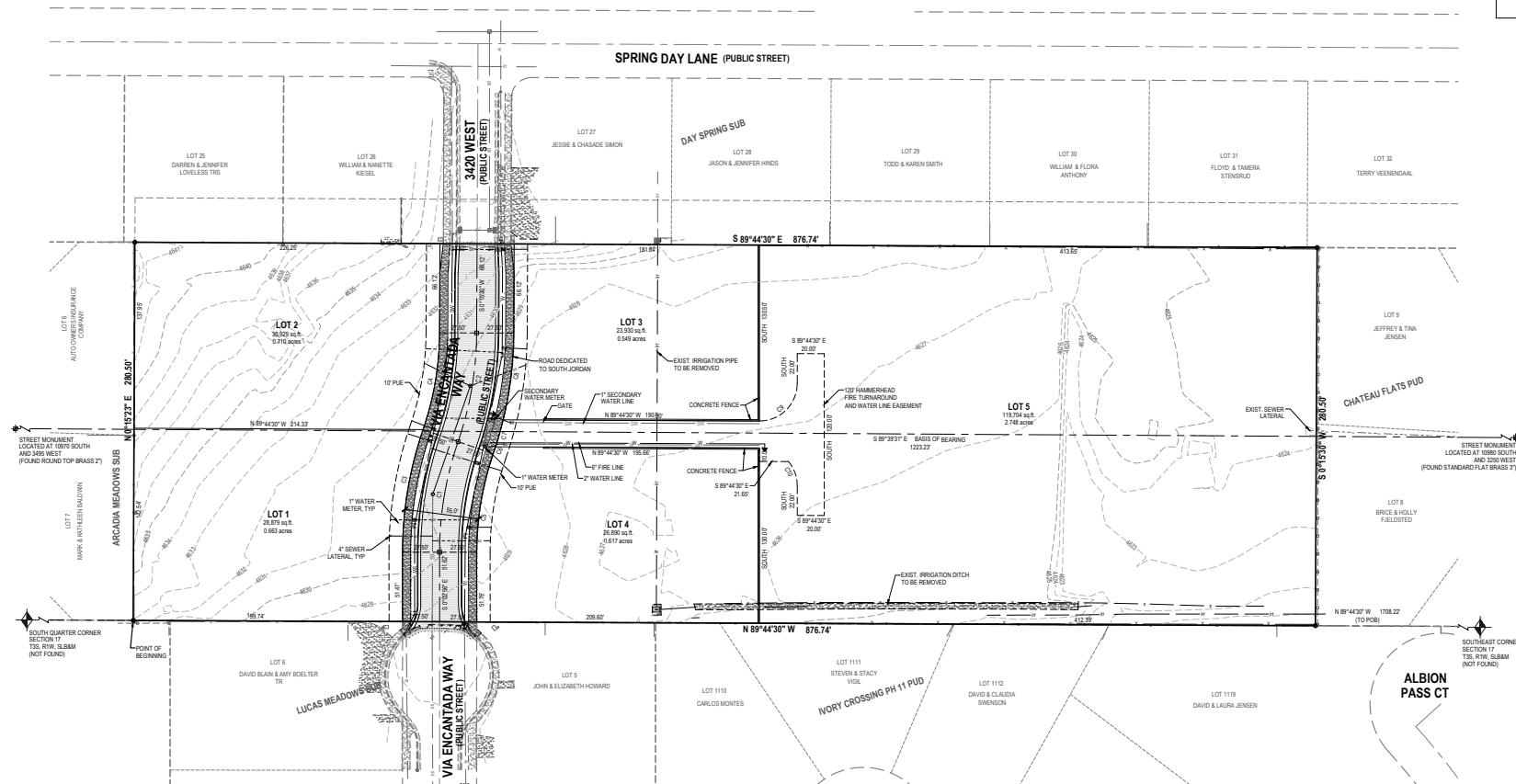


CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

STREET MONUMENT LOCATED AT THE
INTERSECTION OF 3420 WEST STREET AND
SPRING DAY LANE

ELEV = 4634.18'



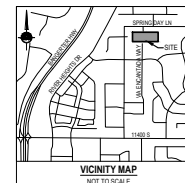
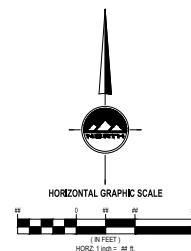
LEGEND



EXISTING STREET MONUMENT
PROPOSED STREET MONUMENT
SECTION CORNER
SET 5/8" REBAR AND CAP, OR NAIL, STAMPED
"ENGIN ENG. & LAND SURV." AT ALL LOT
CORNERS. OFFSET PINS TO BE PLACED IN THE
BACK OF CURB WHERE APPLICABLE, IN LIEU
OF REBAR AND CAP AT FRONT CORNERS.

SECTION LINE
CENTER LINE
EASEMENT LINE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	250.00	83.52	19°08'32"	S9°31'19"W	83.14
C2	250.00	18.18	18°50'05"	N6°40'32"E	18.14
C3	377.50	92.71	19°08'32"	S9°31'19"W	92.28
C4	222.50	73.14	18°50'05"	N6°40'32"E	72.85
C5	222.50	74.34	19°08'32"	S9°31'19"W	73.95
C6	377.50	54.49	1°08'00"	N10°31'36"E	54.49
C7	377.50	20.77	4°17'18"	N11°48'58"E	20.77
C8	377.50	64.97	13°24'51"	N6°57'58"E	64.82
C9	28.00	44.11	90°00'00"	N45°00'40"E	39.61
C10	28.00	19.92	39°44'50"	N15°20'20"W	18.63



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
LANE MYERS CONSTRUCTION
9348 SOUTH 500 WEST
SANDY, UTAH 84070
CONTACT:
LANE MYERS
PHONE: 801-573-2535

BIRD SUBDIVISION

10934 SOUTH 3420 WEST
SOUTH JORDAN CITY, UTAH



PRELIMINARY PLAT

PROJECT NUMBER	PRINT DATE
10103	10/21/20
DRAWN BY	CHECKED BY
B. ABEL	T. MAZEJY
PROJECT MANAGER	
D. JENKINS	