ELECTRONIC MEETING AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISION MEETING
6:30 P.M.
Tuesday, April 13, 2021

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS MEETING **ELECTRONICALLY, VIA ZOOM PHONE AND VIDEO CONFERENCING,** ON TUESDAY, APRIL 13, 2021. 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 April 13, 2021

Instructions on how to join the meeting electronically are below.

Join South Jordan Planning Commission April 13, 2021 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. DAYBREAK SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 1D PRELIMINARY SUBDIVISION
Location: 5192 W. Black Twig Drive
File No: PLPP202100043
Applicant: Daybreak Communities

B. DAYBREAK VILLAGE 4A PLAT 9 AMENDED SUBDIVISION AMENDMENT
Location: Lots M-102 and M-103 Daybreak Village 4A Plat 9
11267 S. and 11321 S. Lake Run Road
File No: PLPLA202100050
Applicant: Daybreak Communities

C. DAYBREAK VILLAGE 12B PLAT 1 PRELIMINARY SUBDIVISION
Location: Generally 7050 West 11350 South
File No: PLPP202100025
Applicant: Daybreak Communities

D. DAYBREAK COMMERCE PARK PLAT 3 AMENDED SUBDIVISION AMENDMENT
Location: Lots C-103 through C-110
Approximately 6200 W. to 6390 W. Crimson View Drive
File No: PLPLA202000024
Applicant: Daybreak Communities

E. THE HAVEN COTTAGES AND VILLAS PHASE 2, PRELIMINARY SUBDIVISION PLAT
Location: 10710 South River Heights Dr.
File No: PLPP202100029
Applicant: Nick Majors/ AWA Engineers

F. ASHCROFT ACRES, PRELIMINARY SUBDIVISION PLAT
Location: 10696 South 1055 W.

File No: PLPP202100074
Applicant: Charles Judd

IX. LEGISLATIVE PUBLIC HEARINGS –

G. TEXT AMENDMENT – AMENDING CHAPTER 16.30 WATER EFFICIENCY STANDARDS AND RELATED SECTIONS

Ordinance No: 2021-09
Applicant: South Jordan City

X. OTHER BUSINESS - *None*

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)
: §
COUNTY OF SALT LAKE)

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

Dated this 9th day of April, 2021.
Cindy Valdez
South Jordan City Deputy Recorder

CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMISSION MEETING
COUNCIL CHAMBERS
March 23, 2021

Present: Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Sean Morrissey, Commissioner Steven Catmull, Staff Attorney Greg Simonson, Assistant City Engineer Jeremy Nielsen, City Planner Greg Schindler, Jon Day, Matt Jarman, Steven Schaefermeyer, Damir Drozdek, David Mann, Assistant Melanie Edwards, Transcriptionist Diana Baun.

Absent: None

Others: Gary Langston, Taylor Carpenter, Candace Ashby, Jamie, Farrell Bouck, Mason Bouck, Brian Scott, Amanda Vandewater, Jeffrey Ayers, Tai, Boyd Brown, Marie.

6:30 P.M.
REGULAR MEETING

I. Welcome and Roll Call – *Commission Chair Michele Hollist*

Chair Hollist welcomed everyone to the Electronic Planning Commission Meeting and noted that all of the Commissioners are present.

II. Motion to Approve Agenda

Chair Hollist motioned to approve the March 23, 2021 Planning Commission Agenda and amending the following:

1. **At the end, under item "Other Business," I would like to add a discussion about the City Council work session in two weeks.**

Commissioner Gedge seconded the motion. Vote was 5-0 unanimous in favor.

III. Approval of the Minutes

Chair Hollist motioned to approve the March 9, 2021. Planning Commission Meeting Minutes as printed. Commissioner Gedge seconded the motion. Vote was 5-0 unanimous in favor.

IV. STAFF BUSINESS - *None*

V. COMMENTS FROM PLANNING COMMISSION MEMBERS

UNAPPROVED

Chair Hollist discussed holding meetings virtually. At this time City Council continues to hold their meetings in a virtual format and she proposes to continue to do so as well, and to extend being able to hold meetings in this format for another 30 days.

Commissioner Gedge motioned to continue holding meetings electronically for the next 30 days. Chair Hollist seconded the motion. Vote was 5-0 unanimous in favor.

Chair Hollist read the following statement regarding electronic meetings:

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 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, 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 in the current state of public health emergency constitutes a substantial risk to the safety of those who may be present at the anchor location. This determination not to meet in an anchor location shall be valid for 30 days.

VI. SUMMARY ACTION – *None*

VII. ACTION – *None*

VIII. ADMINISTRATIVE PUBLIC HEARINGS –

A. DAYBREAK SOUTH STATION PLAT 3 CONDOMINUMS PHASE 1C PRELIMINARY SUBDIVISION
Location: 5243 W. Reventon Drive
File No: PLPP202100036
Applicant: Daybreak Communities

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

Gary Langston with Daybreak Communities in South Jordan had nothing to add to the report.

Chair Hollist said that since these are condominiums, she is assuming that means this is a product that will be sold.

Mr. Langston confirmed that yes that is correct.

Chair Hollist opened this to public comment, there were no comments so public comment was closed.

UNAPPROVED

Commissioner Catmull left the meeting, however returned during the motion for this public hearing. He indicated he was able to hear enough of the presentation that he felt comfortable voting as he had no concerns. He requested to hear Commissioner Darby's motion again before voting.

Commissioner Darby motioned to approved Project No. PLPP202100036 subject to the following:

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

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

B. DAYBREAK VILLAGE 12A PLAT 3, PRELIMINARY SUBDIVISION

Location: Generally 11170 South 7045 West
File No: PLPP202000381
Applicant: Daybreak Communities

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

Mr. Langston added that a common question he gets from the commission is parking stalls in each unit, each of these townhome units will have a two car garage, along with the single family homes that surround them. They are continuing to move further west, they are pushing close to the western boundary and he believes in the next few years we will see the connection of South Jordan Parkway to U-111.

Commissioner Gedge asked when Mr. Langston foresees construction to begin, and how will that coincide with the future building of the South Jordan Parkway extension.

Mr. Langston said with this project they are soliciting a contractor right now. With this particular set of construction drawings they are going to build the southern half of South Jordan Parkway so the eastbound lanes will be two-way for a short time, that's how they've phased other sections of South Jordan Parkway in, such as in Village 8. Then, when they build the development to the north they will build the other side of South Jordan Parkway. The plan is to complete this plat, construction wise, by the end of the year and he believes they are on track for that. They could actually see home building beginning in early 2022 in this plat.

Chair Hollist said she wasn't seeing on the map how you would access Private Lane #1 and asked for an explanation.

Mr. Langford said it is accessed off the lane that is built with Village 12A Plat 2, it is called Sasabe Lane, it was built with the previous plat.

Chair Hollist asked if that was also Cataran Trail Lane.

Mr. Langston clarified were you referring to Private Lane #1, located next to lots 276-283? Chair Hollist said that was correct.

UNAPPROVED

Mr. Langston noted she was correct, the lane has two names at that location because of the angle of it, both Cataran Trail and Sasabe Lane were the streets for access.

Chair Hollist opened this to public comment. There were no comments. She closed the public Hearing.

Chair Hollist asked Assistant City Engineer Jeremy Nielsen if all these private lanes are reviewed by staff to ensure they are accessible to emergency vehicles, and if he saw any issues with this.

Mr. Neilsen said there were no concerns from Engineering, and they have coordinated with the Fire Marshall as well on this.

Commissioner Gedge motioned to approve Project No PLPP202000381 subject to the following:

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

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

C. WEST RIVER ESTATES, PLAT B AMENDING PARCEL A SUBDIVISION AMENDMENT

Location: 1004 W. Lazy Water Cv.
File No: PLPLA202000373
Applicant: Candace Ashby

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

Chair Hollist asked if the city owns the retaining pond area.

Mr. Drozdek said the detention pond is privately owned and maintained. Just the underground lines are owned and maintained by the city leading up to the pond.

Chair Hollist asked to confirm that the lot size is based on both where the home can be built as well as that retaining area.

Planner Drozdek confirmed that it is over an acre in size. She asked if this property already owns the access to get back to the property, or is an adjacent homeowner was deeding a portion of their property over. They bought the access and made a deal some time ago to purchase it, but for us to approve a building permit this application has to be approved first.

Chair Hollist noted the staff report indicated this was possible because of our flag lot ordinances and Planner Drozdek confirmed that is correct.

Commissioner Gedge asked if since this is R-1.8 and these are still over a half acre once subdivided, will there be animal rights associated with both subsequent lots.

UNAPPROVED

Planner Drozdek said the minimum size in R-1.8 is one-third acre, but for farm animals the minimum size is a half- acre, and this property is going to be over an acre so they could have farm animals.

Commissioner Gedge said 'since we are subdividing into two different lots there could be double the farm animals. I will let the applicant speak to whether or not that is their intent.

Chair Hollist noted since there are not two different zones abutting in this case, I assume that there won't be special fencing requirements, even if there are animals.

Candace Ashby (applicant) said there will not be farm animals and it will not be subdivided.

Chair Hollist opened this to public comment. There were none. She closed the Public Hearing.

Chair Hollist noted she assumes the only way this could be subdivided again into a second property is if some accommodations were made for dealing with the water that is currently handled on the second portion of the property.

Planner Drozdek said they would have to figure out a way to detain the water before being discharged into the river. There are many ways to do that, but they would have to figure that out.

Commissioner Darby made a motion for the Planning Commission to approve the subdivision plat amendment, Application File PLPLA202000373, creating an additional building lot on property located at 1004 W. Lazy Water Cv. with the provision:

1. **A turnaround be provided that meets or exceeds the city fire department requirements.**

Chair Hollist seconded the motion.

Commissioner Gedge asked Mr. Neilsen if he foresees any engineering issues with fire or emergency access to the property.

Mr. Neilsen noted that he did not, and that this was the only condition they needed.

Commissioner Gedge confirmed that when they do submit the building permit, Engineering will be sure to review this, correct?

Mr. Neilsen noted it is on his radar and the Fire Marshall is looking at it and working with the applicant. If there is a way to not require that turnaround they won't, but right now it is looking like that will be needed.

Commissioner Catmull asked if they find out in the analysis that a turnaround is not needed, what does that mean in regards to their approval of the application with that condition.

Mr. Nielsen said the way he reads the condition, they have to make sure that access meets city fire department requirements whether the turnaround is required or not.

UNAPPROVED

Commissioner Catmull said the fact that the condition says a turnaround will be provided, I would prefer a way to make that more general.

Commissioner Gedge suggested adding wording similar to "if determined by city staff."

Commissioner Darby said if the city fire department requirement is that there is no need for a turnaround, not building one meets or exceeds that requirement.

Commissioner Catmull pointed out that it says "a turnaround will be provided that meets or exceeds." He suggested maybe changing to "emergency access will be provided that meets or exceeds city fire department requirements."

Chair Hollist asked Mr. Neilsen if he would be comfortable with that rewording.

Mr. Neilsen indicated he was fine with that.

Commissioner Darby asked to withdraw his initial motion, Chair Hollist seconded that. Vote is 5-0 unanimous in favor.

Commissioner Darby made a motion for the Planning Commission to approve the subdivision plat amendment, Application File No PLPLA202000373, creating an additional building lot on property located at 1004 W. Lazy Water Cv. with the following provision:

1. **An emergency access be provided that meets or exceeds the city fire department requirements.**

Chair Hollist seconded the motion. Roll Call Vote is 5-0 unanimous in favor.

D. HEALTH BEAUTY AND FITNESS SERVICES CONTITIONAL USE PERMIT

Location: 10709 S. Redwood Road
File No: PLCUP2020100058
Applicant: Brandon Weaver/Mint Construction

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

Chair Hollist asked about the dashed line on slide 48, she is wondering if this is an indication of where their parking spots end.

Planner Drozdek said yes, that is the property line.

Chair Hollist said do the 60 parking spots that are assigned to that building fall in that line.

Planner Drozdek said yes, they do.

Chair Hollist said do they anticipate using the drive through feature on the building.

UNAPPROVED

Planner Drozdek said that was the idea when the building was approved, that they are going to have some kind of restaurant user in the building but he doesn't know if that is still the plan.

Chair Hollist said do these three tenants fill up the entire space in the building?

Planner Drozdek said they do not.

Chair Hollist said what percentage of the building is still left vacant at this point?

Planner Drozdek I am not sure but I am willing to look it up, but the applicant probably knows the answer.

Chair Hollist said if they are filling the entire building the parking seems adequate to her, but if it is only a portion of the building and there will be additional tenants they may need to discuss further.

Commissioner Gedge had a concern regarding the term health, beauty and fitness services, and wondering what types of future businesses that aren't being proposed today but would fall under the lifetime conditional use permit. Specifically, massage parlors or other types of uses that we may not want to see in this area especially with the proximity to the library and walking corridor.

Planner Drozdek said massage could be one of those however, I don't believe they could deny the use for that type of business because there would have to be some sort of detrimental effect before they denied it, and they would have to have some type of mitigation. If mitigation could be found, then they could deny it, but I don't think that just because they don't like a massage type businesses that they can just deny them a conditional use permit.

City Planner Greg Schindler said that they have had many massage users right in front of City Hall and it has never been determined to be detrimental. They have been closer to the library than some of these will be. He said Planner Drozdek is correct, they are listed under the health, beauty and fitness section.

Commissioner Gedge said I know they are considering spa services, cosmetology, hair and barber services with this particular application. But just thinking long term, if another tenant was to come in and partake of that conditional use permit, we are not setting ourselves up for an issue down the road with the future owner are we.

Chair Hollist said I don't recall what the exterior of the building looks like, but I am wondering if Commissioner Gedge was referring to possibly making sure the windows were frosted or covered.

Commissioner Gedge said I just wanted to make sure that if someone was offended by what was going on inside they had some way to protect them. I don't see that with what is proposed, but I am referring to 10-20 years down the road if someone else was to take ownership and wanted to put that in there.

UNAPPROVED

Planner Drozdek said there are other laws that take care of that, such as exposure laws.

Boyd Brown (applicant representative) said we have about 60% of the building preleased, he noted that it was his oversight in terms of the conditional use. They are going to use the drive through as they have a lease signed for a food user on the south end of the building. They don't have their building permit turned in it but he doesn't believe they will need a conditional use for them since they already got approved for the drive through. There is still some office space on the second floor that will be available and he notes that they are over parked for this zone for all the uses and that would take into consideration the restaurant, these three retail type users and the office that is planned for the upstairs.

Chair Hollist said does Mr. Brown have a parking agreement with the other properties in that area, and asked if they were the same developer.

Mr. Brown said I own it and I am developing all of it, I have an agreement with myself that is being formalized and plan to stay in ownership of at least two of the three buildings long term. There will be cross access easements and so forth that will be needed for the access.

Chair Hollist said will we see this again for a conditional use permit for food.

Planner Drozdek said no, the conditional use permit was approved for a drive through window and food would be a permitted use.

Commissioner Gedge said is there a maximum number of conditional use permits that could be granted for one property. I am thinking in terms of the future, if another business were to come in, could they have a third conditional use for this property or would one of the current permits have to be rescinded.

Planner Schindler said there is no maximum, and the conditional use permits run with the land. If they change tenants and a different tenant has a different use that is not covered by health, beauty and fitness we would have to review it again based on that use and determine whether or not that new use would have any detrimental effects that can't be mitigated.

Commissioner Catmull asked to clarify whether the conditional use permit goes with the property, or in this case does it go with the entire building? Does it go with the suite or subdivided space inside of a building?

Planner Drozdek said it goes with the property.

Chair Hollist said this is a 9,200 sq. foot building and asked to confirm if they were to convert it all into restaurant, would they be under parked by 32 stalls?

Planner Schindler said that is true, but to convert it that way they would have to get the approval through staff and we would be checking to see if they had enough parking before they got their business license.

UNAPPROVED

Chair Hollist asked to clarify that if they have the permit for one portion, they couldn't transfer it to the entire property?

Planner Schindler said they would still have to get a business license to convert it to a restaurant or anything else, but before they give them the business license, they make sure they still are able to have enough parking to accommodate the business. The conditional use permit doesn't guarantee they will have enough parking, it guarantees they can have that use. However, if they can't meet all the requirements then they will not be able to have the use. There is also the detrimental effect that use would be causing and the use permit could be taken away.

Chair Hollist said would they need to specifically state that they will always meet the parking requirements to maintain their conditional use permit?

Planner Schindler said that is part of the code, to get a business license they have to have enough parking or we will not approve the application.

Planner Drozdek added restaurants are a permitted use in this zone, not a conditional use. Keep in mind, anytime we have any kind of general commercial retail type business or building being approved if they don't have enough parking they won't meet the city code and won't be approved.

Chair Hollist opened this to public comment.

Amanda Vandewater (South Jordan) said as the applicant I have a medical spa and everything would be HIPAA compliant, so windows would be covered and there wouldn't be any issues there.

Taylor Carpenter (Architect) said I am the architect for the project and happy to answer any questions you may have.

Chair Hollist closed Public Hearing.

Commissioner Gedge said my concerns were resolved by what Ms. Vandewater stated.

Commissioner Catmull said in regards to the property line parking issue, do we need that parking agreement in place? The applicant discussed doing an agreement with himself for this issue, but I am wondering if that agreement needs to be in place given that one of those buildings may be sold in the future.

Planner Drozdek said it wasn't needed, it does help, but there is no reason to have it. It would be beneficial in terms of office hours being different than retail or other hours and parking could be shared in that case, but there is no reason to have it in place since they are meeting the city parking requirements.

Commissioner Catmull noted that HIPAA is more around the data, not really the physical characteristics of a building. That is not a concern for me, I believe the privacy would be a

UNAPPROVED

general interest for her business, but just from my perspective HIPAA is independent of a physical structure.

Ms. Vandewater confirmed that HIPAA is different. They would have everything private and the only street or window view would be into the lobby, not into any of the treatment rooms.

Ms. Carpenter added the only other rooms in the space that have windows aside from the break room ad lobby, which aren't a concern, are a consultation room and medical rooms but there will be blinds on those windows.

Commissioner Gedge said that this isn't HIPAA related but it appears they have patient privacy taken care of.

Commissioner Gedge motioned to approve application PLCUP202100058 granting a conditional use permit for "health, beauty, and fitness services" uses to operate in multi-tenant commercial building located at 10709 S. Redwood Rd. Chair Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

E. SALT LAKE COUNTY RECREATION CENTER PRELIMINARY SUBDIVISION

Location: 10866 S. Redwood Road
File No: PLPP202100062
Applicant: South Jordan City

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

Commissioner Catmull asked what the location to the west on the property line at 10800 South was.
Planner Mann said do you mean up against Redwood Road? I would think someone more familiar with the history of the City might be able to answer that, but they are all owned by the City in addition to where the Senior Center. These will be part of the rezone to turn it into open space park zone, and I believe that is where there is a monument in the park.

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

Chair Hollist said to clarify, the community center and memorial park are not included in this rezoning, is that correct?

Planner Mann said they were not included in the preliminary subdivision but they will be included as part of the rezone since they are also in residential or agricultural zones. We will see that in the future.

Commissioner Darby motioned to approve File No. PLPP202100062 to create a 2-lot subdivision, located at 10866 S Redwood Road, as presented to the Planning Commission,

UNAPPROVED

with the provision that the property is rezoned to the Park Open Space (OS-P) Zone. Chair Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

IX. LEGISLATIVE PUBLIC HEARINGS –

A. TEXT AMENDMENT- AMENDING CHAPTER 17.40.020 OF THE SOUTH JORDAN CITY MUNICIPAL CODE REGULATING THE ACCESSORY BUILDING SIDE YARD SETBACK

Ordinance No. 2021-03-Z

File No: PLZTA202100056
Applicant: Farrell Bouck

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

Commissioner Catmull said have we seen similar requests like this across the City regarding setbacks within the last year? What kinds of inquiries have we received that might impact this positively or negatively?

Planner Schindler said I haven't had anybody request a text amendment to change the setbacks. There have been submissions for an application for a structure that doesn't meet the setbacks, and in the review they let them know that the setbacks have to be met. The applicant usually changes their site plan and moves the building accordingly, or they have to reduce the size and do so to make it fit.

Chair Hollist said the staff report indicated that staff has recommended a different placement that would meet the setbacks, can you comment on that.

Planner Schindler said it currently shows 12.5 feet between the building and the house, and if the building was moved closer to the house by 5 feet, it still would have the required distance between the structures and would still meet the 10 foot setback.

Chair Hollist said that would meet both the side yard setback requirement as well as setback required, based on height, but the setback changes as it gets taller above a certain point.

Planner Schindler said when it is rear yard, and side yard, the rear yard it is increased by a foot for every foot over 16 feet, so in this case it is strictly a 10 foot setback.

Chair Hollist said is the setback on a rear yard different than a side yard?

Planner Schindler said that is correct and noted that the setback for an accessory structure in a rear year behind the house is 3 feet plus one foot for each foot over 16 feet high, but in this case none of this building is in a rear yard, it is all side yard.

Commissioner Gedge said to confirm there is no other way for the applicant to obtain this variance other than through a text amendment.

UNAPPROVED

Planner Schindler responded that he could apply for a variance to the Hearing Officer, however the first thing they would point out is that he can move the building towards the house and meet the setback, so it is a hardship that he is creating, not one that exists because of the property.

Commissioner Gedge said do any other municipalities in our area have similar language in their City Code that we are considering this evening.

Planner Schindler noted their setbacks may be less than ours to start with, but they don't have any of the language about how it can only be waived with the approval of neighbors and so forth. I am not sure what the side yard setback is in other cities, but I think that it is much less in West Jordan, but I don't know for sure. I know that for an accessory structure in West Jordan it is only 1 foot (like a shed) but, I don't know what it is for a taller building.

Farrell Bouck, (Applicant) – (Attachment A) said I have some new language that I wanted to share. I tried to upload on Thursday but the commission didn't get it in time. He proceeded to read the new language on the attachment.

Chair Hollist stopped the applicant and addressed the Commission, stating that she knows they need to publicly notice this meeting so she presumes the only amendment they could possibly vote on is the one that was in their packet and published within the timeframe.

Planner Schindler said that is correct. If the Commission wishes to consider his changes here, they can table their decision and re-advertise it to another meeting.

Chair Hollist reaffirmed they cannot vote on the amendment with the new language, they can only vote on the amendment that was submitted and publicly noticed.

Mr. Bouck said he wanted to add something more to that.

Chair Hollist allowed him to proceed.

Mr. Bouck said if the building is put where I need it, I will have plenty of access and there is still plenty of room for emergency vehicles to get between my house and the building. I was told that I could put it anywhere on the side yard. I will show you a few options, but they look aesthetically wrong, it doesn't look right. I think it looks more presentable to the neighborhood where I would like it. If the Commission were to take the old text and vote on it, the cul-de-sacs really isn't defined well in code. I am asking to consider the verbiage I brought tonight, as I don't know what is involved in presenting another one, but I would hate to do it again because it is expensive.

Chair Hollist reiterated that if this is the amendment that he wants considered they can table this and re-notice it, and then see him again in 2 weeks and that will not require another application fee.

UNAPPROVED

Planner Schindler said there would be no additional fee. His neighbors do not get a notice and the newspaper announcement is the main requirement. It does not state the entire language, it just talks about what section is being proposed for amendment.

Mr. Bouck said all of my neighbors agree with me and I have letters from them to show this. I want the commissioners to understand what part of his yard is backyard, and what is considered the side yard.

Commissioner Gedge said I am wondering if we should discuss whether we should or should not table this for the next meeting. If we were to make their recommendation on the previous language, would the City Council have the ability to make tweaks to what was presented to them at their level, rather than having to table this and re-notice this item. Could we just move forward and then when the applicant presents to the City Council, would they be able to consider this proposed newer language at that point?

Planner Schindler I am not sure if this has been noticed for the City Council yet.

Mr. Bouck said I was told by Brad Sanderson that this would happen, that they would talk it over and play with the language a little bit. I am open to suggestions, but time is his enemy right now because I have a building coming and spring is here, so I would like to get the permit. I don't know how long it will be until the next meeting, but everyone wants to get their work done.

Chair Hollist said should we proceed and get all of our questions answered, or should we have a Public Hearing and make a motion on the text we have in our packets?

Commissioner Gedge said it is my preference to proceed as described.

Mr. Simonsen said what would happen if you made a motion tonight and it's not good.

Chair Hollist said we do not have the authority to have the final word on this, we just make a recommendation on legislative issues to the City Council. The applicant would still go see City Council in two weeks and they will read what has been discussed tonight and they will see what the vote is, but they are by no means bound to that.

Mr. Bouck said why can't you consider the language that I presented tonight?

Mr. Simonsen said the reason they can't consider the new language tonight is because he may have told all his neighbors and they may all be informed, but they have to comply with the law, and the law is that they have to inform people about what is going on before the Planning Commission and that includes the language of the text amendment. A text amendment is a very serious matter, it will affect every single person potentially in the entire city, so there must be proper notice that there is going to be a change in the text. The second thing he wanted to bring up for the commission is that there are two elements to this. One is a policy choice that they have to make, whether changing from 10 feet to 5 feet is a good policy and he has no comment on that, that is their domain. The second part is the language that they are going to be putting in the code; if they were going to change or recommend to change from 10 feet to 5 feet, is the

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language sufficiently clear so that it can govern our city. He drafted the ordinance to approve this, but it was with great concern that he signed the document saying approve to form because in his mind the language that is proposed here is very confusing and he thinks they might have to approve every single application in the future if this language were adopted. If the commission and City Council ultimately were inclined to make a policy decision to change from 10 feet to 5 feet, then those in the Legal Department would love to have the opportunity to work with the applicant to try and get language that he is happy to propose, but that would also be sufficiently clear going forward in governing the city.

Chair Hollist said Mr. Simonsen is your concern with the original amendment in the packet and the stipulation that as long as a neighbor signs and gives written approval, or is it both amendments in general that you would like to see re-drafted with a legal expert weighing in.

Mr. Simonsen said it is both.

Chair Hollist asked Mr. Bouck if that response answered his question as to why tonight they have to consider his original amendment.

Mr. Bouck said I understand, I don't know the law, I just hope that this is able to continue. I understands the language might not be perfect, but as long as they can work together to make it right I am all for that.

Planner Schindler said if the council approved the suggestion to change from 10 feet to 5 feet, I would be concerned that we don't describe property lines as a right-of-way, because a right of way is public-street, and those kinds of things don't mix well with the way the code is written. The Legal and Planning Staff would have to work with this and try to make it so it is understandable and has the same language, words, and definitions that are already in the code. There are other things in here that would need to be changed as well. I agree with Mr. Simonsen, that the main thing is the policy, because if as a commission you feel it is okay to have a 5 foot setback for buildings in side yard, accessory structures have no reason to be that close to the property line. I think the city should change the policy.

Mr. Bouck said when a normal lot is arranged for someone backyard it is considered a backyard, I get a different setback, and can only place my building 3 feet from the fence, how is that fair to me? He showed pictures of different types of lots and showed how different parts were considered back versus side yard, and pointed out that all of them get the backyard offset, where he is stuck with side yard. I feel that is not really fair as far as a cul-de-sac goes since his neighbor on that same spot is considered backyard, but my yard is considered side yard. Why should the neighbor's be different than mine. I am making the argument for cul-de-sacs and why I am trying to make this code change, my side yard is 77% of my backyard, a lot of side yard, most cul-de-sacs do not have this much side yard.

Chair Hollist asked if there was a reason he couldn't locate this building in his backyard, the portion that is backyard. I understands his reluctance to not move it closer to his home, but would that be a possibility that he could live with?

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Mr. Bouck said honestly I don' want to, it is aesthetically wrong. I would like to be able to at least get a vehicle back there and walk through. I tried to position this many different ways and it just doesn't work. Even if I move it closer to the house it doesn't seem right to have all that room by a waste of property when it is so close to my house.

Chair Hollist asked if he would be able to rotate it 90 degrees so that the shorter side is in the side yard.

Mr. Simonsen said his backyard runs across parallel to the back of his house, so his lot is mostly side yard on that side as he has pointed out.

Chair Hollist asked the applicant to give them more info about the building, what it is, what it is made out of, what it looks like.

Mr. Bouck said it is a metal building and several neighbors have put metal buildings up. It is going to be a hobby garage for me. As shown in the lot pictures, my garage is on the side and he has to enter in this way. It seemed to me like this house wasn't designed properly because I have to go to the side to get into my garage and if I make the building anywhere near there it is going to cause problems. This current placement is perfect because it still gives me access to my garage entrance.

Commissioner Catmull said how wide is the building?

Mr. Bouck responded it is a 30x50 foot building.

Commissioner Catmull said it pre-fabricated?

Mr. Bouck said yes, it is.

Chair Hollist asked Mr. Schindler if this falls under the 60% footprint of the house rule because this is in an R-1.8 zone, or if that only kicked in at R-2.5.

Planner Schindler said in the R-1.8 it can't exceed the footprint of the house.

Chair Hollist asked if he knew what the footprint of the house is, as she is looking at the drawings and it looks close, but if they include the garage it would be alright.

Planner Schindler itit does include the garage, but I don't know exactly what the exact footprint is.

Mason Bouck (Riverton – applicant's son) said the footprint is 1,890 sq. feet.

Chair Hollist asked to confirm that in an R-1.8 the accessory building can go up to the footprint of the home.

Planner Schinlder said I will continue to check on that.

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Chair Hollist asked the commission if they'd like to proceed with having the Public Hearing and voting on the text amendment that they've been given so this can continue through the process.

Mason Bouck said I am Mr. Bouck's son and I have been helping my dad with this.

Chair Hollist said they would have a Public Hearing in a few minutes and you will be able to address them at that time.

Commissioner Gedge said his preference was to do the public hearing, not delay the process and let it go on to the City Council level. That way the ball keeps rolling and they don't have to delay the applicant anymore, at least they can get to the next step and then if they want to make changes to what is proposed they can do that as our elected officials.

Commissioner Catmull would be inclined to table it if the applicant wants them to reconsider the text that was presented tonight. Otherwise, he would agree with Commissioner Gedge's comments. He has concerns with the text change as well is to be able to have the time to do the analysis for impact and the legal review, and make sure that is done in accordance with the laws, procedures and processes that are outlined.

Commissioner Darby is inclined to agree with Commissioner Catmull's comments. He believes that if they are going to move forward, they should move forward with the verbiage that they have or table it if they want to change the verbiage.

Commissioner Morrissey didn't have anything else to add, he is in agreement with the comments given before.

Chair Hollist said it would be fair to say that the majority would support proceeding in the manner with which the applicant is most comfortable, and the commission agreed. She told Mr. Bouck that they will hear this out in its entirety this evening and then vote on the original text amendment that was submitted to them, then allowing him to make changes during the next few weeks before City Council sees it. The council will get their meeting minutes and see what was discussed and what they voted on and understand that there are potential changes to that. That will probably weigh into how they view their recommendation. However, if he is more comfortable, they are happy to table it so they can then bring it forward at their next meeting which is in 3 weeks and evaluate and debate the text amendment as he showed everyone this evening.

Mr. Bouck said based on what he's heard tonight he would rather table it and see if they can't work something out with the language. I want to be happy and he wants to make the commission happy as well.

Commissioner Gedge said they would hear it again in 3 weeks and then it would go to City Council after that, Ijust wanted to make sure Mr. Bouck was aware of the timeline.

Chair Hollist said it would be in 5 weeks because the next Planning Commission would be in 3 weeks and they wouldn't see it until April 24. If voted on tonight, they would get the

UNAPPROVED

recommendation but asked him to remember that the commission is not the final deciding board, City Council only sees their recommendation and they can do with that what they will. They are meeting again April 6th.

Mr. Bouck said if they voted no on this tonight, would it still go to City Council and would I be able to change my verbiage at the time if goes to the other body?

Chair Hollist recommended he work with staff so that whatever is submitted to City Council in 2 weeks is the verbiage he wants considered.

Planner Schindler asked Mr. Simonsen to help him with this, but he was going to say that what the commission makes the recommendation on is usually what the City Council is going to see. He doesn't know what the City Council's policy is on making changes on the fly during their meeting, and it may be possible that we can submit both versions. However, they have to know what the council originally approved or denied. The commission has to give them a recommendation of one of the two options, approval or denial.

Commissioner Gedge asked Mr. Schindler if they could deny what is in their packet, but command or direct staff to also work with the applicant to provide additional language prior to the presentation to City Council? He was wondering if that would be allowed under a motion.

Planner Schindler said I believed so, if you were to recommend denial of the original proposal and then have staff work with him to incorporate his new language and present that to the City Council that probably would be fine. I am not aware if there is a date set yet for this to be presented to City Council.

Chair Hollist I thought it would be presented at the next City Council meeting, but noted that they couldn't guarantee when it would be put before them.

Planner Schindler said he would continue to look and see if it was on the schedule in the near future.

Commissioner Gedge suggested they open the public hearing tonight and then if they table it, when they reconsider it with the new information, they can just reopen the public hearing because it will be re-noticed at the next meeting that's available.

Mr. Simonsen suggested that if the commission is not inclined to change it from 10 feet to 5 feet, no matter how perfect the verbiage is, then we are just wasting the applicant and everyone else's time by not just making a negative recommendation and going forward.

Commissioner Catmull asked if we know how many street types fall under cul-de-sac. Chair Hollist said she spoke with Brad Sanderson today to understand better this issue and he indicated that cul-de-sacs are not extremely unique (there are lots of them) but she opened that to staff in case they had other information on cul-de-sacs and street types.

UNAPPROVED

Planner Schindler agreed there are many cul-se-sacs, the city is full of them, and they are labeled as a street type such as as circles, coves; they are all labeled differently, but a knuckle on a curved road is not considered a cul-de-sac. That is considered a knuckle and it is on a bend in the street. In this case, it is a cul-de-sec being labeled like circle or cove.

Chair Hollist opened this to public comment.

Mr. Bouck said I have been helping my dad with the project for some time and the one thing I wanted to advocate on his behalf was to be able to recognize there is an issue. As Mr. Simonsen said, we really need to decide if there is a language that could work that could fit the situation. It is a bit unique as he has a lot of side yard and some of that we tried to make the language help to narrow the approval gap to make it a little bit less open for everyone, like having a side yard that is more than ¾ of your backyard. He has a large side yard and his property is situated in such a way that it is unique. What I would like to do, and my dad is the same, is to have some resolution as to whether this can work out, or it can't. If they can find the language, they are willing to work at it and find the language. If it is such a unique condition that maybe just this property could be allowed to do that they would like that too, but in the end he wants his shop to be able to retire and do the things he wants to do. My dad has worked hard all his life, I knows because he took care of me and gave me a great life. I am advocating for him to have this and he recognizes this is a big deal, a change of code. He asked his dad if there was any other way to get this done and the answer he got was that there really wasn't, as there isn't a variance or special permission or circumstance, nothing other than just revising the language so they've done it and tried. If the language isn't quite there they are open to modifying that. I know Farrell is a good citizen, he wants to abide by the laws of the city, and unfortunately it was a bit premature when purchasing this building. They had the site plan all laid out and were working with the city to see where they could set the stuff and they think there was some miscommunication on what property lines meant what and he thinks there was some confusion. Now obviously he has purchased this building and entered into a contract to buy this building, otherwise his suggestion was to make it smaller but he is in a situation where he can't do that right now. They know that's not a reason to amend a law, but he wants them to understand the situation and most importantly they'd like to leave here understanding whether or not there is a path to resolution. If not, then they move on. He doesn't believe going to City Council with a denial from the commission is the best thing for this. He doesn't know if they need to table it and take a bit more time to get things done, that is one thing, but to go to City Council with the risk of having a denial from the fine folks here is maybe a mistake.

GIS Coordinator City of South Jordan Matt Jarman said it has been some time since they did a count of the number of cul-de-sacs in the city, probably a year or two, but it would not be an exaggeration to say there are hundreds, well over 200 cul-de-sacs within South Jordan City.

Chair Hollist closed public comment.

Commissioner Gedge noted his concerns are making an ordinance change citywide for a single property. As Mr. Jarman just indicated there are 200+ cul-de-sacs in the city and that is a large number of homes that could potentially impact. Also, with both proposed changes, he doesn't like having the current owners basically voting and agreeing to it. What would that do to

UNAPPROVED

subsequent property owners adjacent to that property that move in. His feeling is to move forward, not to table it, and also to move staff to continue to work with the applicant to see if there is another avenue, either through a variance or other language, but he doesn't like making a city ordinance change for a singular property that could impact hundreds, if not thousands of homes in the city.

Chair Hollist asked if anyone can comment on the emergency access clearances that are needed to get into properties?

Planner Schindler said technically, for a single-family residence, they wouldn't drive any vehicles into the side yard. For fire they would run a hose and walk it back. As long as they can get their truck to the front of the building that's all they ever do. He was able to find that this is scheduled for City Council on April 20th at their meeting.

Chair Hollist said the commission would have the opportunity to see this again before it went to City Council.

Commissioner Morrissey said I am still open to the idea of the applicant choosing whether to move forward or not. At the same time, I am not very open to changing the language that has been proposed in both the agenda and the documents before us, as well as what was proposed by the applicant tonight. It would be a negative vote for me right now based on what he has seen and heard, and I think Commissioner Gedge stated it perfectly and I second those thoughts.

Commissioner Darby said I feel the same way. I have anything to add to what has been said.

Commissioner Catmull said I have respect and empathy for the situation the applicant is in, and it's not a great position to be in. I there was a way to help but I am concerned like the other commissioners about making a change to the text like this to accommodate this specific need. I don't know if there is another way, it sounds like there isn't. The only thing that might persuade me to change from a negative recommendation now would be some sort of review around what other cities have done and how that may or may not help improve the language. For example, if there is an adjacent city with some characteristics and goals that South Jordan has in a similar zone that said the structure has to be 10 or 15 feet away from the main dwelling unit I would be open to reconsidering and seeing what others have wrestled with from other cities. Other than that I am very nervous about changing the text for one specific purpose. I would rather have something that works across a lot of owners and property, rather than one, so they keep their code relatively clean and easy to understand for developers and people who move in and out of the city.

Chair Hollist said I agree with a lot of what has been said by other commissioners. Our body tends to like to find solutions that can be evenly applied across the board. I recognize that these ordinances have history. They often ask the staff to give them the reason for ordinances to understand them better and there usually is a reason for them. In this case, I think it is so the community can expect what standards will be applied and expect that those will be consistent and remain consistent. I have concerns but understands why a side yard has different rules than a backyard line, but even on a backyard line I think his building would have to be at least 6 feet

UNAPPROVED

away from that line. That said, City Council is a very different body than the commission, they are elected, they are often more responsive. In the time I have been on the Commission, they have overruled the commission on a flag lot amendment so, I don't know that even if this body doesn't side with the applicant that his case is lost. I would go to City Council with cleaned up language and make the case to them. I think they are more comfortable making exceptions than the commission is because they are a different body. The commission is appointed, they feel their jurisdiction is to enforce the city codes. I want to give Mr. Bouck a chance to share what he would like to do moving forward. It sounds like overall the commission is not in favor of a change even if the wording was changed, however they are open to tabling this and revisiting it in 3 weeks which would still be before the applicant is on the City Council's agenda. They are also happy to vote this evening and then have the applicant work with staff on what he would like to present to City Council.

Mr. Bouck said I don't entirely understand and I wants to clarify that the next body I meets is going to be different from the Commission, and even if it is denied tonight I will still be able to work with the language. I want to be friends and don't want to cause enemies, but I am in the position here and would like to find some kind of conclusion.

Chair Hollist said I understand, but we are appointed and not elected ad we don't have the same authority or power to make those decisions.

Mr. Bouck said I wonders if the best thing to do is vote on it tonight, or if there is any other way like a conditional use permit.

Planner Schindler said t the only other option he would have, as there is no conditional use allowed, is to either ask for a variance to the code or to propose a change to the code. A variance would include going before the hearing officer and there are five criteria that have to be present for that to be granted and the staff doesn't believe that is the best route since he doesn't have a specific hardship that is specific to the shape of his property and size. He noted that the applicant may think he has that, but the hearing officer will also look at it and say it's took big, if you build it smaller you can meet the setbacks, or if you moved it closer to the house you could meet the setbacks. There are ways the hardship can be mitigated as the homeowner, so he would probably deny you that variance. The other option is changing the code that would allow you to do it by code and the Planning Commission is appointed, the City Council are elected officials and they have the final say on this. The commission that you are before tonight has been tasked to provide a recommendation to the City Council on what they should do and the City Council isn't bound by their recommendation, they can follow it or make their own opinion and either approve or deny this. What the commission is asking the applicant to do tonight is decide whether you want them to table their decision and recommendation tonight and have it come back and discuss the new language at the next meeting, or just make their recommendation whether positive or negative, and let the City Council decide. In the meantime, you can work with staff, Brad Sanderson, and change the language a bit to accommodate the second proposal and also make it clearer that it matches the current code's language and the way it's written. They are asking the applicant to choose what he'd like to do, they are open to either option.

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Chair Hollist said the choice to table the decision will not affect this when he gets on City Council's agenda.

Planner Schindler said it would not, it would still come back to the Planning Commission on April 13th and then go to City Council on April 20th.

Commissioner Gedge asked Planner Schindler if a variance was denied, is there an appeals process that would go to the City Council?

Planner Schindler said if it is denied they can appeal to 3rd District Court.

Mr. Bouck said I think we should move forward. I think everyone's mind is made up here. As long as I am able to continue to work with Mr. Sanderson and continue to work with the staff on language that might work better.

Commissioner Catmull asked Planner Schindler if there was a different text amendment that only set the distance between the accessory dwelling and the main unit, if there was some sort of limit that prevented him from moving the building closer to the home, would that change the outcome of the variance hearing?

Planner Schindler said the distance is set by the building code, not the zoning code. He can move it closer to his main structure if he wanted to. He said he is not the one that makes the decision for the variance, but it wouldn't change his recommendation that the applicant has the opportunity to reduce the size of the building or place it in a different location. He knows it's not convenient to do that. He noticed that the applicant's next-door neighbor built an accessory building on the other side and put in a whole separate driveway to get back to it. There are other ways to do it, and then it would be in his backyard, but then the hearing officer may see it differently. By having some constraint that he couldn't move it closer would eliminate one of the things they are looking at, but it wouldn't eliminate all of them.

Commissioner Catmull said that just having one code issue preventing this wouldn't be strong enough for a variance based on this.

Mr. Simonsen added that Planner Schindler is right and if the applicant wants to go get his own counsel, he would understand that because they represent the city, but he has done 50 to 100 variance hearings at least during the course of his career and he thinks the applicant would have a 2% chance of getting it because you have to get all 5 criteria. If you just miss one you don't get your variance. He predicts that the hearing officer currently will say you could have ordered a smaller building or you could fit it in there, but it might not look exactly how you want it and you haven't met the criteria. He also believes that the application fee is around $800 for a variance, so that's a lot. He does compliment the applicant in trying to do a text amendment, it's not an easy thing to do and he understands the position he is in. In terms of the variance, he does not think that is a viable avenue for him.

Chair Hollist said we have a great staff and I have no doubt they will do their best to find a solution for him, they really do want to represent their community and citizens.

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Commissioner Gedge motioned that the Planning Commission recommend to the City Council to reject Ordinance No. 2021-03-Z. Also directing staff to work with applicant for additional language to be presented to City Council prior to the City Council meeting. Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

X. OTHER BUSINESS

Chair Hollist said Commissioner Gedge contacted me about wanting to discuss with the council how to deal with getting accurate information about zoning in Daybreak and some of the issues they have had with Daybreak residents being unhappy with the kind of density and buildings that are going in near their homes. I have added a list to discuss with the Mayor the metrics that they need to meet as a city to resume meetings in person and if they will be able to continue to have some sort of a format that allows people to join virtually.

Jon Day said they have that ability now, they should have the software loaded Thursday and that is how they are going to do it with the City Council.

Chair Hollist said that pleased her greatly and she thinks this will enable more to participate moving forward, a very nice feature to have for the meetings.

Mr. Day said the discussion the council is going to have is if they are going to allow presenters to not be present, and that is something that the commission will need to consider on their side as well.

Commissioner Darby asked for the day and time of the City Council work meeting, if it will be via Zoom or in person.

Chair Hollist said it will be April 6th at 4:30pm via Zoom.

Planner Schindler confirmed that is correct and that it is during their regular study session for their meeting that night.

Commissioner Gedge said in preparation is there are any items that we need to be prepared to research on our own.

Chair Hollist said I attended City Council last week and told the Mayor that I would touch base with her at the end of the week, so if I learn of anything else I will let everyone know.

There was a pause in the recording and a short bit of audio was lost – during this time it was noted that Mr. Schindler told the commission that there wasn't anything specific he was aware of that City Council needed.

ADJOURNMENT

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Commissioner Gedge motioned to adjourn the March 23, 2021. Planning Commission meeting. Chair Hollist seconded the motion.

The March 23, 2021 Planning Commission Meeting adjourned at 8:58 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

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SOUTH JORDAN CITY
PLANNING COMMISSION REPORT Meeting Date: 04-13-2021

Issue: DAYBREAK SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 1D PRELIMINARY SUBDIVISION
Address: 5192 W. Black Twig Drive
Project No: PLPP202100043
Applicant: Daybreak Communities

Submitted By: Greg Schindler, City Planner
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): Approve Project No. PLPP202100043 subject to the following:

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

STANDARDS FOR CONDOMINIUM PLAT REVIEW

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

BACKGROUND

ACREAGE	0.381 acre
CURRENT LU DESIGNATION	Mixed Use Transit Oriented Development (MU-TOD)
CURRENT ZONING	Planned Community (P-C)
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North – MU-TOD, (P-C)/Vacant South – MU-TOD, (P-C)/South Station Apts. Phase 2 Under Construction East - MU-TOD, (P-C)/South Station MF#5 Vacant West - MU-TOD, (P-C)/Vacant

Daybreak Communities has filed an application for preliminary plat review and approval of the South Station Plat 3 Condominiums Phase 1D. This condominium plat is the fourth and last of a multi-phase project that includes four buildings with a total of sixty units. This phase has one 4-story building with twenty condominium units and twelve tuck under parking spaces. Once completed the project will have sixty-six parking spaces on site (60 covered, 6 uncovered) and twenty-four on-street parking spaces adjacent to the site. Due to the project's proximity to mass transit, a minimum of 1 parking space per unit is required.

When the sixty unit condo project is completed, the gross density will be 35.6 DU/Acre. That residential density is consistent with the P-C zone and adopted Community Structure Plan for Daybreak. The proposed unit sizes for phase 1D range from 1,020 sq. ft. to 1,480 sq. ft.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The Daybreak Community Structure Plan designates this area as Town.
- Section 17.72.020 describes the Town Land Use Designation as follows: "This category is designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single- and multi-family), public/semipublic, industrial and open space uses. This category may accommodate gross residential density of fifty (50) 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 units 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 condominium plat, 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:

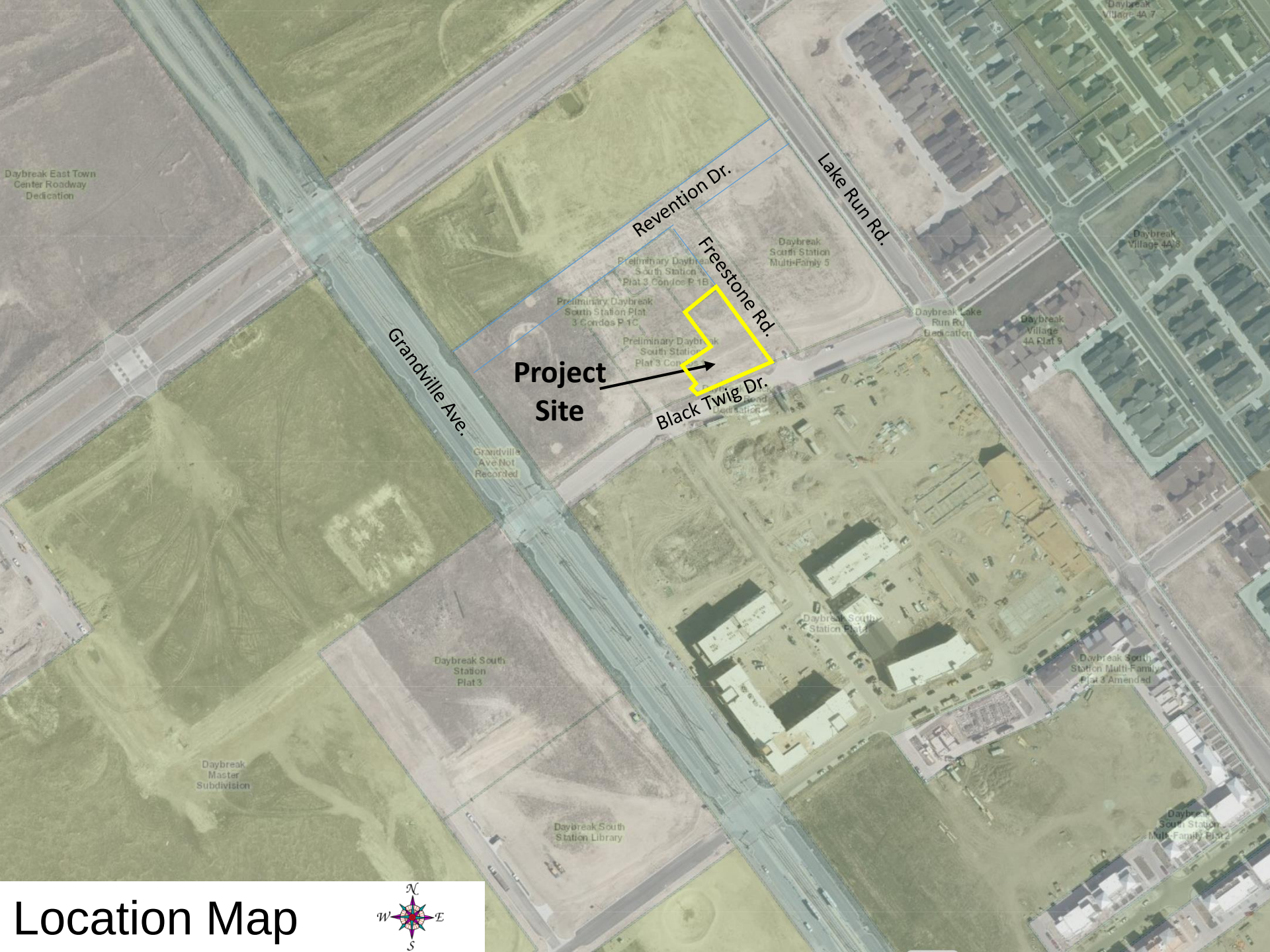
- Minimal.

ALTERNATIVES:

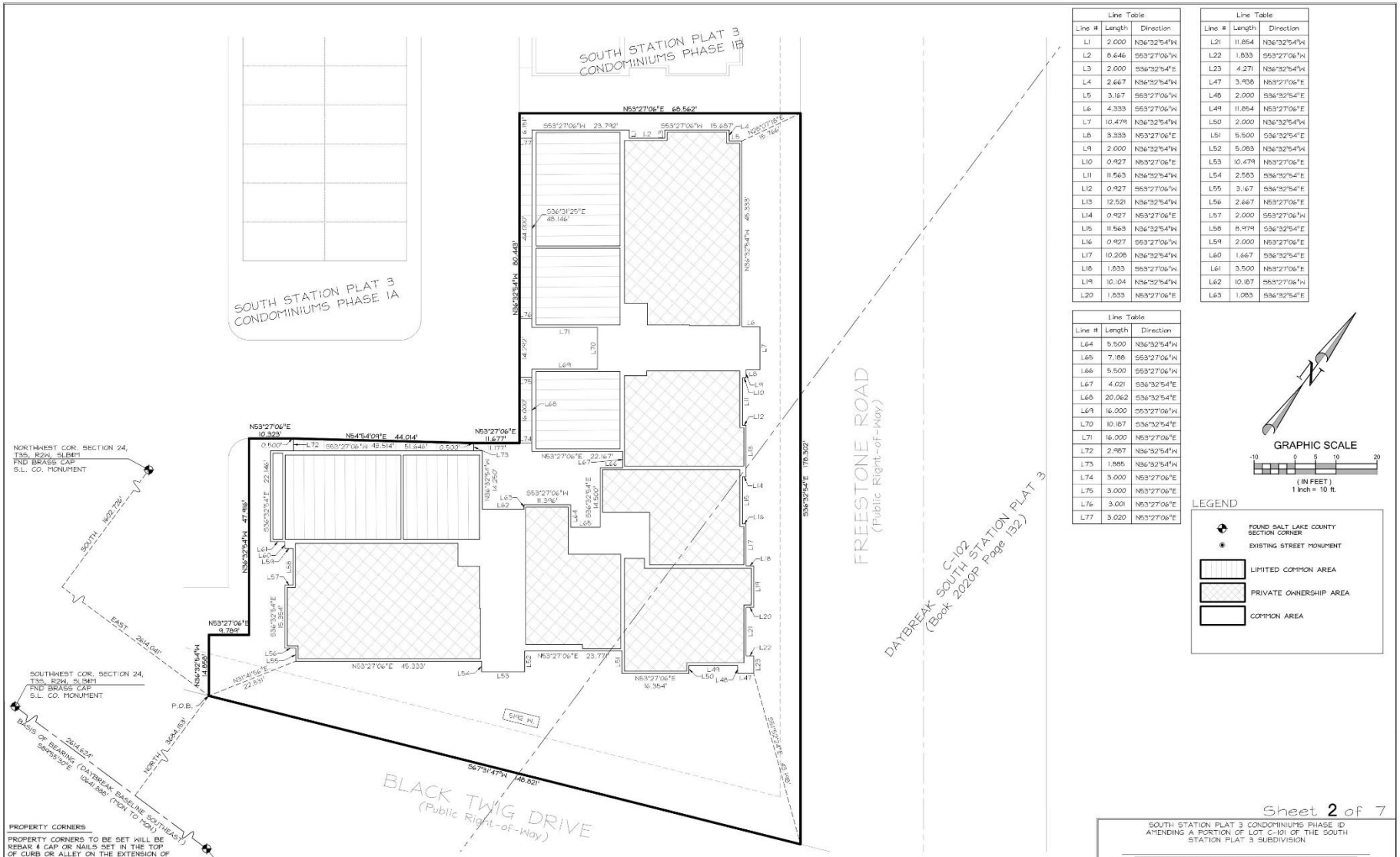
- Approve the preliminary condominium plat.
- Deny the preliminary condominium plat.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Proposed Condominium Plat
- Overall Site Layout
- Building Elevations



Location Map



Line Table		
Line #	Length	Direction
L1	2.000	N36°32'54"W
L2	8.646	S53°27'06"W
L3	2.000	S36°32'54"E
L4	2.667	N36°32'54"W
L5	3.167	S53°27'06"W
L6	4.333	S53°27'06"W
L7	10.479	N36°32'54"W
L8	3.333	N53°27'06"E
L9	2.000	N36°32'54"W
L10	0.927	N53°27'06"E
L11	11.563	N36°32'54"W
L12	0.927	S53°27'06"W
L13	12.521	N36°32'54"W
L14	0.927	N53°27'06"E
L15	11.563	N36°32'54"W
L16	0.927	S53°27'06"W
L17	10.208	N36°32'54"W
L18	1.833	S53°27'06"W
L19	10.104	N36°32'54"W
L20	1.833	N53°27'06"E

Line Table		
Line #	Length	Direction
L21	11.854	N36°32'54"W
L22	1.833	S53°27'06"W
L23	4.271	N36°32'54"W
L47	3.938	N53°27'06"E
L48	2.000	S36°32'54"E
L49	11.854	N53°27'06"E
L50	2.000	N36°32'54"W
L51	5.500	S36°32'54"E
L52	5.083	N36°32'54"W
L53	10.479	N53°27'06"E
L54	2.583	S36°32'54"E
L55	3.167	S36°32'54"E
L56	2.667	N53°27'06"E
L57	2.000	S53°27'06"W
L58	8.979	S36°32'54"E
L59	2.000	N53°27'06"E
L60	1.667	S36°32'54"E
L61	3.500	N53°27'06"E
L62	10.187	S53°27'06"W
L63	1.083	S36°32'54"E

Line Table		
Line #	Length	Direction
L64	5.500	N36°32'54"W
L65	7.188	S53°27'06"W
L66	5.500	S53°27'06"W
L67	4.021	S36°32'54"E
L68	20.062	S36°32'54"E
L69	16.000	S53°27'06"W
L70	10.187	S36°32'54"E
L71	16.000	N53°27'06"E
L72	2.987	N36°32'54"W
L73	1.885	N36°32'54"W
L74	3.000	N53°27'06"E
L75	3.000	N53°27'06"E
L76	3.001	N53°27'06"E
L77	3.020	N53°27'06"E

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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SOUTH STATION PLAT 3 CONDOMINIUMS PHASE ID
AMENDING A PORTION OF LOT C-101 OF THE SOUTH STATION PLAT 3 SUBDIVISION

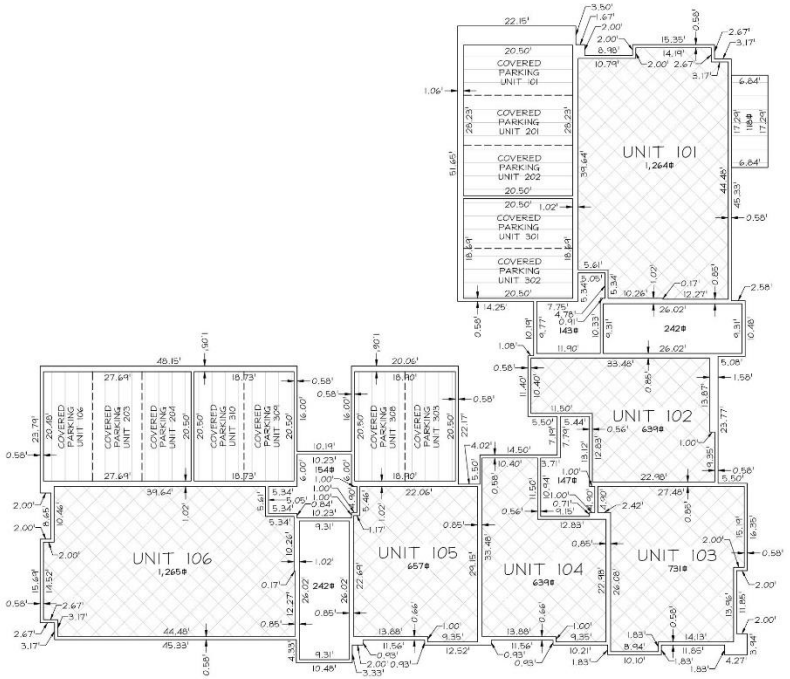
Located in the Northwest and Northeast Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

RECORDED #

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

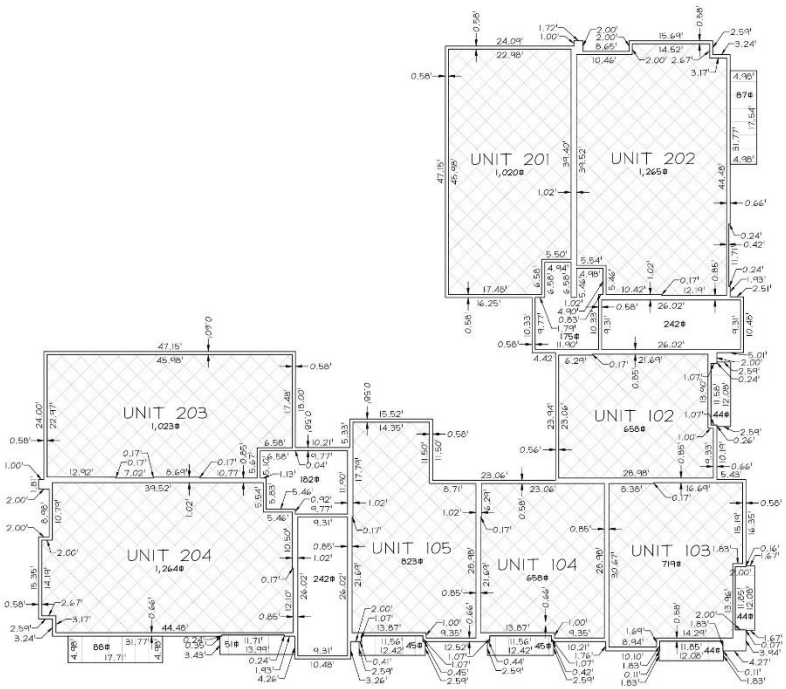
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ _____ SALT LAKE COUNTY RECORDER



FIRST FLOOR

SCALE: 1" = 10'



SECOND FLOOR

SCALE: 1" = 10'

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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LIMITED COMMON AREA

PRIVATE OWNERSHIP AREA

COMMON AREA

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE ID
AMENDING A PORTION OF LOT C-101 OF THE SOUTH STATION PLAT 3 SUBDIVISION

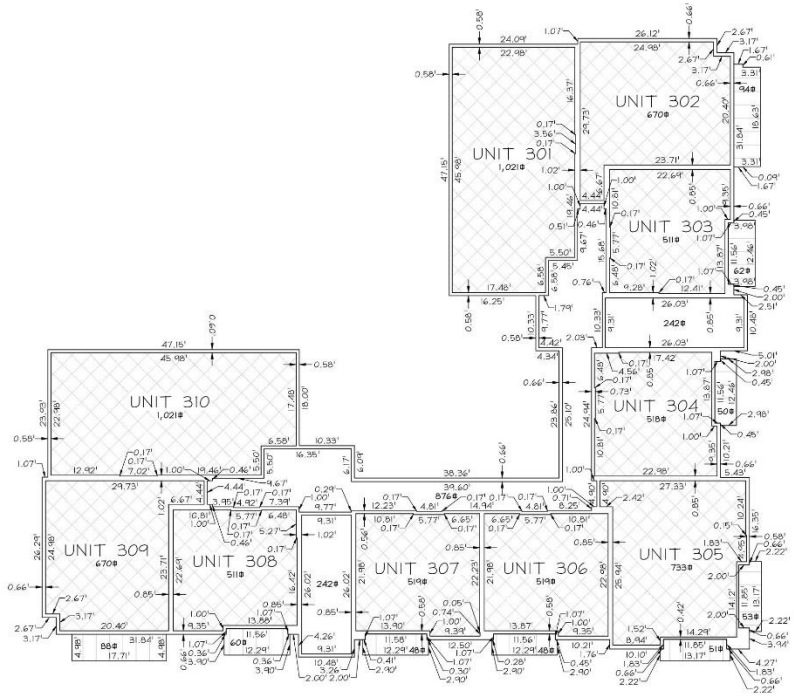
Located in the Northwest and Northeast Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

RECORDED #

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

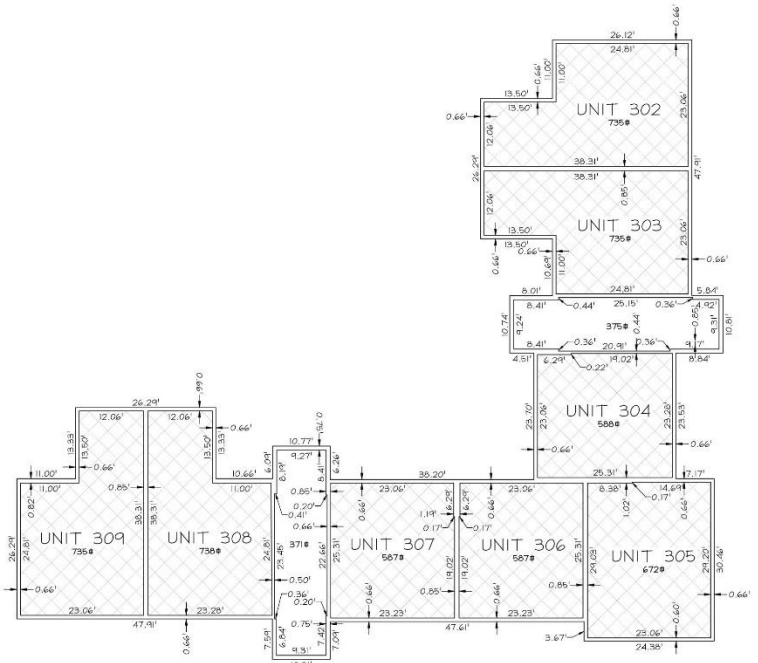
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ _____ SALT LAKE COUNTY RECORDER



THIRD FLOOR

SCALE: 1" = 10'



FOURTH FLOOR

SCALE: 1" = 10'

PROPERTY CORNERS

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LIMITED COMMON AREA

PRIVATE OWNERSHIP AREA

COMMON AREA

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE ID
AMENDING A PORTION OF LOT C-101 OF THE SOUTH STATION PLAT 3 SUBDIVISION

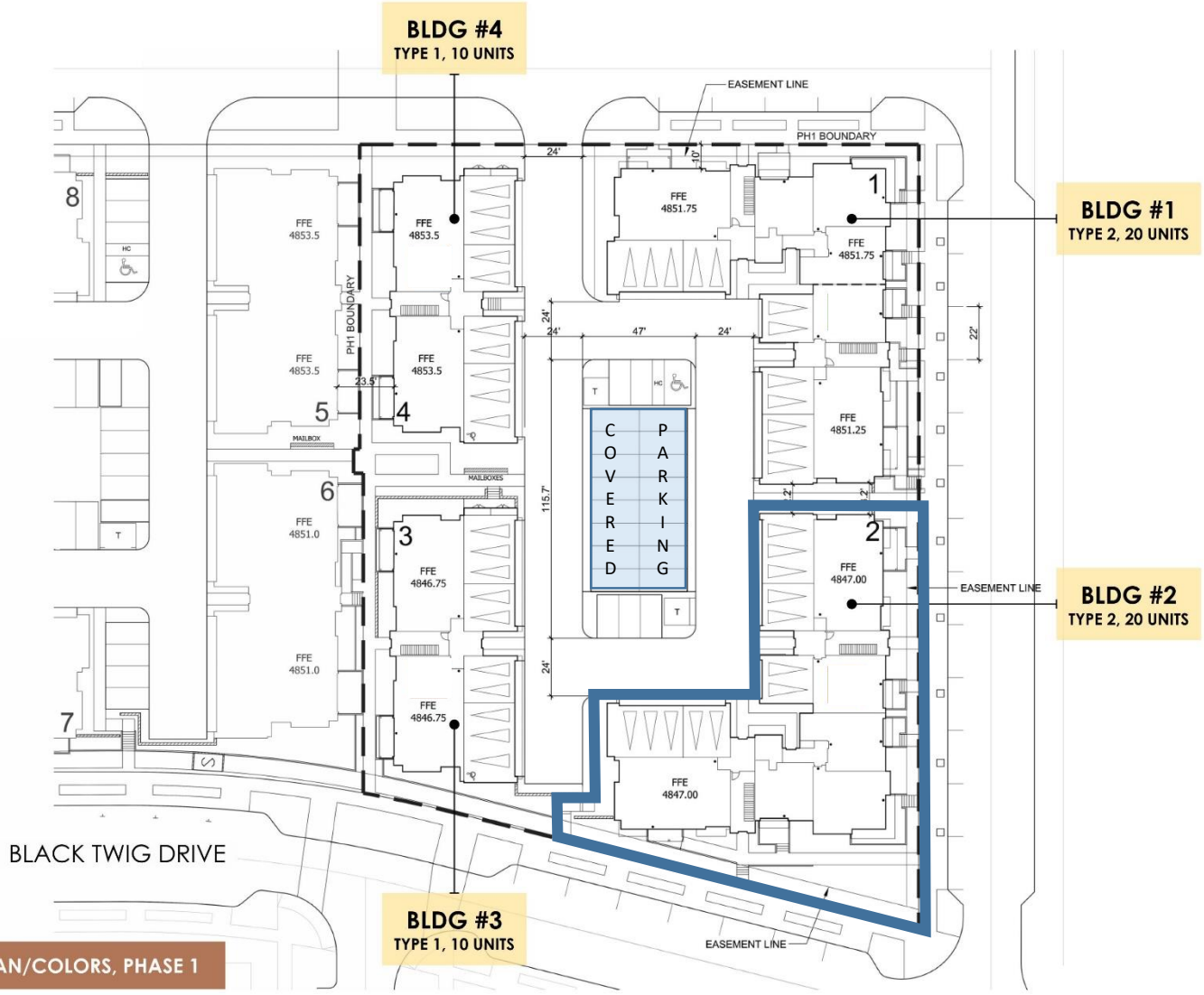
Located in the Northwest and Northeast Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

RECORDED #

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

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ARCHITECTURAL SITE PLAN/COLORS, PHASE 1

02

HOLMES HOMES

DAYBREAK RESIDENTIAL

SCALE: 1"=20'

JZMK PARTNERS

JOB # 19030 2020-06-23



ELEVATION E (reverse building plan type 2)



ELEVATION F (reverse building plan type 2)

BUILDING #2
SCHEME a

BUILDING TYPE 2 ELEVATIONS

HOLMES HOMES

DAYBREAK RESIDENTIAL

SCALE: 1"=8'

JZMK PARTNERS

JOB # 19030 2020-06-23



ELEVATION G (reverse building plan type 2)



ELEVATION H (reverse building plan type 2)



ELEVATION I (reverse building plan type 2)



ELEVATION J (reverse building plan type 2)

BUILDING #2
SCHEME a

BUILDING TYPE 2 ELEVATIONS

HOLMES HOMES

DAYBREAK RESIDENTIAL

SCALE: 1"=8'

JZMK PARTNERS

JOB # 19030 2020-06-23



FIRST FLOOR

BUILDING TYPE 2
20 UNITS

BUILDING TYPE 2 PLAN

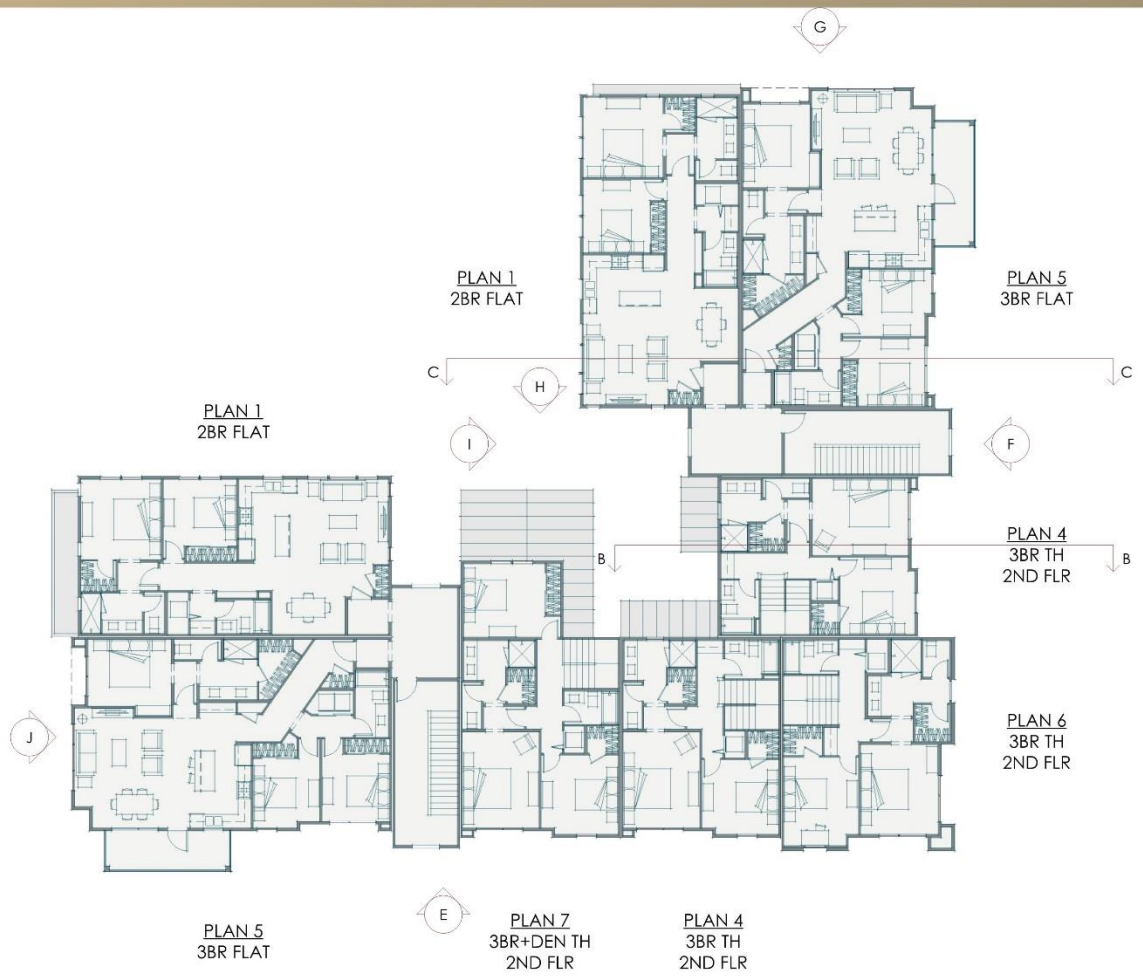
HOLMES HOMES

DAYBREAK RESIDENTIAL

SCALE: 1"=8'

JZMK PARTNERS

JOB # 19030 2020-06-23



SECOND FLOOR

BUILDING TYPE 2

20 UNITS

BUILDING TYPE 2 PLAN

07

HOLMES HOMES

DAYBREAK RESIDENTIAL

SCALE: 1"=8'

JZMK PARTNERS

JOB # 19030 2020-06-23



THIRD FLOOR

BUILDING TYPE 2

20 UNITS

BUILDING TYPE 2 PLAN

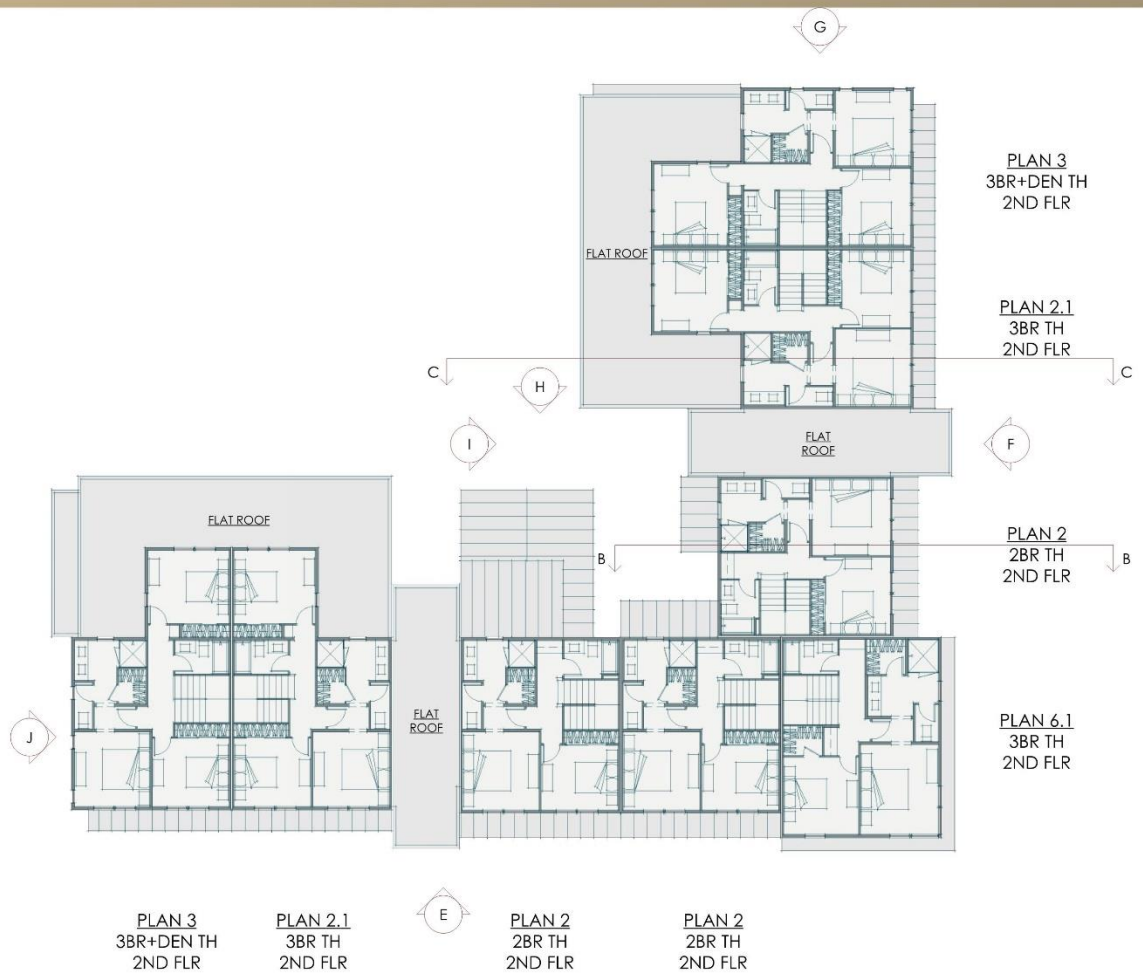
HOLMES HOMES

DAYBREAK RESIDENTIAL

0 4 8 16
SCALE: 1"=8'

JZMK PARTNERS

JOB # 19030 2020-06-23



FOURTH FLOOR

BUILDING TYPE 2

20 UNITS

BUILDING TYPE 2 PLAN

HOLMES HOMES

DAYBREAK RESIDENTIAL

SCALE: 1"=8'

JZMK PARTNERS

JOB # 19030 2020-06-23

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT Meeting Date: 4-13–2021

Issue: DAYBREAK VILLAGE 4A PLAT 9 AMENDED SUBDIVISION AMENDMENT
Address: Lots M-102 and M-103 Daybreak Village 4A Plat 9
11267 S. and 11321 S. Lake Run Road
File No: PLPLA202100050
Applicant: Daybreak Communities

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

Staff Recommendation (Motion Ready): Approve File No. PLPLA202100050 as presented.

BACKGROUND

ACREAGE	2.053 Acres
CURRENT LU DESIGNATION	Stable Neighborhood (SN)
CURRENT ZONING	PC
CURRENT USE	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.

Daybreak Communities has filed an application to amend the Daybreak Village 4A Plat 9 Subdivision. The proposed amendment will divide two existing lots that are each approximately 1 acre in size into four lots, each approximately ½ acre in size. The purpose of the proposed amendment is to create four parcels for future platting and development of condominium buildings.

ANALYSIS

M-Lots are intended to be placeholders for future multi-family development, generally as townhomes or condominiums. The original recorded M-Lots would have accommodated two condominium buildings on each of the two lots. Creating four lots out of the original two will simplify the platting development of future condominiums on the lots.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Good cause exists for the amendment since the proposed amendment will simplify the financing and construction of future condominium buildings.
- The proposed amendment meets all of the provisions of South Jordan Municipal Code Section 16.14 in regards to amendments to subdivisions.
- The proposed amendment is consistent with the PC zone and Kennecott Master Subdivision requirements.
- All State subdivision amendment review requirements have been followed.

Conclusions:

- The proposed amended subdivision remains consistent with both the Community Structure Plan and Daybreak Development Plan.

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 amendment, 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:

- None.

ALTERNATIVES:

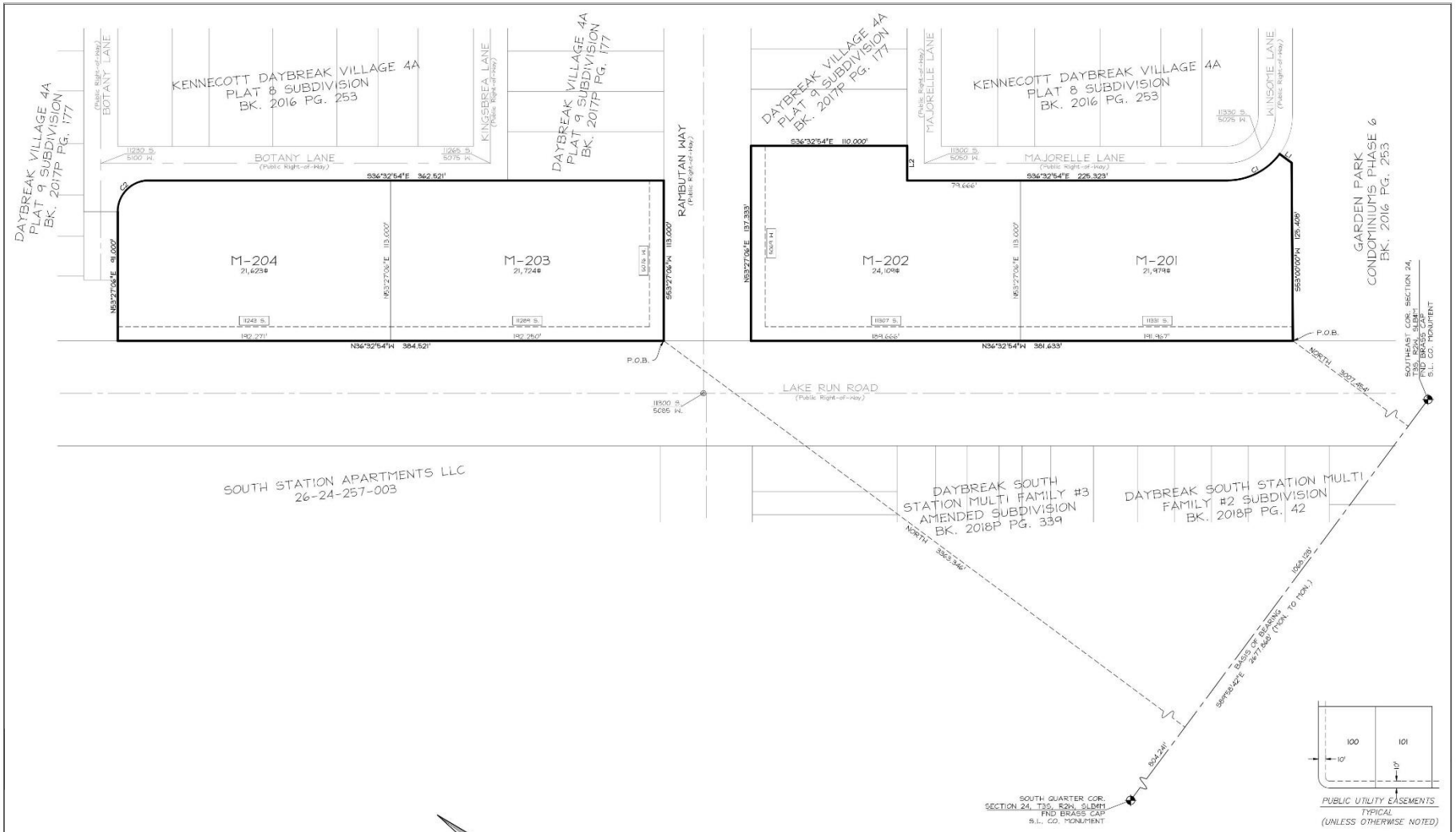
- Approve the subdivision amendment.
- Deny the subdivision amendment.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Proposed Amended Plat
- Original Recorded Plat



Location Map



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.

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- EXISTING STREET MONUMENT
- 5746 BA — ADDRESS WITH ABBREVIATION OF STREET OR LANE

GRAPHIC SCALE

-40 0 20 40 80

(IN FEET)
1 Inch = 40 ft.

Line Table		
Line #	Length	Direction
L1	10.415	S00°00'00"E
L2	24.333	S53°27'06"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	42.914	46.000	053°27'06"	S63°16'27"E	41.374
C2	34.558	22.000	090°00'00"	S81°32'54"E	31.113

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DAYBREAK VILLAGE 4A PLAT 9 SUBDIVISION AMENDMENT #1
AMENDING LOTS M-102 & M-103 OF THE DAYBREAK VILLAGE 4A PLAT 9 SUBDIVISION

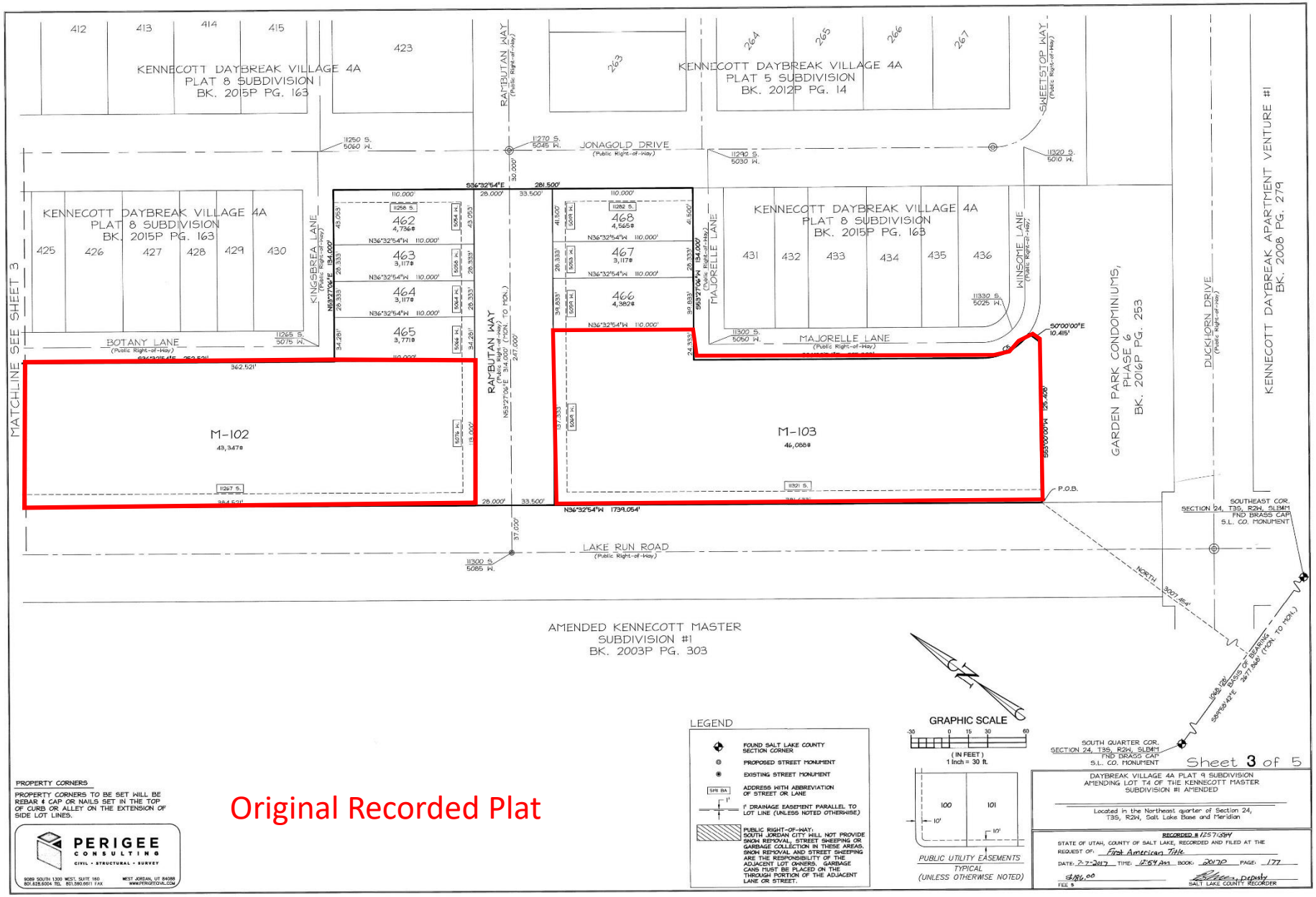
Located in the Northeast Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

RECORDED #

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

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

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Original Recorded Plat

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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Sheet 3 of 5

DAYBREAK VILLAGE 4A PLAT 9 SUBDIVISION
AMENDING LOT T4 OF THE KENNECOTT MASTER
SUBDIVISION #1 AMENDED

Located in the Northeast quarter of Section 24,
T3S, R2W, Salt Lake Base and Meridian

RECORDED # 12571584
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: First American Title
DATE: 7-7-2017 TIME: 12:54 PM BOOK: 20170 PAGE: 177
$86.00
FEE $
SALT LAKE COUNTY RECORDER

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT Meeting Date: 04-13-2021

Issue: DAYBREAK VILLAGE 12B PLAT 1 PRELIMINARY SUBDIVISION
Location: Generally 7050 West 11350 South
Project No: PLPP202100025
Applicant: Daybreak Communities

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

Staff Recommendation (Motion Ready): Approve Project No. PLPP202100025 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	6.869 Acres
CURRENT LU DESIGNATION	Residential Development Opportunity (RD)
CURRENT ZONING	PC
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North – RD, (P-C)/Future Village 12A Plat 2 Currently Vacant South- RD, (PC)/Future Village 11A Plat 4 Currently Vacant East - RD, (PC)/ Future Village 12A Plat 1 Currently Vacant West - RD, (PC)/ Currently Vacant

Daybreak Communities has filed an application for preliminary plat review and approval of the Village 12B Plat 1 subdivision. The proposed subdivision will divide the property into 44 single family residential lots, 16 paired home lots, 4 park lots (P-lots) and associated public and private rights-of-way.

The residential density of this proposal is 8.73 units per acre (gross density) and 13.7 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 2,100 sq. ft. to 4,686 sq. ft. with an average lot size of 3,169 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 are attached for review.

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:

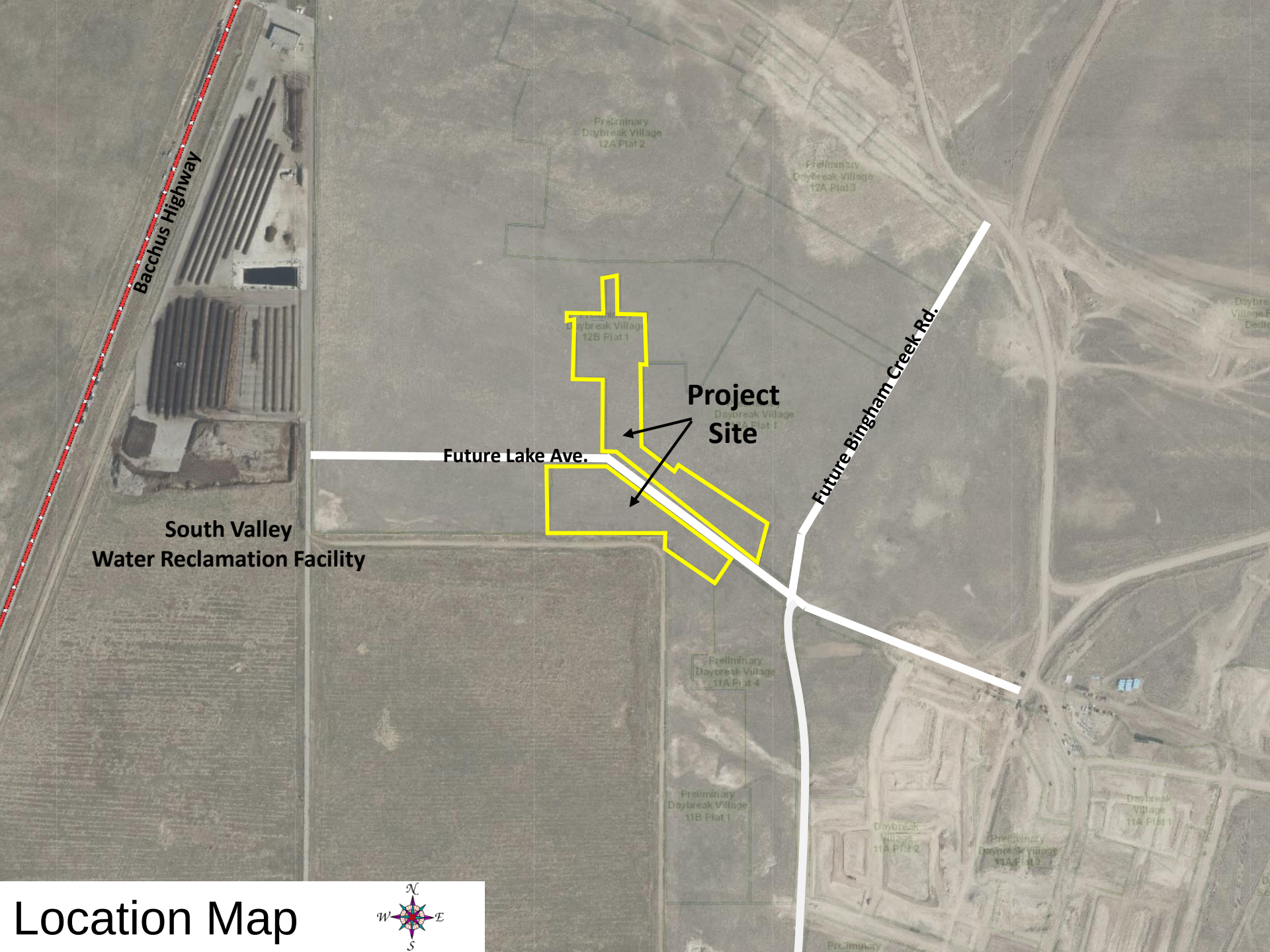
- Minimal.

ALTERNATIVES:

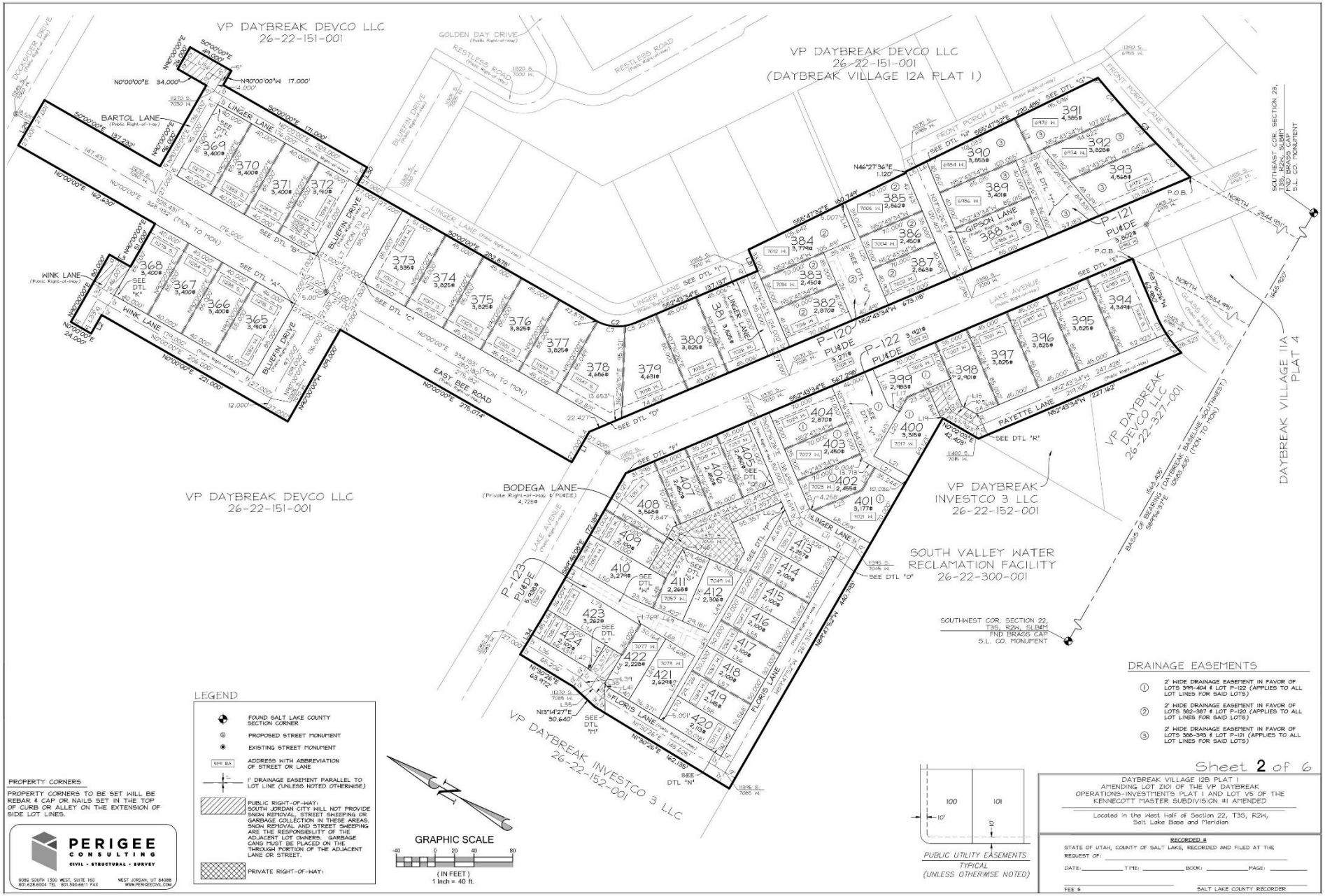
- Approve the preliminary subdivision.
- Deny the preliminary subdivision.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Proposed Subdivision Plat
- Design Guidelines and Development Standards



Location Map



LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- 5911 BA — ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PUBLIC RIGHT-OF-WAY: SOUTH JORDAN CITY WILL NOT PROVIDE SNOW REMOVAL, STREET SWEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SWEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.
- PRIVATE RIGHT-OF-WAY

GRAPHIC SCALE

-40 0 20 40 80

(IN FEET)

1 inch = 40 ft.

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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DRAINAGE EASEMENTS

① 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 391-404 & LOT P-122 (APPLIES TO ALL LOT LINES FOR SAID LOTS)

② 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 382-387 & LOT P-120 (APPLIES TO ALL LOT LINES FOR SAID LOTS)

③ 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 388-393 & LOT P-121 (APPLIES TO ALL LOT LINES FOR SAID LOTS)

PUBLIC UTILITY EASEMENTS TYPICAL (UNLESS OTHERWISE NOTED)

DAYBREAK VILLAGE 12B PLAT 1
AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 AND LOT V5 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the West Half of Section 22, T3S, R2W, Salt Lake Base and Meridian

RECORDED #

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

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

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Design Guidelines/Development Standards - DAYBREAK VILLAGE 12B PLAT 1

I. SINGLE FAMILY

Single-family, duplex, town house and row house residential units that do not stack dwellings on a single parcel. Typically each unit has a private parcel that has street frontage and contains its own parking with a one to three story height. Single family homes are composed using the following building types. Main Building; defined by the conditioned space of the primary residence with or without a garage engaged under a singular roof form. Out Building: a detached conditioned ancillary structure not used as a garage. Semi-Detached Garage: A garage with or without a ancillary residence above the garage that is connected to the "Main Building" with a conditioned single story wing that separates the roof forms. Detached Garage: A garage with or without an ancillary residence above the garage that is not connected to the "Main Body" with a conditioned wing.

	A. TOWNHOUSE	B. GREEN COURT/FLAG LOT	C. SMALL LOT	D. STANDARD LOT	E. LARGE LOT
1 LOT DIMENSIONS	Min. 15' lot frontage/unit	Min. 30' lot frontage; 15' min. for attached dwellings	Min. 30', Max.70" lot frontage	Min. 55', Max. 100' lot frontage	Min. 65', Max. 120' lot frontage
	Min. 50' lot depth	Min. 50' lot depth	Min. 50' lot depth	Min. 90' lot depth	Min. 90' lot depth
2 LOT COVERAGE	Max. 90% lot coverage	Max. 75% lot coverage	Max. 70% lot coverage	Max. 55% lot coverage	Max. 45% lot coverage
3 BUILDING SETBACKS AND HEIGHT RESTRICTIONS	Min. setbacks for main building: 5' front, 0' each side, 0' rear	Min. setbacks for main building: 5' front, 4' rear. Side setbacks must be 3' min. or 5' from adjacent building. Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations	Min. setbacks for main building: 10' front, 10' rear. Side setbacks must be 3' min. or 6' from adjacent building. Attached, Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations	Min. setbacks for main building: 10' front, 5' each side, 20' rear. Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations	Min. setbacks for main building: 11' front, 5' each side, 20' rear. Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations
	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot
	For corner lots, side setback min. 5'	Min. 10' setback for lots with side street frontage	Min. 10' setback for lots with side street frontage	Min. 10' setback for lots with side street frontage	Min. 10' setback for lots with side street frontage
		For attached dwellings, minimum side setback is 0'			
	Porches, terraces, balconies, stairs and landings, and bays may encroach beyond front, side and side street setback lines. Structures, bays and balconies above the ground floor may encroach beyond the rear property line provided they do not extend beyond the edge of the lane surface.	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line
	80% of lot frontage must have building w/in 30' of min. setback	40% of lot frontage must have building w/in 25' of min. setback	40% of lot frontage must have building within 15' of min. setback	40% of lot frontage must have building within 15' of min. setback, unless the garage loads from a forward driveway court.	40% of lot frontage must have building within 15' of min. setback,unless the garage loads from a forward driveway court.
4 BUILDING MATERIALS	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.
	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.
	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.
	Glazing: No reflective glass	Glazing: No reflective glass	Glazing: No reflective glass	Glazing: No reflective glass	Glazing: No reflective glass
	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.
5 GARAGE, PARKING LOT AND ACCESS PLACEMENT STANDARDS	Each unit requires 1 parking space which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed
		Parking spaces may be accessed by Lane or common drive.	Parking spaces may be accessed by lane, side, or front drive.	Parking spaces may be accessed by lane, side, or front drive.	Parking spaces may be accessed by lane, side, or front drive.
	Parking spaces must be lane-accessed		Alley-accessed ancillary units require 1 parking space. Side drive-accessed ancillary units may park on-street.	Alley-accessed ancillary units require 1 parking space. Side drive-accessed ancillary units may park on-street.	Alley-accessed ancillary units require 1 parking space. Side drive-accessed ancillary units may park on-street.
				Front-loaded garages may be max. 45% of primary façade, and must be recessed 5' behind the primary façade.	Front-loaded garages may be max. 40% of primary façade, and must be recessed 5' behind the primary façade.
	Min. 4' garage setback from lane if garage door opens directly or perpendicular to alley. Min. 0' setback is permissible when garage door opens parallel to alley	Min. 4' garage setback from alley if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.	Min.4' garage setback from alley if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.	Min. 4' garage setback from alley if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.	Min. 4' garage setback from alley if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT Meeting Date: 4-13–2021

Issue:	**DAYBREAK COMMERCE PARK PLAT 3 AMENDED SUBDIVISION AMENDMENT**
Address:	Lots C-103 through C-110 Approximately 6200 W. to 6390 W. Crimson View Drive
File No:	PLPLA202000024
Applicant:	Daybreak Communities

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

Staff Recommendation (Motion Ready): Approve File No. PLPLA202000024 as presented.

BACKGROUND

ACREAGE	30.81 Acres
CURRENT LU DESIGNATION	Industrial (I)
CURRENT ZONING	PC
CURRENT USE	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.

ANALYSIS

Dominion Engineering Associates on behalf of Freeport West-Daybreak LLC has filed an application to amend the Kennecott Daybreak Commerce Park Plat 3 Subdivision. The proposed amendment will consolidate eight commercial lots into three larger commercial lots. The consolidation is necessary in order to facilitate the construction of buildings proposed for lots 2 and 3 of the amended subdivision.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Good cause exists for the amendment since the lot dimensions must be large enough to accommodate the future structures and their minimum setback requirements.
- The proposed amendment meets all of the provisions of South Jordan Municipal Code Section 16.14 in regards to amendments to subdivisions.
- The proposed amendment is consistent with the PC zone and Kennecott Master Subdivision requirements.
- All State subdivision amendment review requirements have been followed.

Conclusions:

- The proposed amended subdivision remains consistent with both the Community Structure Plan and Daybreak Development Plan.

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 amendment, 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:

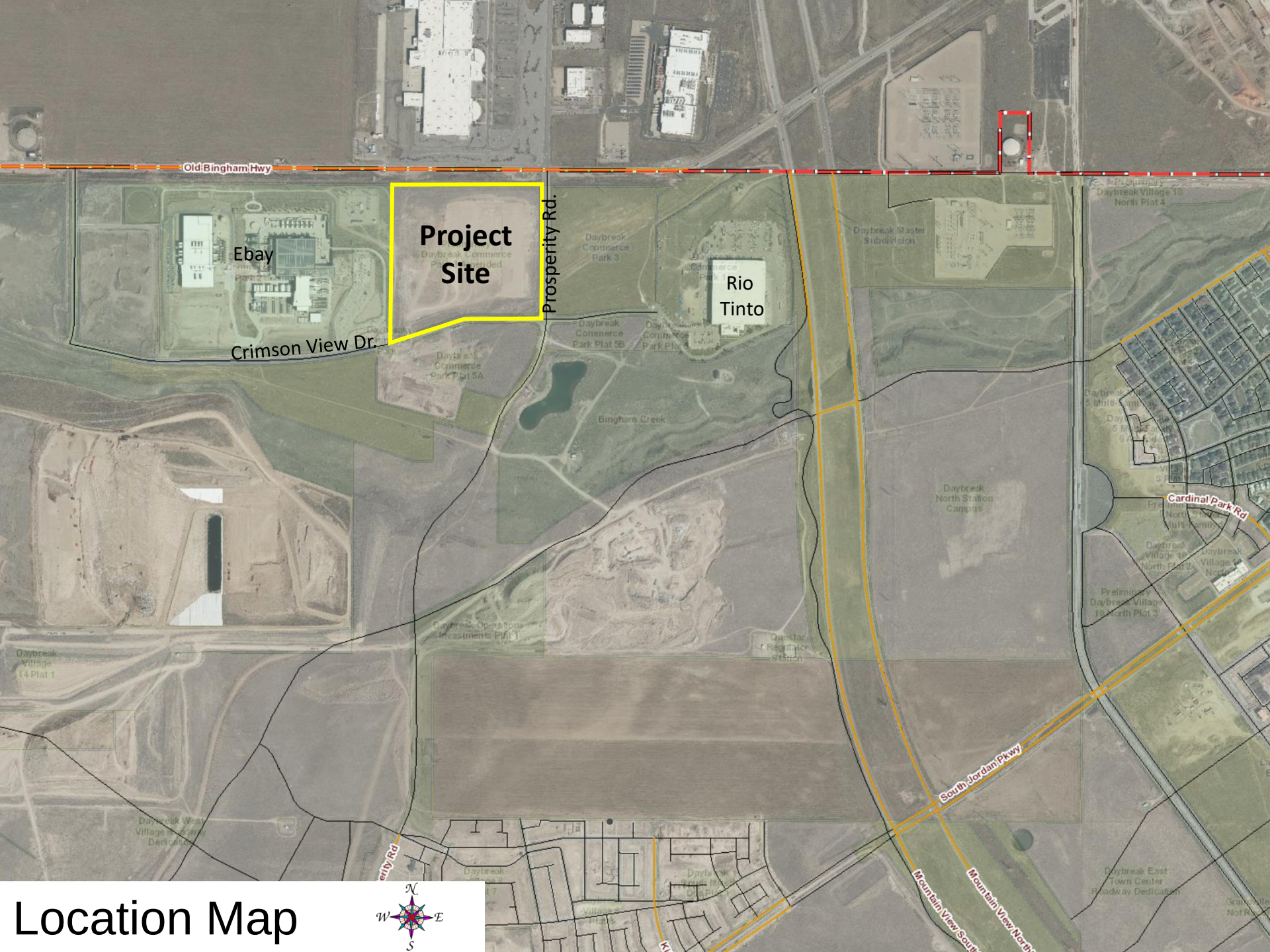
- None.

ALTERNATIVES:

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

SUPPORT MATERIALS:

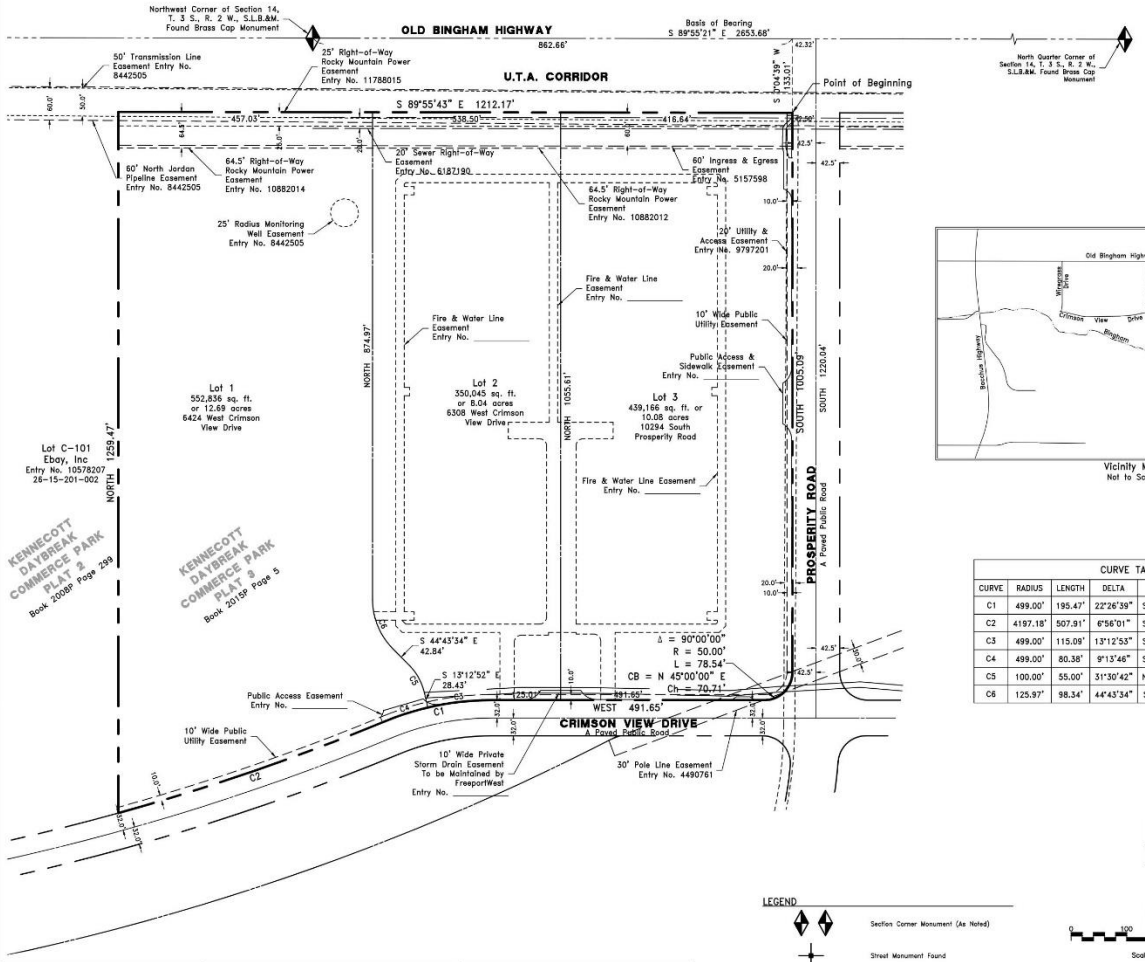
- Aerial Map
- Proposed Amended Plat
- Original Recorded Plat



Location Map

KENNECOTT DAYBREAK COMMERCE PARK PLAT 3 AMENDED

Amending Lots C-103 through C-110 of Kennecott Commerce Park Plat 3 Subdivision
Located in the Northeast Quarter of Section 15 and the Northwest Quarter of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian, South Jordan City, Salt Lake County, Utah



Vicinity Map
Not to Scale

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	499.00'	195.47'	22°26'39"	S 78°46'41" W	194.22'	99.00'
C2	4197.18'	507.91'	6°56'01"	S 71°01'22" W	507.60'	254.27'
C3	499.00'	115.09'	13°12'53"	S 83°23'34" W	114.83'	57.80'
C4	499.00'	80.38'	9°13'46"	S 72°10'15" W	80.29'	40.28'
C5	100.00'	55.00'	31°30'42"	N 28°58'13" W	54.31'	28.21'
C6	125.97'	98.34'	44°43'34"	S 22°21'47" E	95.86'	51.83'

LEGEND

- Section Corner Monument (As Noted)
- Street Monument Found
- Property Line
- Right-of-Way Line
- Section Line
- Easement Line
- Found Rebar W/ Cap Stamped "DOMINION ENGINEERING" (Unless Otherwise Noted)

N

0 100 200 300
Scale in Feet

SURVEYOR'S CERTIFICATE

I, Mark N Gregory, do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 334576 as prescribed by Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of the owner, I have made an accurate survey of the tract of land shown and described hereon in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements shown and have subdivided said property into a single lot hereafter to be known as KENNECOTT DAYBREAK COMMERCE PARK PLAT 3 AMENDED and that the same has been surveyed and monuments have been found on the ground as represented on this plat.

BOUNDARY DESCRIPTION

Commencing at the Northwest corner of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing South 89°55'21" East – 2653.679 feet between the Northwest corner and the North Quarter corner of said Section 14) and running South 89°55'21" East along the north line of said Section 14 for 862.659 feet; thence South 00°04'39" West perpendicular to the north line of said Section 14 for 133.006 feet to the northwest corner of Prosperity Road as shown on Kennecott Daybreak Commerce Park Plat 1, recorded in Book 2008P at Page 298 in the office of the Salt Lake County Recorder, said corner being the POINT OF BEGINNING; thence South 00°00'00" East along the west right of way line of said Prosperity Road for 1005.089 feet; thence with a curve to the right having a radius of 50.000 feet with a central angle of 90°00'00" (chord bearing and distance of South 45°00'00" West – 70.711 feet) for an arc distance of 78.540 feet to the northeast corner of Crimson View Drive as shown on Kennecott Daybreak Commerce Park Plat 2, recorded in Book 2008P at Page 299 in the office of the Salt Lake County Recorder; thence along the north right of way of said Crimson View Drive as shown on said Kennecott Daybreak Commerce Park Plat 2 and Kennecott Daybreak Crimson View Drive and Prosperity Road Dedication Plat recorded in Book 2010P at Page 151 in the office of the Salt Lake County Recorder, for the following three (3) courses: North 90°00'00" West for 491.649 feet; thence with a curve to the left having a radius of 499.000 feet with a central angle of 22°26'38" (chord bearing and distance of South 78°46'41" West – 194.222 feet) for an arc distance of 195.469 feet; thence with a reverse curve to the right having a radius of 4197.183 feet with a central angle of 06°56'01" (chord bearing and distance of South 71°01'22" West – 507.600 feet) for an arc distance of 507.910 feet to the southeast corner of Lot C-101 as shown on said Kennecott Daybreak Commerce Park Plat 2; thence North 00°00'00" East along the east line of said Lot C-101 for 1259.466 feet to the northeast corner of said Lot C-101 and the north line of Lot B3 as shown on Amended Kennecott Master Subdivision #1, recorded in Book 2003P at Page 303 in the office of the Salt Lake County Recorder; thence South 89°55'43" East along the north line of said Lot B3 for 1212.168 feet to the POINT OF BEGINNING.

Containing 1,342,047 square feet or 30.809 acres.

Date: December 9, 2020

PROFESSIONAL LAND SURVEYOR LICENSE #334576 MARK N GREGORY STATE OF UTAH 12/9/20

Mark N Gregory
P.L.S. No. 334576

OWNER'S DEDICATION AND CONSENT TO RECORD

Freeport West – Daybreak LLC, the owner of the described tract of land to be hereafter known as:

KENNECOTT DAYBREAK COMMERCE PLAT 3 AMENDED

does hereby dedicate for the perpetual use of the public all easements and other property as shown on this plat to be dedicated for public use and hereby consents and gives approval to the recording of this plat for all purposes shown therein.

In witness whereof, I have hereunto set my/our hand this _____ day of _____ 20___.

By: _____

_____
Print Name

_____
Title

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) ss

On this _____ day of _____, In the year 20_____, before me, _____ a notary public, personally appeared _____ the _____ of Freeport West – Daybreak LLC, a Nevada limited liability company proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Owner's Dedication and Consent regarding This subdivision plat and was signed by him/her on behalf of said Freeport West – Daybreak LLC and acknowledged that he/she/they executed the same.

Commission Number _____

My Commission Expires _____

_____
Printed Name
A Notary Public Commissioned in Utah

HIGH GROUND WATER

Many areas in South Jordan City have ground water problems due to high (fluctuating) water table. Approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems, if any.

KENNECOTT DAYBREAK COMMERCE PARK PLAT 3 AMENDED

Amending Lots C-103 through C-110 of Kennecott Commerce Park Plat 3 Subdivision
Located in the Northeast Quarter of Section 15 and the Northwest Quarter of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian,
South Jordan City, Salt Lake County, Utah

PREPARED BY:
Dominion Engineering Associates, LC.
5684 South Green Street
Murray, Utah 84123 801-713-3000

SALT LAKE COUNTY HEALTH DEPARTMENT
Approved this _____ day of _____, A.D. 20 _____.
_____
Salt Lake County Board of Health

SOUTH VALLEY SEWER DISTRICT
Approved this _____ day of _____, A.D. 20 _____.
_____
General Manager

NUMBER _____
ACCOUNT _____
SHEET 1
OF 2 SHEETS

EASEMENT APPROVAL
Questar _____, Date _____
Qwest _____, Date _____
Comcast _____, Date _____
Rocky Mountain Power _____, Date _____

PLANNING DEPARTMENT
Approved this _____ day of _____ A.D. 20 _____ by the South Jordan City Planning Department
_____
South Jordan City Planner

SOUTH JORDAN CITY ENGINEER
I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office.
_____ Date
_____ South Jordan City Engineer

SOUTH JORDAN CITY ATTORNEY
Approved as to form this _____ day of _____, A.D. 20 _____.
_____
South Jordan City Attorney

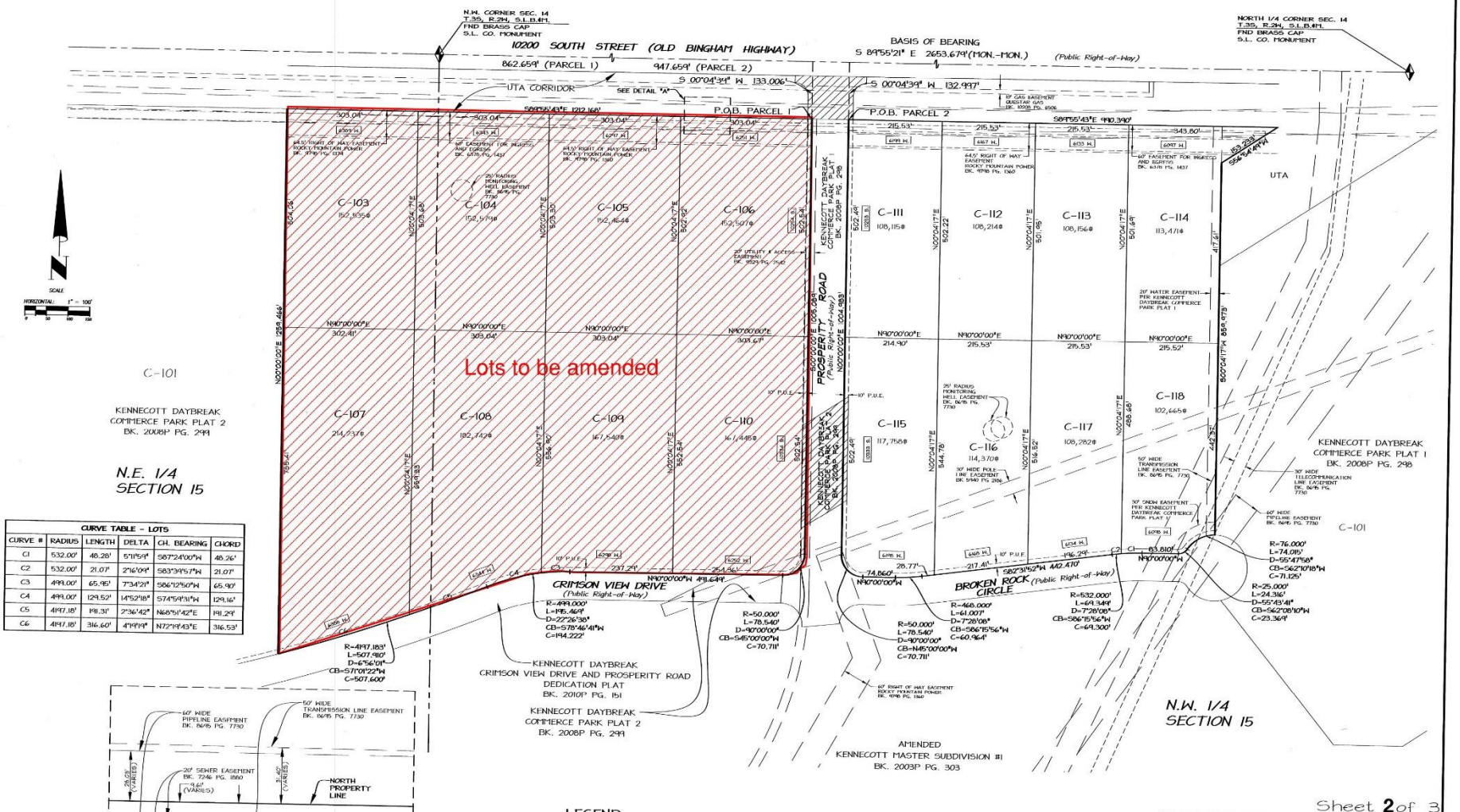
SOUTH JORDAN CITY MAYOR
Approved this _____ day of _____, A.D. 20 _____.
_____ South Jordan City Recorder
_____ South Jordan City Mayor

RECORDED # _____
State of Utah, County of Salt Lake, recorded and filed at the request of _____
Date _____ Time _____ Book _____ Page _____
$ _____ Fees
_____ Salt Lake County Recorder

Path: P:\FREEPORT WEST - DAYBREAK\Survey\dwg\Amended Plat.dwg | plot date: March 12, 2021 | plotted by: Logan

RT WEST - DAYBREAK\Survey\dwg\Amended Plat.dwg, 3/12/2021 1:40:06 PM, DWG To PDF.pc3

Originally Recorded Commerce Park Plat 3



CURVE TABLE - LOTS					
CURVE #	RADIUS	LENGTH	DELTA	CH. BEARING	CHORD
C1	532.00'	48.28'	5°11'59"	S87°24'00"W	48.26'
C2	532.00'	21.07'	2°16'09"	S83°34'57"W	21.07'
C3	499.00'	65.95'	7°34'21"	S86°12'50"W	65.90'
C4	499.00'	129.52'	14°52'18"	S74°59'31"W	129.16'
C5	4197.18'	191.31'	2°36'42"	N68°51'42"E	191.29'
C6	4197.18'	316.60'	4°19'19"	N72°19'43"E	316.53'

SURVEY SERVICES
328 South 200 East
American Fork, UT 84003
Ph. 801-400-4977

Sheet 2 of 3

KENNECOTT DAYBREAK COMMERCE PARK PLAT 3
AMENDING LOTS B1 AND B2 OF
THE KENNECOTT MASTER SUBDIVISION #1 AMENDED
Located in the Northeast Quarter of Section 15 and the Northwest Quarter of Section 14, T.3S., R.2W., Salt Lake Base and Meridian

RECORDED # 11973866
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: FIRST AMERICAN TITLE
DATE: 01/09/15 TIME: 2:18 PM BOOK: 2015P PAGE: 5
FEE $ 40.00
RAN WILLIAMS - DEPUTY
SALT LAKE COUNTY RECORDER

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 04/13/2021

Issue: **THE HAVEN COTTAGES AND VILLAS PHASE 2 PRELIMINARY SUBDIVISION PLAT**
Address: 10710 South River Heights Dr.
File No: **PLPP202100029**
Applicant: Nick Majors, AWA Engineering

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

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Haven Cottages and Villas Phase 2 preliminary subdivision plat, File No. PLPP202100029.

ACREAGE:	Approximately 10 acres
CURRENT ZONE:	R-M-6 (Multi-Family Residential, 6 lots per acre)
CURRENT USE:	Vacant parcels
FUTURE LAND USE PLAN:	SN (Stable Neighborhood)
NEIGHBORING ZONES/USES:	North – R-M-6 / Improved and vacant lots and single-family homes South – R-M-8 / Single-family residences West – R-M-8 / Bangerter Highway East – R-2.5 / River Heights Dr.

STANDARD OF APPROVAL:

Once all application requirements have been met, redline corrections made, revised plans and plat submitted and City staff approval given, the preliminary subdivision plat application will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with [C]hapter 16.04 of [Title 16]. 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:

The proposed development is located at 10710 South River Heights Dr. It is a mixed residential development consisting of two four-plexes, 39 single-family residential lots and one open

space/storm drain basin parcel. Single-family lots range in size from roughly 5,300 sq. ft. to 11,500 sq. ft. The four-plex lots are approximately 2,500-2,800 sq. ft., and the open space/storm drain basin is roughly 17,000 sq. ft.

Public improvements along River Heights Dr. are complete and no further improvement is required with the project. Streets within the development will be dedicated as public rights of way. They will be constructed per City standards and regulations, including but not limited to the streetlights, fire hydrants, and street cross-sections. Storm water will drain to the open space parcel and detained before discharging into an existing storm drain system in River Heights Dr.

The developer installed a decorative masonry wall along River Heights Dr. at the east project boundary with Phase 1 of the development. With this phase, the developer will install a decorative masonry wall along Bangerter Highway to match the wall to the north that was installed with Phase 1 of the project. Landscaping around the four-plexes and at the open space parcel will be installed as per the attached drawings. Street trees will be planted in the parkstrip along River Heights Dr.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The project is located in the R-M-6 Zone. It meets the Planning and Zoning, as well as the Subdivision and Development Code requirements of the Municipal Code. It also meets the development agreement terms and provisions.
- The City Council approve a zone change allowing this development and a development agreement on November 21, 2017.
- The Planning Commission approved the preliminary plat for Phase 1 of the Haven Cottages and Villas on November 27, 2018.

Conclusion:

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

Recommendation:

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

ALTERNATIVES:

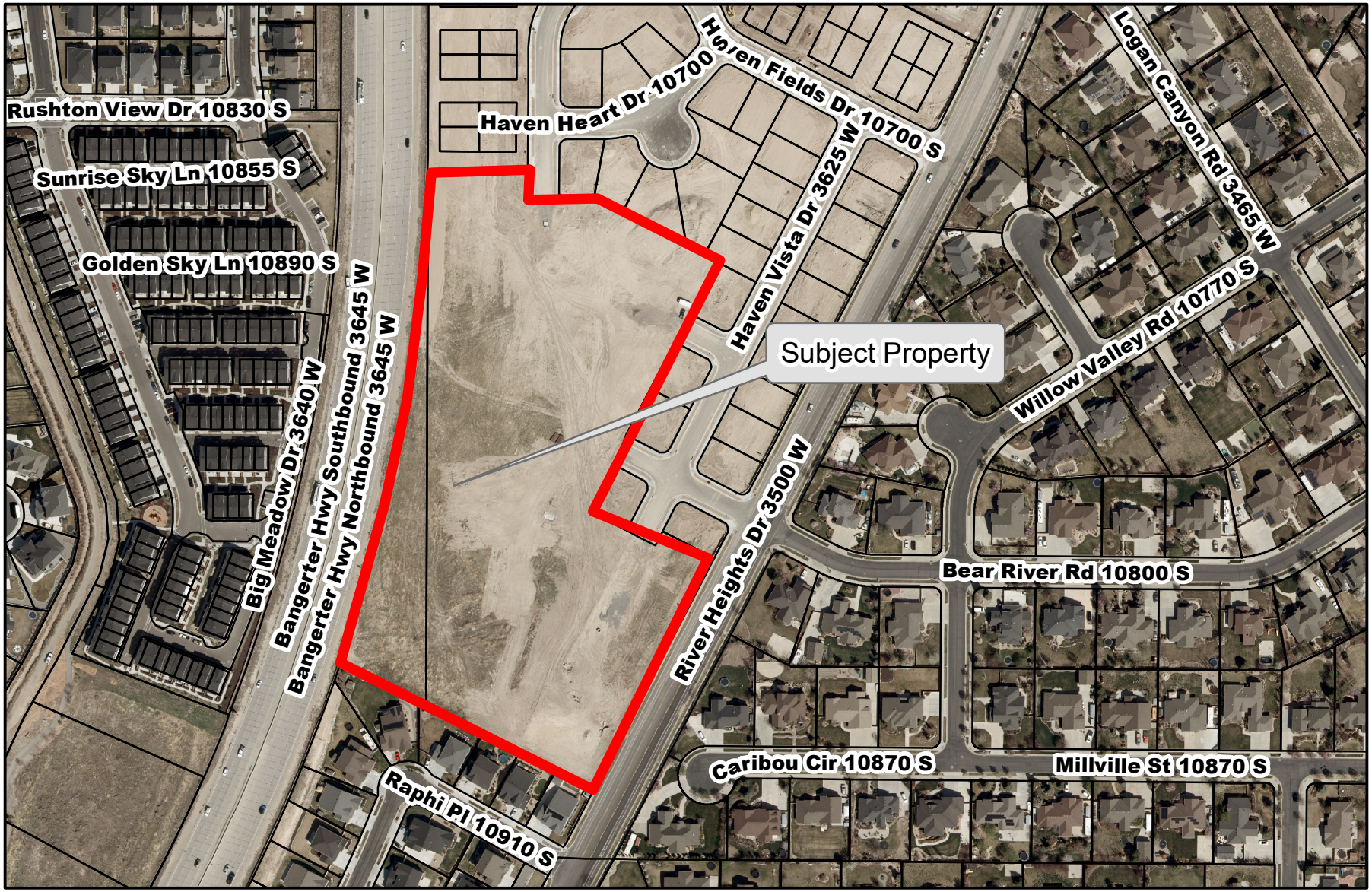
- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Preliminary Subdivision Plat 'The Haven Cottages Phase 2B'
- Preliminary Subdivision Plat 'The Haven Villas Townhomes Phase 2A'
- Overall Site Plan
- Signage Plan
- Overall Grading Plan
- Overall Utility Plan
- Villas Site Plan
- Villas Landscape Plan
- Overall Landscape Plan
- Development Agreement
- Addendum #1 to Development Agreement
- Public Input



Damir Drozdek, AICP
Planner III, Planning Department



Legend

STREETS

PARCELS

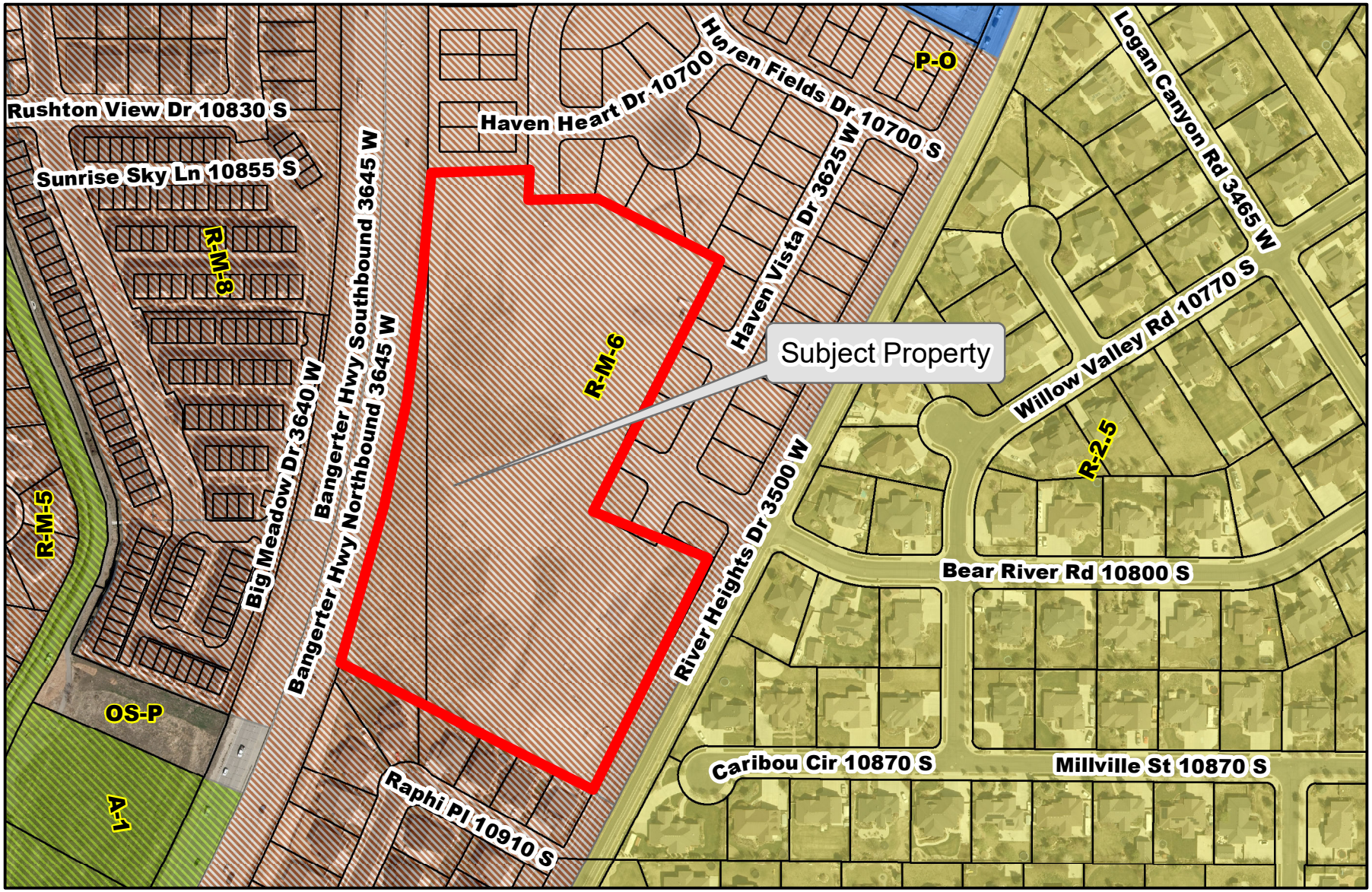
Aerial Map

City of South Jordan

0 80 160 320 480 640 Feet

Aerial Imagery
2020

ESRI



Legend

STREETS

PARCELS

Zoning Map

City of South Jordan

0 80 160 320 480 640 Feet

Aerial Imagery
2020

ESRI

18-005sub-P2

The Haven Cottages Phase 2B

A Residential Subdivision

A Part of the Southeast Quarter of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey South Jordan City, Salt Lake County, Utah

South Valley Sewer District

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

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

Dominion Energy

Dominion approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion may require other easements in order to serve Dominion approves this plat solely for the purpose of approximating the location, boundaries, course and dimension of its rights-of-way and easements and its existing facilities. This approval shall not be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s) or by prescription. Dominion may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information, including information related to allowed activities within rights of way, please contact Dominion's Right-of-Way department at 1-800-366-8532.

Rocky Mountain Power

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

South Jordan City

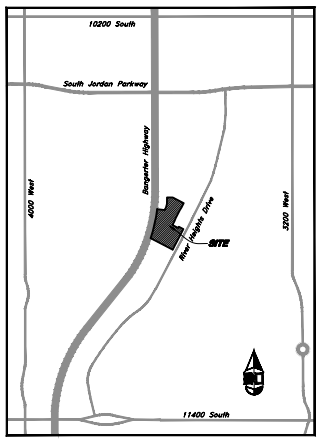
1. Owners and potential purchasers of property legally described by this plat (the "Property") should familiarize themselves with all notes, lot information, easements and other pertinent information contained with this plat and also with any Conditions, Covenants and Restrictions (CC&Rs) documents that may be recorded against the Property. Owners and potential purchasers of the Property must comply with all notes, easements, CC&Rs, and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended. Failure to adhere to the notes, lot information, easements, CC&Rs, or other documents recorded against the Property could result in financial loss or changes in expected property use.

2. Many areas in the City of South Jordan have groundwater problems due to high or fluctuating water table. City approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems.

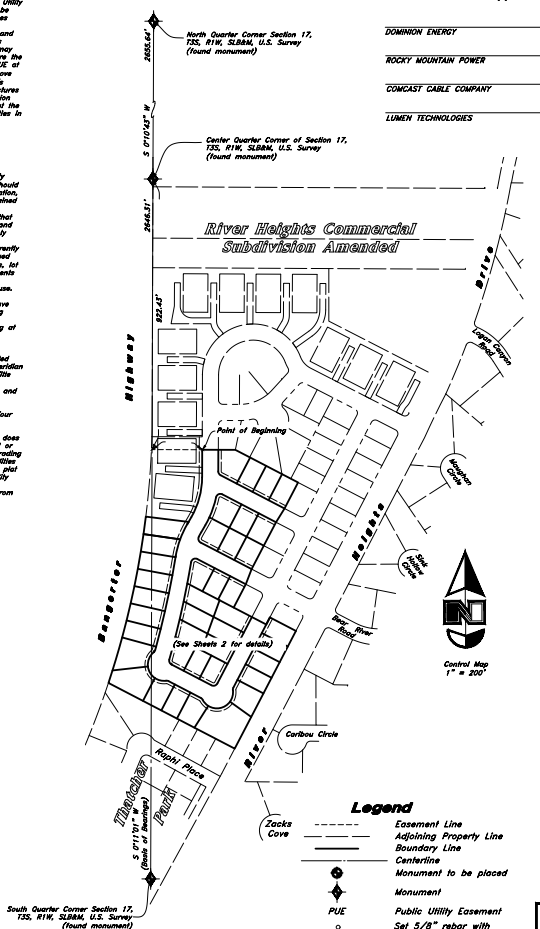
3. The Owner certifies that the title report dated _____, 2021 which was prepared by Meridian Title Company issued by Old Republic National Title Insurance Company, was provided to Owner's surveyor and that the plat shows all easements and encumbrances listed in said title report.

4. Finish Floor Elevations are Not to exceed Four feet in height from the top back of curb.

5. Approval of this plat by South Jordan City does not mean that individual lot drainage to a road or retention facility is assured. Development and grading may necessitate swales and other drainage facilities to protect individual properties. Approval of this plat also does not constitute representation by the City that swales or other drainage facilities are appropriate and maintained nor that drainage from adjacent properties is prevented.



Vicinity Map
Not to Scale



Legend

- Easement Line
- Adjoining Property Line
- Boundary Line
- Centerline
- Monument to be placed
- Monument
- PUE — Public Utility Easement
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped "ANA"

Easement Approval

DOMINION ENERGY	DATE
ROCKY MOUNTAIN POWER	DATE
COMCAST CABLE COMPANY	DATE
LUMEN TECHNOLOGIES	DATE

Narrative

This Survey and Subdivision plat was requested by Haven SJ, LLC for the purpose of subdividing the property to provide 39 residential Lots and 1 Parcel.

A line between monuments found for the Center of Section and the South Quarter Corner of Section 17 was assigned the bearing of S 0°11'01" W to Retrace and Honor the underlying 2017 Boundary Survey by Focus Engineering. (S2018020179)

Property Corners will be set as shown hereon.

Development Agreement Note

This plat is subject to that certain Development Agreement by and between the City of South Jordan and Peterson Development Company L.L.C., including all provisions, covenants, conditions, restrictions, easements, charges, assessments, liens or rights, if any, created therein and recorded May 3, 2018 as Entry No. 12765691, in Book 10671, at Page 1499-1541 of the Official Records of Salt Lake County. And Amended on November 15, 2018 as Entry No. 12886984, in Book 10730, at Page 7351-7366. This plat is also subject to that certain Common Wall Agreement recorded 20 December, 2018 as Entry No. 12906982 in Book 10740 at Page 3698 of Official Records

Consent to Record

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

First Utah Bank

By: _____
Its: _____

Acknowledgment

State of _____ }ss
County of _____ }

On the ___ day of _____ 20____, personally appeared before me, _____ who being by me duly sworn did say that he/she is the _____ of First Utah Bank, and that he/she executed the foregoing document on behalf of said Bank by authority of a resolution of its board of directors and he/she did acknowledge to me that the Bank executed the same for the purposes stated therein.

Residing at: _____ Notary Public Full Name: _____
Commission Expires: _____ Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

_____
A Notary Public

Consent to Record

Ruth S. Jones Family Partnership, the holder of a legal or equitable interest in the property described herein, hereby consents to the recordation of this Subdivision Plat and hereby consents to the dedication of all easements and other properties so designated to be dedicated to South Jordan City.

Ruth S. Jones Family Partnership LLC,

By: Ronnie S. Jones
Its: _____

Acknowledgment

State of _____ }ss
County of _____ }

On the ___ day of _____ 20____, personally appeared before me, Ronnie S. Jones who being by me duly sworn did say that he/she is the _____ of the Ruth S. Jones Family Partnership, LLC, and that he/she executed the foregoing document on behalf of said corporation by authority of a resolution of its board of directors and he/she did acknowledge to me that the corporation executed the same for the purposes stated therein.

Residing at: _____ Notary Public Full Name: _____
Commission Expires: _____ Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

_____
A Notary Public

Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 362256 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as The Haven Cottages Phase 2B

Boundary Description

A part of the South Half of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at an angle point on the Westerly Boundary of The Haven Cottages Phase 1b Subdivision on the temporary Southerly End of Haven Landing Drive located 922.43 feet South 0°11'01" West along the Quarter Section Line; and 171.00 feet South 89°48'59" East from the Center of said Section 17; and running thence along said Subdivision Boundary the following ten courses: South 89°48'59" East 112.94 feet to the Southeast Corner of Lot 104; South 62°31'26" East 241.02 feet to the Northwest Corner of Lot 116; South 27°28'34" West 100.00 feet to the Southwest Corner of Lot 116; South 31°53'41" West 55.16 feet to the Northwest Corner of Lot 117; South 27°28'34" West 180.00 feet to the Southwest Corner of Lot 118; South 20°59'35" West 55.35 feet to the Northwest Corner of Lot 119; South 27°28'34" West 89.57 feet to the Southwest Corner of Lot 119; South 62°31'09" East 125.00 feet; North 27°28'34" East 27.18 feet to the Southwest Corner of Lot 120; and South 62°31'26" East 100.00 feet to the Southeast Corner thereof and the West Line of River Heights Drive as dedicated with the plat of said Phase 1b Subdivision; thence South 27°28'34" West 452.19 feet along said West Line to the Northerly Line extended of Thatcher Park Subdivision; thence North 62°31'09" West 485.15 feet along said Northerly Line extended and the Northerly Line of said Thatcher Park Subdivision to the Northwest Corner of said Subdivision on the Easterly Line of Bangerter Highway; thence Northeasterly along the arc of a 2945.72 foot radius curve to the left a distance of 582.02 feet (Center bears North 71°40'20" West, Central Angle equals 11°19'14" and Long Chord bears North 12°40'03" East 581.07 feet) along said Easterly Line; thence South 82°59'34" East 146.92 feet; thence North 30°00'27" East 19.03 feet to a point of curvature; thence Northeasterly along the arc of a 272.50 foot radius curve to the left a distance of 141.84 feet (Central Angle equals 29°49'26" and Long Chord bears North 15°05'44" East 140.25 feet) to a point of tangency; thence North 0°11'01" East 94.09 feet to the point of beginning.

Contains 581,823 sq. ft.
or 8.765 acres
- Dedicated Public Streets 98,635 sq. ft.
= 283,188 sq. ft.
39 Lots = 265,769 sq. ft.
1 Parcel = 17,419 sq. ft.

PRELIMINARY

_____
Date

Bruce D. Pimper
Utah PLS No. 362256

Owner's Dedication

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

The Haven Cottages Phase 2B

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereby I have hereunto set My Hand this
___day of _____ AD, 20____.

Haven SJ, LLC

_____,
By: Barrett Peterson
Its: Manager

Acknowledgment

State of _____ }ss
County of _____ }

On the ___ day of _____ 20____, personally appeared before me, Barrett Peterson who being by me duly sworn did say that he is the Manager of Haven SJ, LLC, and that he executed the foregoing document on behalf of said corporation by authority of a resolution of its board of directors and he did acknowledge to me that the corporation executed the same for the purposes stated therein.

Residing at: _____ Notary Public Full Name: _____
Commission Expires: _____ Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

_____
A Notary Public

Sheet 1 of 2

Peterson Development
225 South 200 East, Suite 300
Salt Lake City, Utah 84111
Telephone: (801) 532-2233
Contact: Barrett Peterson

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 • AWAengineering.net

South Valley Sewer District

Approved this _____ Day of _____ A.D., 20__.

_____
South Valley Sewer District

Board of Health

Approved this _____ Day of _____ A.D., 20__.

_____
Salt Lake Valley Health Department

South Jordan City Engineer

I hereby certify, that this office has examined this plat and it is correct in accordance with information on file in this office.

_____ _____
South Jordan City Engineer Date

Office of the City Attorney

Approved as to Form this _____ Day of _____ A.D., 20__.

_____
Attorney for South Jordan City

City Planner

Approved this _____ Day of _____ A.D., 20__.

_____
City Planner

South Jordan City Mayor

Approved as to form this _____ Day of _____ A.D., 20__.

_____ _____
Attest: City Clerk South Jordan City Mayor

The Haven Cottages Phase 2B
A Residential Subdivision
Part of the Southeast Quarter of Section 17,
Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey
South Jordan City, Salt Lake County, Utah

Recorded

State of Utah, County of Salt Lake, Recorded and Filed at the Request of

_____

Date _____ Time _____ Book _____ Page _____

_____

Fee $ _____ Salt Lake County Recorder

18-005sub-P2

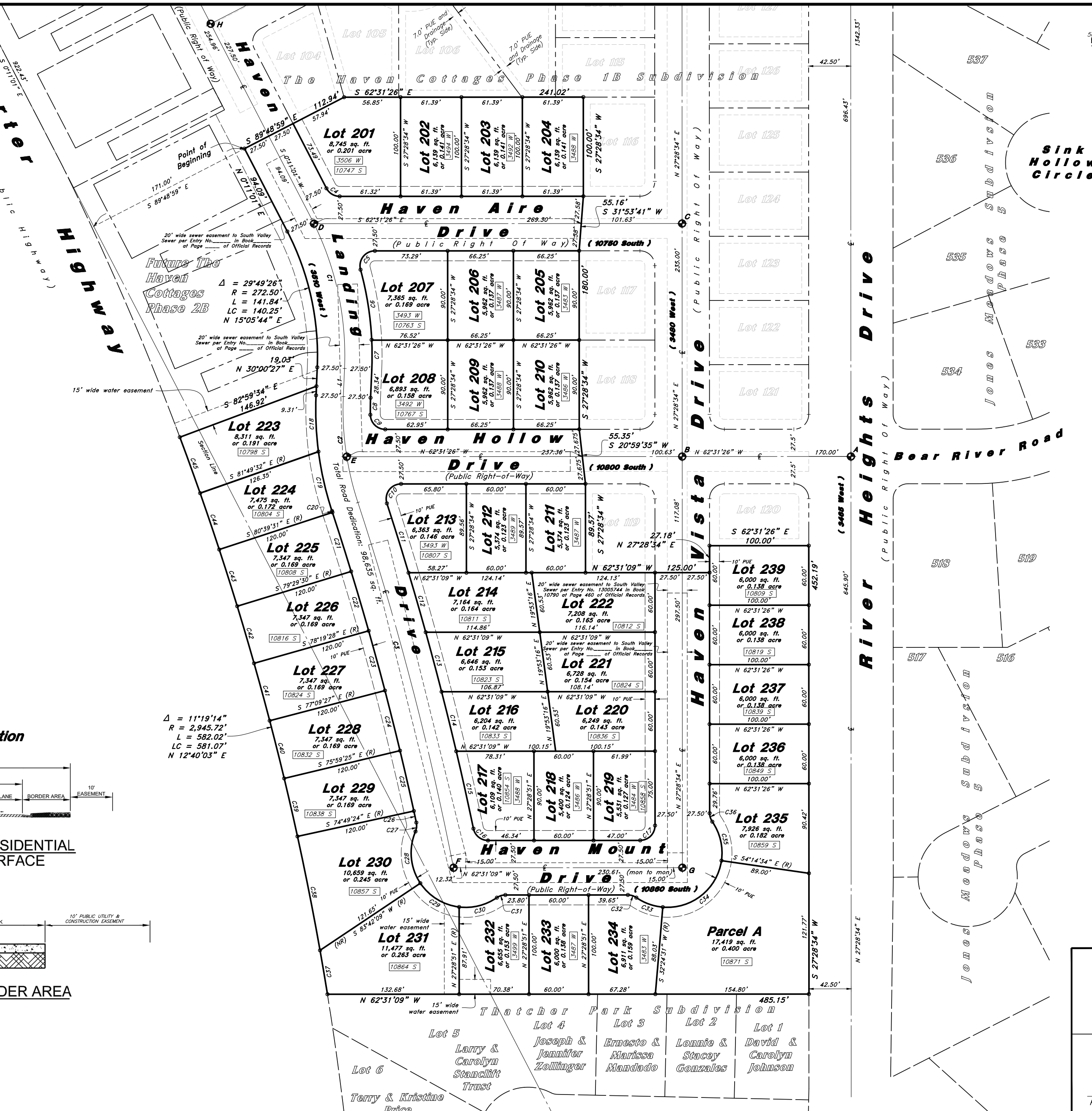
Scale: 1" = 50'

Address Table

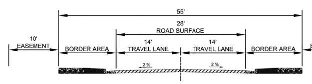
A	10800 South 3465 West
B	10800 South 3480 West
C	10750 South 3480 West
D	10750 South 3550 West
E	10800 South 3550 West
F	10860 South 3500 West
G	10860 South 3480 West
H	10720 South 3570 West

Legend

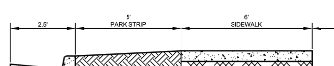
- Easement Line
- Adjoining Property Line
- Boundary Line
- Centerline
- Monument to be placed
- Section Monument
- PUE — Public Utility Easement
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped "AWA"
- (R) — Radial Line
- (NR) — Non-Radial Line



55' R.O.W. Section



55-FOOT R.O.W. RESIDENTIAL
28' OF ROAD SURFACE



RESIDENTIAL BORDER AREA

Curve Table

Curve	Delta	Radius	Length	Chord Data
C4	62°42'27"	15.00'	16.42'	N 31°10'13" W 15.61'
C5	105°17'46"	15.00'	27.57'	N 64°49'41" E 23.85'
C6	12°36'32"	327.50'	72.07'	N 18°29'04" E 71.93'
C7	5°13'07"	327.50'	29.83'	N 27°23'53" E 29.82'
C8	3°36'23"	272.50'	17.15'	N 28°12'15" E 17.15'
C9	88°55'30"	15.00'	23.28'	N 18°03'41" W 21.01'
C10	107°58'44"	15.00'	28.27'	N 63°29'12" E 24.27'
C11	1°20'41"	3120.72'	73.24'	N 10°10'10" E 73.24'
C12	1°08'47"	3120.72'	62.44'	N 11°24'54" E 62.44'
C13	1°08'24"	3120.72'	62.10'	N 12°33'30" E 62.09'
C14	1°08'03"	3120.72'	61.78'	N 13°41'44" E 61.78'
C15	1°28'04"	3120.72'	79.95'	N 14°59'48" E 79.94'
C16	78°14'59"	15.00'	20.49'	N 23°23'40" W 18.93'
C17	90°00'17"	15.00'	23.56'	S 72°28'42" W 21.21'
C18	9°56'50"	327.50'	56.86'	S 25°02'01" W 56.79'
C19	10°44'48"	327.50'	61.43'	S 14°41'12" W 61.34'
C20	0°01'41"	3065.72'	1.50'	S 9°19'39" W 1.50'
C21	1°10'01"	3065.72'	62.45'	S 9°55'30" W 62.44'
C22	1°10'01"	3065.72'	62.45'	S 11°05'31" W 62.44'
C23	1°10'01"	3065.72'	62.45'	S 12°15'32" W 62.44'
C24	1°10'01"	3065.72'	62.45'	S 13°25'34" W 62.44'
C25	1°10'01"	3065.72'	62.45'	S 14°35'35" W 62.44'
C26	0°13'23"	3065.72'	11.93'	S 15°17'17" W 11.93'
C27	35°08'45"	15.00'	9.20'	S 32°58'21" W 9.06'
C28	56°50'35"	55.00'	54.57'	S 22°07'26" W 52.35'
C29	49°15'58"	55.00'	47.29'	S 30°55'51" E 45.85'
C30	41°43'38"	55.00'	40.06'	S 76°25'39" E 39.18'
C31	34°46'19"	15.00'	9.10'	S 79°54'18" E 8.96'
C32	34°46'19"	15.00'	9.10'	S 45°08'00" E 8.96'
C33	29°50'39"	55.00'	28.65'	S 42°40'10" E 28.33'
C34	86°39'05"	55.00'	83.18'	N 79°04'58" E 75.48'
C35	43°03'11"	55.00'	41.33'	N 14°13'50" E 40.36'
C36	34°46'19"	15.00'	9.10'	N 10°05'24" E 8.96'
C37	0°52'25"	2945.72'	44.92'	N 17°53'27" E 44.92'
C38	2°16'39"	2945.72'	117.09'	N 16°18'55" E 117.08'
C39	1°10'01"	2945.72'	60.00'	N 14°35'35" E 60.00'
C40	1°10'01"	2945.72'	60.00'	N 13°25'34" E 60.00'
C41	1°10'01"	2945.72'	60.00'	N 12°15'32" E 60.00'
C42	1°10'01"	2945.72'	60.00'	N 11°05'31" E 60.00'
C43	1°10'01"	2945.72'	60.00'	N 9°55'30" E 60.00'
C44	1°10'01"	2945.72'	60.00'	N 8°45'28" E 60.00'
C45	1°10'01"	2945.72'	60.00'	N 7°35'27" E 60.00'

Centerline Curve Table

Curve	Delta	Radius	Length	Chord Data	Tangent
C1	29°49'26"	300.00'	156.16'	S 15°05'44" W 154.40'	79.890
C2	20°41'38"	300.00'	108.35'	S 19°39'37" W 107.77'	54.773
C3	7°03'24"	3093.22'	380.97'	S 12°50'30" W 380.73'	190.726
C46	1°00'24"	300.00'	5.27'	N 0°41'13" E 5.27'	2.636
C47	28°49'01"	300.00'	150.89'	N 15°35'56" E 149.30'	77.074
C48	11°36'32"	300.00'	60.78'	S 24°12'11" W 60.68'	30.496
C49	9°05'07"	300.00'	47.57'	S 13°51'22" W 47.52'	23.835

Line Table

Line #	Bearing	Length
L1	N 30°00'27" E	28.34'

PRELIMINARY

PROFESSIONAL LAND SURVEYOR 362256 BRUCE D. PIMPER STATE OF UTAH

Sheet 2 of 2

The Haven Cottages Phase 2B

A Residential Subdivision

Part of the Southeast Quarter of Section 17,
Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey
South Jordan City, Salt Lake County, Utah

State of Utah, County of Salt Lake, Recorded and Filed at the Request of ____________

Date ________ Time ________ Book ________ Page ________

Fee $ ________ Salt Lake County Recorder

18-025sub-Th-P2

The Haven Villas Townhomes Phase 2A

Part of the South half of Section 17,
Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey
South Jordan City, Salt Lake County, Utah

South Valley Sewer District

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

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

Dominion Energy

Dominion approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion may require other easements in order to serve Dominion approves this plat solely for the purposes of approximating the location, boundaries, course and dimension of its rights-of-way and easements and its existing facilities. This approval shall not be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s) or by prescription. Dominion may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information, including information related to allowed activities within rights of way, please contact Dominion's Right-of-Way department at 1-800-366-8532.

Rocky Mountain Power

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

South Jordan City

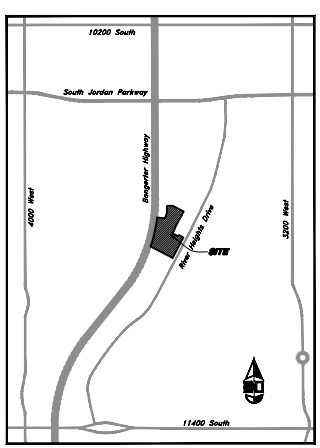
1. Owners and potential purchasers of property legally described by this plat (the "Property") should familiarize themselves with all notes, lot information, easements and other pertinent information contained with this plat and also with any Conditions, Covenants and Restrictions (CC&Rs) documents that may be recorded against the Property. Owners and potential purchasers of the Property must comply with all notes, easements, CC&Rs, and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended. Failure to adhere to the notes, lot information, easements, CC&Rs, or other documents recorded against the Property could result in financial loss or changes in expected property use.

2. Many areas in the City of South Jordan have groundwater problems due to high or fluctuating water table. City approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems.

3. The Owner certifies that the title report dated _____, 2021 which was prepared by Meridian Title Company, issued by Old Republic National Title Insurance Company, was provided to Owner's surveyor and that the plat shows all easements and encumbrances listed in said title report.

4. Finish Floor Elevations are Not to exceed Four feet in height from the top back of curb.

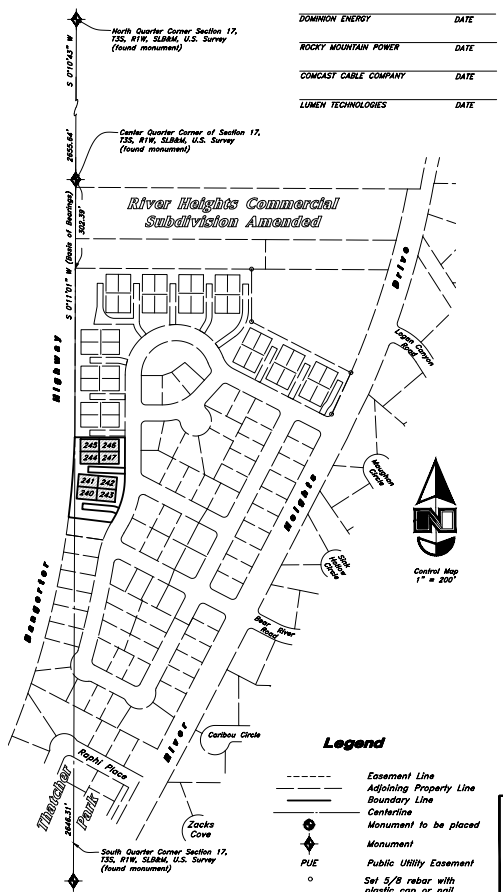
5. Approval of this plat by South Jordan City does not mean that individual lot drainage to a road or retention facility is assured. Development and grading may necessitate swales and other drainage facilities to protect individual properties. Approval of this plat also does not constitute representation by the City that swales or other drainage facilities are appropriate and maintained nor that drainage from adjacent properties is prevented.



Vicinity Map
Not to Scale

Easement Approval

DOMINION ENERGY	DATE
ROCKY MOUNTAIN POWER	DATE
COMCAST CABLE COMPANY	DATE
LUMEN TECHNOLOGIES	DATE



Control Map
1" = 200'

Legend

- Easement Line
- Adjoining Property Line
- Boundary Line
- Centerline
- Monument to be placed
- Monument
- PUE — Public Utility Easement
- Set 5/8 rebar with plastic cap or nail with brass tag stamped AWA.

Narrative

This Survey and Subdivision plat was requested by Peterson Development Company, LLC for the purpose of creating 8 private lots along with limited common and common area.

A line between monuments found for the Center of Section and the South Quarter Corner of Section 17 was assigned the bearing of S 0°11'01" W to Retrace and Honor the underlying 2017 Boundary Survey by Focus Engineering. (S2018020179)

Development Agreement Note

This plat is subject to that certain Development Agreement by and between the City of South Jordan and Haven SJ, L.L.C., including all provisions, covenants, conditions, restrictions, easements, charges, assessments, liens or rights, if any, created therein and recorded May 3, 2018 as Entry No. 12765691, in Book 10671, at Page 1499-1541 of the Official Records of Salt Lake County. And Amended on November 15, 2018 as Entry No. 13886984, in Book 10730, at Page 7351-7366. This plat is also subject to that certain Common Wall Agreement recorded 20 December, 2018 as Entry No. 12906982 in Book 10740 at Page 3698 of Official Records

Consent to Record

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

First Utah Bank

By: _____
Its: _____

Acknowledgment

State of _____ }ss
County of _____ }

On the ___ day of _____ 20____, personally appeared before me, _____ who being by me duly sworn did say that he/she is the _____ of First Utah Bank, and that he/she executed the foregoing document on behalf of said Bank by authority of a resolution of its board of directors and he/she did acknowledge to me that the Bank executed the same for the purposes stated therein.

Residing at: _____ Notary Public Full Name: _____
Commission Expires: _____ Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

_____
A Notary Public

Consent to Record

Ruth S. Jones Family Partnership, the holder of a legal or equitable interest in the property described herein, hereby consents to the recordation of this Subdivision Plat and hereby consents to the dedication of all easements and other properties so designated to be dedicated to South Jordan City.

Ruth S. Jones Family Partnership LLC

_____
By: Ronnie S. Jones
Its: _____

Acknowledgment

State of _____ }ss
County of _____ }

On the ___ day of _____ 20____, personally appeared before me, Ronnie S. Jones who being by me duly sworn did say that he/she is the _____ of the Ruth S. Jones Family Partnership, LLC, and that he/she executed the foregoing document on behalf of said corporation by authority of a resolution of its board of directors and he/she did acknowledge to me that the corporation executed the same for the purposes stated therein.

Residing at: _____ Notary Public Full Name: _____
Commission Expires: _____ Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

_____
A Notary Public

Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 362256 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as The Haven Villas Townhomes Phase 2A.

Boundary Description

A part of the South Half of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at the Southwest Corner of the Haven Villas Townhomes Phase 1A on the Easterly Line of Bangerter Highway located 878.45 feet South 0°11'01 West along the Quarter Section Line; and 0.59 feet North 89°48'59" West from the Center of said Section 17; and running thence South 89°48'59" East 171.59 feet along the South Line of said Phase 1 Boundary Line to the West Line of Haven Landing Drive as dedicated in 27.50 ft halfwidth; thence along said West Line the following three courses: South 0°11'01" West 138.06 feet to a point of curvature; Southwesterly along the arc of a 272.50 foot radius curve to the right a distance of 141.84 feet (Central Angle equals 29°49'26" and Long Chord bears South 15°05'44" West 140.25 feet) to a point of tangency; and South 30°00'27" West 19.03 feet; thence North 82°59'34" West 146.92 feet to the East Line of Bangerter Highway; thence Northeasterly along the arc of a 2945.72 foot radius curve to the left a distance of 273.46 feet (Center bears North 82°59'34" West, Central Angle equals 5°19'08" and Long Chord bears North 4°20'52" East 273.36 feet) along said East Line of the Bangerter Highway to the point of beginning.

Contains 48,720 sq ft
or 1.118 acres

PRELIMINARY

Date _____ Bruce D. Pimper
Utah PLS No. 362256

Owner's Dedication

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

The Haven Villas Townhomes Phase 2A

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereby I have hereunto set My Hand this _____ day of _____ AD, 2018.

Haven SJ, LLC

_____
By: Barrett Peterson
Its: Manager

Acknowledgment

State of _____ }ss
County of _____ }

On the ___ day of _____ 20____, personally appeared before me, Barrett Peterson who being by me duly sworn did say that he is the Manager of Sawtell Properties, LLC, and that he executed the foregoing document on behalf of said corporation by authority of a resolution of its board of directors and he did acknowledge to me that the corporation executed the same for the purposes stated therein.

Residing at: _____ Notary Public Full Name: _____
Commission Expires: _____ Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

_____
A Notary Public

Sheet 1 of 2

Peterson Development
225 South 200 East Suite 300
Salt Lake City, Utah 84111
Telephone: (801) 532-2233
Contact: Barrett Peterson

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

The Haven Villas Townhomes Phase 2A

Part of the South half of Section 17,
Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey
South Jordan City, Salt Lake County, Utah

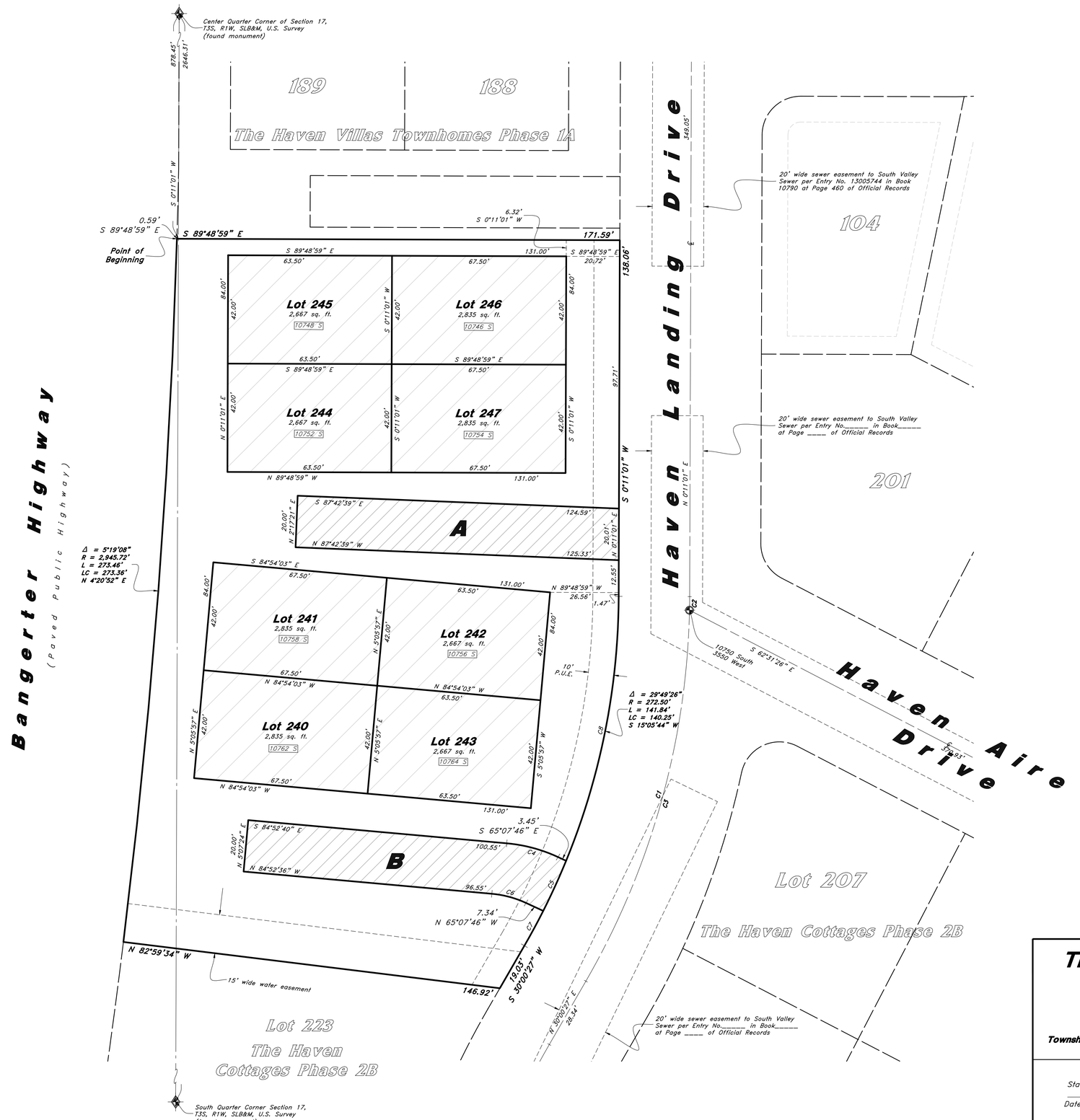
Recorded #
State of Utah, County of Salt Lake, Recorded and Filed at the Request of

Date _____ Time _____ Book _____ Page _____

Fee $ _____ Salt Lake County Recorder

South Valley Sewer District	Board of Health	South Jordan City Engineer	Office of the City Attorney	City Planner	South Jordan City Mayor
Approved this _____ Day of _____ A.D., 20__.	Approved this _____ Day of _____ A.D., 20__.	I hereby certify, that this office has examined this plat and it is correct in accordance with information on file in this office.	Approved as to Form this _____ Day of _____ A.D., 20__.	Approved this _____ Day of _____ A.D., 20__.	Approved as to form this _____ Day of _____ A.D., 20__.
_____ South Valley Sewer District	_____ Salt Lake Valley Health Department	_____ South Jordan City Engineer Date	_____ Attorney for South Jordan City	_____ City Planner	_____ Attest: City Clerk _____ South Jordan City Mayor

18-005sub-TH-P2



Scale: 1" = 20'

20' 0 20' 40'

Legend

- Easement Line
- Adjoining Property Line
- Boundary Line
- Centerline
- Monument to be placed
- Monument
- PUE — Public Utility Easement
- Set 5/8 rebar with plastic cap or nail with brass tag stamped AWA.
- Common Area
- Limited Common Area
- Private Area

Curve Table

Curve	Delta	Radius	Length	Chord Data
C4	19°44'58"	59.99'	20.68'	N 75°00'11" W 20.58'
C5	4°29'27"	272.50'	21.36'	N 24°32'14" E 21.35'
C6	19°44'51"	40.00'	13.79'	N 75°00'11" W 13.72'
C7	3°13'29"	272.50'	15.34'	N 28°23'42" E 15.33'
C8	22°06'29"	272.50'	105.15'	N 11°14'16" E 104.50'

Centerline Curve Table

Curve	Delta	Radius	Length	Chord Data	Tangent
C1	29°49'26"	300.00'	156.16'	N 15°05'44" E 154.40'	79.890
C2	1°00'24"	300.00'	5.27'	N 0°41'13" E 5.27'	2.636
C3	28°49'01"	300.00'	150.89'	N 15°35'56" E 149.30'	77.074

PRELIMINARY

362256 PROFESSIONAL LAND SURVEYOR BRUCE D. PEMPER STATE OF UTAH

Sheet 2 of 2

The Haven Villas Townhomes Phase 2A

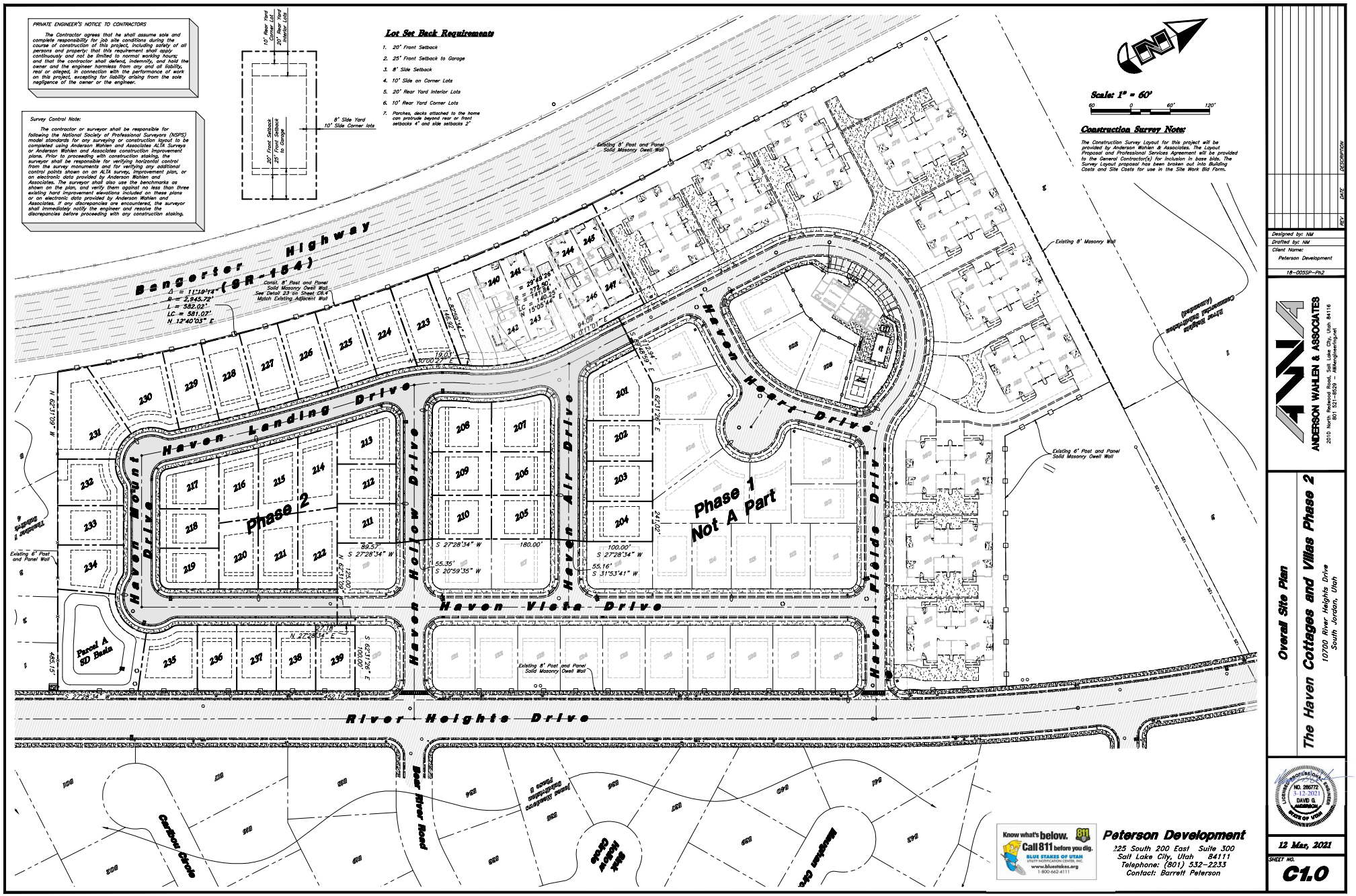
Part of the South half of Section 17,
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South Jordan City, Salt Lake County, Utah

Recorded #

State of Utah, County of Salt Lake, Recorded and Filed at the Request of

Date _____ Time _____ Book _____ Page _____

Fee $ _____ Salt Lake County Recorder



REV	DATE	DESCRIPTION

Designed by: NM
Drafted by: NM
Client Name:
Peterson Development
18-005SP-Ph2

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801) 521-8529 - awassgn@xmpart

Overall Site Plan
The Haven Cottages and Villas Phase 2
10700 River Heights Drive
South Jordan, Utah

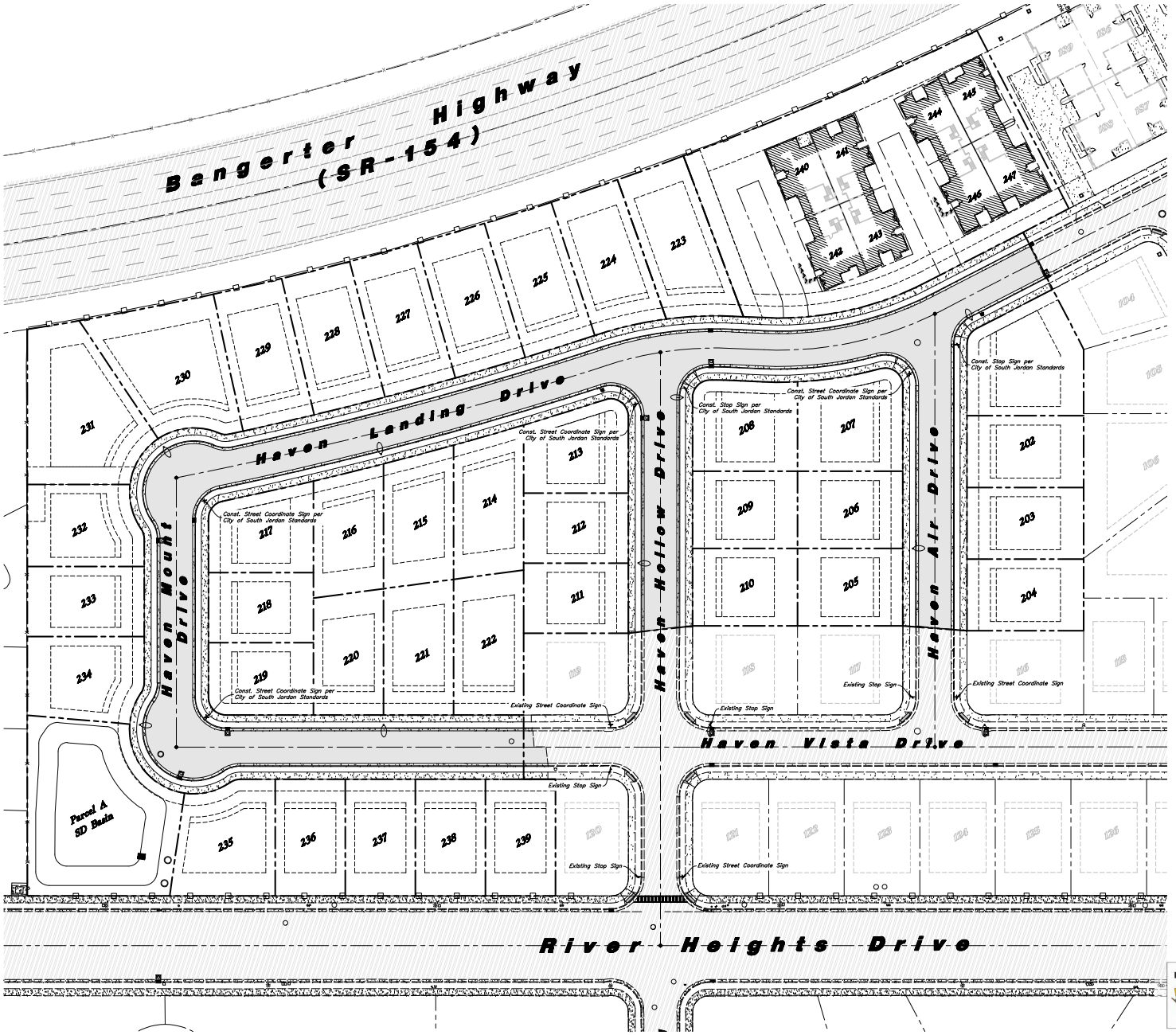
NO. 286772
9-12-2021
DAVID G. HANSEN
STATE OF UTAH

12 May, 2021

SHEET NO.
C1.0

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

Peterson Development
225 South 200 East Suite 300
Salt Lake City, Utah 84111
Telephone: (801) 532-2233
Contact: Barrett Peterson



Scale: 1" = 40'

40' 0 40' 80'

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

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Peterson Development
225 South 200 East Suite 300
Salt Lake City, Utah 84111
Telephone: (801) 532-2233
Contact: Barrett Peterson

REV	DATE	DESCRIPTION

Designed by: NM
Drafted by: NM
Client Name: Peterson Development
18-005ST-Ph2

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2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 | awa-engineers.com

Signage Plan

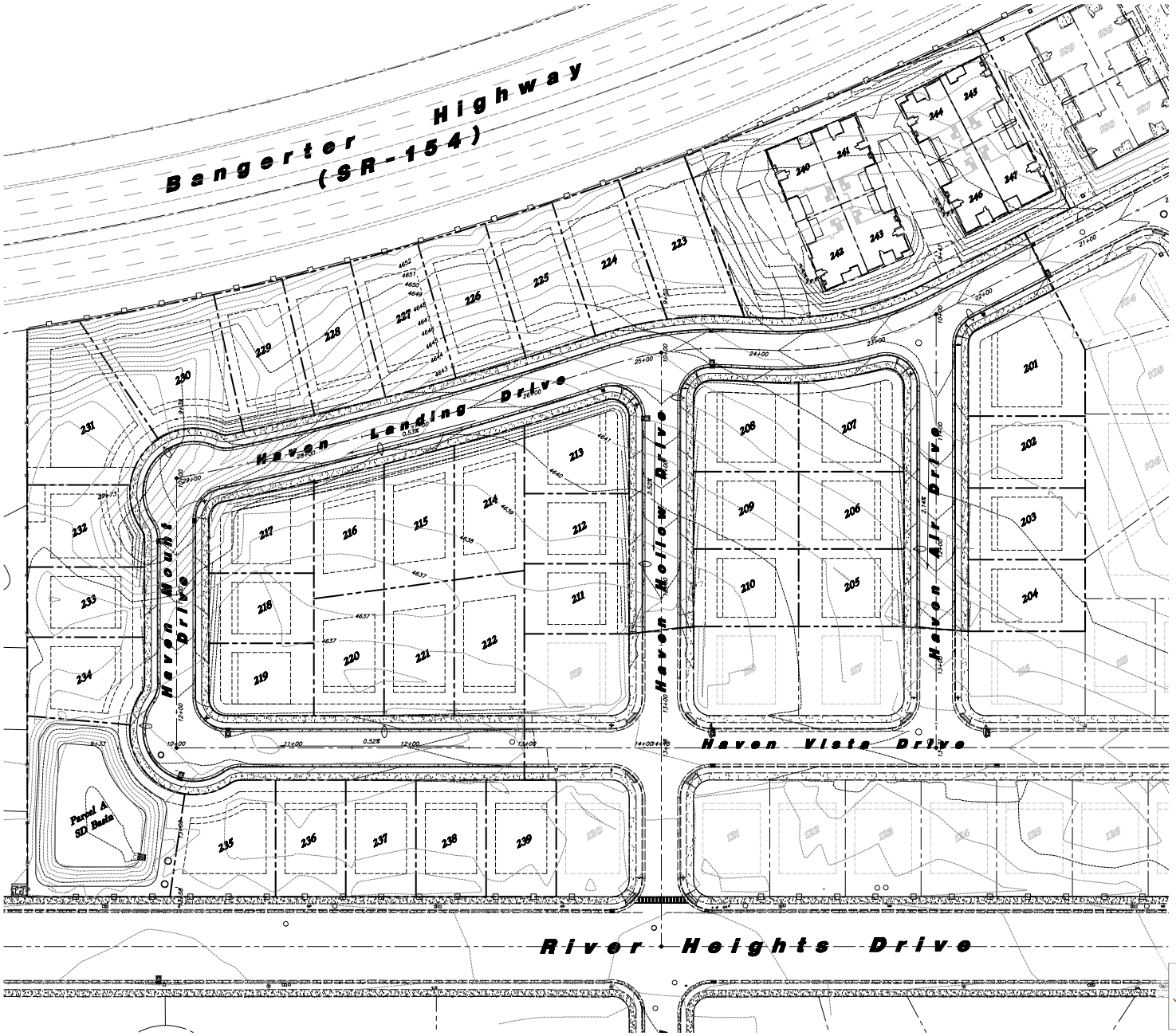
The Haven Cottages and Villas Phase 2

10700 River Heights Drive
South Jordan, Utah

LICENSED PROFESSIONAL ENGINEER NO. 285772 9.12.2013 DAVID G. HANSEN STATE OF UTAH

12 May, 2021

SHEET NO.
C5.1



Scale: 1" = 40'

40' 0 40' 80'

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by GSH are included in the requirements of grading and site Preparation. The Report is titled "Geotechnical Study – Proposed Haven at Harvest Village Subdivision"

    Project No.: 2246-003-18
    Dated: February 15, 2018
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% (2.08% Maximum) unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%
3. Refer to the Site Plan for sidewalk dimensions.

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

Peterson Development
225 South 200 East Suite 300
Salt Lake City, Utah 84111
Telephone: (801) 532-2233
Contact: Barrett Peterson

REV	DATE	DESCRIPTION

Designed by: NM
Drafted by: NM
Client Name:
Peterson Development
18-005GR-Ph2

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 | awa-engineering.com

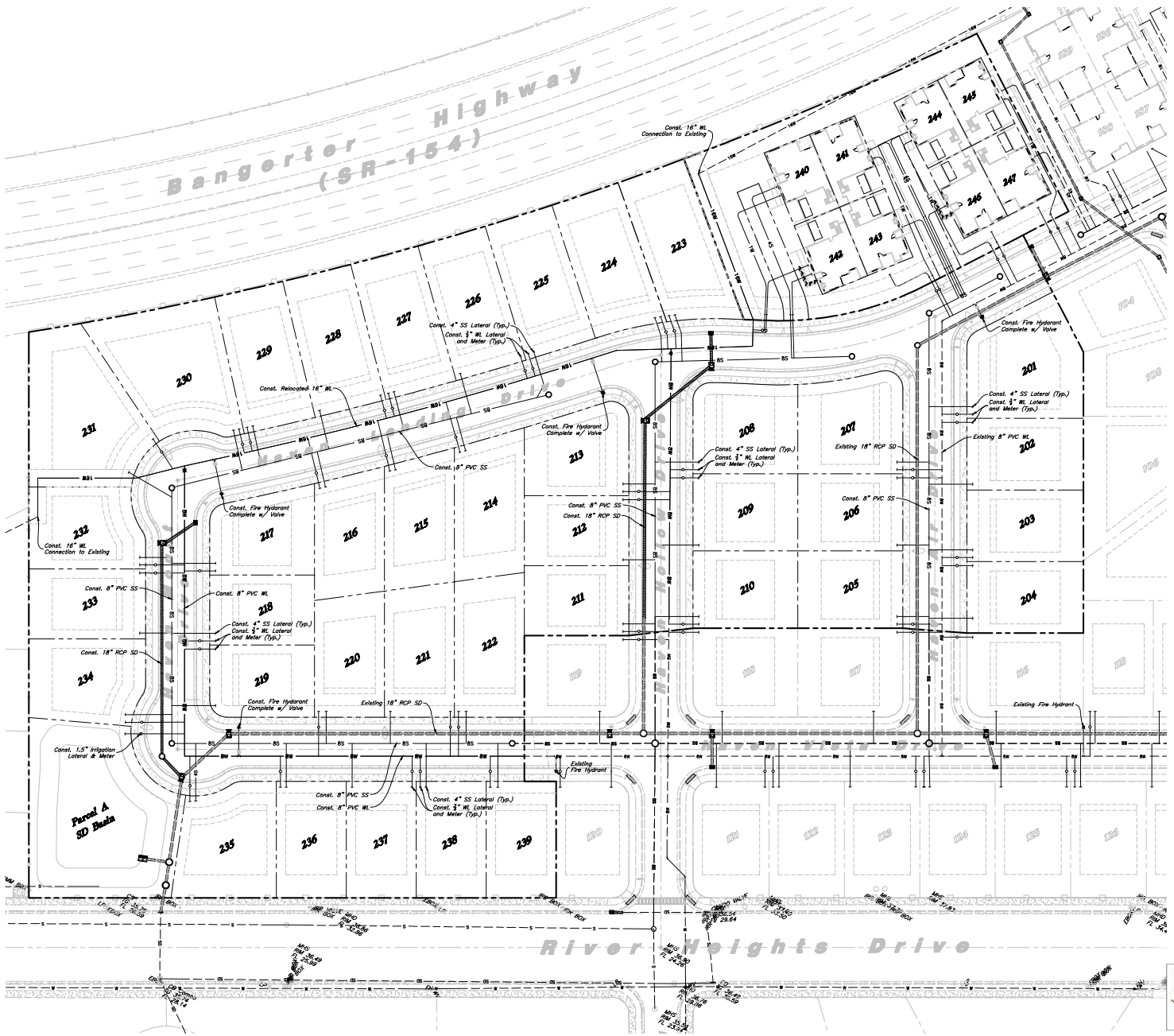
Overall Grading Plan
The Haven Cottages and Villas Phase 2

10700 River Heights Drive
South Jordan, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 286772
9-12-2021
DAVID G. ANDERSON
STATE OF UTAH

12 May, 2021

SHEET NO.
C2.0



Scale: 1" = 40'

40' 0 40' 80'

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Fire Hydrants are to be Mueller-Centurion A=423 or Clow Medallion Hydrants per City Stds.
9. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
10. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

IPS Poly Services (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)

Water Main Lines and Fire Lines

Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, DR-18

Sanitary Sewer Lines

All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

18" Minimum Pipe Size – Re-Enforced Concrete Pipe (RCP) or High-Density Polyethylene (HDPE) per South Jordan Stds.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

CAUTION :
The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Know what's below. Call 811 before you dig. BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. www.bluestakes.org 1-800-662-4111

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Salt Lake City, Utah 84111
Telephone: (801) 532-2233
Contact: Barrett Peterson

REV	DATE	DESCRIPTION

Designed by: NM
Drafted by: NM
Client Name:
Peterson Development
18-005UT-Ph2

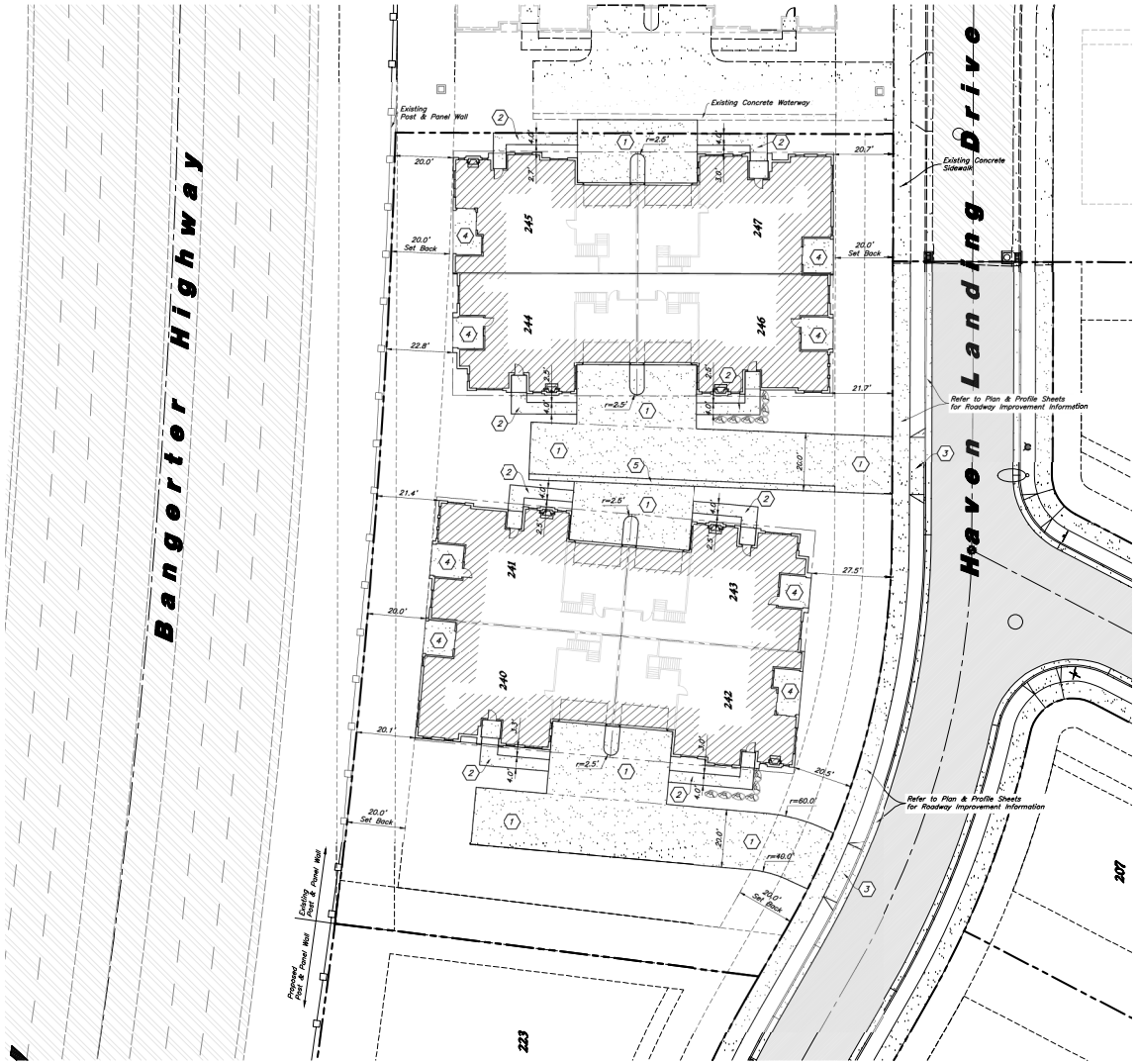
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 | awa-engineering.com

Overall Utility Plan
The Haven Cottages and Villas Phase 2
10700 River Heights Drive
South Jordan, Utah

LICENSED PROFESSIONAL ENGINEER NO. 285772 9-12-2021 DAVID G. HARMSON STATE OF UTAH

12 May, 2021

SHEET NO.
C3.0



Scale: 1" = 20'

20' 0 20' 40'

Site Construction Notes

1. Const. Conc. Driveway 4" Conc. over 4" Roadbase (3 C6.1)
2. Const. Conc. Sidewalk 4" Conc. over 4" Roadbase (6 C6.1)
3. Const. Conc. Drive Approach. (11 C6.2)
4. Const. Conc. Entrance / Patio 4" Conc. over 4" Roadbase (1 C6.1)
5. Const. 2' Conc. Waterway over 4" Roadbase (13 C6.3)
6. Const. Retaining Landscape Boulder Cordinate w/ Grading & Landscaping Plans

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Survey Control Note:

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PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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Peterson Development
225 South 200 East Suite 300
Salt Lake City, Utah 84111
Telephone: (801) 532-2233
Contact: Barrett Peterson

REV	DATE	DESCRIPTION

Designed by: NM
Drafted by: NM
Client Name:
Peterson Development
18-005SP-Ph2

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 | awa-engineers.com

Villas Site Plan

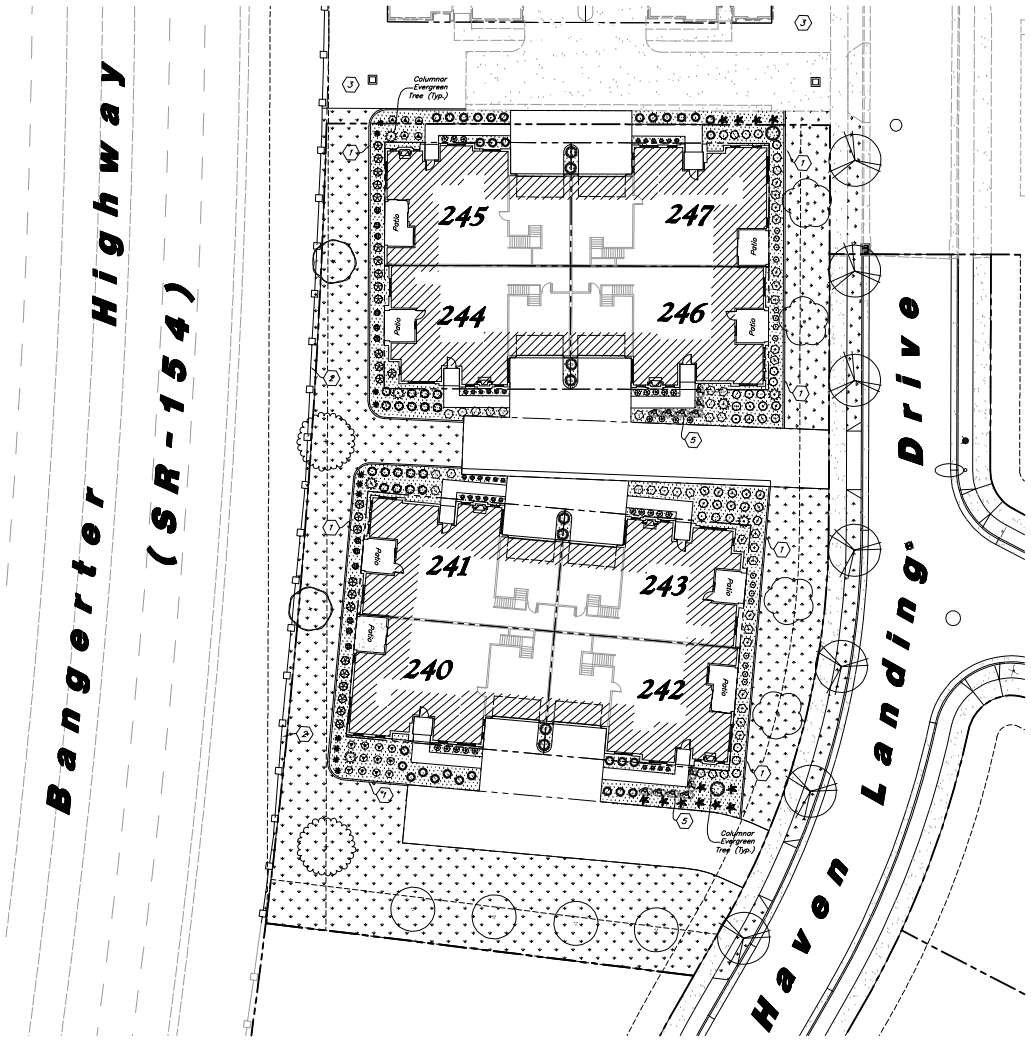
The Haven Cottages and Villas Phase 2

10700 River Heights Drive
South Jordan, Utah

LICENSED PROFESSIONAL ENGINEER NO. 286772 9-12-2013 DAVID G. HUNTSMAN STATE OF UTAH

12 Mar, 2021

SHEET NO.
C1.1



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	2	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple	2" Cal. / 6-8' Ht.
	2	Carpinus betulus 'Columnaris' / Columnar European Hornbeam	2" Cal. / 6-8' Ht.
	6	Celtis occidentalis / Common Hackberry	2" Cal. / 8-10' Ht.
	9	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	2" Cal. / 8-10' Ht.
	7	Picea pungens glauca 'Blue Totem' / Blue Totem Spruce	7' Min. Ht.
	2	Picea pungens glauca 'Pendula' / Weeping Blue Colorado Spruce	7' Min. Ht.
	6	Pinus nigra / Austrian Black Pine	7' Min. Ht.
	4	Prunus sargentii 'Columnaris' / Columnar Sargent Cherry	2" Cal. / 6-8' Ht.
	11	Prunus virginiana 'Spur Schubert' / Schubert Chokecherry	2" Cal. / 6-8' Ht.
	13	Tilia cordata 'Corzam' / Corinthian Littleleaf Linden	2" Cal. / 6-8' Ht.

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	30	Buxus microphylla japonica 'Julea-Jane' / Japanese Boxwood	5 gal
	26	Caryopteris x clandonensis 'Dark Knight' / Blue Mist Shrub	5 gal
	21	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood	5 gal
	8	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal
	19	Ligustrum vicaryi 'Lodense' / Lodense Privet	5 gal
	12	Potentilla fruticosa 'Pink Beauty' / Pink Beauty Potentilla	5 gal
	20	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel	5 gal
	16	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal
	18	Spiraea betulifolia 'Tor' / Birchleaf Spirea	5 gal
	19	Spiraea x b. 'Anthony Waterer' / Anthony Waterer Spirea	5 gal

ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	11	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal
	16	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	2 gal
	12	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 gal

PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	28	Nepeta x faassenii 'Dropmore' / Catmint	1 gal
	22	Rudbeckia fulgida 'Goldstrum' / Black Eyed Susan	1 gal

LAWN	QTY	BOTANICAL / COMMON NAME	TYPE
	33,485 sf	Poa pratensis / Kentucky Bluegrass Blend	sod

MATERIAL SCHEDULE

	Decorative Wood Mulch - Install a (4) Four Inch Depth over DewitT Pro5 Weed Barrier; Wood Mulch Shall be Used in all Shrub Planters Around Multi-Family Bldg. Units; Color Shall be Brown	Detail: 4/L1.3
	4" x 6" Landscape Concrete Curbing - Install Flush to all Concrete Edges between Lawn and Shrub Planters	Detail: 4/L1.3

Scale: 1" = 20'

20' 0 20' 40'

Landscape Data

New Landscape Area = 20,939 s.f.

Site Trees Required = 21 Trees

*Site Trees Provided = 21 Trees **

Evergreen Trees Required = 7

Evergreen Trees Provided = 9

**Tree Quantity Doesn't Include Park Strip Trees Along Haven Landing Drive (7 Trees); Columnar Evergreen Trees are Located in Shrub Planters Adjacent to Bldg.*

General Landscape Notes:

1. See Sheet L3.1 for Landscape Details.
2. All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Drip for Shrub Planters, Popup Sprayheads and Rotors for Lawn Areas. See Sheet L2.1 for Irrigation Layout and L3.1 for Irrigation Details.
3. Adjust Plant Material as Needed to Provide Easy Access to Existing / New Utilities and Irrigation Boxes.
4. All Disturbed Areas Shall Receive Landscape Treatment. Contact LA if There Are Areas in Question.
5. All Street Trees Have Been Selected From the South Jordan Tree List (Medium & Large Trees).
6. See Sheet L1.0 for Street Trees Along River Heights Drive and Landscape Treatment in Detention Pond.

Landscape Keynotes

1. Install Landscape Concrete Curbing
2. Screen Wall - See Civil Plans
3. Existing Lawn; Blend New Lawn into Existing; Patchup Lawn Against New Landscape Concrete Curbing
4. Single Family Lot
5. Rock Retaining Wall - See Grading Plan for Height and Exact Location; Excess Dirt Between and on Top of Rocks Shall be Removed; Rocks Shall be Washed Off; Weed Barrier and Landscape Stone Shall be Installed Between Rocks; Adjust Plant Material Location as Needed to be Equally Spaced Adjacent to Wall

General Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
13. The contractor shall install all landscape material per plan, notes and details.
14. All existing and relocated trees shall be properly protected. Trees damaged during construction shall be replaced at no cost to the owner.
15. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
16. No grading or soil placement shall be undertaken when soils are wet or frozen.
17. Imported topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
18. Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
19. Provide a 12" depth of stockpiled or imported topsoil in parking islands and an 8 inch depth in all other shrub areas.
20. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
21. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole.Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
22. All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
23. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over DewitT Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
24. All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
25. Install landscape concrete curbing between lawn and planting areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
26. Provide a 4 inch depth of stockpiled or imported topsoil in all lawn areas.
27. Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
28. All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
29. All trees located in lawn areas shall have a 24 inch diameter tree ring with a layer of wood mulch.
30. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

811 Know what's below. Call before you dig.

Peterson Development
225 South 200 East Suite 300
Salt Lake City, Utah 84111
Telephone: (801) 532-2233
Contact: Barrett Peterson

REV	DATE	DESCRIPTION

Designed by: NM
Drafted by: NM
Client Name: Peterson Development
18-005LS-Ph2

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWengineering.net

Villas Landscape Plan

The Haven Cottages and Villas Phase 2
10700 River Heights Drive
South Jordan, Utah

State of Utah
Jared R. Mansell
No. 7746626-5301
03/12/2021
Licensed Landscape Architect

12 Mar, 2021

SHEET NO.
L1.1

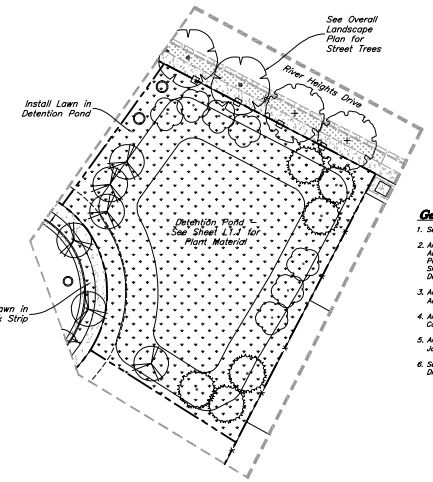
River Heights Drive Tree Planting Plan

See Sheet L1.1 For Plant Schedule

Detention Pond Landscape Data
New Landscape Area = 17,418 s.f.
Site Trees Required = 17 Trees
Site Trees Provided = 17 Trees *
Evergreen Trees Required = 5
Evergreen Trees Provided = 6
Street Frontage = 66 Lf.
Street Trees Required = 2 Trees
Street Trees Provide = 2 Trees

***Tree Quantity Doesn't Include Park Strip Trees Along Haven Landing Drive (2 Trees)**

811 Know what's below. Call before you dig.



Detention Pond Landscape
Scale: 1"= 30'-0"

Scale: 1" = 20'
20' 0 20' 40'

General Landscape Notes:

1. See Sheet L3.1 for Landscape Details.
2. All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Drip for Shrub Planters, Popup Sprayheads and Rotors for Lawn Areas. See Sheet L2.1 for Irrigation Layout and L3.1 for Irrigation Details.
3. Adjust Plant Material as Needed to Provide Easy Access to Existing / New Utilities and Irrigation Boxes.
4. All Disturbed Areas Shall Receive Landscape Treatment. Contact LA if There Are Areas in Question.
5. All Street Trees Have Been Selected From the South Jordan Tree List (Medium & Large Trees).
6. See Sheet L1.0 for Street Trees Along River Heights Drive.

River Heights Drive

Street Tree Shall be Planted as Part of Phase I (Typ.)

Street Tree Shall be Planted as Part of Phase I (Typ.)

New Street Trees Shall be Centered and Planted in the Existing Lawn Park Strip at 30' o.c.; Each Tree Shall have a 2' Diameter Tree with Wood Mulch; Trees Shall Utilize Existing Irrigation in Lawn; Shift Trees as Needed to Accommodate Existing Utilities (Typ.)

Existing Street Light

Existing Lawn; Clean up Lawn Areas Next to Newly Planted Trees (Typ.)

Existing Fence (Typ.)

Existing Street Light

See Enlarged Site Plan this Sheet for Landscape Treatment in Detention Pond and in Adjacent Park Strip

Detention Pond

Haven Drive Landing

See Sheet L1.1 for Landscape Plan

Bangerter Highway

Peterson Development
225 South 200 East Suite 300
Salt Lake City, Utah 84111
Telephone: (801) 532-2233
Contact: Barrett Peterson

REV	DATE	DESCRIPTION

Designed by: NM
Drafted by: NM
Client Name:
Peterson Development
18-005LS-Ph2

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWEngineering.net

Overall Landscape Plan
The Haven Cottages and Villas Phase 2
10700 River Heights Drive
South Jordan, Utah

State of Utah
Jared R. Mansell
No. 11746626-5301
03/12/2021
Licensed Landscape Architect

12 Mar, 2021

SHEET NO.
L1.0

12765691
05/03/2018 09:46 AM $0.00
Book - 10671 Pg - 1499-1541
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH JORDAN
1600 W TOWNE CENTER DR
SOUTH JORDAN UT 84095-8265
BY: DKA, DEPUTY - WI 43 P.

When recorded, please return to:
South Jordan City Recorder
1600 West Towne Center Drive
South Jordan, Utah 84095

Affected Parcel(s): 27-17-400-046

HAVEN AT HARVEST VILLAGE
DEVELOPMENT AGREEMENT

The City of South Jordan, a Utah municipal corporation ("City"), and Peterson Development Company, L.L.C., a Utah limited liability company ("Developer") (collectively the "parties"), enter into this Development Agreement (this "Agreement") this 24th day of April, 2018 ("Effective Date"), and agree as set forth below.

RECITALS

WHEREAS, Developer intends to develop certain real property identified as Parcel No. 27-17-400-046 and 27-17-378-003, specifically described in Exhibit A (the "Property"), consistent with the concept plan attached as Exhibit B (the "Concept Plan"), and the concept elevations attached as Exhibit C (the "Elevations"); and

WHEREAS, the City Council of the City of South Jordan (the "City Council"), acting pursuant to its authority under Utah Code § 10-9a-102(2) *et seq.*, as amended, and the South Jordan City Municipal Code (the "City Code"), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has elected to exercise its legislative discretion to enter into this Agreement; and

WHEREAS, the Property is subject to the City's Subdivision and Development Code, Planning and Zoning Code, and other land use regulations; and

WHEREAS, Developer desires to make improvements to the Property in conformity with this Agreement and has requested a zone change on the Property from the A-5 Zone (Agricultural, 5 acre lot) to the R-M-6 Zone (Residential-multiple, up to 6 units per acre) and the P-O Zone (Professional Office), and a copy of the City Code provisions are attached as Exhibit D; and

WHEREAS, Developer and City acknowledge that the development and improvement of the Property pursuant to this Agreement will provide certainty useful to Developer and to the City in ongoing and future dealings and relations among the parties; and

WHEREAS, the City Council pursuant to Ordinance 2017-14-Z, a copy of which is attached as Exhibit E, approved the rezone Developer requested conditioned on the approval of this Agreement; and

WHEREAS, City and Developer acknowledge that the terms of this Agreement shall be enforceable and the rights of Developer as set forth in this Agreement relative to the Property shall vest only if this Agreement is agreed upon by the City and Developer as indicated by their respective signatures below.

NOW THEREFORE, based on the foregoing recitals and in consideration of the mutual covenants and promises contained and set forth herein, the parties agree as follows:

TERMS

A. **Recitals; Definitions**. The recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the City Code.

B. **Enforceability**. City and Developer acknowledge that the terms of this Agreement shall be enforceable, and the rights of Developer as set forth in this Agreement relative to the Property shall vest, only if this Agreement is agreed upon by the City and Developer as indicated by their respective signatures below.

C. **Conflicting Terms.** The Property shall be developed in accordance with the requirements and benefits provided for in relation to the R-M-6 and P-O zones under the City Code as of the Effective Date. If there is a discrepancy between the requirements of the City Code, including the R-M-6 and P-O zones, and this Agreement, this Agreement shall control.

D. **Developer Obligations.**

1. Uses and Layout. Developer shall only develop and use the Property as is generally shown on the Concept Plan, with the understanding that the Concept Plan is just the concept of the Property and that Developer may make minor changes to the layout and development as needed prior to and up to obtaining plat approval, so long as Developer does not construct more than 117 units.

E. **City Obligations**. City shall review development of the Property in a timely manner, consistent with the City's routine development review practices and in accordance with all applicable laws and regulations.

F. **Vested Rights and Reserved Legislative Powers.**

1. Vested Rights. Consistent with the terms and conditions of this Agreement, the City agrees Developer has the vested right to develop and construct the Property in accordance with: (i) this Agreement; and (ii) the City Code in effect as of the Effective Date.

2. Reserved Legislative Powers. Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to City all of its police power that cannot be so limited. Notwithstanding the retained power of City to enact such legislation under the police powers, such legislation shall only be applied to modify

the vested rights of Developer under this Agreement and with respect to use under the zoning designations as referenced in this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Property shall be of general application to all development activity in City and Salt Lake County; and, unless in good faith City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Property under the compelling, countervailing public interest exception to the vested rights doctrine. The notice required by this paragraph shall be that public notice published by City as required by State statute.

G. **Term.** This Agreement shall be effective as of the date of recordation, shall run with the land and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised; provided, however, that unless the parties mutually agree to extend the term, this Agreement shall not extend further than a period of ten years from its date of recordation in the official records of the Salt Lake County Recorder's Office.

H. **General Provisions.**

1. Notices. All Notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to the following addresses or to such other addresses as either Party may from time to time designate in writing and deliver in like manner. Any such change of address shall be given at least ten days before the date on which the change is to become effective:

If to City:
ATTN: City Recorder
City of South Jordan
1600 West Towne Center Drive
South Jordan, Utah 84095

If to Developer:
Peterson Development Company, LLC
225 South 200 East, Suite 300
Salt Lake City, Utah 84111

2. Mailing Effective. Notices given by mail shall be deemed delivered seventy-two hours following deposit with the U.S. Postal Service in the manner set forth above.

3. No Waiver. Any Party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the Party intended to be benefited by the provisions, and a waiver by a Party of a breach hereunder by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

4. Headings. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any provision this Agreement.

5. Authority. The Parties to this Agreement represent that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Developer represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. Developer and City warrant to each other that the individuals executing this Agreement on behalf of their respective Party are authorized and empowered to bind the Party on whose behalf each individual is signing. Developer represents to City that by entering into this Agreement Developer has bound all persons and entities having a legal or equitable interest to the terms of this Agreement as of the Effective Date.

6. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by City for the Property contain the entire agreement of the Parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the Parties which are not contained in such agreements, regulatory approvals and related conditions.

7. Amendment. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the Parties or by their successors-in-interest or assigns. Any such amendment of this Agreement shall be recorded in the official records of the Salt Lake County Recorder's Office.

8. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Developer's ability to complete the development of the Property as set forth in the Concept Plan is not defeated by such severance.

9. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of this Agreement. The Parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Salt Lake County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.

10. Remedies. If either Party breaches any provision of this Agreement, the non-defaulting Party shall be entitled to all remedies available both at law and in equity.

11. Attorney's Fees and Costs. If either Party brings legal action either because of a breach of this Agreement or to enforce a provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney's fees and court costs.

12. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective heirs, legal

representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

13. No Third Party Rights. The obligations of Developer and City set forth in this Agreement shall not create any rights in or obligations to any other persons or parties except to the extent otherwise provided herein.

14. Assignment. Developer may freely assign this Agreement, in which case the assignor or successor-in-interest shall be fully liable under this Agreement and Developer shall be deemed released of its obligations in connection with this Agreement; provided, however, that Developer shall provide City with notice of the assignment of this Agreement within a reasonable time after the occurrence of such assignment.

15. No Agency Created. Nothing contained in this Agreement shall create any partnership, joint venture, or agency relationship between the Parties.

[SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

CITY OF SOUTH JORDAN,
a Utah municipal corporation

By: _____
Dawn Ramsey, Mayor

Approved as to form:

_____
Attorney for City

State of Utah)
:ss
County of Salt Lake)

The foregoing instrument was acknowledged before me this 1 day of May 2018, by Dawn Ramsey the Mayor of the City of South Jordan, on behalf of the City.

NOTARY PUBLIC
MELANIE EDWARDS
Commission No. 698737
Commission Expires
JANUARY 29, 2022
STATE OF UTAH

_____
Notary Public

My Commission Expires: Residing at:

PETERSON DEVELOPMENT COMPANY, L.L.C.,
a Utah limited liability company

By: Barrett Peterson
Manager
(Print name and title)

State of Utah)
:ss
County of Salt Lake)

The foregoing instrument was acknowledged before me this 24th day of April 2018, by Barrett Peterson, the Manager of Peterson Development Company, LLC, on behalf of the corporation.

VICTOR BARNES
Notary Public State of Utah
My Commission Expires on:
November 20, 2019
Comm. Number: 685971

_____
Notary Public

My Commission Expires: 11/20/19 Residing at: Davis County

Exhibit A – Legal Description:

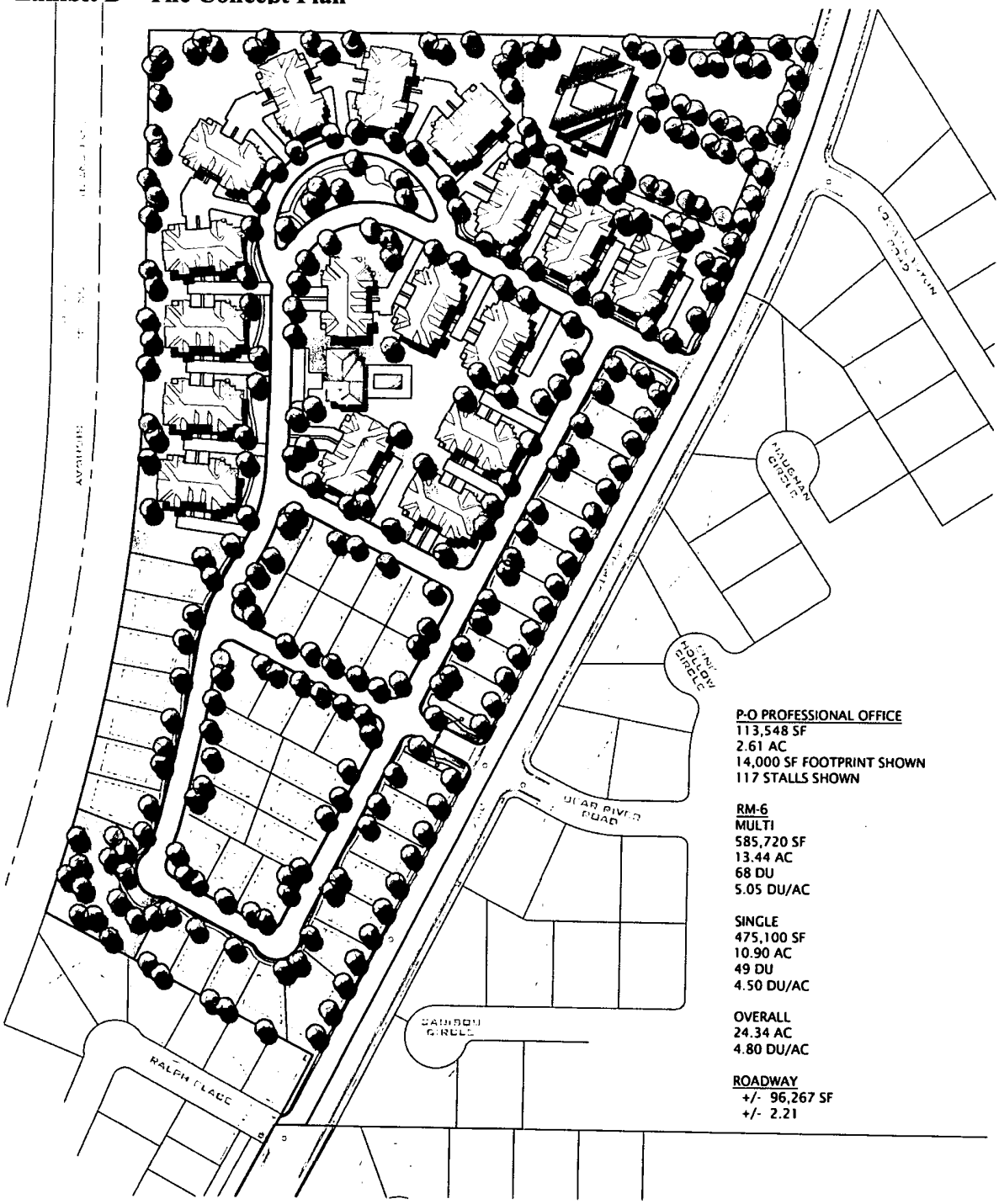
BEG N 0°11'01" E 852.52 FT FR S 1/4 COR SEC 17, T3S, R1W, SLM; N 0°03'07" W 1491.44 FT M OR L; N 89°57'07" E 1066.10 FT; NE'LY 104.38 FT ALG A 2948 FT RADIUS CURVE TO L (CHD N 14°54'48" E 104.37 FT); NE'LY 179.03 FT ALG A 2948 FT RADIUS CURVE TO L; N 89°57'07" E 43.21 FT M OR L; SW'LY ALG A 2990.50 FT RADIUS CURVE TO R 717.57 FT M OR L; SW'LY ALG A 2990.50 FT RADIUS CURVE TO R 163.94 FT (CHD S 25°39'57" W 163.92 FT); S 27°14'W 1343 FT M OR L; N 89°57'07" W 47.97 FT M OR L; N 28°45'05" E 30.89 FT; N 27°28'51" E 95.51 FT; N 62°31'09" W 320.71 FT TO BEG. 28.01 AC M OR L. 9623-1554 10170-4672 10194-274

Parcel No. 27-17-400-046.

BEG N 0°11'01" E 852.52 FT FR S 1/4 COR SEC 17, T3S, R1W, SLM; N 62°31'09" W 164.41 FT; N'LY 883.03 FT ALG A 2945.73 FT RADIUS CURVE TO L; S 0°11'01" W 942.91 FT TO BEG. 1.14 AC. 9435-9331 10138-1933 10170-4675

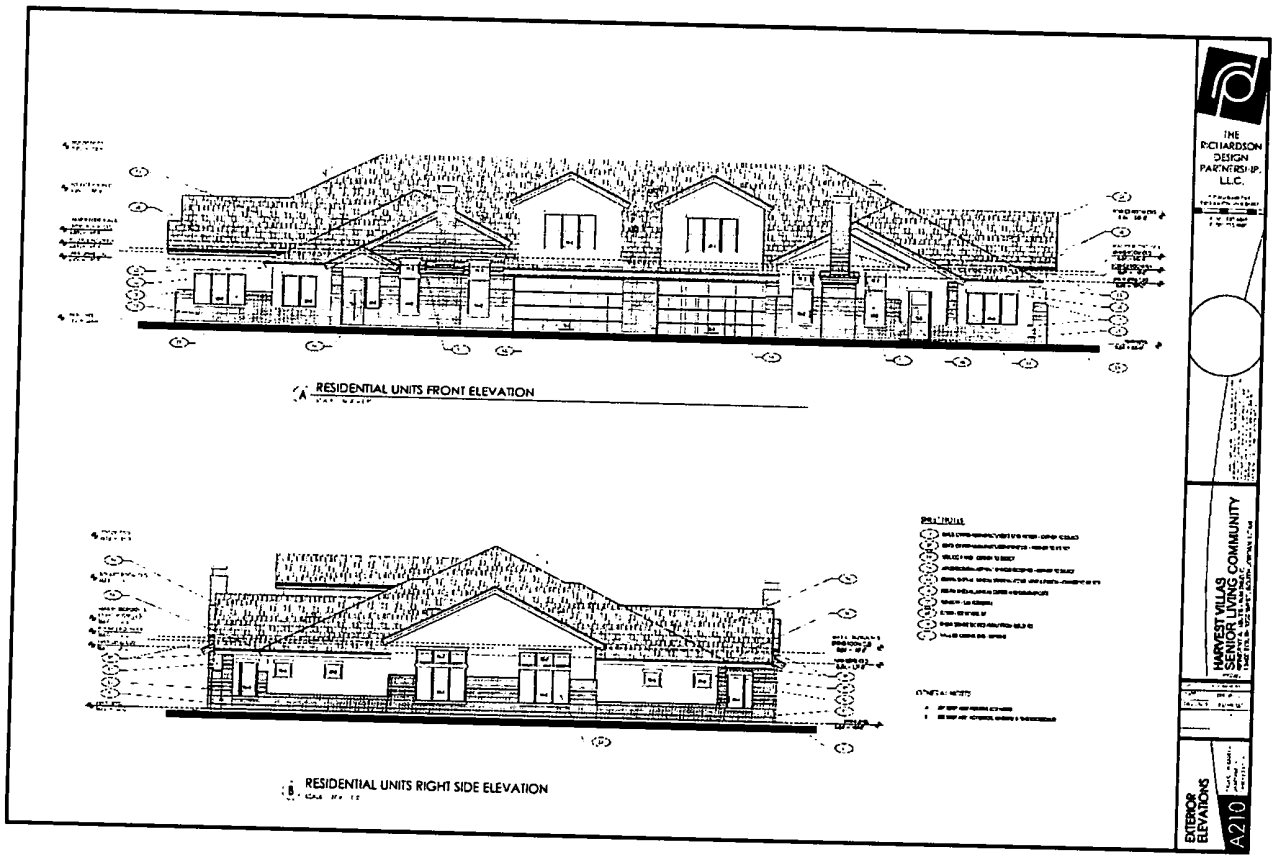
Parcel No. 27-17-378-003

Exhibit B – The Concept Plan



Peterson DEVELOPMENT blu HAVEN AT HARVEST VILLAGE

Exhibit C – Elevations



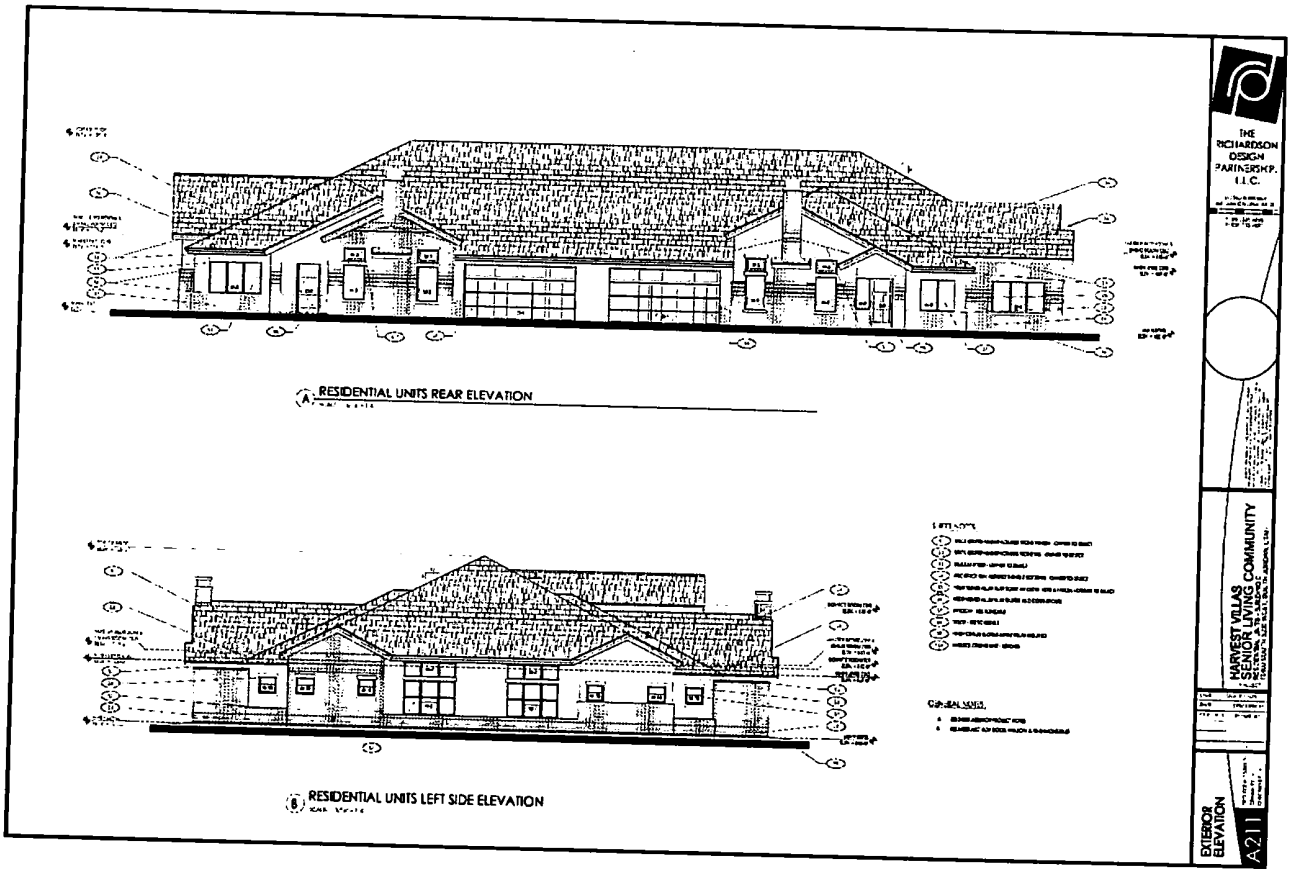


Exhibit D – R-M-6 Zone and P-O Zone

Chapter 17.18: USES

17.18.010: PURPOSE:

In order to implement the purposes and provisions of this title, this chapter is adopted to identify allowed uses, permitted and conditional, of zoning districts established within the city per chapter 17.20, "Zone Establishment", of this title and consolidate regulations pertaining to allowed uses. This chapter shall only apply to the zones listed in the allowed uses table in section 17.18.020 of this chapter. (Ord. 2016-02, 4-19-2016)

17.18.020: ALLOWED USES:

A. Regulations: Development or use of a property for primary uses not specifically allowed in the table in this section or approved by the provisions of this chapter and this code are prohibited, except as otherwise determined by the development services director according to subsection 17.18.030.010B of this chapter. Regardless of whether a primary use is allowed as a permitted or conditional use, the regulations of this title shall apply. Allowed uses shall be identified in the allowed uses table in this section with a "P" for a permitted use and a "C" for a conditional use.

B. Classifications: The classification of uses as agricultural, residential, public, commercial, and industrial, and associated grouping within each category, is for organizational and reference purposes. (Ord. 2016-02, 4-19-2016)

C. Allowed Uses Table:

P	=	Permitted	C	=	Conditional

Category	Uses	Zones											
		A-5 A-1	BH-MU	C-C	C-F	C-I	C-N	I-F	MU-TC MU-TOD	P-O	R-1.8	R-2.5 R-3 R-4 R-5	R-M
Agricultural	Animal husbandry	P											
	Horticulture	P											
	Plant nursery	C	C	C	C						C		
	Public agricultural facility	C									C		
Residential:													
Group living	Community residential facility		C							C			C
	Dormitory												
	Institutional facility												
Household	Live-work		C										
	Multi-family												
	Neighborhood residential facility	P									P	P	P
	Single-family, attached												P
	Single-family, detached	P									P	P	P
Public:													
Civic and community	Cemetery												
	Community services	C	C	C	P	P	C	P	C	C	C	C	C
	Public safety	C	C	C	C	C	C	C	C	C	C	C	C
	Religious assembly and worship	C	C	C	C	C	C	C	C	C	C	C	C
Education	Elementary/secondary education	C	C	C	C				P	C	C	C	C
	University/college		C	C	C			C	P	C			
	Vocational/professional		C	C	C			C	P	C			
Open space	Natural open space												
	Park open space		C						C				
Utility and communication	Energy conversion	C				C		C					
	Telecommunication facility	C		C	C	C	C	C		C	C	C	C
	Utility services	C		C	C	C	C	C		C	C	C	C
Commercial:													
Services	Animal services			C	C	C	C						

		Business support		P	C	P	P		P	P	P			
		Daycare	P	P	P	P		P	P	P	C	P	P	P
		Financial institution		P	P	P		C	P	P	P			
		Hospital		C		C					C			
		Light service and repair		C	C	C	P	C	P					
		Lodging		P	C	P		C	P	P	C			
		Medical/dental office or clinic		P	P	P		P	P	P	P			
		Mortuary/funeral home			C						P			
		Office		P	P	P		P	P	P	P			
		Personal services		P	P	P		P	P	P	P			
		Professional services			P	P		P	P	P	P			
		Restaurant		P	C	P		C	P	P	C			
		Self-storage			C	C	C				C			
		Vehicle repair					C		C					
		Vehicle services		C	C	C	P		P	C				
	Recreation and assembly	Arts and recreation		P	P	P	P		P	P	P			
		Convention/reception center			C	C			C	C	C			
		Instruction and training			P	C	P	P	P		C			
		Outdoor recreation		C	C	C			C					
		Stadium/theater/auditorium		C	C	C			C	C				
	Retail	Gas station		C	C	C	C	C	C	C				
		General retail		P	P	P	P	P	P	P				
		Kiosk, freestanding		P	C	C					P			
		Shopping center/department store		P	C	C			C	P				
		Vehicle sales and rental		C		C			C					
Industrial:														
	Manufacturing and production	Assembly					P		P					
		Fabrication					C		C					
		Manufacturing					C		C					
		Mining												
	Sales and service	Commercial service and repair					C		C					
		Food and drink preparation					C		C					
		Heavy equipment sales and rental					C		C					
		Research and development					P		P		C			
		Storage yards					C							
		Wholesale and warehouse					P		P					
	Transportation	Aircraft transportation												
		Parking facility									C			
		Passenger terminal/station			C	C	C		C	C	C			
		Railroad facility					C							
	Waste	Refuse												
		Salvage					C		C					

(Ord. 2017-05, 3-7-2017)

17.18.030: USE REGULATIONS:

17.18.030.010: GENERAL USE REGULATIONS:

A. Uses may be conducted within the city only in accordance with the regulations of this title, including, but not limited to, the use regulations of this chapter, chapter 17.04, "General And Supplementary Provisions", of this title, and the zone specific use regulations listed in the applicable zone ordinance of this title. A conditional use permit, where required, must be obtained prior to the establishment of the use.

B. The development services director may provide interpretation of the provisions of this chapter to clarify words or phrases not otherwise defined, provide additional clarity necessary to apply provisions to specific cases, resolve the applicability of conflicting provisions, determine the applicability of provisions to uses not expressly listed in the table in section 17.18.020 of this chapter or determine and impose limitations on accessory uses not otherwise identified. If the development services director is unable to interpret the provision in question, a zone text amendment may be processed in order to clarify the zoning regulations.

1. Said interpretation shall consider the goals of the general plan, the purpose and intent of the zoning district involved, the character (e.g., scale, impacts, activities, materials, and building types) of allowed uses identified in the zoning district involved, the character of a proposed use, and the potential to generate negative impacts on surrounding properties.

2. The development services director shall issue a written decision within thirty (30) days of a request for interpretation.

3. The development services director shall maintain all written decisions and uniformly apply those decisions.

C. It shall be unlawful to park, store or leave, or to permit the parking, storing or leaving of any vehicle of any kind, or parts thereof, that is in a wrecked, junked, dismantled, inoperative or abandoned condition, whether attended or not, upon any private or public property for longer than seventy two (72) hours, except as the following applies:

1. Where commonly associated with an approved use and in an area designated for parking or storage on an approved site plan.

2. Where up to two (2) such vehicles or parts thereof are stored completely within an enclosed building or within a six foot (6') obscuring fence enclosure that completely screens view of the vehicles from public streets and neighboring properties.

D. Commercial vehicles or earthmoving or material handling equipment, such as semitrailer trucks and trailers, trucks and trailers exceeding eight thousand (8,000) pounds curb weight, "truck" as defined in section 10.04.020 of this code, delivery vehicles, dump trucks, backhoes, graders, loaders, cement trucks, bulldozers, belly dumps and scrapers, forklifts or other similar vehicle or equipment, may not be parked or stored on a residential lot or parcel for any length of time or on a nonresidential lot or parcel for not longer than forty eight (48) hours, except as the following applies:

1. In conjunction with and required for an active and approved development or construction project.

2. While loading or unloading said vehicle.

3. When commonly associated with an approved use on a nonresidential lot or parcel and in an area designated for parking or storage on an approved site plan or stored completely within an approved enclosed building or opaque fence enclosure.

E. Watercraft, trailers, campers, motor homes and other utility or recreational vehicles may only be stored within lawfully constructed buildings when associated with an allowed and approved use on the premises or in parking and storage areas shown on an approved site plan, except in conjunction with a single-family dwelling. Said trailers and vehicles on single-family lots or parcels shall be stored behind the front line of the main building and, when located in a street side yard, shall be eight feet (8') from the street right of way and behind a six foot (6') obscuring wall or fence, except that said vehicles may be stored temporarily in front or street side yards for no longer than seventy two (72) hours. Travel trailers, campers and motor homes may not be occupied as living quarters, except that a trailer or vehicle owned by a guest of the resident may be stored and occupied in the driveway located in the required front yard or street side yard of the permanent dwelling for no more than seven (7) days per calendar year.

F. Sexually oriented businesses are allowed in the C-F, C-I, and I-F zones. Sexually oriented businesses shall be located no less than five hundred feet (500') from the right of way line of South Jordan Parkway, Shields Lane, and 11400 South Street to any buildings, signage, or other activities associated with the applicable use.

G. Businesses shall comply with the requirements of title 5, "Business Licenses And Regulations", of this code.

H. Telecommunications shall comply with the requirements of chapter 17.112, "Wireless Communications Facilities", of this title.

I. Wind energy conversion systems shall comply with the requirements of chapter 17.108, "Wind Energy Conversion Systems", of this title.

J. All uses are subject to the impact control measures in section 17.18.040 of this chapter. (Ord. 2017-05, 3-7-2017)

17.18.030.020: AGRICULTURAL USE REGULATIONS:

A. General Agricultural Use Regulations:

1. There shall be no open storage of trash, debris, used materials or commercial goods or wrecked or neglected materials, equipment or vehicles. Containers or enclosures containing said items shall not be located in a front yard area, except for temporary use as needed for construction or disposal.

2. Agricultural uses shall only be allowed as a primary use on legal lots or parcels of one acre or more.

3. Agricultural buildings with a footprint larger than five thousand (5,000) square feet shall require a conditional use permit.

B. Specific Regulations By Agricultural Use:

1. Animal Husbandry: Farm animals may only be allowed in conjunction with an allowed animal husbandry use, as per the allowed uses table in section 17.18.020 of this chapter, and as regulated in section 17.130.040, "Farm Animal Floating Zone", of this title.

2. Plant Nursery: Plant nursery uses in agricultural or residential zones shall be located on a legal lot or parcel with frontage and access to a collector or arterial street.

3. Public Agricultural Facility: Public agricultural facility uses in agricultural or residential zones shall be located on a legal lot or parcel with frontage and access to a collector or arterial street. (Ord. 2017-05, 3-7-2017)

17.18.030.030: RESIDENTIAL USE REGULATIONS:

A. General Residential Use Regulations:

1. There shall be no open storage of trash, debris, used materials or commercial goods or wrecked or neglected materials, equipment or vehicles. Containers or enclosures containing said items shall not be located in a front yard area, except for temporary use as needed for construction or disposal.

2. Home occupations may be licensed in an approved residential dwelling and according to the provisions of chapter 17.98, "Home Occupations", of this title.

3. Garage or yard sales are not considered home occupations but may not be held more than four (4) calendar days per year. Sales of night crawlers gathered from the subject property, lemonade stands and similar occasional commercial activities related to the subject premises are not considered home occupations. Temporary signage may be used to advertise yard sales, night crawlers, lemonade stands and similar occasional commercial sales activities, provided it does not create a nuisance, is not placed on the public right of way, and provided it is removed by seven o'clock (7:00) P.M. each day and upon conclusion of the commercial activity.

4. Farm animals may be allowed as regulated in sections 17.130.020, "Residential Chickens Floating Zone", and 17.130.040, "Farm Animal Floating Zone", of this title.

5. Household pets may be allowed as regulated by title 6, "Animals", of this code.

B. Specific Regulations By Residential Use:

1. Group Living Uses: All group living uses (community residential facility, dormitory, institutional facility) shall require site plan review according to title 16, chapter 16.24, "Site Plan Review", of this code and shall be located no closer than one-half (1/2) mile to another group living facility of the same use, unless otherwise approved by the planning commission with a conditional use permit pursuant to section 17.18.050 of this chapter.

   a. P-O zone: Community residential facility uses shall not exceed two (2) stories.

   b. R-M zone: Community residential facility uses shall not exceed sixteen (16) occupants and shall be located on a legal lot or parcel with frontage and access to a collector or arterial street.

2. Institutional Facility: Excluding temporary emergency shelter as determined necessary by the city, institutional facility uses shall be located no closer than one mile from any elementary/secondary education use or any other institutional facility use.

3. Live-Work:

   a. Where allowed, live-work units shall be specifically indicated on, and approved with, an associated subdivision or site plan. Live-work units are not allowed in an existing development, unless the subdivision or site plan is amended.

   b. Allowed nonresidential uses shall be established with the approval of the project and shall be consistent with other nonresidential uses allowed in the associated zone. The following activities are prohibited: sexually oriented businesses; uses involving animals on site; vehicle service and repair; welding/woodworking; storage or distribution of flammable liquids and hazardous materials beyond that normally associated with a residential use; drive-through and other uses and activities that are not compatible with residential uses due to potential adverse health or safety affects from dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration or other impacts.

   c. The floor area of the nonresidential use shall not exceed fifty percent (50%) of the total floor area of the unit.

   d. Employees may only consist of the residents of the dwelling and not more than one additional nonresident person.

   e. Each nonresidential use shall comply with all requirements of this code.

f. The exterior of live-work units shall be designed to be compatible with surrounding residential uses.

g. One wall sign may be allowed. The sign shall not exceed five percent (5%) of the facade of the unit and shall comply with all other requirements of title 16, chapter 16.36 of this code.

h. Garage and/or exterior areas shall not be used for the nonresidential use, except that a garage area may be used to park one (1) vehicle related to the nonresidential use.

4. Neighborhood Residential Facility: Neighborhood residential facility uses shall comply with title 5, chapter 5.62, "Residential Facilities", of this Code.

5. Single-Family, Attached: Lots or parcels may be occupied by only one (1) single-family dwelling unit as the primary dwelling.

   a. R-M Zone: Single-family, attached uses may only be approved as part of a development agreement approved by the City Council.

6. Single-Family, Detached: Lots or parcels may be occupied by only one (1) single-family dwelling unit as the primary dwelling. Accessory dwelling units may be permitted according to the provisions of section 17.130.030, "Accessory Living Unit Floating Zone", of this title. (Ord. 2017-05, 3-7-2017)

17.18.030.040: PUBLIC USE REGULATIONS:

A. General Public Use Regulations:

1. There shall be no open storage of trash, debris, materials, equipment, goods or inventory, except for the following: those activities specifically allowed in conjunction with an approved use on the premises; temporary displays of products associated with a retail business that are removed daily; outdoor storage of inventory or products such as firewood, water softener salt, landscaping materials, and other building materials in screened areas designated on an approved site plan; and temporary uses consistent with those described in this chapter.

2. All public uses shall be conducted within completely enclosed buildings, unless otherwise allowed in this chapter, except those uses defined to allow outdoor activities and those temporary uses customarily conducted in the outdoors, including Christmas tree lots, firework stands and parking lot sales associated with an approved use on the property. Parking lot sales may not be conducted more than four (4) 1-week periods per year.

3. Public uses in agricultural or residential zones shall be located on a legal lot or parcel with frontage and access to a collector or arterial street, with the following exceptions:

   a. Religious assembly and worship; and

   b. Utility service, not including a major utility facility.

B. Specific Regulations By Public Use:

1. Elementary/Secondary Education, University/College, Vocational/Professional: A conditional use permit is not required in the BH-MU Zone when the use is located on a legal lot or parcel with frontage and access to a collector or arterial street. (Ord. 2017-05, 3-7-2017)

2. Utility Service: Minor utility facilities are not considered a primary use and may be allowed in all zones and on all lots or parcels at the discretion of the City Engineer according to section 17.04.240 of this title. (Ord. 2017-22, 7-18-2017)

17.18.030.050: COMMERCIAL USE REGULATIONS:

A. General Commercial Use Regulations:

1. There shall be no open storage of trash, debris, materials, equipment, goods or inventory, except for the following: those activities specifically allowed in conjunction with an approved use on the premises; temporary displays of products associated with a retail business that are removed daily; outdoor storage of inventory or products such as firewood, water softener salt, landscaping materials, and other building materials may be allowed in sales/storage yards as an accessory use according to section 17.18.030.070 of this chapter. No more than twelve (12) small party balloons and six (6) weatherproof placards, each not exceeding two (2) square feet, per business may be attached to temporary displays and shall be removed daily with the displays. Allowed storage and displays shall be located a minimum of five feet (5') from any travel lane, outside of a public right-of-way, and shall allow pedestrian walkways of a minimum width of at least six feet (6') to remain unobstructed.

2. All commercial uses shall be conducted within completely enclosed buildings, except as otherwise allowed in this chapter, including, but not limited to, those uses defined herein that allow outdoor activities or allowed temporary uses per section 17.18.030.080 of this chapter.

3. No vehicle, boat or trailer, or parts thereof, that is in a wrecked, junked, dismantled, inoperative or abandoned condition, attended or not, may be parked or stored for longer than seventy two (72) hours unless stored within a completely enclosed building or behind an opaque fence enclosure that completely obscures said vehicle or parts from public view. No more than two (2) such vehicles may be so stored on a lot, except in conjunction with approved vehicle repair use.

4. Public address and music systems shall be designed and operated so they are not discernible at the property line of any lot or parcel containing a single-family home.

5. Commercial uses in agricultural or residential zones shall be located on a legal lot or parcel with frontage and access to a collector or arterial street.

B. Specific Regulations By Commercial Use:

1. Animal Services: All commercial uses involving animals shall be conducted within an enclosed facility that is maintained and operated so that neither the sound nor smell of any animals kept on the premises can be discerned on adjacent lots or parcels. Outdoor animal runs may be approved as an accessory use with a conditional use permit and shall meet the following requirements: located a minimum of three hundred feet (300') from the property line of a residential zone, educational institution, or place of worship.

2. Arts And Recreation: All gun ranges require a conditional use.

3. Daycare: Daycare use in residential zones, excluding those operating as an approved home occupation business, are required to be located on a minimum one (1) acre legal lot or parcel.

4. Financial Institution, Nondepository:

    a. Establishments shall be located no closer than one (1) mile from other similar establishments.

    b. Use activities shall be limited to short term title loan and short term consumer installment loan business.

    c. The following services are specifically prohibited: "cash for gold", "cash for precious metals", and the processing or storage of repossessed vehicles or other repossessed property.

    d. All business activity, including customer queuing, shall be accommodated inside the building.

5. Gas Station: Where buildings in the MU Zone are built to the street, associated vehicle bays, gas pumps, and vacuums shall be located to the side or rear of the main building.

6. General Retail; C-N Zone: Secondary metals dealer, recycler, and other similar businesses are prohibited in the C-N Zones.

7. Kiosks, Freestanding: Kiosks, freestanding use may only be conducted with an approved site plan. Kiosks shall not be allowed on parcels less than three (3) acres in size and shall be separated by a minimum distance of four hundred (400) linear feet from all other outdoor kiosks. Kiosks shall not be allowed within required landscaped yard areas, building setbacks, within fifty feet (50') of a building or within thirty feet (30') of the public right-of-way. Kiosk structures shall not exceed twenty (20) square feet in area nor ten feet (10') in height and shall incorporate materials and colors of surrounding buildings as determined by the Development Services Director. Kiosks with drive-up facilities shall be designed to allow for a minimum of two (2) vehicles to be queued at any one given time without obstructing drive aisles or other functionality of other parking stalls as determined by the City Engineer. There shall be multiple twenty four (24) hour video surveillance and adequate illumination as determined by the City's Public Safety Department. All kiosks shall be securely mounted and anchored to the ground as determined by the City building official.

8. Medical/Dental Office Or Clinic: Medical/dental office or clinic buildings in the C-N Zone shall not exceed five thousand (5,000) square feet.

9. Office: Office buildings in the C-N Zone shall not exceed five thousand (5,000) square feet.

10. Outdoor Recreation: Where facilities are approved within three hundred feet (300') of the property line of a residential zone, all outdoor lighting shall be extinguished when the facilities are not operating, or by ten o'clock (10:00) P.M. on Sundays through Thursdays, and by eleven o'clock (11:00) P.M. on Fridays and Saturdays, whichever is earlier.

11. Personal Services: Laundry/dry cleaning activities require a conditional use permit in the BH-MU Zone.

12. Restaurant: The combined site area of restaurant uses shall occupy no more than twenty percent (20%) of the area within any individual P-O Zone area. Drive-through facilities associated with a restaurant use are prohibited in the P-O Zone.

13. Self-Storage:

    a. C-C Zone: Self-storage uses shall not exceed six (6) total acres in the C-C Zone.

    b. C-F Zone: Self-storage uses shall not exceed six (6) total acres in the C-F Zone, and shall not be located on any property with a General Plan designation of TOD or on property located east of 250 West Street.

    c. P-O Zone: Self-storage uses shall not exceed three (3) acres in the P-O Zone.

14. Shopping Center/Department Store: Shopping center/department store uses shall have direct access to a major collector or arterial road. Individual uses in a shopping center/department store use shall each comply with the requirements of this Code.

15. Vehicle Sales And Rental: Uses involving vehicle sales shall include a building of not less than eight thousand (8,000) square feet.

    a. BH-MU Zone: Vehicle inventory, which includes vehicles kept for sale or rental, shall only be kept within a completely enclosed building. (Ord. 2017-05, 3-7-2017)

16. Vehicle Services:

    a. Where buildings in the MU Zone are built to the street, vehicle bays and vacuums shall be located to the side or rear of the building.

    b. Car washes are prohibited as a primary use, except that the use and structure of a car wash that was legally established and complied with this title as of July 18, 2017, shall not be considered non-conforming by this subsection. (Ord. 2017-22, 7-18-2017)

17.18.030.060: INDUSTRIAL USE REGULATIONS:

A. General Industrial Use Regulations:

1. There shall be no open storage of trash, debris, materials, equipment, goods or inventory, except for the following: those activities specifically allowed in conjunction with an approved use on the premises; temporary displays of products associated with a retail business that are removed daily; outdoor storage of inventory or products such as firewood, water softener salt, landscaping materials, and other building materials in screened areas designated on an approved site plan. No more than twelve (12) small party balloons and six (6) weatherproof placards, each not exceeding two (2) square feet, per business may be attached to temporary displays and shall be removed daily with the displays. Allowed outdoor activities, temporary displays, and approved outdoor storage shall be located a minimum distance of five feet (5') from any travel lane, located outside of public rights-of-way, and shall allow for pedestrian walkways that are a minimum width of six feet (6') to remain unobstructed.

2. All industrial uses shall be conducted within completely enclosed buildings, except as otherwise allowed in this chapter, including, but not limited to, those uses defined herein that allow outdoor activities, accessory uses per section 17.18.030.070 of this chapter, and allowed temporary uses per section 17.18.030.080 of this chapter.

3. No vehicle, boat, or trailer, or parts thereof, that is in a wrecked, junked, dismantled, inoperative, or abandoned condition, whether attended or not, may be parked or stored for longer than seventy two (72) hours unless stored within a completely enclosed building or behind an opaque fence enclosure that completely obscures said vehicle or parts from public view. No more than two (2) such vehicles may be so stored on a lot, except in conjunction with approved commercial service and repair, heavy equipment sales and rental, storage yards, or salvage uses.

4. Industrial uses in agricultural or residential zones shall be located on a legal lot or parcel with frontage and access to a collector or arterial street.

B. Specific Regulations By Industrial Use:

1. Storage Yard: Storage activities associated with a storage yard use shall be enclosed by a six foot (6') tall obscure fence or wall. (Ord. 2017-05, 3-7-2017)

17.18.030.070: ACCESSORY USE REGULATIONS:

A. General Accessory Use Regulations:

1. Accessory uses and buildings are permitted only in conjunction with the regulations of this Code and only when commonly and customarily associated with and incidental and secondary to allowed and approved primary uses.

2. When more than one accessory use is associated with a primary use, the accessory uses shall cumulatively remain incidental and secondary to the allowed uses.

B. Specific Regulations By Use Type:

1. Residential accessory uses and buildings may include, but are not limited to, home occupations, accessory living units, yard sales, caretakers, garages, sheds, swimming pools, recreational equipment, gardens and greenhouses.

2. Commercial, industrial and public accessory uses and buildings may include, but are not limited to, parking lots, terraces and properly screened utility and loading areas. The following activities, commonly associated with allowed commercial uses, may be conducted as accessory uses only in conformance with an approved conditional use permit: drive-through facility, car wash and outdoor speaker or public address system.

    a. BH-MU zone: Drive-through facilities on lots or parcels adjacent to a right of way shall be screened with landscaping and/or fencing to a height of not less than two feet (2') and not more than four feet (4') above the right of way sidewalk or driving surface of the drive-through, whichever is higher.

    b. C-C and C-F zones: One electronic vending machine (e.g., food, beverage, kiosks, etc.) may be located outside of the building of an established business if the building has a minimum main level footprint or floor area of five thousand (5,000) square feet and a minimum facade width of fifty (50) linear feet. One additional outdoor electronic vending machine may be allowed for every additional ten thousand (10,000) square feet of main level floor area. All outdoor vending machines shall be located adjacent to the building and within fifty feet (50') of the building's main entrance. Electronic vending machines shall not exceed fifteen (15) square feet in area and no more than seven feet (7') high. Electronic vending machines shall not impede or obstruct vehicular and/or designated pedestrian pathways or access.

    c. MU zone: Drive-through facilities shall be located at the rear of the structure.

    d. Outdoor storage shall only be allowed in association with plant nursery, vehicle repair, retail, or industrial uses and when located within sale/storage yards shown on an approved site plan and screened from view by a six foot (6') fence or wall. Sales/storage yards shall comply with yard area requirements of the applicable zone. Sales/storage yards require a conditional use permit when associated with vehicle repair or retail uses.

3. The sale and distribution of fuel, not otherwise classified as a gas station, from aboveground tanks may be allowed as an accessory use in commercial and industrial zones and shall require the following: a conditional use permit, be located one thousand feet (1,000') from the property line of a residential zone, and be set back from any adjacent public right of way the same distance as the primary building on the site.

4. Agricultural accessory uses may include, but are not limited to, barns, garages, silos, sheds, stables, paddocks, greenhouses, windmills, wells and water storage facilities.

    a. Agricultural Zones: Produce stands not exceeding one per legal lot or parcel and shall be no more than three hundred (300) square feet are allowed as an accessory use for selling produce grown on the premises.

    b. R-1.8 Zone: Animal husbandry and horticulture is allowed as an accessory use to an approved single-family, detached primary use in the R-1.8 zone and as regulated in section 17.130.040, "Farm Animal Floating Zone", of this title. (Ord. 2017-05, 3-7-2017)

17.18.030.080: TEMPORARY USE REGULATIONS:

A. General Temporary Use Regulations:

1. Temporary uses are uses that do not exceed sixty (60) days in duration and that do not require permanent structures or improvements that are not already established with an approved permanent use and site plan. Temporary uses that exceed sixty (60) days in duration or are not similar to allowed primary uses in a zone may only be authorized with a conditional use permit.

2. A temporary use shall not cause or create a nuisance or hazard and shall conform to all requirements of this title. The property owner shall ensure that all trash is removed and the property is restored to a clean condition after a temporary use is terminated.

3. Temporary uses shall obtain and/or provide the following:

a. A city business license for commercial uses;

b. Building or electrical permit (if necessary);

c. Hours of operation;

d. Salt Lake Valley health department approval;

e. Plot plan showing the location of the use, buildings and structures, setbacks, parking, access to public streets and adjacent uses;

f. Mass gathering permit (if necessary); and

g. Property owner's authorization.

B. Specific Regulations By Use Type:

1. Temporary uses in commercial zones and the I-F zone may include, but are not limited to, shaved ice kiosks, Christmas tree lots, fireworks stands, and sidewalk sales associated with an approved use on the property. Parking lot sales may be allowed as a temporary use in the BH-MU, C-C, C-F, and I-F zones for up to four (4) 1-week periods per year when associated with an approved use on the property. (Ord. 2017-05, 3-7-2017)

17.18.040: IMPACT CONTROL MEASURES:

Impact control measures, as explained by this section, generally apply to allowed uses when the context or scale of a proposed project increases the potential for negative impacts (e.g., traffic, sound, hazardous waste, light, vibration, odor, glare, etc.) on surrounding properties or on the public health, safety, and welfare. Additional measures may be required of conditional uses, according to section 17.18.050, "Conditional Uses", of this chapter. The development services director may require impact control measures during the review of a proposed use or project not otherwise listed or to modify the requirements of a required impact control measure according to identifiable extenuating circumstances. With all required impact control measures, the applicant shall be required to provide the applicable documentation, at the applicant's expense, and demonstrate that the design of a project and operation of the use will adequately mitigate the contextual impact. If the regulations of this section are determined to be in conflict with other regulations of this code, the more restrictive regulations shall apply.

A. Traffic Study: The purpose of a traffic study is to identify the extent of traffic impacts generated by a use or project on transportation system capacity, level of service, and safety. A traffic study shall be commissioned from a licensed professional engineer by the city, at the expense of the applicant. The fee for the traffic study shall be paid prior to the commencement of the study. Proposed uses and projects that meet any of the following criteria shall provide a traffic study:

1. Initial establishment of uses identified in the required impact control measures table in this section.

2. Project may generate more than one hundred (100) trips in a peak hour or one thousand (1,000) total daily trips.

3. New construction project that exceeds ten (10) acres.

4. All uses proposing to access residential streets and that may generate more than twenty five (25) trips in a peak hour or two hundred fifty (250) total daily trips.

B. Circulation And Access Plan: The purpose of a circulation plan is to identify potential traffic conflicts generated by proposed access points and vehicular, pedestrian, and bicycle routes of a proposed project. The circulation plan shall show adjacent roads, access points, primary travel routes, drop off and pick up areas, stacking and queuing areas, connections with adjacent properties, and pedestrian and bicycle routes. All projects that meet any of the following criteria shall provide a circulation and access plan:

1. Initial establishment of uses identified in the required impact control measures table in this section.

2. New construction projects proposing the use of a drive-through, car wash, or vehicle bay.

3. Projects that require a traffic study per subsection A of this section.

4. Projects that include proposed private streets in residential areas.

C. Operations Plan: The purpose of an operations plan is to identify the potential sound, vibration, light, glare, odor, crime, access, traffic, hazardous materials, fire, and environmental impacts generated by a use or project based on the operational nature, scale, or practices of an establishment. The operations plan shall include the following information, if applicable: date of commencement of operations; proposed hours and days of operation; a general description of the operation; a projection of the number of persons on site (e.g., employees and

customers); types of accessory uses anticipated; hazardous materials to be used or produced on site; and all other relevant information to describe the nature, scale, practices of the establishment. All projects that meet any of the following criteria shall provide an operations plan:

1. Initial establishment of uses identified in the required impact control measures table in this section.

2. Initial establishment of all nonresidential uses that involve animals, when located less than three hundred feet (300') from the property line of a residential zone or existing dwelling unit.

D. Sound Study: The purpose of a sound study is to determine the potential for detrimental effects from sound generated by the proposed use or project. A sound study shall be commissioned, at the expense of the applicant, from a member of a national acoustical association (i.e., National Council Of Acoustical Consultants, Acoustical Society Of America, or Institute Of Noise Control Engineering) or an expert consultant with demonstrated experience and capacity as determined by the development services director. The sound study shall include sufficient information to determine the likelihood of compliance with Salt Lake County health department noise regulations and the requirements of this title. All uses that meet any of the following criteria shall provide a sound study:

1. Initial establishment of uses identified in the required impact control measures table in this section.

2. All gun ranges.

3. All nonresidential uses that anticipate using outdoor speakers or public address systems. (Ord. 2016-02, 4-19-2016)

4. Initial establishment of the following uses shall require a sound study when located within three hundred feet (300') of a property line of a residential zone, an existing dwelling unit, a religious assembly use, or an elementary, secondary education use:

    a. Outdoor animal activities associated with nonresidential uses, including kennels, runs and corrals.

    b. Drive-through facilities.

    c. Car washes or car vacuums.

    d. Nonresidential outdoor accessory uses. (Ord. 2017-01, 1-3-2017)

E. Rehabilitation And Containment Plan: A containment plan shall document hazardous materials to be stored, used, or produced in significant quantities and the policies and practices to prevent and contain the accidental or inappropriate discharge of those materials. The plan shall demonstrate that the proposed use will comply with all state and federal requirements and that the public and the environment will be protected from hazardous conditions. A rehabilitation plan shall also include actions that will be taken upon cessation of activities or uses involving potentially hazardous materials to ensure that the site is free from hazardous materials for future activities or uses. A containment and rehabilitation plan shall be provided for the following uses:

1. Uses identified in the required impact control measures table in this section.

2. Accessory uses that involve significant quantities of hazardous materials.

F. Additional Notice: The purpose of the additional notice control measure is to ensure that property owners are notified of uses and projects with a greater likelihood for negative impacts on properties beyond the immediate vicinity. Uses and projects requiring additional notice according to this section shall provide notice to all property owners of record within six hundred feet (600') of the boundary of the subject property for any statutorily required public hearing, in addition to other noticing requirements of this code and state law. The additional notice requirement shall apply to the following uses and projects:

1. Initial establishment of uses identified in the required impact control measures table in this section.

2. New construction projects that exceed ten (10) acres.

G. Residential Protection Area: The purpose of a residential protection area is to minimize the impact of a use on existing residential areas. A residential protection area is the area within a prescribed distance from a residential use where additional restrictions apply to a use or a use is prohibited. Uses and buildings that were compliant upon initial establishment shall not be considered nonconforming, according to the requirements of this chapter, due to subsequent rezoning and development of a residential use within the residential protection area. Residential protection areas shall be applied according to the following:

1. Uses are prohibited, except for associated parking or open space, within the distance identified in the required impact control measures table in this section as measured from the property line of properties with a residential zone.

a. Stadium/Theater/Auditorium: The residential protection area identified in the required impact control measures table of this section may be reduced to one hundred feet (100') when the activities associated with the use are conducted within completely enclosed structures and the floor area of the structure is less than one thousand (1,000) square feet.

b. Gas Station: Underground fuel storage tanks are prohibited within the residential protection area for the gas station use as identified in the required impact control measures table in this section. The following exceptions to the residential protection area are allowed:

(1) The residential protection area is reduced to one hundred feet (100') from the property line of residential zone properties that do not have an existing single-family dwelling unit.

(2) The residential protection area shall not apply to properties located on the opposite side of a minor collector road or greater, as classified by the city's master transportation plan, from the gas station use.

2. Indoor gun ranges shall be located no closer than one hundred feet (100') from the property line of a residential zone. The range portion of an outdoor gun range shall be located no closer than one thousand five hundred feet (1,500') from a property line and no closer than two thousand five hundred feet (2,500') from the property line of a residential zone or existing dwelling unit.

3. Aircraft transportation landing and takeoff facilities shall be located no closer than one thousand feet (1,000') to the property line of a residential zone, except for rotor craft used by emergency services in temporary situations.

4. The following shall apply to nonresidential uses located within one hundred feet (100') of the property line of a residential zone:

a. Individual uses shall not occupy an enclosed space that exceeds ten thousand (10,000) square feet.

b. Buildings that serve multiple tenants shall not exceed a total floor area of thirty thousand (30,000) square feet.

c. Buildings shall not exceed thirty five feet (35') in height and shall be set back from the common residential property line a minimum distance of twenty five feet (25').

d. P-O zone: Drive-through facilities shall be prohibited.

H. Required Impact Control Measures Table:

X	=	Required

Category	Uses	Required Impact Control Measures						
		A. Traffic	B. Circulation And Access	C. Operations	D. Sound	E. Rehabilitation And Containment	F. Additional Notice	G. Residential Protection Area
Agricultural	Animal husbandry			X				100'
	Horticulture			X				100'
	Plant nursery			X			X	100' [1]
	Public agricultural facility		X	X	X		X	300' [1]
Residential:								
Group living	Community residential facility		X	X			X	
	Dormitory	X	X	X			X	300'
	Institutional facility		X	X			X	1 mile
Household	Live-work	X	X	X			X	300'
	Multi-family	X	X				X	300'
	Neighborhood residential facility							
	Single-family, attached		X				X	
	Single-family, detached		X					
Public:								
Civic and community	Cemetery							
	Community services		X	X				
	Public safety		X	X	X		X	
	Religious assembly and worship		X	X				
Education	Elementary/secondary	X	X	X			X	

		education							
		University/college	X	X	X			X	
		Vocational/professional	X	X	X			X	
	Open space	Natural open space							
		Park open space							
	Utility and communication	Energy conversion			X				100'
		Telecommunication facility			X				
		Utility services			X		X	X	1,000'[2]
Commercial:									
	Services	Animal services			X	X		X	100'
		Business support							
		Daycare		X	X				
		Financial institution			X			X[3]	
		Hospital	X	X	X			X	100'
		Light service and repair			X				100'
		Lodging							100'
		Medical/dental office or clinic							
		Mortuary/funeral home							100'
		Office							
		Personal services			X				
		Professional services							
		Restaurant							100'
		Self-storage		X	X				
		Vehicle repair		X	X	X	X	X	300'
		Vehicle services		X	X	X	X	X	300'
	Recreation and assembly	Arts and recreation		X	X				
		Convention/reception center	X	X	X			X	100'
		Instruction and training		X	X				
		Outdoor recreation	X	X	X	X		X	100'
		Stadium/theater/auditorium	X	X	X	X[4]		X	500'
	Retail	Gas station	X	X	X		X	X	300'
		General retail							
		Kiosk, freestanding		X	X				100'
		Shopping center/department store	X	X	X			X	
		Vehicle sales and rental							300'
Industrial:									
	Manufacturing and production	Assembly			X				100'
		Fabrication			X	X	X	X	300'
		Manufacturing			X	X	X	X	500'
		Mining			X	X	X	X	500'
	Sales and service	Commercial service and repair		X	X	X	X	X	500'
		Food and drink preparation			X	X	X	X	500'
		Heavy equipment sales and rental			X			X	300'
		Research and development			X	X		X	300'
		Storage yards			X	X	X	X	300'
		Wholesale and warehouse			X		X	X	300'
	Transportation	Aircraft transportation	X	X	X	X	X	X	500'
		Parking facility	X	X	X			X	300'
		Passenger terminal/station	X	X	X	X		X	100'
		Railroad facility			X	X	X	X	300'
	Waste	Refuse			X	X	X	X	500'
		Salvage			X	X	X	X	500'

Notes:

1. When located in an R-1.8 zone, the residential protection area shall apply to adjacent residential properties.

2. Only applies to major utility facilities.

3. Only applies to nondepository financial institutions.

4. Only applies to outdoor or open air facilities.

(Ord. 2016-02, 4-19-2016)

17.18.050: CONDITIONAL USES:

A. Purpose: The purpose of this section is to establish standards for certain uses designated as "conditional uses" in the various land use zones. The planning commission or city council may approve, approve with conditions, or deny conditional uses based on compliance with the standards and criteria of this section.

B. Permit Required: A conditional use shall not be established or commenced without a conditional use permit approved by the planning commission or city council in conformance with the requirements of this section and other pertinent laws and ordinances. Unless amended, revoked, or otherwise specified by the planning commission or city council, a conditional use permit shall be of indefinite duration and shall run with the land, except for when the conditional use is a home occupation, temporary or seasonal, or has been approved for a leased or rented property.

C. Permit Application: Application for a conditional use permit shall be submitted to the development services department and shall include:

1. A completed application form provided by the city, which includes an affidavit that must be signed by the property owner or the property owner's authorized agent;

2. A fee as specified in the current consolidated fee schedule;

3. A description of the proposed use;

4. Mailing labels and postage for owners of the subject property and property owners within three hundred feet (300') of the subject property; and

5. A site plan pursuant to title 16, chapter 16.24, "Site Plan Review", of this code, unless the proposed conditional use is temporary and/or does not require building or permanent site improvements or alterations.

D. Permit Application Review:

1. All documents required to be submitted with a conditional use application shall be delivered to the development services department for review. The development services department shall review each application for completeness and conformance to this section, the general plan, and this code.

2. The development services department may provide the application to other city departments for review and comment as may be required by this code, as necessary for complete review of the application, or as necessary to identify and understand the potential detrimental effects of the proposed conditional use.

3. In addition to the application for a conditional use permit, the development services department may require other information or studies to address potential detrimental effects of the proposed conditional use that have been reasonably anticipated by the city during its review of the application.

E. Notice And Public Hearing: After a complete and accurate conditional use permit application has been submitted to and reviewed by the development services department, the planning commission shall hold a public hearing. Notice of the public hearing shall be given as required by the Utah open and public meetings act and section 17.04.060, "Public Notices", of this title.

F. Planning Commission Review And Action:

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

2. The planning commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards.

G. City Council Review Or Appeal:

1. The city or any person aggrieved by a final decision, determination, or requirement of the planning commission regarding the approval, approval with conditions, or denial of a conditional use permit application may appeal the planning commission's final action to the city council pursuant to section 16.04.370, "Appeals", of this code.

2. The city council shall review the planning commission's final action as follows:

    a. The city council may, after reviewing the record of the planning commission's final action, summarily affirm the planning commission's final action, or review the appealed conditional use application de novo.

    b. Where the city council reviews the conditional use permit application de novo, the city council shall follow the same procedure as set forth in this section and:

        (1) Shall approve the conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards; or

        (2) May deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards.

H. Timely Commencement:

1. The holder of a conditional use permit shall substantially comply with all conditions of the permit and an approved site plan, if one is required pursuant to subsection C of this section, within one year of final permit approval by the planning commission or city council. If an approved site plan is required, substantial compliance shall include obtaining a current building permit, paying all application and impact fees, and by completing the foundation of at least one principal building. If an approved site plan is not required, substantial compliance shall include obtaining a business license.

2. If a conditional use permit is to expire pursuant to subsection H1 of this section, a request for an extension may be filed with the development services department not less than thirty (30) days prior to the expiration date. The planning commission may, after evaluating the permittee's progress in the previous year and considering the recommendation of the development services department, grant an extension for the conditional use permit of up to one additional year.

    a. Failure to request the extension in a timely manner shall cause a conditional use permit to automatically expire without further notice.

    b. The original conditional use permit shall remain valid until the request for extension is acted upon by the planning commission.

    c. Once a conditional use permit has expired, the permittee must obtain approval of a new permit prior to any reinstatement of the use.

    d. Only one extension may be granted.

3. If an approved conditional use ceases for any reason for a continuous period of one year or more, the conditional use permit shall automatically expire without further notice. Once a permit has expired, the permittee must obtain approval of a new permit prior to any reinstatement of the conditional use.

I. Compliance And Revocation:

1. A conditional use may be commenced and operated only upon:

    a. Compliance with all conditions of an applicable conditional use permit;

    b. Observance of all requirements of this code relating to maintenance of improvements and conduct of the use or business as approved; and

    c. Compliance with all applicable local, state, and federal laws.

2. A conditional use permit may be revoked by the city council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection I1 of this section.

3. 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. (Ord. 2016-02, 4-19-2016)

17.18.060: USE DEFINITIONS:

A. Agricultural:

Animal husbandry. The keeping, grazing, feeding, or breeding of farm animals, and may include the sale of commodities produced. Activities commonly associated with this use include ranches, dairies, and farms.

Horticulture. The cultivation and production of crops, plants, vines and trees, and may include the sale of commodities produced. This use does not include logging and forestry uses. Activities commonly associated with this use include farms, greenhouses, orchards, and sod farms.

Plant nursery. Establishments primarily engaged in selling trees, shrubs, bulbs, seeds, mulches, fertilizers, and other plants and garden supplies. Activities are often conducted outdoors and items may be grown on site.

Public agricultural facility. Agricultural facilities, such as barns, stables, corrals and arenas, for boarding, riding, exhibition and training for commercial and public activities. Activities commonly associated with this use may include horse shows, educational events, agricultural exhibits, training clinics, and rodeos.

B. Residential:

1. Group living:

Community residential facility. An establishment that provides residence to individuals, typically more than eight (8), for prolonged care, is properly licensed with the state and city, and does not qualify as a "neighborhood residential facility". Terms commonly associated with this use are assisted living, convalescent care, and nursing care.

Dormitory. A facility that provides residence to individuals of an associated educational, office or public institution, and not otherwise defined as "institutional facility". Individual living areas are typically not complete dwelling units. It is most commonly associated with student living.

Institutional facility. An establishment that provides residence for the following purposes: correctional, secured supervision, or emergency, protective or temporary shelter. Individual living areas are typically not complete dwelling units. Terms commonly associated with this use may include jail, prison, and homeless shelter.

2. Household:

Live-work. A structure that contains both residential occupancy and commercial activity, where the resident occupants are responsible for a commercial activity that is not considered a "home occupation" or an accessory use. Allowed commercial activities shall be determined with development approval.

Multi-family. Multiple attached dwellings within a single building on a single lot or parcel. Terms commonly associated with this use may include apartment and condominium.

Neighborhood residential facility. An establishment that provides residence to individuals for prolonged care, is located in a residential area, maintains the residential character of the area, is properly licensed with the state and city, and complies with title 5, chapter 5.62, "Residential Facilities", of this code. Terms commonly associated with this use include group home and residential facility for persons with a disability.

Single-family, attached. An individual dwelling on an individual lot or parcel attached along a property line to similar dwellings within a shared building. Terms commonly associated with this use may include townhome, row house, and duplex.

Single-family, detached. An individual dwelling on an individual lot or parcel that is separated from other dwellings and buildings by yard space.

C. Public:

1. Civic and community:

Cemetery. Land used or dedicated to the interment of human or animal remains, including cremated remains. A cemetery may include, if located within the boundary of the cemetery, a crematorium, mortuary/funeral home, mausoleum, sales facility, and maintenance facility.

Community services. Establishments generally operated by governmental entities or nonprofit organizations to provide a service to the public. Activities commonly associated with this use include government administration, library, museum, community center, cultural exhibits, post office, public assistance office, and aquarium.

Public safety. Facilities generally operated by governmental entities for public safety and emergency services, including police and fire, and related administration.

Religious assembly and worship. Establishment of an organized religion operated for worship, religious training or study, government or administration of the religious organization, or for promotion of religious activities. Other establishments maintained by religious organizations, such as educational institutions, hospitals, publishing facilities, social services and secondhand stores, are classified according to the primary activity. Terms commonly associated with this use include churches, convents, monasteries, seminaries, religious shrines, and temples.

2. Education:

Elementary/secondary education. Public or private schools furnishing academic courses, typically for kindergarten through grade 12, which comply with compulsory education requirements and may include technical courses. Schools commonly associated with this use include elementary schools, middle schools, high schools, academies, boarding schools, preparatory schools, special education schools, and vocational high schools.

University/college. Institution primarily engaged in postsecondary education by offering instruction in a variety of fields and is authorized to offer academic degrees (associate's, bachelor's, master's, and doctoral) or certificates. Facilities may be composed of multiple buildings organized on an integrated campus. Buildings may include classrooms, administration, sports facilities, dormitories, research, auditoriums, libraries and faculty offices. Other terms commonly associated with this use include community college, junior college, and technical institute.

Vocational/professional. Establishments primarily engaged in specific specialized, technical or occupational education and training, and not otherwise classified as university/college or elementary/secondary education.

3. Open space:

Natural open space. Areas of land or water essentially unimproved and reserved for scenic, environmental or preservation purposes, and may include steep slopes, floodplains, hazard areas, unique vegetation, river corridors, wetlands, wildlife habitat and archeological, historical and cultural resources. Parking, trails, and access roads may be included as accessory uses.

Park open space. Areas of land or water developed or reserved for development primarily with vegetative landscaping for the scenic, cultural and recreational use, and enjoyment of the public. Active use amenities such as trails, picnic facilities and playground equipment may be included. Parking, concessions, outdoor ball fields or courts, and maintenance facilities may also be included as accessory uses.

4. Utility and communication:

Energy conversion. Facilities and land used or intended to be used for the production of energy from natural forces such as wind, water, sunlight, geothermal heat, or biomass to be utilized beyond on site consumption.

Telecommunication facility. Freestanding buildings, structures and towers primarily intended for transmission or reception of communication signals between and among different points.

Utility services. Facilities engaged in the transmission, distribution or disposal of electricity, gas, sewer, and water. Activities commonly associated with this use include generating plants, substations, storage tanks, towers, treatment plants, pump stations, and water wells.

Major utility facility. Facilities that include the following: sewer facilities, other than below grade lines; regional power generation, other than energy conversion; and aboveground facilities on a site exceeding ten thousand (10,000) square feet.

Minor utility facility. Infrastructure for local distribution and service, such as switch boxes, transformer boxes, and underground water and sewer lines, within established rights of way or public utility easements.

D. Commercial:

1. Services:

Animal services. An establishment engaged in the grooming, care, breeding, boarding, raising, veterinary medicine, dentistry, or surgery services of animals, except for uses defined by "animal husbandry".

Business support. Establishments primarily engaged in rendering business support services, such as photocopying and duplication, equipment sales and leasing, computer repair, call center, and mailing services.

Daycare. Establishments primarily engaged in the care of infants or children, or in providing prekindergarten education. Terms commonly associated with this use include Head Start centers, nursery schools, preschool, and childcare center.

Financial institution. Establishments that provide financial services to the public and business, including depository and nondepository establishments.

Depository financial institution. Establishments that are primarily engaged in depository banking and are generally a state or federally chartered bank, credit union, or saving institution.

Nondepository financial institution. Establishments that are primarily engaged in short term lending, such as title loans, check cashing, deferred deposit loan, or similar type of businesses.

Hospital. A facility providing twenty four (24) hour medical services to the general public with a typical length of stay not exceeding one week. Terms commonly associated with this use may include: emergency room, surgical center, and maternity care.

Light service and repair. Establishments that primarily provide to the general public light assembly, minor service or repair of items completely within an enclosed space, generally in small quantities, not exceeding one hundred (100) pounds, not related to vehicle repair, not for wholesale and that do not emit noise, vibration, odors, or light beyond the enclosed space that would negatively impact surrounding properties and establishments. Products and items commonly associated with this use include jewelry, appliances, furniture, shoes, apparel, crafts, sewing, electronics, and computers.

Lodging. A commercial establishment providing temporary residence to the general public, with a temporary length of stay not exceeding thirty (30) days. Terms commonly associated with this use include bed and breakfast, hotel, motel, and inn.

Medical/dental office or clinic. Establishments primarily engaged in providing outpatient medical, dental, and other health services, including offices, clinics and laboratories for doctors of medicine, dentists, chiropractors, optometrists and other health practitioners, but not including activities defined by other uses such as community residential facility, neighborhood residential facility, and hospital.

Mortuary/funeral home. Establishments and facilities engaged in providing services to prepare deceased humans for burial, conduct autopsies, and arrange, conduct, and manage funeral services. Other activities associated with this use may include sale of burial and funeral items, storage of funeral vehicles, and a caretaker dwelling unit. A crematorium may be included with an approved conditional use permit.

Office. Establishments primarily engaged in conducting business executive, management, administrative, or clerical services; or vocational or professional training and instruction in business, language, commerce, or other similar activities not otherwise defined as an educational, recreation and instruction, or professional services use. On site sales may be conducted as an accessory use.

Personal services. Commercial establishments primarily engaged in providing services of a personal nature. Activities commonly associated with this use include:

Beauty and barber shops.
Clothing rental and tailoring.
Laundry/dry cleaning.
Massage therapy.
Portrait and photography.
Tanning salon.
Tattoo parlor.

Professional services. Commercial establishments primarily engaged in providing professional work to individuals or businesses in fields such as advertising, legal, insurance, real estate, finances, accounting, architecture, and engineering.

Restaurant. Establishments primarily engaged in the retail sale of prepared food and drinks for on site or immediate consumption. Terms commonly associated with this use include:

Bar.
Buffet.
Cafes.
Cafeteria.
Coffee shop.
Concession stand.
Diner.
Fast food.
Food stand.
Grill.
Luncheonette.
Restaurant.
Snack shop.

Self-storage. Enclosed facilities, typically divided into separately leased or rented compartments, intended for the storage needs of individuals, organizations, or businesses. Storage areas are not used for uses or activities (i.e., manufacturing, assembly, retail, office, residential) other than storage. Stored items are nontoxic, nonhazardous, and not intended for on site retail or wholesale. A dwelling may be included for on site management of the facility.

Vehicle repair. Establishments primarily engaged in the repair of vehicles within enclosed facilities, and may include towing and outside storage of vehicles repaired or to be repaired. Vehicle repairs commonly associated with this use include the following:

Bodywork and paint.
Brakes.
Electrical.
Engines.
Exhaust system.
Fuel.
Radiator.
Transmission.
Undercoating and rustproofing.
Upholstery.

Vehicle services. Establishments primarily engaged in providing vehicle services, except for vehicle repair, within enclosed facilities and vehicles are generally on site for less than one business day. Activities commonly associated with this use include:

Automotive diagnostics.
Automotive inspection.
Automotive lubricating service.
Car wash.
Detailing.
Emissions testing without repair.
Glass replacement.
Tires.
Window tinting.

2. Recreation and assembly:

Arts and recreation. Establishments primarily engaged in participant focused artistic, cultural, entertainment, or recreational activities and interests conducted within an indoor facility. Activities commonly associated with this use include amusement center, arcade, art gallery or studio, bowling center, fitness center, ball courts, gun range, and swimming pool.

Convention/reception center. Facilities of single or multiple buildings used for public gatherings of specific events, whether social, commercial, civic, religious, political, or educational. The facility is typically rented for individual events and may include restaurants or concessions. Activities commonly associated with this use include conventions, trade shows, seminars, speeches, and receptions.

Instruction and training. Establishments primarily engaged in personal or group instruction of cultural, sports, or recreational activities such as dance, gymnastics, martial arts, music, and similar activities.

Outdoor recreation. Facilities primarily intended for participant focused exercise, active physical fitness activities and other recreational activities conducted outdoors or within partially enclosed or screened facilities, where spectators are incidental. Activities commonly associated with this use include golf courses, minigolf, ball courts and fields, tracks, swimming pools, amusement parks, skateboard park, range, and model airplane parks.

Stadium/theater/auditorium. Facilities, generally including tiered seating, primarily intended for cultural, entertainment and athletic spectator events. Facilities may include concessions, and restaurants. Activities commonly associated with this use include arenas, movie theaters, live theaters, sporting events, stage productions, and concerts.

3. Retail:

Gas station. An establishment primarily engaged in the retail sale of fuel from fixed equipment into automobiles. Convenience items may also be sold.

General retail. An establishment, not defined elsewhere, that is engaged in providing goods to consumers for immediate purchase and removal from the premises. Service and repair activities, consistent with the light service and repair use, may be conducted as accessory uses. Products and terms commonly associated with this use include:

Apparel, shoe, and jewelry.
Art supplies.
Book and stationery.
Building, hardware, and garden materials and supplies.
Camera and photographic.
Electronic and computer.
Florists.
Food (grocery, bakery, health, diet, poultry, meat, dairy, vitamins, and convenience).
Furniture, furnishing, and appliance.
Gift, novelty, and souvenir.
Hobby, craft, toy, and game.
Medical supply.
Office supply.
Personal care.
Pet store.
Pets.
Pharmacy and drug.
Religious goods.
Secondhand and pawn.
Sporting goods and bicycles.
Tobacco and alcohol.
Variety stores.
Vehicle and equipment parts and supplies.

Kiosk, freestanding. A self-contained, unstaffed, and freestanding outdoor structure used for commercial activities such as banking or the retail sale of goods, and not directly associated with other uses on the property.

Shopping center/department store. An individual building, or group of buildings managed as a single property, containing multiple retail and commercial stores, departments, or functions and exceeds fifty thousand (50,000) square feet in combined floor area.

Vehicle sales and rental. An establishment primarily engaged in the display, sale, leasing, or rental of new or used automobiles, light trucks, vans, trailers, recreational vehicles, motorcycles, personal watercraft, utility trailers, all-terrain vehicles, and mobile homes.

E. Industrial:

1. Manufacturing and production:

Assembly. Establishments engaged in the assembly of goods from previously prepared materials and the production of handcrafted goods using hand tools and domestic scale equipment within enclosed structures. Activities do not create noise, odor, dust, vibration, or visual impacts or the potential for health problems on surrounding properties. Activities commonly associated with this use include candlemaking, ceramics studios, weaving, woodwork, glasswork, and leatherwork.

Fabrication. Establishments primarily engaged in the assembly, treatment, production, and packaging of products or parts in an enclosed building, typically in large quantities and predominantly from previously prepared materials. Activities do not include the use or storage of large volumes of flammable, toxic or explosive materials. The potential for noise, odor, dust, vibration or visual impacts and potential health problems is minimal or can be largely mitigated. Activities commonly associated with this use include vehicle assembly, bottling works, machine shops, metalworking, and paint shops.

Manufacturing. Establishments not defined elsewhere primarily engaged in the mechanical or chemical transformation of materials or substances, typically in large quantities, into new products or parts using power driven machines and materials

handling equipment. Activities may include the storage and use of large volumes of flammable, toxic or explosive materials needed in the manufacturing process. Significant noise, odor, dust, vibration, or visual impacts and potential health problems are often inherent with the use. Activities and terms commonly associated with this use include raw materials, asphalt, sawmills, cement, feed, fertilizer, paint, petroleum products, soap, and extruding metals.

Mining. Facilities and land used in the extraction, quarrying, initial production, and distribution, typically in large quantities, of minerals (solids, liquids, and gases), stone and other materials from its naturally occurring location in the earth, except for the removal of materials from a construction site. Activities commonly associated with this use include petroleum and natural gas wells, mines, sand and rock pits, quarries, and rock crushing.

2. Sales and service:

Commercial service and repair. Establishments primarily engaged in providing services to commercial and business establishments, service and repair items that generally exceed one hundred (100) pounds, or operations that may include minimal noise, vibration, odors, or light impacts. Activities are generally conducted indoors. Activities commonly associated with this use include commercial laundry, equipment rental and leasing, welding, machine shop, and printing/publishing.

Food and drink preparation. Establishments primarily engaged in the preparation and production of food items generally for off site consumption and/or sale by others. Activities commonly associated with this use include catering, wholesale bakery, packaging, and processing.

Heavy equipment sales and rental. Establishments primarily engaged in the sale or rental of automobiles, boats, recreational vehicles, and other equipment generally exceeding five hundred (500) pounds. A permanent building is required, however the majority of the product may be stored outside.

Research and development. Establishments primarily engaged in the research, development, testing and production of high technology electronic, industrial, medical, and scientific products. This use may also include the production of music and computer software.

Storage yards. Establishments primarily engaged in the exterior depository, stockpiling, or safekeeping of materials, products, vehicles, trailers, and equipment, and may include transportation of stored items and vehicle towing. This use does not include parking facilities intended for short term parking of operable vehicles.

Wholesale and warehouse. Establishments primarily engaged in storage, distribution, and selling products, supplies and equipment for retailers, contractors, professional businesses, or other wholesalers. Accessory uses commonly include assembly, outside storage, and contractor offices.

3. Transportation:

Aircraft transportation. Facilities that provide infrastructure and services for air travel, including all associated activities such as landing pads/strips, aircraft maintenance, aircraft storage, aircraft fueling, vehicle parking, air traffic control, public transportation, safety facilities, cargo operations, retail, and restaurants/concessions.

Parking facility. Private or commercial facilities, including drives, aisles and ramps, of one or more levels intended to provide parking as the principal use of the premises.

Passenger terminal/station. Facilities primarily engaged in handling, receiving and transferring transit (bus, light rail, commuter rail) passengers, and may include vehicle parking and accommodation for multiple modes of transportation.

Railroad facility. Nonpassenger facilities directly related to rail transportation, such as storage, fueling, maintenance and rail yards, but not including signage and signals.

4. Waste:

Refuse. Establishments primarily engaged in the collection of refuse for processing or destruction or in the operation of incinerators, waste treatment plants, landfills, or other sites intended for disposal.

Salvage. Establishments primarily engaged in processing discarded materials or equipment, such as metal, paper, tires, bottles, vehicles, machinery or glass, for reuse, recycling, selling, separating, dismantling, or preparing for shipment to others. (Ord. 2016-02, 4-19-2016)

Chapter 17.40: RESIDENTIAL ZONES

17.40.010: PURPOSE:

BK 10671 PG 1527

This chapter is established to provide standards and regulations, consistent with the city's general plan and the purposes and provisions of this title, for single-family residential areas in the city. This chapter shall apply to the following residential zones as established in chapter 17.20, "Zone Establishment", of this title: R-1.8, R-2.5, R-3, R-4, R-5, and R-M zones. Uses may only be conducted in residential zones in accordance with the regulations of this code. Allowed use (permitted and conditional), accessory use, temporary use and other associated use regulations may be found in chapter 17.18, "Uses", of this title. (Ord. 2016-05, 5-3-2016)

17.40.020: DEVELOPMENT AND DESIGN STANDARDS:

A. Development Review: Uses proposed in residential zones may only be established in conformance with development review procedures of the city. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in residential zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as otherwise allowed under state law.

B. Lot Area: The area of any lot in residential zones shall not be less than the minimum lot area requirement identified in the minimum lot area table below. Every portion of a parcel being subdivided shall be included as a lot or lots in the proposed subdivision plat, right of way or as common, limited common or private ownership.

Zone	Minimum Lot Area (Square Feet)
R-1.8	14,520
R-2.5	12,000
R-3	10,000
R-4	8,000
R-5	6,000
R-M	5,000

C. Lot Density: The maximum gross density (number of lots or primary dwelling units per acre) in any residential development in a residential zone shall not exceed the density shown in the lot density table below. The primary dwelling density of each area zoned R-M shall be determined, according to the densities established in the lot density table, with approval of a rezoning application per chapter 17.22, "Zoning Amendments", of this title and indicated on the official zoning map with a numerical suffix matching the approved density.

Zone	Maximum Gross Density
R-1.8	1 .8
R-2.5	2 .5
R-3	3
R-4	4
R-5	5
R-M-5	5
R-M-6	6

D. Lot Width And Frontage: Each lot or parcel in a residential zone shall have a minimum lot width not less than the dimension in the minimum width column of the lot width and frontage table below. The minimum lot width shall be measured at the minimum front yard requirement (see subsection F of this section) that shall be determined from a point which corresponds to the midpoint of the front lot line. Each lot or parcel shall abut the right of way line of a public street a minimum distance not less than the dimension in the frontage (standard) column of the lot width and frontage table below, except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall abut the right-of-way or landscaped open space a minimum distance not less than the dimension in the frontage (diverged) column.

Zone	Minimum Width	Frontage (Standard)	Frontage (Diverged)
R-1.8	90'	90'	50'
R-2.5	90'	90'	50'
R-3	85'	85'	50'
R-4	80'	80'	50'
R-5	75'	75'	50'
R-M-5	65'	65'	40'
R-M-6	60'	60'	40'

E. Lot Coverage: The area of lot, parcel or private ownership area in a residential zone covered by buildings shall not exceed the percentage identified in the lot coverage table below of the total lot, parcel or private ownership area.

Zone	Maximum Building Coverage
R-1.8	40%
R-2.5	40%

R-3	40%
R-4	40%
R-5	50%
R-M	60%

F. Yard Area: The yard area (setback) requirements below shall apply in all residential zones. Minimum yard areas are measured from the corresponding front, side and rear property lines of lots or from the boundaries of private ownership areas. A land use permit shall be obtained prior to the construction of any accessory building for which a building permit is not required. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks of the proposed accessory building and other information as needed shall be submitted for review. (Ord. 2016-05, 5-3-2016)

1. Main Buildings: Minimum yard area requirements for main buildings are as follows:

Zone	Front Yard (Interior And Corner Lots)	Garage Opening[1] (Front Or Street Side)	Front Yard (Cul-De-Sac Lots)	Side Yard (Standard)	Side Yard (Corner Lot Street Side)	Rear Yard (Interior Lot)	Rear Yard (Corner Lot)
R-1.8	30'	30'	25'	10'	30'	25'	10'
R-2.5	25'	30'	20'	10'	25'	25'	10'
R-3	25'	30'	20'	10'	25'	25'	10'
R-4	20'	25'	20'	8'	20'	20'	10'
R-5	20'	25'	20'	8'	20'	20'	10'
R-M-5	20'	25'	20'	8'	10'	20'	10'
R-M-6	20'	25'	20'	8'	10'	20'	10'

2. Accessory Buildings: Minimum yard area requirements for accessory buildings are as follows:

   a. Location: Accessory buildings may not be located between the front building line of a main building and the right-of-way that determines the front yard area.

   b. Side Yard: An accessory building may be located in a side yard, including a street side, if located no closer than the minimum side yard requirement for the main building pursuant to this subsection F, except that accessory buildings less than ten feet (10') in height and not containing habitable space may be located no closer than five feet (5') from the side property line.

   c. Rear Yard: An accessory building may be located in a rear yard no closer than three feet (3') from the side or rear property line or boundary and increased by one foot (1') for each foot of building height in excess of sixteen feet (16'), except that the setback shall be increased to no closer than five feet (5') from the side or rear property line or boundary when adjacent to a right-of-way, which shall be increased by one foot (1') for each foot of building height in excess of sixteen feet (16').

   d. Separation: All buildings shall be separated by a minimum distance of five feet (5').

3. Buildings Used To Shelter Animals: Buildings used for the housing or shelter of animals shall be located a minimum distance of forty feet (40') from any existing dwelling or neighborhood street right-of-way or, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right-of-way line.

4. Projections: The following may be erected on or projected into any required yard space in residential zones:

   a. Fences and walls in conformance with this Code.

   b. Agricultural crops and landscape elements, including trees, shrubs and other plants.

   c. Utility or irrigation equipment or facilities.

   d. Decks not more than two feet (2') high.

   e. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks, awnings or similar architectural features attached to the building and not enclosed by walls, extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.

   f. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building no greater than eight feet (8') wide and extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.

G. Parking And Access: Parking areas and vehicle access in residential zones shall meet the requirements of title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title, and title 10 of this Code (Traffic Code). A driveway may only directly access a collector or arterial street with approval of the Utah Department of Transportation ("UDOT") for UDOT streets or with approval of the City Engineer for City streets.

H. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply in residential zones. A permit shall be obtained from the Development Services Department prior to construction of any fence in a residential zone. A completed fence application form that includes a diagram showing the location and height of the proposed fence, and a description of the proposed fence shall be submitted for review by the Development Services Department. (Ord. 2016-05, 5-3-2016)

1. Utility Screening: In nonresidential developments, all mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles in nonresidential developments shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings. (Ord. 2017-22, 7-18-2017)

2. Incompatible Land Use Screening: Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.

3. Rear And Side Yard Fencing: A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.

4. Front Yard Fencing: A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in clear vision areas. A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.

5. Clear Vision: Landscape materials, except for mature trees that are pruned at least seven feet (7') above the ground, and fences shall be no greater than three feet (3') high within a ten foot (10') triangular area formed by the edge of a driveway and the street right-of-way line or within a thirty foot (30') triangular area formed by the right-of-way lines of intersecting streets. Lesser clear vision triangular areas may be approved by the City Engineer based on traffic speeds, flow, volumes and other traffic related variables.

6. Collector Street Fencing: Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right-of-way in a residential zone shall be constructed according to section 16.04.200 of this Code.

I. Architecture: The following exterior materials and architectural standards are required in residential zones:

1. General Architectural Standards:

   a. All building materials shall be high quality, durable and low maintenance.

   b. The exteriors of buildings in residential zones shall be properly maintained by the owners or owners' association.

   c. Signs shall meet requirements of title 16, chapter 16.36, "Sign Ordinance", of this Code and shall be constructed of materials that are consistent with the buildings they identify.

   d. Main buildings shall be no greater than thirty five feet (35') high.

2. Architectural Standards For Main Buildings:

   a. Main buildings shall be constructed with a minimum amount of brick or stone that is calculated by multiplying two (2) by the perimeter length of the foundation (including garage). (Ord. 2016-05, 5-3-2016)

   b. Main buildings shall be constructed with a majority of the roof to be a minimum roof pitch of three to twelve (3:12), except that main buildings of a contemporary design with a parapet wall enclosing the roof deck may be constructed with a lower roof pitch when done so in compliance with applicable building codes. (Ord. 2017-22, 7-18-2017)

   c. Residential main buildings shall include a minimum two car garage (minimum 22 feet by 22 feet, or an approved equivalent area).

d. The minimum total floor area, finished and unfinished, of any residential main building shall be two thousand four hundred (2,400) square feet.

e. Residential main buildings shall include architectural elements (i.e., main entrance, porch) that distinguish the side of the building oriented toward the front yard as the front of the house. The front of the house shall be accessible by a pedestrian from the adjacent right-of-way.

3. Architectural Standards For Accessory Buildings:

a. Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.

b. The footprint of accessory buildings in the R-2.5, R-3, R-4, R-5 and R-M Zones shall not exceed sixty percent (60%) of the footprint of the main building, including the footprint of an attached garage, except that the Planning Commission may approve a conditional use permit for an accessory building with a footprint that is greater than sixty percent (60%) but in no case shall exceed the footprint of the main building. In the R-1.8 Zone, the footprint of an accessory building, such as a barn or a stable, shall not exceed the footprint of the main building, except with a conditional use permit approved by the Planning Commission.

c. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:

(1) Openings (e.g., windows and doors) that are visible from the property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.

(2) The average wall height shall not exceed sixteen feet (16') above grade. (Ord. 2016-05, 5-3-2016)

d. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum three to twelve (3:12) roof pitch over a majority of the structure. (Ord. 2017-22, 7-18-2017)

e. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled planning commission meeting.

J. Landscaping:

1. The front and street side yards of single-family lots shall be fully improved and properly maintained with not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in lawn or other acceptable live plant material unless otherwise approved with a conditional use permit.

2. All collector street and other public and private park strips in residential zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the city unless otherwise allowed with development approval.

3. Where an adjacent park strip in a residential right of way is a minimum of five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip. Park strip trees shall be consistent with the "streetscape tree species for South Jordan City" list.

4. In developments that have a principal use other than single-family, detached, the following landscaping requirements shall apply:

a. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.

b. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sports or play areas, is required. At least thirty percent (30%) of all required trees shall be a minimum seven foot (7') evergreen. Deciduous trees shall be a minimum two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.

c. Curbed planters with two inch (2") or larger caliper shade trees and grass, shrubs or ground cover shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.

d. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.

e. All landscaped areas shall be curbed.

5. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights of way in the landscaping of the project and the urban trails system. Any area so included and perpetually preserved as open space may be counted toward required open space for the development. If approved by the city engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without approval of any entity or agency having jurisdiction over said waterways.

6. All required landscaping in yard areas and open spaces shall be installed prior to occupancy unless deferred pursuant to section 16.04.300, "Deferred Improvements", of this code.

7. Property owners shall properly irrigate and maintain all landscaped areas, including those in adjacent public rights of way that are not maintained by the city.

8. Required trees may not be topped and required landscape material may not be removed in residential zones without city approval.

9. Dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

K. Lighting:

1. A lighting plan shall be submitted with all new nonresidential developments in residential zones.

2. Lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.

3. Lighting fixtures in all developments that have a principal use that is not agricultural or residential shall be architectural grade and consistent with the architectural theme of the development.

4. Lighting fixtures on public property shall be approved by the city engineer.

L. Streets: Streets in residential zones shall meet the requirements of section 16.04.180, "Streets", of this code, except that private streets and gated communities are prohibited in residential zones unless otherwise provided for in this chapter. (Ord. 2016-05, 5-3-2016)

17.40.030: OTHER REQUIREMENTS:

A. Grading: All developments shall be graded as required by the development services department to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel.

B. Maintenance: All private areas of lots or parcels shall be properly maintained by the owners.

C. Phasing Plan: A project phasing plan shall be submitted for review at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the city.

D. Common Areas: All common area improvements in developments, including, but not limited to, buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, streetlights and signs not specifically dedicated to the city or accepted for ownership or maintenance by the city shall be perpetually owned and maintained by the property owners of the development or their agents through a special taxing district or owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the city.

E. Prior Created Lots: Lots or parcels of land that legally existed or were created by a preliminary or final plat approval prior to the establishment of a residential zone shall not be denied a building permit solely for reason of nonconformance with the requirements of this chapter.

F. Approval: Before building permits are issued, all projects shall have been approved according to the provisions and requirements of this code and the applicable plat recorded with the Salt Lake County recorder's office.

G. Open Space: Any open space provided within a subdivision to be jointly owned, maintained and preserved by a homeowners' association and/or special assessment area acceptable to the city shall be labeled and recorded as common area or as a perpetual open space easement. Private yard areas may not be counted as required open space. The city may determine the location of open space in a subdivision by considering topography, drainage or other land features. The city may require a cash bond or a letter of credit to guarantee installation of improvements.

H. Developer Requirements: Developers of projects that will include common area, private streets, shared private improvements, or shall otherwise include restrictive covenants shall submit a proposed declaration of conditions, covenants and restrictions ("CC&Rs") to the city for staff review. The CC&Rs shall be recorded concurrently with the final plat and, except where the city has agreed to and executed documents to guarantee the establishment of a special assessment area, shall include the following:

1. An opinion of legal counsel licensed to practice law in the state that the project meets requirements of state law.

2. Provisions for a homeowners' association, maintenance of all buildings, streets, sidewalks, other improvements and common areas, adherence to city conditions and standards applicable to the development at the time of approval, snow removal, and other items recommended by city staff and approved by the planning commission.

3. Language consistent with section 17.04.300 of this title. (Ord. 2016-05, 5-3-2016)

Chapter 17.62: OFFICE ZONE

17.62.010: PURPOSE:

This chapter is established to provide standards and regulations, consistent with the city's general plan and the purposes and provisions of this title, for office areas in the city. This chapter shall apply to the P-O zone, established in chapter 17.20, "Zone Establishment", of this title. Uses may only be conducted in the P-O zone in accordance with the regulations of this code. Allowed use (permitted and conditional), accessory use, temporary use, and other associated use regulations are found in chapter 17.18, "Uses", of this title.

A. P-O Zone: The purpose of the P-O zone is to provide areas where large and small scale offices and office parks can be located in the city. Smaller office developments should be harmoniously integrated with surrounding residential areas and serve as residentially compatible buffers to heavier uses such as commercial and industrial businesses and major roadways. Large office buildings should be well buffered from residential areas with landscaped open space. Buildings and signs should be coordinated with high quality materials and architecture. (Ord. 2016-02, 4-19-2016)

17.62.020: DEVELOPMENT AND DESIGN STANDARDS:

A. Development Review: Uses proposed in the P-O zone may only be established in conformance with the city's development review procedures of the city. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in the P-O zone. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as allowed under state law. Office condominiums may be approved in accordance with state law and city ordinances.

B. Area Requirements: The following area requirements shall apply in the P-O zone:

1. The minimum zone area shall be one acre.

2. The minimum project area in the P-O zone shall be one acre. "Project" is defined as any development in the OS zone for which an application has been submitted or approval has been granted for a preliminary plat or site plan.

3. There shall be no minimum lot area in the P-O zone.

C. Density: There is no restriction on the number of lots or parcels or the number of buildings on a lot or parcel, except as may be limited by other standards, regulations, or requirements of this title, in the P-O zone.

D. Lot Width And Frontage: No minimum lot width is required for lots in the P-O zone. Lots not fronting on a street must be accessible to the public via a recorded easement or right of way.

E. Yard Area: The following yard area requirements shall apply to lots or parcels in the P-O zone:

1. The following minimum yard area requirements apply to main and accessory buildings:

a. The required yard area for front, side, and rear yards shall extend a distance of twenty feet (20') away from and along a property line adjacent to the edge of a public right of way (back of sidewalk for a typical street cross section). An alternative edge line to be used for measuring the minimum yard area may be established where an atypical street cross section exists and when recommended by the development services director and approved by the planning commission.

b. The required yard area for front, side, and rear yards shall extend a distance of thirty feet (30') away from and along a property line adjacent to a residential or agricultural zone, except that the required yard area adjacent to residential or agricultural zones shall be twenty feet (20') per story for three-story or higher buildings.

BK 10671 PG 1533

2. The required yard area for a lot or parcel adjacent to a residential or agricultural zone, as required in subsection E1 of this section may be reduced if the adjacent residential or agricultural zoned property has a future land use designation that is not residential or agricultural and the reduction is approved by the Planning Commission with site plan review.

3. The following may be projected into any required yard area in the P-O Zone:

    a. Fences and walls in conformance to City codes and City ordinances.

    b. Landscape elements, including trees, shrubs and other plants.

    c. Minor utility or irrigation equipment or facilities.

    d. Decks not more than two feet (2') in height.

    e. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks or similar architectural features attached to a building that does not extend more than two feet (2') into a side yard area or four feet (4') into a front or rear yard area.

    f. Chimneys, fireplace keys, box or bay windows, or cantilevered walls attached to the building not exceeding eight feet (8') wide and extending not more than two feet (2') into a side yard or four feet (4') into a front or rear yard.

F. Parking And Access: Parking areas and access in the P-O Zone shall comply with title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title and title 10, "Vehicles And Traffic", of this Code.

G. Fencing, Screening, And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply to the P-O Zone: (Ord. 2016-02, 4-19-2016)

1. All mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings. (Ord. 2017-22, 7-18-2017)

2. The boundary of an office zone which is not in or adjacent to a public right-of-way and which is adjacent to a residential or agricultural zone shall be fenced with a six foot (6') high, decorative precast concrete panel or masonry fence as determined with development approval. A six foot (6') solid vinyl boundary fencing may be used in unusual circumstances such as when the office zone is adjacent to property which is master planned for nonresidential uses. A higher fence may be required or allowed in unusual circumstances. A building permit may be required for fences and walls according to applicable building codes. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined with development approval.

3. No wall, fence or screening material shall be erected between a street and a front or street side building line in the P-O Zone, except as required by subsection G1 of this section.

4. Landscape materials, except for mature trees that are pruned at least seven feet (7') above the ground, and fences shall be no higher than three feet (3') high within a ten foot (10') triangular area formed by the edge of a driveway and a street right-of-way line or within a thirty foot (30') triangular area formed by the right-of-way lines of intersecting streets.

H. Architecture: The following exterior materials and architectural standards are required in the P-O Zone:

1. Applicants for development approval shall submit for site plan review architectural drawings and elevations, exterior materials and colors of all proposed buildings. In projects containing multiple buildings, the applicant shall submit a design book that includes an architectural theme, features, exterior materials and colors governing the entire project shall be submitted.

2. All building materials shall be high quality, durable and low maintenance.

3. Exterior walls of buildings that are longer than sixty feet (60') in length shall have relief features at least four inches (4") deep at planned intervals.

4. All sides of buildings shall receive design consideration.

5. Signs shall meet requirements of title 16, chapter 16.36 of this Code and shall be constructed of materials which complement the buildings which they identify.

6. The maximum building height in the P-O Zone shall be six (6) stories or seventy feet (70'), whichever is less.

7. The exteriors of buildings in the P-O Zone shall be properly maintained by the owners.

I. Grading And Drainage: All developments shall be graded to comply with subsection 16.10.040E9 of this Code and as required by the Development Services Department to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel.

J. Landscaping: The following landscaping requirements and standards shall apply in the P-O Zone: (Ord. 2016-02, 4-19-2016)

1. A minimum of fifteen percent (15%) landscaped open space, which may include required landscaped yard areas, shall be provided with each development in the P-O Zone. (Ord. 2017-22, 7-18-2017)

2. The area of front, side, and rear yards along an adjacent property line and extending away from the property line a distance prescribed in the requirements of this subsection shall be landscaped with grass, trees, and other live plant material.

    a. The required yard landscape area for a yard adjacent to a residential or agricultural zone shall be not less than ten feet (10') for buildings not exceeding two (2) stories and shall not be less than twenty feet (20') for buildings with three (3) stories or more, except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.

    b. The required yard landscape area for a yard adjacent to a public right-of-way shall be twenty feet (20'), except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.

3. All areas of lots in the P-O Zone not approved for parking, buildings or other hard surfacing shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other live plant material in conjunction with a landscape plan for the development that has been designed and prepared by a landscape architect and approved by the Planning Commission.

4. A minimum of one (1) tree per five hundred (500) square feet, or part thereof, of required landscaped yard areas is required in the P-O Zone in addition to other trees required in this section. A minimum of thirty percent (30%) of required yard area trees shall be minimum seven foot (7') tall evergreens. Deciduous trees shall be minimum two inch (2") caliper. Deciduous and evergreen trees required in this section need not be equally spaced but shall be dispersed throughout the required yard areas on the site.

5. All collector streets and other public and private park strips in the P-O Zone shall be improved and maintained by the adjoining owners according to specifications adopted by the City unless otherwise allowed with development approval.

6. Trees shall not be topped and required landscape areas shall not be redesigned or removed in the P-O Zone without City approval. Property owners shall replace any dead plant material in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

7. The following landscaping requirements shall apply to parking areas:

    a. Curbed planters with two inch (2") or larger caliper shade trees and grass, shrubs or ground cover shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.

    b. Shade trees shall be planted in double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum thirty foot (30') intervals and no farther than six feet (6') from the parking area.

    c. Minimum five foot (5') landscaped planters shall be provided around building foundations except at building entrances, drive-up windows and loading and utility areas.

    d. All landscaped areas adjacent to parking areas shall be curbed.

8. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any areas so included and perpetually preserved may be counted toward required yard space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without written approval of any entity or agency having jurisdiction over said waterways.

9. All required landscaping shall be installed (or escrowed due to season) prior to occupancy.

10. All landscaped areas, including adjoining public right-of-way areas, shall be properly irrigated and maintained by the owners.

K. Lighting: The following lighting requirements shall apply in the P-O Zone:

1. Applicants for development approval shall submit a lighting plan, which shall include a photometric analysis.

2. Site lighting shall adequately light all parking areas, walkways, and common areas. Site lighting shall be designed and/or shielded to prevent glare on adjacent properties.

3. Lighting fixtures on private property shall be architectural grade and consistent with the architectural theme of the development.

4. Lighting fixtures on public property shall be architectural grade and consistent with a streetlight design approved by the City Engineer. (Ord. 2016-02, 4-19-2016)

17.62.030: OTHER REQUIREMENTS:

A. Private Covenants: Developer of a condominium project in an office zone shall submit a proposed declaration of covenants to the City Attorney for review, including an opinion of legal counsel licensed to practice law in the State that the condominium meets requirements of State law, and record the covenants with the condominium plat for the project.

B. Maintenance: All private areas in developments shall be properly maintained by the property owners.

C. Easements: Buildings may not be located within a public easement.

D. Phasing Plan: Applicants seeking development approval of a phased project shall submit for review at the time of plat or site plan approval a project phasing plan. Development shall be in accordance with the project phasing plan unless the City approves a revised project phasing plan.

E. Nonconforming Lots Or Parcels: Nonconforming lots or parcels of land which legally existed or were created by a preliminary or final plat approval prior to the establishment of the P-O Zone shall be brought into conformance with the requirements of this chapter prior to development. (Ord. 2016-02, 4-19-2016)

BK 10671 PG 1536

Exhibit E – Ordinance No. 2017-14-Z

ORDINANCE NO. 2017-14-Z

AN ORDINANCE AMENDING THE REVISED ORDINANCES OF THE CITY OF SOUTH JORDAN, UTAH AS AMENDED; CHANGING THE ZONING MAP FROM THE A-5 ZONE (AGRICULTURAL, 5 ACRE LOT) AND P-O ZONE (PROFESSIONAL OFFICE) TO THE R-M-6 ZONE (RESIDENTIAL-MULTIPLE) AND P-O ZONE (PROFESSIONAL OFFICE) ON PROPERTY GENERALLY LOCATED AT 10768 SOUTH RIVER HEIGHTS DRIVE; PETERSON DEVELOPMENT COMPANY, L.L.C. (APPLICANT).

WHEREAS, the City Council of the City of South Jordan ("City Council") has adopted the Planning and Zoning Code of the City of South Jordan (Title 17 of the South Jordan City Municipal Code) with the accompanying Zoning Map; and

WHEREAS, Applicant 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 PLZBA201700862, filed by Peterson Development Company, L.L.C., which is located generally at 10768 South River Heights Drive in the City of South Jordan, Utah, is hereby reclassified from the A-5 Zone (Agricultural, 5 acre lot) and P-O Zone (Professional office) to the R-M-6 Zone (Residential-multiple) and P-O Zone (Professional office) as described below and as depicted in Exhibit A:

Description of portion of property rezoned to the R-M-6 Zone:

A portion of the SE1/4 & SW1/4 of Section 17, Township 3 South, Range 1 West, Salt Lake Base & Meridian, located in South Jordan, Utah, more particularly described as follows:

Beginning at a point on the northerly line of THATCHER PARK Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder, located N0°11'01"E along the 1/4 Section line 852.51 feet from the South ¼ Corner of Section 17, T3S, R1W, S.L.B.& M.; thence N62°31'09"W along said plat 164.35 feet to the easterly right-of-way line of Bangerter Highway (State Road 154); thence Northeasterly along the arc of a 2,945.72 foot radius non-tangent curve (radius bears: N71°40'20"W) to the left 882.75 feet through a central angle

BK 10671 PG 1538

of 17°10'12" (chord: N9°44'34"E 879.45 feet) to a right-of-way marker; thence N0°10'57"E 50.34 feet to a right-of-way marker on the 1/4 Section line; thence N0°11'01"E along the 1/4 Section line and said right-of-way line 498.45 feet to the southwest corner of RIVER HEIGHTS COMMERCIAL Subdivision (Amended), according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence S89°43'02"E along said plat 600.60 feet; thence South 179.16 feet; thence S62°50'37"E 423.27 feet to the westerly line of JONES MEADOWS Subdivision Phase 4, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence along said plat and also along Phase 5 of said plat the following 2 (two) courses and distances: Southwesterly along the arc of a 2,990.50 foot radius non-tangent curve (radius bears: N66°27'00"W) to the right 204.92 feet through a central angle of 3°55'34" (chord: S25°30'46"W 204.88 feet); thence S27°28'34"W 1,342.33 feet to the north line of that Real Property conveyed to the City of South Jordan as described in Deed Book 9435 Page 9333 of the Official Records of Salt Lake County; thence N89°44'32"W along said deed 48.68 feet to the easterly line of said THATCHER PARK Subdivision; thence along said plat the following 3 (three) courses and distances: N28°45'05"E 30.57 feet; thence N27°28'51"E 95.51 feet; thence N62°31'09"W 320.70 feet to the point of beginning.

Contains: 25.90± acres

Description of portion of the property rezoned to the P-O Zone:

A portion of the SE1/4 of Section 17, Township 3 South, Range 1 West, Salt Lake Base & Meridian, located in South Jordan, Utah, more particularly described as follows:

Beginning at a point on the southerly line of RIVER HEIGHTS COMMERCIAL Subdivision (Amended), according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder, located N0°11'01"E along the 1/4 Section line 2,343.91 feet and S89°43'02"E 600.60 feet from the South ¼ Corner of Section 17, T3S, R1W, S.L.B.& M.; thence S89°43'02"E along said plat 465.50 feet; thence northeasterly along said plat and along the arc of a 2,948.00 foot radius non-tangent curve (radius bears: N73°44'39"W) to the left 283.54 feet through a central angle of 5°30'38" (chord: N13°30'02"E 283.42 feet) to the southeast corner of HARVEST VILLAGE AT SOUTH JORDAN Subdivision Phase 1, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence S89°43'16"E along said plat 43.12 feet to the westerly line of JONES MEADOWS Subdivision Phase 4, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence southwesterly along said plat and along the arc of a 2,990.50 foot radius non-tangent curve (radius bears: N79°24'49"W) to the right 676.62 feet through a central angle of 12°57'49" (chord: S17°04'05"W 675.18 feet); thence N62°50'37"W 423.27 feet; thence North 179.16 feet to the point of beginning.

Contains: 3.26± acres

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.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 21 DAY OF November, 2017 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	___	X	___	___
Bradley Marlor	X	___	___	___
Donald Shelton	X	___	___	___
Tamara Zander	___	X	___	___
Christopher Rogers	X	___	___	___

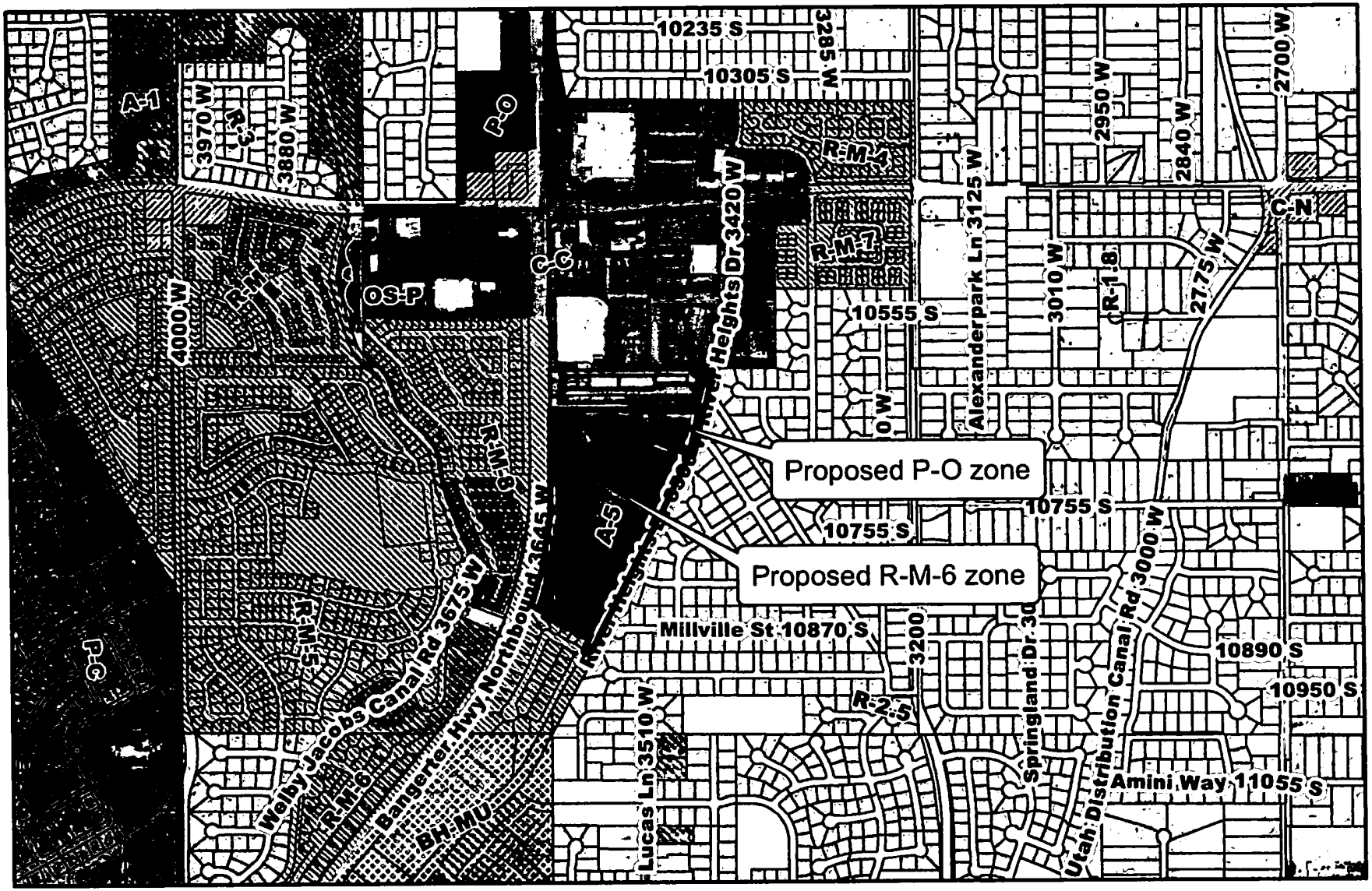
Mayor: _____
David L. Alvord

Attest: _____
City Recorder

City of South Jordan CORPORATE Seal State of Utah

Approved as to form:

_____
Office of the City Attorney



Legend

STREETS

PARCELS

Exhibit 'A' - Zoning Map

City of South Jordan

0 335 670 1,340 2,010 2,680 Feet

Aerial Imagery
2016

10

12886984
11/15/2018 03:11 PM $0.00
Book - 10730 Pg - 7351-7366
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH JORDAN
1600 W TOWNE CENTER DR
SOUTH JORDAN UT 84095-8265
BY: NPP, DEPUTY - WI 16 P.

When recorded, please send to:

City of South Jordan
Attn: City Recorder
1600 West Towne Center Drive
South Jordan, Utah 84095

Affected Parcel(s): 27-17-400-046 and 27-17-378-003

ADDENDUM #1 TO DEVELOPMENT AGREEMENT

This Addendum #1 to Development Agreement (this "Addendum") is made between the City of South Jordan, a Utah municipal corporation (the "City"), and Peterson Development Company, LLC, a Utah corporation (the "Developer").

WHEREAS, the City and the Developer entered into that certain Development Agreement, dated April 24, 2018, regarding the development of real property owned by Developer in South Jordan, Utah and more specifically described in the Development Agreement;

WHEREAS, the City and the Developer desire to amend the Development Agreement as set forth herein; and

THEREFORE, the City and the Developer agree to amend the Development Agreement as follows:

1. The capitalized terms in this Addendum have the same meaning as used in the Development Agreement, unless otherwise noted.

2. The Exhibit B of the Development Agreement is deleted in its entirety and replaced with the attached Exhibit B.

3. The Developer may install an eight-foot masonry or tilt up/precast concrete fence along Bangerter Highway consistent with the specifications shown in Exhibit 1.

4. The residential units on the Property shall meet the definition of "housing for older persons" as defined in the Fair Housing Act, specifically for a development intended and operated for occupancy by persons 55 years of age or older.

5. The pool, clubhouse, and pickle ball court shall be constructed during Phase 1A and Phase 1B, and must be complete before the City will issue a building permit for any building in Phase 2B.

6. The Developer shall complete the detention basin in the open space at the southeast corner of the Property during Phase 1A, and shall complete the landscaping of the open space before the City will accept the public improvements of Phase 2B.

7. The roads and sidewalks shall be built according to the City's adopted Construction Standards and Specifications.

When recorded, please send to:

City of South Jordan
Attn: City Recorder
1600 West Towne Center Drive
South Jordan, Utah 84095

Affected Parcel(s): 27-17-400-046 and 27-17-378-003

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4. The residential units on the Property shall meet the definition of "housing for older persons" as defined in the Fair Housing Act, specifically for a development intended and operated for occupancy by persons 55 years of age or older.

5. The pool, clubhouse, and pickle ball court shall be constructed during Phase 1A and Phase 1B, and must be complete before the City will issue a building permit for any building in Phase 2B.

6. The Developer shall complete the detention basin in the open space at the southeast corner of the Property during Phase 1A, and shall complete the landscaping of the open space before the City will accept the public improvements of Phase 2B.

7. The roads and sidewalks shall be built according to the City's adopted Construction Standards and Specifications.

8. A six-foot masonry or tilt up/precast concrete wall shall be constructed along River Heights Drive.

9. All other provisions of the Development Agreement remain in full force and effect, other than any provisions that conflict with the terms of this Addendum.

This Addendum is effective on the date that the last party executes this Addendum as indicated by the date stated under that party's signature line.

THE CITY OF SOUTH JORDAN

By: Gary L. Merrill
Its: City Manager
Date: 11/14/2018

Approved as to form:

Office of the City Attorney

State of Utah)
:ss
County of Salt Lake)

The foregoing instrument was acknowledged before me this 14 day of November 2018, by Gary L. Merrill, the City Manager of the City of South Jordan, on behalf of the City.

NOTARY PUBLIC
MELANIE EDWARDS
Commission No. 698737
Commission Expires
JANUARY 29, 2022
STATE OF UTAH

Notary Public

PETERSON DEVELOPMENT COMPANY, LLC

By: Barrett Peterson
Its: Manager
Date: 11/6/18

State of Utah)
)ss.
County of Salt Lake)

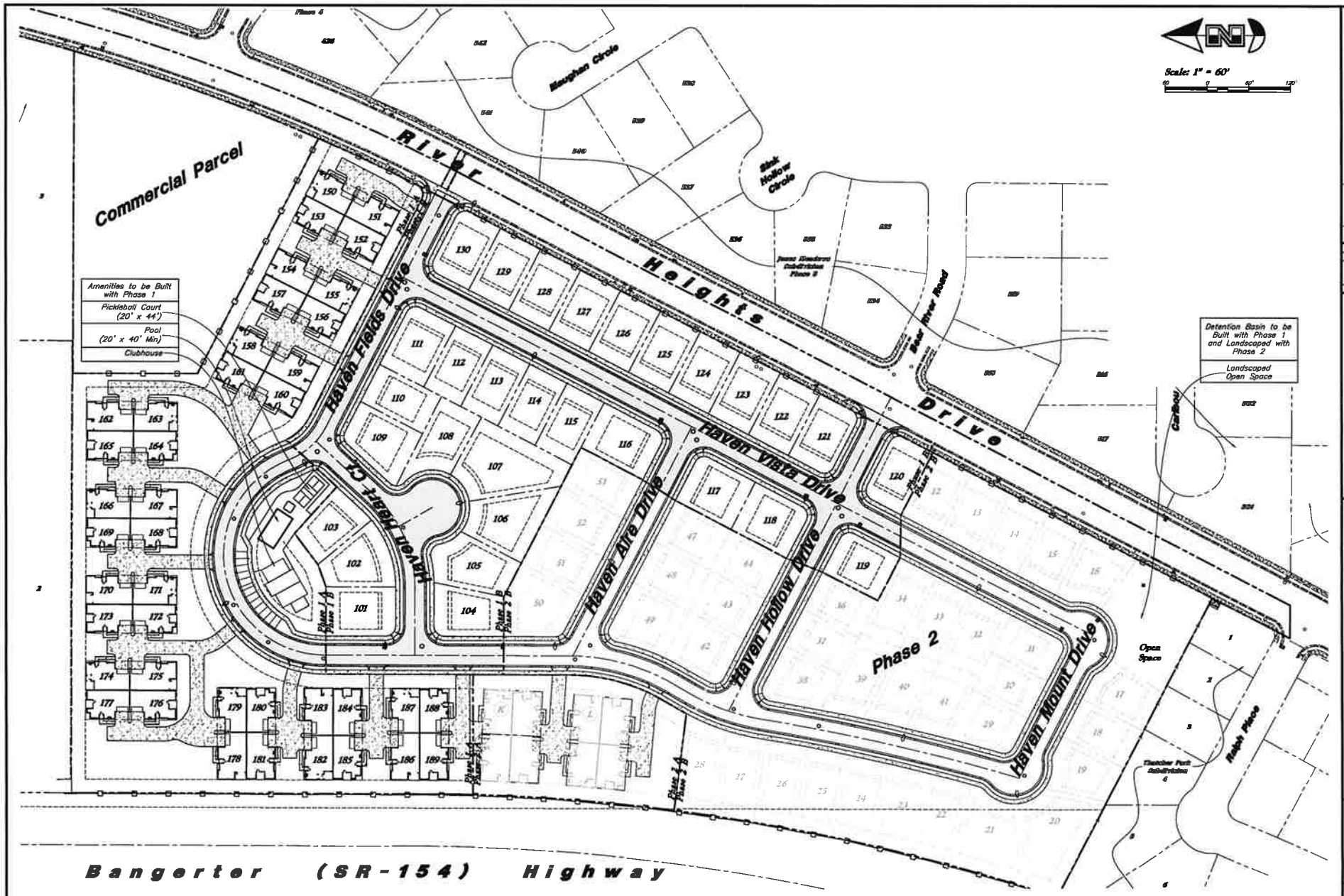
The foregoing instrument was acknowledged before me this 6th day of November, 2018, by Barrett Peterson, its Manager of Peterson Development Company, LLC.

Notary Public

VICTOR BARNES
Notary Public State of Utah
My Commission Expires on:
November 20, 2019
Comm. Number: 685971

EXHIBIT B

(Updated Concept Plan)



Designed by: KK
Drafted by: KK
Client Name: Peterson Development
18-035 EX 05

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWEngineering.net

Overal Site Plan

Haven @ Harvest Village

River Heights Drive
South Jordan, Utah

22 Oct, 2018

SHEET NO.
EX 05



Legend

Planting Areas with Trees, Shrubs, Colorful Perennials, and Ornamental Grasses. All Planting Areas Shall Have a Layer of Weed Barrier with Decorative Rock. Decorative Rock Shall be Earthy Tone Colors. Decorative Landscape Boulders (2-4' Dia.) Shall be Incorporated into Planting Areas in Groupings. All Plant Material Shall be Watered by an Automatic Irrigation System. Drip Irrigation Method Shall be Used in all Plant Material. See Conceptual Plant List for Potential Plant Material That Could be Used

Lawn Area - Lawn Areas Shall be Planted with Water Conservative Sod and Irrigated with Water Efficient Popup Rotary Nozzle Sprayheads

Proposed Trees (River Heights Drive: Street Trees 1 Tree per 25 l.f.)

Scale: 1" = 60'

Plant List

Deciduous Trees
- Spring Snow Flowering Crabapple
- Canada Chokecherry
- Eastern Redbud
- Crimson Sentry Maple
- Flowering Pear
- Flowering Cherry
- Red Hot Wing Maple
- Little Leaf Linden
- Zelkova
- Goldenrain Tree

Evergreen Trees
- Austrian Pine
- Limber Pine
- Norway Spruce
- Sky Rocket Juniper
- Blue Atlas Cedar
- Vanderwolfe Pine

Perennials
- Variegated Iris
- English Lavender
- Russian Sage
- Daylily
- Catmint
- Daisies
- Candytuft
- Salvia
- Black Eyed Susan
- Gaura
- Penstemon

Deciduous Shrubs
- Ivory Halo Dogwood
- Golden Privet
- Purple Leaf Sandcherry
- Gold Drop Potentilla
- Diablo Ninebark
- Butterfly Bush
- Rosy Glow Barberry
- Crimson Pygmy Barberry
- Mugo Pine
- Spirea Varieties
- Spreading Yew
- English Laurel
- Alpine Currant
- Meidiland Roses
- Burning Bush
- Golden Privet
- Gro-low Sumac
- Japanese Boxwood
- Blue Chip Juniper
- Kelseyi Dogwood
- Red Drift Rose

Ornamental Grasses
- Blue Oat Grass
- Blue Fescue Grass
- Karl Forester Grass
- Little Blue Stem Grass
- Shenandoah Switch Grass
- Hameln Fountain Grass

Designed By: KR
Drafted By: KR
Client Name: Peterson Development
19-025 LS

ANDERSON WAHLEN & ASSOCIATES

Overall Conceptual Landscape Plan

Haven @ Harvest Village

River Heights Drive
South Jordan, Utah

27 Jun, 2018

SHEET NO.
L1.0

UPPER LEVEL FLOOR PLAN

SCALE

916 SQ. FT.

1/4" = 1'-0"

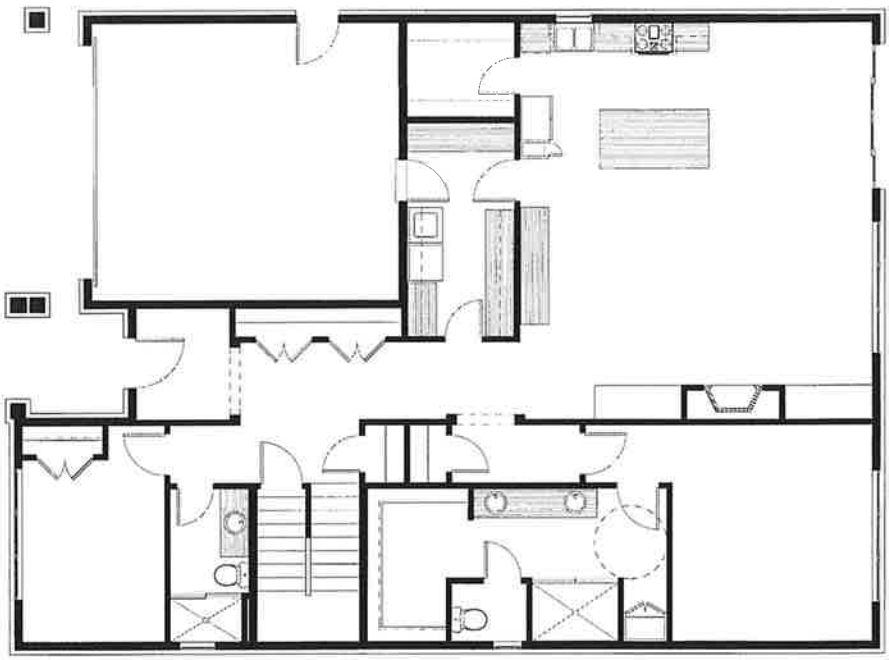


MAIN LEVEL FLOOR PLAN

SCALE

1,263 SQ. FT.

1/4" = 1'-0"



SHEET

Haven Court
Unit One

HIGHLAND GROUP

447 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84106 (801) 322-4153

DRAWN BY
PROJECT ENG
DATE
REV



FRONT ELEVATION·1 ·HAVEN·

0 4 2 0 8 16

HIGHLAND GROUP
801.277.4433 ▪ highland-group.com
4471 Highland Drive ▪ Salt Lake City

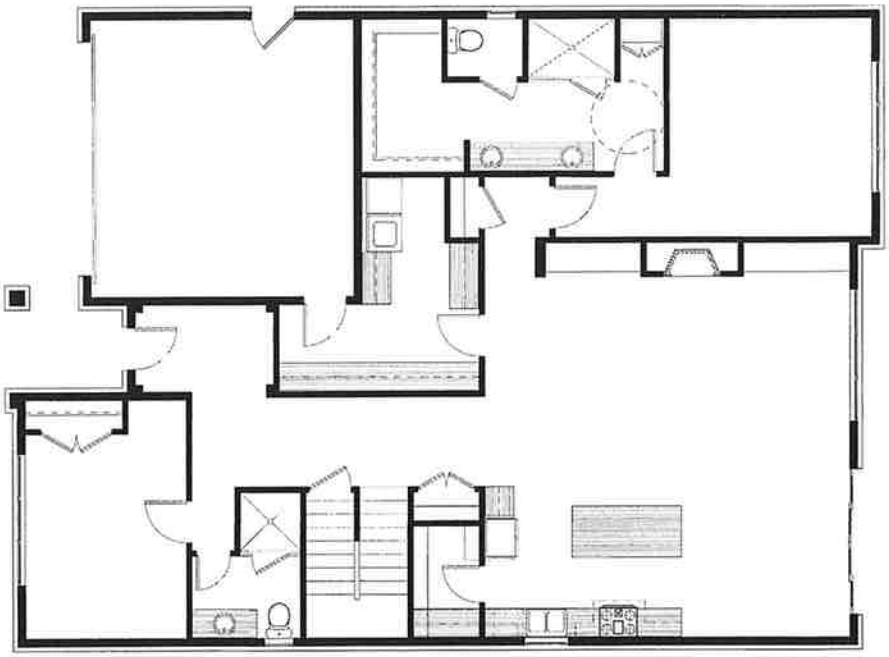
UPPER LEVEL FLOOR PLAN

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



MAIN LEVEL FLOOR PLAN

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



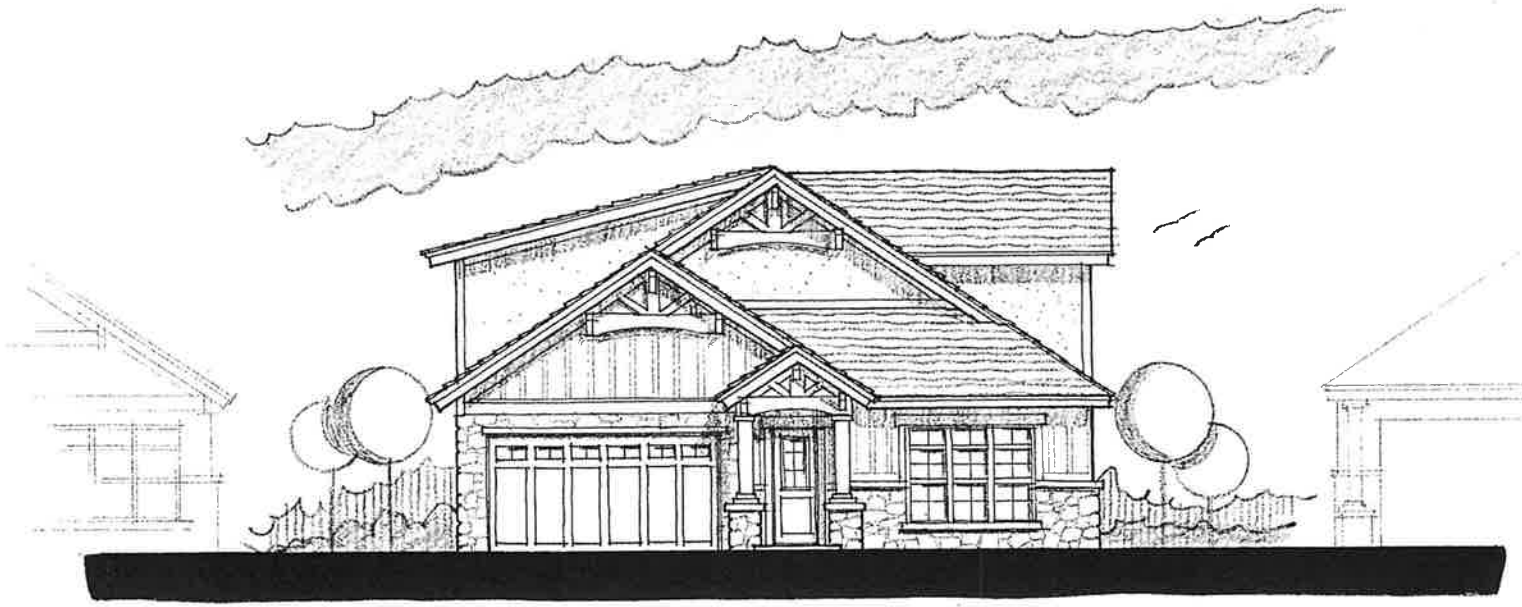
SHEET

Haven Court
Unit Two

HIGHLAND GROUP

4472 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84124 (801) 272-4424

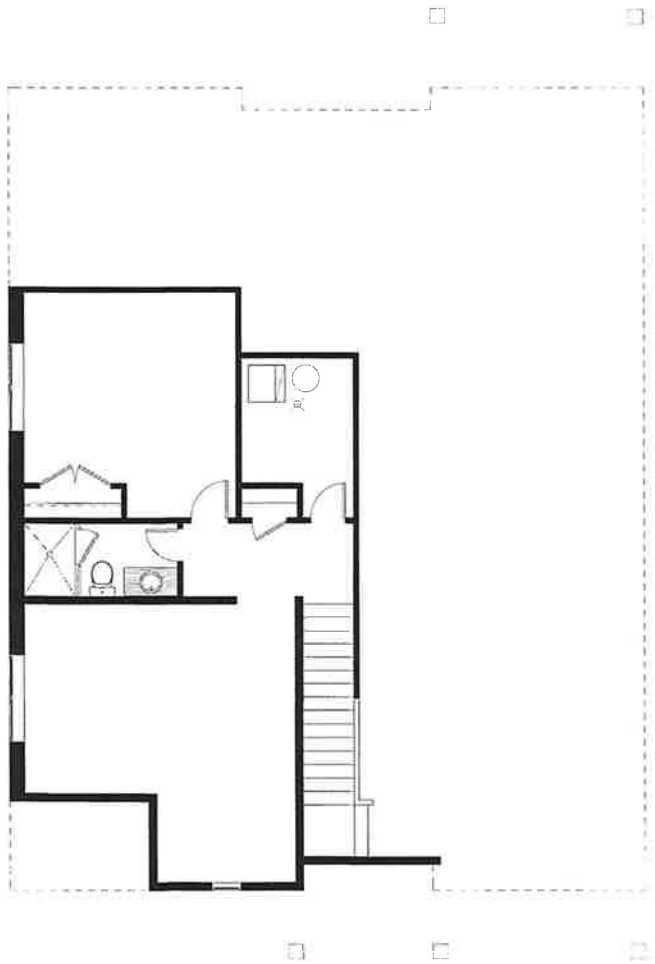
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REV.



FRONT ELEVATION · 2 ·HAVEN·

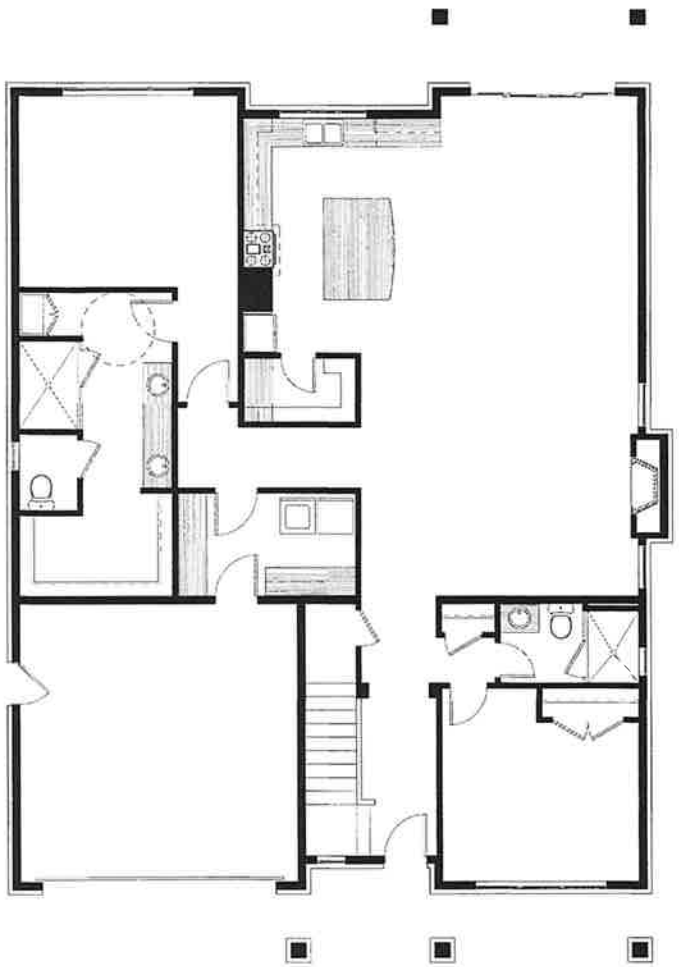
8 4 2 0 8 16

HIGHLAND GROUP
801.277.4433 ▪ highland-group.com
4471 Highland Drive ▪ Salt Lake City



UPPER LEVEL FLOOR PLAN — 904 SQ FT

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



MAIN LEVEL FLOOR PLAN — 1,945 SQ FT

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

HIGHLAND GROUP

Haven Court
Unit Three

SHEET



FRONT ELEVATION·3 ·HAVEN·

8 4 2 0 8 16

HIGHLAND GROUP
801.277.4433 ■ highland-group.com
4471 Highland Drive ■ Salt Lake City

UPPER LEVEL FLOOR PLAN

SCALE

535 SQ. FT.

1/4" = 1'-0"



MAIN LEVEL FLOOR PLAN

SCALE

1552 SQ. FT.

1/4" = 1'-0"



SHEET

Haven Court
Unit Four

HIGHLAND GROUP

DRAWN BY
PROJECT ENG.
DATE
REV.

4472 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84124 (801) 277-4453



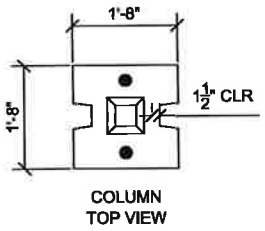
FRONT ELEVATION · 4 · HAVEN ·

0 4 2 0 8 16

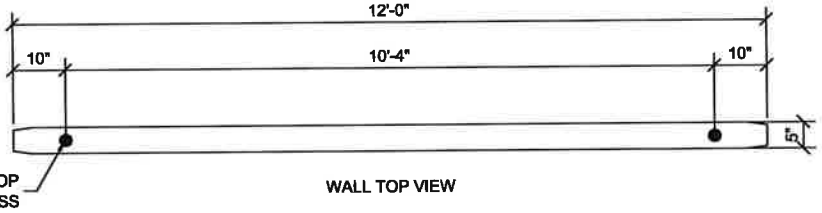
HIGHLAND GROUP
801.277.4433 ▪ highland-group.com
4471 Highland Drive ▪ Salt Lake City

EXHIBIT 1

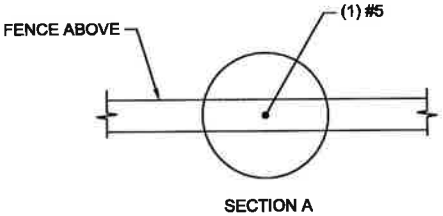
(Specifications for eight-foot masonry or tilt up/precast concrete wall)



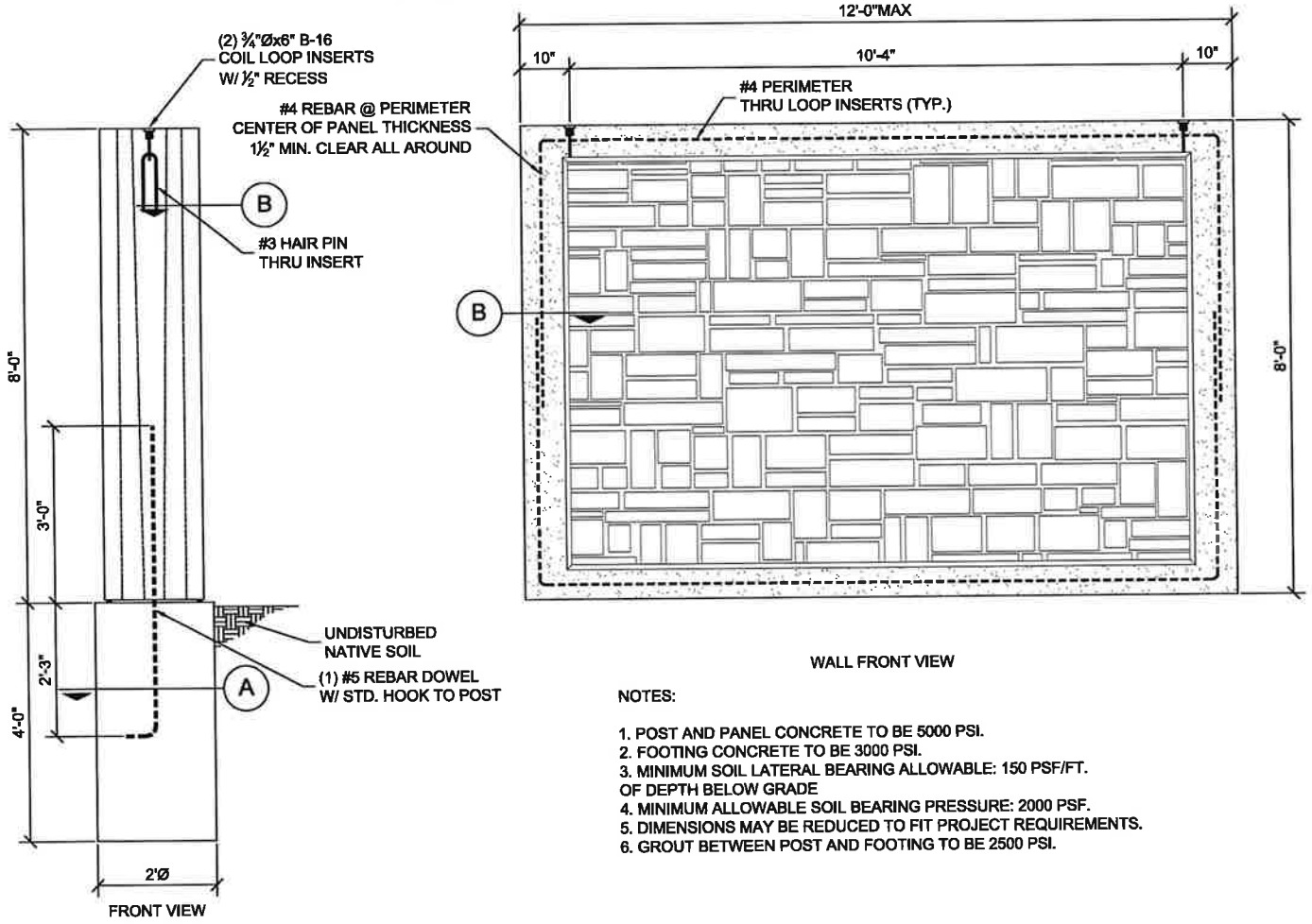
COLUMN
TOP VIEW



WALL TOP VIEW

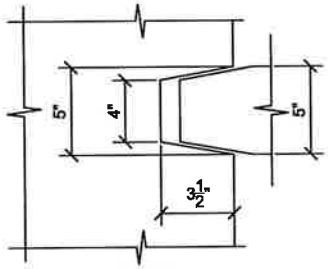


SECTION A



FRONT VIEW

WALL FRONT VIEW



SECTION B

NOTES:

1. POST AND PANEL CONCRETE TO BE 5000 PSI.
2. FOOTING CONCRETE TO BE 3000 PSI.
3. MINIMUM SOIL LATERAL BEARING ALLOWABLE: 150 PSF/FT. OF DEPTH BELOW GRADE
4. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.
5. DIMENSIONS MAY BE REDUCED TO FIT PROJECT REQUIREMENTS.
6. GROUT BETWEEN POST AND FOOTING TO BE 2500 PSI.

TYP. 8' PANEL, PIER & POST

CONCRETE	
f'c = 5,000 PSI	f'ci = 2,500 PSI
SLUMP: 4"-9"	FPU: N/A
FINISH: PATTERN	MIX: TBD
WEIGHT: 150 LBS. PCF.	AIR: 5%
VOLUME: TBD	SHIPPING WT: TBD

WELL PRECAST
16500 SOUTH 500 WEST
BLUFFDALE, UTAH 84065
PHONE: (801) 571-5041
FAX: (801) 676-0115

SHEET TITLE:	CHECKED BY:
SOUND WALL	R.B.
DRAWN BY:	SHEET #
J.A.	F-4.2
DATE: 3-1-10	

Damir Drozdek

From: michael wahl <wahlmd@yahoo.com>
Sent: Wednesday, March 31, 2021 3:26 PM
To: Damir Drozdek
Subject: Re: Public Hearing for proposed subdivision

Thank you for the clarification. However, it does not change my opinion as I believe the parking spots approved for Rushton Meadows are significantly inadequate. Plus for the city to not allow parking on certain streets for non-residents - though tax dollars go for snow removal and upkeep on those streets - is unsatisfactory. If this is an issue here, then it will probably be an issue elsewhere. The ones making out are the towing companies who are regularly taking cars away. Also those houses that were built not even five years ago and then torn down for the Bangerter ramp seems irresponsible when the ramp was in the long-term plans for the city. Nothing personal, but I question the planning for the area.

Thank you

Michael Wahl

> On Mar 31, 2021, at 2:45 PM, Damir Drozdek <DDrozdek@sjc.utah.gov> wrote:
>
> Hello Michael,
> I am curious to know if you are aware that the proposed development is across the Bangerter highway from you? I wonder if this changes anything in regards to the proposed development?
> Thanks,
>
> Damir Drozdek
> Sent from my iPhone
>
>> On Mar 30, 2021, at 6:55 PM, michael wahl <wahlmd@yahoo.com> wrote:
>>
>> Hello Damir -
>>
>> I received a notice for comments on the proposed subdivision since our home is near the development site. I am writing to have my comments included in the record.
>>
>> I am against this development. My primary reason is that the Rushton Meadows neighborhood has woefully inadequate parking and more units nearby will create more issues. The city deemed a permit is required showing a vehicle on certain streets in the area must prove the owner lives on that immediate street. I don't believe public streets supported by tax revenues should be able to discriminate against who can park on certain streets. I believe the city assisted the Rushton Meadows developer by allowing more units to be built without adequate parking considerations. Because of this, I will not support this or any other developments in the area.
>>
>> Michael Wahl
>> 3683 W Golden Sky Lane

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 04/13/2021

Issue: **ASHCROFT ACRES**
PRELIMINARY SUBDIVISION PLAT
Address: 10696 South 1055 West
File No: **PLPP202100074**
Applicant: Charles Judd

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

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Ashcroft Acres preliminary subdivision plat, File No. PLPP202100074.

ACREAGE:	Approximately 5 acres
CURRENT ZONE:	R-1.8 (Single-Family Residential, 1.8 lots per acre)
CURRENT USE:	Single-family residence and vacant parcels
FUTURE LAND USE PLAN:	AP (Agricultural Preservation)
NEIGHBORING ZONES/USES:	North – A-5 / Vacant raw land South – A-5 / Single-family residence West – R-1.8 / Single-family residential subdivision East – A-5 / 1055 West street

STANDARD OF APPROVAL:

Once all application requirements have been met, redline corrections made, revised plans and plat submitted and City staff approval given, the preliminary subdivision plat application will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with [C]hapter 16.04 of [Title 16]. 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:

The proposed development is a single-family residential subdivision. It is located at 10696 S. 1055 W. and consists of nine lots and one storm water detention basin parcel. Lots in the

subdivision will range in size from approximately 14,500 sq. ft. to 30,000 sq. ft., and the detention basin parcel is roughly 12,000 sq. ft. The subdivision will be accessed from 1055 West street which the City Council has designated as a "historic route." Due to this designation, no major road improvements on 1055 West (i.e. road widening, curb/gutter and sidewalk) will be constructed with the project.

The Planning Commission already approved the preliminary plat on March 12, 2019. The preliminary plat approval was set to expire the following year unless the final subdivision plat was approved[1]. Due to various circumstances, the final subdivision plat approval was not granted and after the City Engineer approved a one-time, one-year extension, the preliminary plat approval expired on March 12, 2021. The plat never received a full approval due to issues including timing problems, boundary line issues, disputes with the County Recorder's Office, and infrastructure improvement issues with South Valley Sewer District. At this time, the applicant is confident that he can now mobilize the equipment, start working on the improvements, pay the remaining fees and record the plat.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The project is located in the R-1.8 Zone. It meets the Planning and Zoning, as well as the Subdivision and Development Code requirements of the Municipal Code.
- The civil plans were approved by the City Engineer on March 5, 2021.
- City Code 16.10.070 states the following:

  "A preliminary subdivision plat approval shall remain valid for one year from the date of approval. If a final subdivision plat is not approved within one year from the date of preliminary approval, the preliminary plat shall automatically expire. Expired preliminary subdivision plats shall return to the Planning Commission for a new preliminary subdivision plat approval with possible updated standards and/or requirements."

Conclusion:

- The proposed preliminary subdivision plat application meets the City Code requirements and thus should be approved.

Recommendation:

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

[1] For a final subdivision plat to be considered "approved," all parties required to sign the plat must have signed the plat, and the plat must be ready to record at the Salt Lake County Recorder's Office.

ALTERNATIVES:

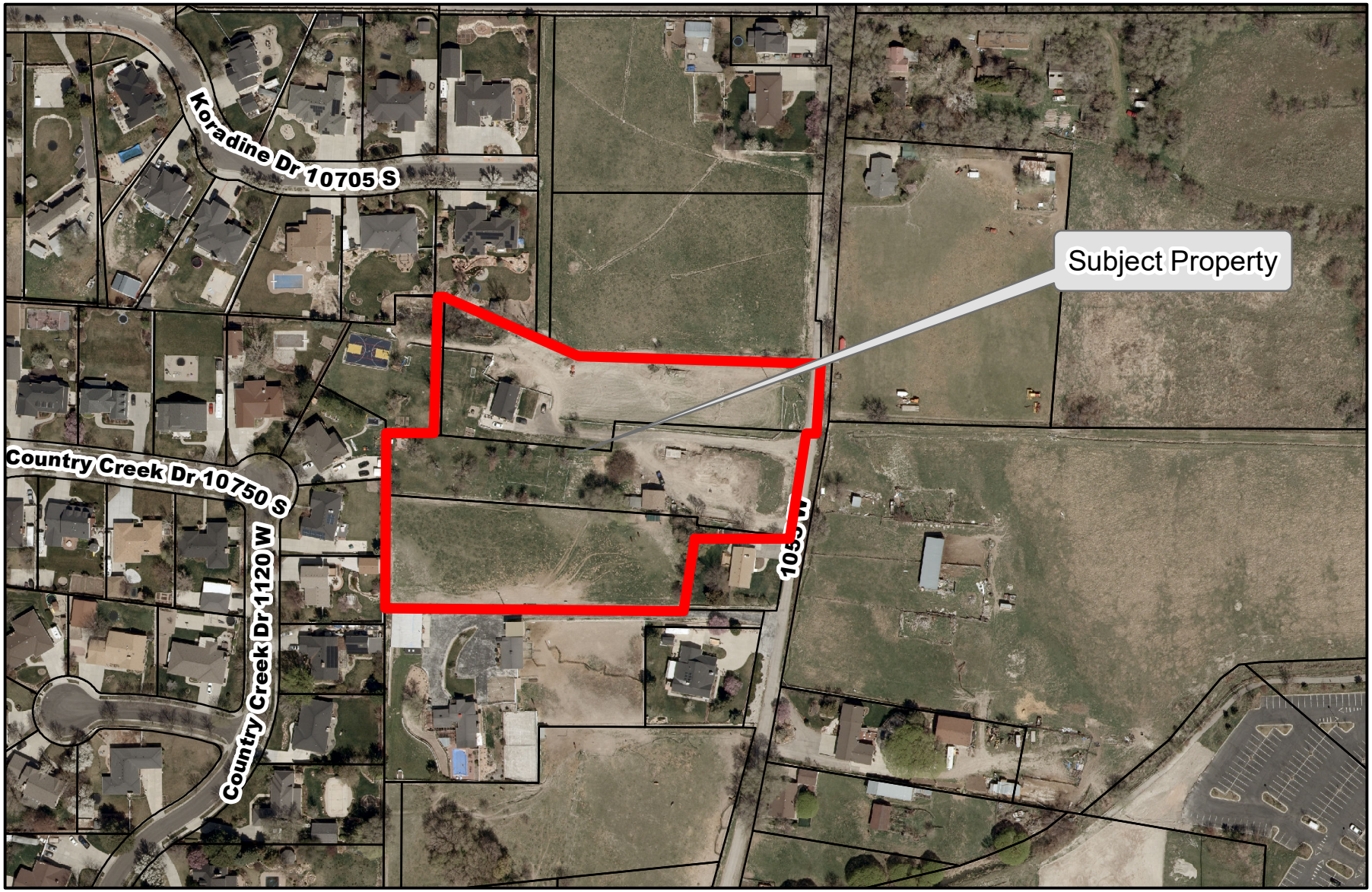
- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Preliminary Subdivision Plat
- Site Plan
- Grading and Drainage Plan
- Utility Plan
- Original PC Staff Report
- Meeting Minutes
- Extension Letter
- Letters from the neighbors regarding a ditch



Damir Drozdek, AICP
Planner III, Planning Department



Legend

STREETS

PARCELS

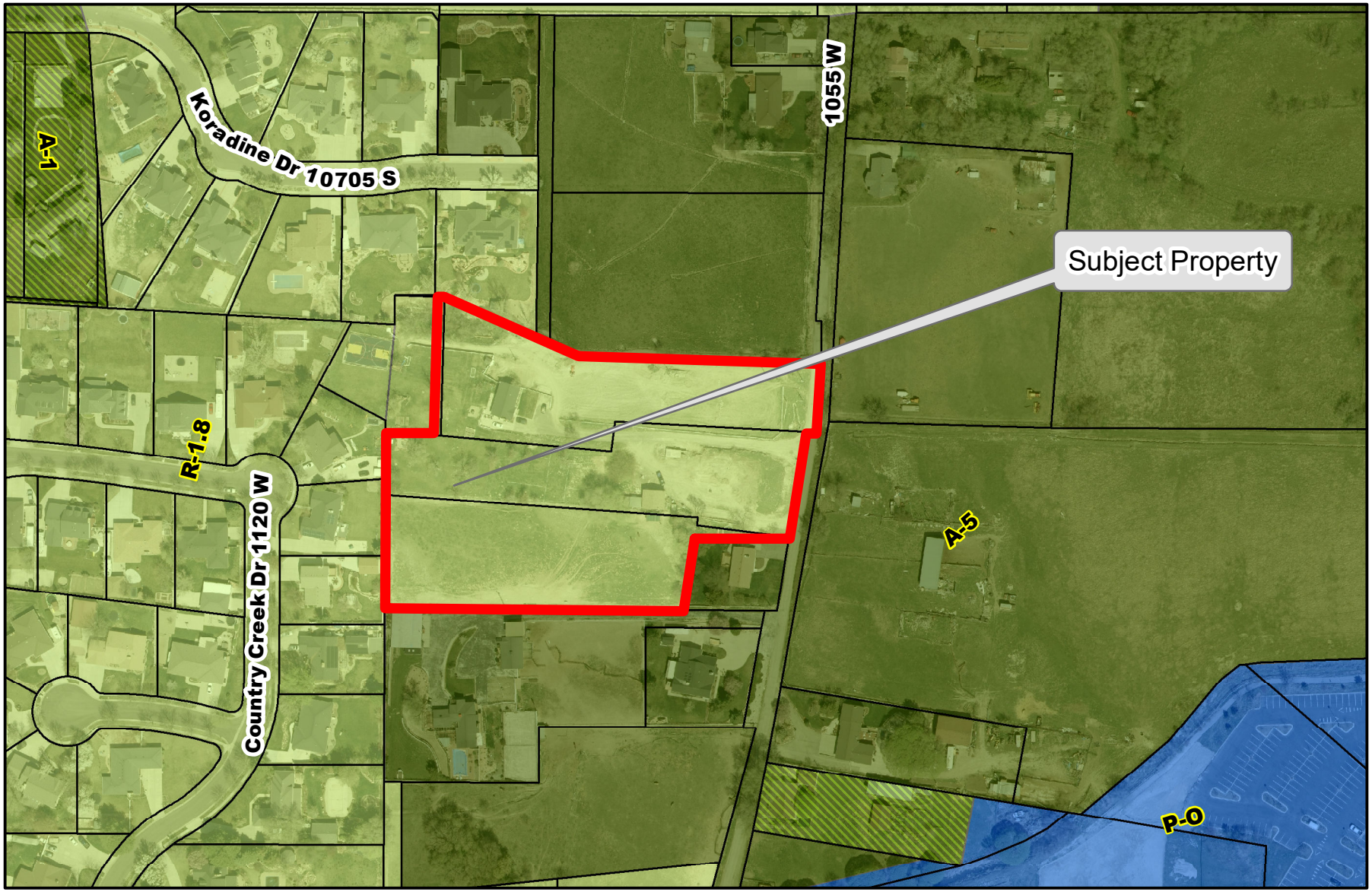
Aerial Map

City of South Jordan

0 65 130 260 390 520 Feet

Aerial Imagery
2020

ESRI



Legend

STREETS

PARCELS

Zoning Map

City of South Jordan

0 65 130 260 390 520 Feet

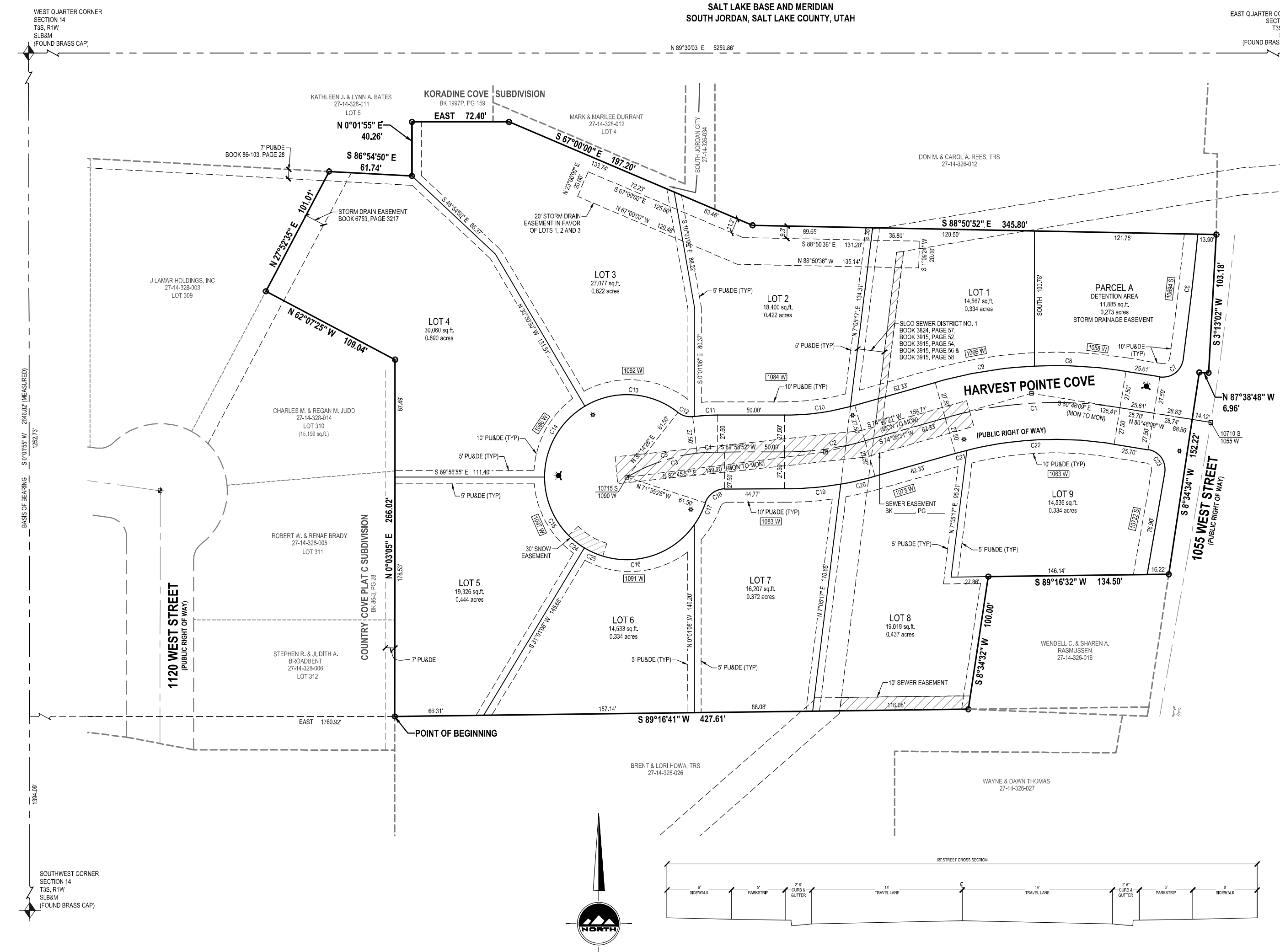
Aerial Imagery
2020

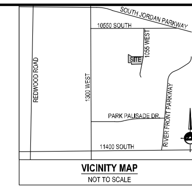
ESRI

ASHCROFT ACRES SUBDIVISION

ALSO AMENDING LOT 310 OF COUNTRY COVE PLAT C SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH





VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACE IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- STREET LIGHT
- FIRE HYDRANT
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE

SOUTH JORDAN CITY PLAT NOTES
1. Owners and potential purchasers of property legally described by this plat (the "property") are advised to familiarize themselves with all notes, lot information, easements and other pertinent information contained with this plat and also with any conditions, covenants and restrictions (CC&R) documents recorded against the property. Failure to adhere to these notes, easements, CC&R's or other documents recorded against the land could result in financial losses to or changes in expected property use of the property owner. Property owners and purchasers are responsible to review and be in compliance with all notes, easements, CC&R's, and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended.
2. Many areas in South Jordan City have ground water problems due to high or fluctuating water table. Approval of this plan does not constitute representation by the city that building at any specified elevation will solve groundwater problems, in any.
3. The owner certifies that the title report dated ______________, which was prepared by ______________ was provided to owner's surveyor and that the plat shows all easements and encumbrances listed in said title report.
4. Finish floor elevation on each lot will not exceed 4' above the tbc elevation across the frontage of the lot.
5. Approval of this plat by South Jordan City does not mean that individual lot drainage to a road or retention facility is assured. Development and grading may necessitate swales and other drainage facilities to protect individual properties. Approval of this plat also does not constitute representation by the City that swales or other drainage facilities are appropriate and maintained nor that drainage from adjacent properties is prevented.
6. Lots 1, 2, and 3 to maintain 20' storm drain easement and pipe facilities located in the rear of these lots. Lot 3 to maintain natural pond location within its lot.
7. Parcel A to be maintained by owner of Lot 1 of this subdivision.
8. No farm animals allowed on Lot 4 of this subdivision.
9. Lot 9 to front onto Harvest Pointe Cove

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	300.00'	131.54'	25°07'20"	S86°40'11"W	130.49'
C2	219.00'	60.67'	15°52'21"	N82°02'42"E	60.48'
C3	130.89'	70.90'	31°02'14"	S74°27'46"W	70.04'
C4	130.89'	15.22'	6°39'44"	S86°39'00"W	15.21'
C5	130.89'	55.68'	24°22'29"	S71°07'53"W	55.27'
C6	2000.00'	94.23'	2°41'58"	N6°39'15"E	94.22'
C7	15.00'	23.88'	91°13'37"	N53°37'03"E	21.44'
C8	327.50'	68.50'	11°59'05"	N86°45'41"W	68.38'
C9	327.50'	75.09'	13°08'16"	S80°40'39"W	74.93'
C10	191.50'	49.78'	14°53'35"	N82°32'05"E	49.64'
C11	158.39'	16.92'	6°07'17"	S86°55'14"W	16.91'
C12	15.00'	11.76'	44°55'20"	S74°13'12"E	11.46'
C13	61.50'	73.79'	68°44'58"	N86°08'01"W	69.45'
C14	61.50'	63.80'	59°26'25"	S29°46'18"W	60.98'
C15	61.50'	63.36'	59°01'57"	S29°27'54"E	60.60'
C16	61.50'	92.24'	85°55'51"	N78°03'12"E	83.83'
C17	61.50'	18.26'	17°00'42"	N26°34'56"E	18.19'
C18	15.00'	18.82'	71°54'18"	S54°01'44"W	17.61'
C19	246.50'	42.21'	9°48'44"	N85°04'30"E	42.16'
C20	246.50'	26.07'	6°03'37"	N77°08'20"E	26.06'
C21	272.50'	8.76'	1°50'30"	S75°01'46"W	8.76'
C22	272.50'	110.72'	23°16'50"	S87°35'26"W	109.96'
C23	15.00'	23.74'	90°40'18"	N35°26'00"W	21.34'
C24	61.50'	15.04'	14°00'34"	S51°58'35"E	15.00'
C25	61.50'	15.04'	14°00'34"	S65°59'09"E	15.00'

DEVELOPER
CHARLES JUDD
2028 FORT UNION BLVD, SUITE 102
SALT LAKE CITY, UTAH 84121
801-942-3757

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Recorders Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at the southwest corner of an entire tract of land described in that Special Warranty Deed recorded as Entry No. 11210253 in the office of the Salt Lake County Recorder at a point on the east line of Country Cove Plat C Subdivision recorded as Entry No. 4215125 in Book 86-3 at Page 28 in the Office of said Recorder said point being South 00°01'55" West 1,252.73 feet (Deed = South 1251.28 feet) along the section line and East 1,760.92 feet (Deed = 1761.0 feet) from the West Quarter Corner of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running:

thence North 00°03'05" East 266.02 feet along said east line to an interior corner of said Lot 310;
thence North 62°07'25" West 109.04 feet (Deed = 109.06 feet) along the southwesterly boundary of an entire tract of land described in that Quit Claim Deed recorded as Entry No. 11400577 in the office of said Recorder to the northwesterly boundary of said Lot 310;
thence along the boundary of said Lot 310 and along the boundary of said entire tract, the following (4) four courses:
North 27°52'35" East 101.01 feet;
South 86°54'50" East 61.74 feet (Deed = 61.761);
North 00°01'55" East 40.26 feet;
East 72.40 feet (Deed = South 87°55'27" East) and an easterly extension thereof to intersect the northern boundary of an entire tract of land described in that Special Warranty Deed recorded as Entry No. 11210254 in the office of said Recorder
thence Easterly along said boundary the following(2) two courses:
South 67°00'00" East 197.20 feet (Deed = South 67°26'50" West 197.54 feet);
South 88°50'52" East 345.80 feet (Deed = South 88°14' West 346.4 feet) to a point on the west line of 1055 West Street;
thence South 03°13'02" West 103.18 feet along said west line;
thence North 87°38'48" West 6.96 feet along said west line;
thence South 08°34'34" West 152.22 feet along said west line to intersect a southerly boundary of said entire tract described in Entry No. 11210253;
thence along the boundary of said entire tract the following (2) two courses:
South 89°16'32" West 134.50 feet (Deed = South 89°40' West 134.50 feet);
South 08°34'32" West 100.00 feet (Deed = South 8°58' West) to a point on an existing fence line as called for in a Boundary Line Agreement, Entry No. ______________;
thence South 89°16'41" West 427.61 feet along said fence line as called for in said Boundary Line Agreement to the point of beginning.

Contains 222,260 Square Feet or 5.102 Acres or 9 Lots and 1 Parcel

DATE

PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

Known all by these presents that we / I, the undersigned owner (s) of the described tract of land above, having caused the same to be subdivided into lots and streets to be hereafter known as:

ASHCROFT ACRES SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use, and warrant, defend, and save the City harmless against any easements or other encumbrance on the dedicated street which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

In witness whereof we / I have hereunto set aside our hand (s) this ______ day of ______________ A.D., 20______.

Name:
Title:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH }S.S.
County of Salt Lake

On the ______ day of ______________ A.D., 20______ personally appeared before me, the undersigned Notary Public, in and for said County of ______________ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the ______________ of ______________ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: ______________

NOTARY PUBLIC RESIDING IN ______________ COUNTY.

SOUTH VALLEY SEWER DISTRICT NOTES:
1. THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY SEWER SERVICE TO THE PROPERTY OR ANY APPROVAL OF SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.
2. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

Dominion Energy Utah - Note:
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PU&DE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

SHEET 1 OF 1
PROJECT NUMBER : 6047
MANAGER : BAM
DRAWN BY : JWJ
CHECKED BY : KFW
DATE : 3/2/21

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM
LAYTON Phone: 801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

EASEMENT APPROVAL

CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
DOMINION ENERGY CO.	DATE
COMCAST	DATE

BOARD OF HEALTH APPROVAL
APPROVED THIS ______ DAY OF ______________, 20______, BY THE BOARD OF HEALTH
SALT LAKE COUNTY HEALTH DEPARTMENT

ASHCROFT ACRES SUBDIVISION
ALSO AMENDING LOT 310 OF COUNTRY COVE PLAT C SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

RECORD OF SURVEY
ROS NO.: ______ S-
COUNTY SURVEYOR REVIEWER DATE

SOUTH VALLEY SEWER DISTRICT APPROVAL
APPROVED THIS ______ DAY OF ______________, 20______, BY THE SOUTH VALLEY SEWER DISTRICT
SOUTH VALLEY SEWER DISTRICT MANAGER

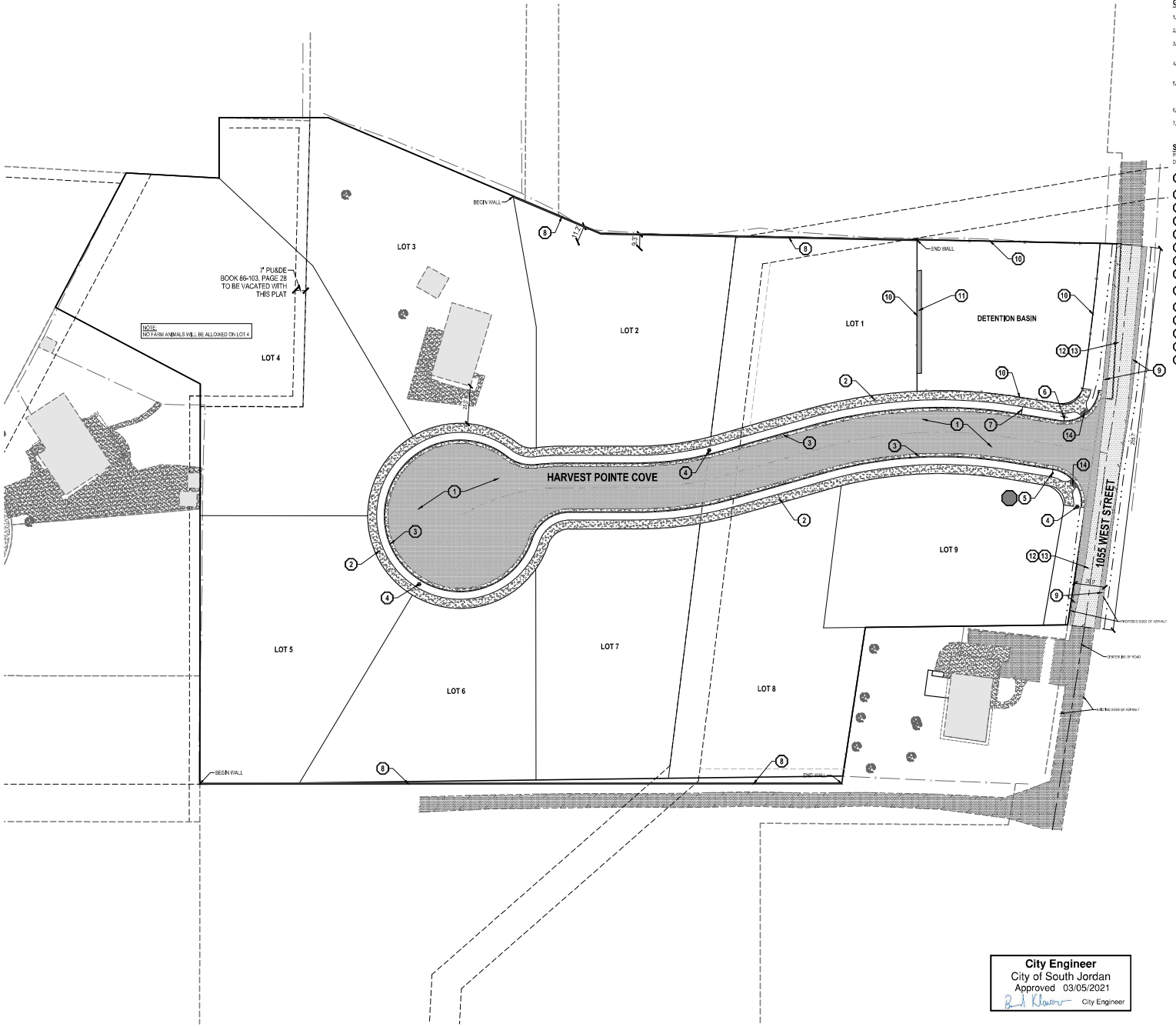
CITY PLANNER
APPROVED THIS ______ DAY OF ______________, 20______, BY THE CITY PLANNER.
CITY PLANNER

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

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS ______ DAY OF ______________ A.D.,20____.
ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS ______ DAY OF ______________ A.D.,20____.
ATTEST: CITY CLERK MAYOR

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



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. ASPHALT PAVEMENT: 3.5" THICK ASPHALTIC CONCRETE WITH 10" UNTREATED BASE COURSE WITH MIRAFI 140N FABRIC PER GEOTECHNICAL REPORT AND DETAIL 10/C-602.
2. 5" THICK CONCRETE SIDEWALK PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
3. 30" TYPE "A" CURB AND GUTTER PER APWA STANDARD PLAN NO. 205 AND SPECIFICATIONS.
4. INSTALL CAT. 4 STREET LIGHT PER SOUTH JORDAN CITY STANDARDS & SPECS.
5. "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS.
6. INSTALL STREET NAME SIGNS
7. INSTALL "NO OUTLET SIGN (AS REQUIRED BY SOUTH JORDAN CITY)
8. 6' DECORATIVE MASONRY WALL
9. ASPHALT PAVEMENT PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS AND DETAIL 12/C-602. MAKE SURE ROAD IS 20' WIDE MINIMUM.
10. INSTALL 6' TALL VINYL FENCE.
11. INSTALL 2' ROCK RETAINING WALL.
12. APPLY TACK COAT PER SOUTH JORDAN CITY STANDARD PLAN 3010 AND DETAIL 12/C-602.
13. 2" OVERLAY PER SOUTH JORDAN CITY STANDARD PLAN 3010 AND DETAIL 12/C-602.
14. INSTALL HANDICAP RAMP PER SOUTH JORDAN CITY STANDARDS & SPECS.

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

City Engineer
City of South Jordan
Approved 03/05/2021
City Engineer

BENCHMARK

WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

ELEV = 4407.77'

811 Know what's below, Call before you dig.

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

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:
CHARLES JUDD
2028 FORT UNION BOULEVARD, SUITE 102
SALT LAKE CITY, UTAH 84121
CONTACT:
CHARLES JUDD
PHONE: 801-362-3757

ASHCROFT ACRES SUBDIVISION

10696 SOUTH 1055 WEST
SOUTH JORDAN, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
04/02/21
STATE OF UTAH

SITE PLAN

PROJECT NUMBER	PRINT DATE
6047	3/2021
DRAWN BY	CHECKED BY
J. SMITH	B. MORGAN
PROJECT MANAGER	
B. MORGAN	

C-200



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 4XXX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTORS FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
15. PER GEOTECHNICAL REPORT, SUBSURFACE DRAINS ARE RECOMMENDED FOR FLOORS THAT EXTEND BELOW THE ORIGINAL GROUND SURFACE.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

1. RCP CLII STORM DRAIN LINE OR APPROVED EQUAL. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
2. CATCH BASIN PER APWA STANDARD PLAN NO. 315 AND SPECIFICATIONS.
3. CLEAN OUT WITH GRATE PER APWA STANDARD PLAN NO. 331 AND SPECIFICATIONS.
4. RIP RAP, D50=12", 18" DEEP PER SPECIFICATIONS. PLACE RIPRAP WITH THE FOLLOWING MINIMUM DIMENSIONS: 6' WIDE AND 6' IN LENGTH.
5. SLOPE TO EXISTING GROUND WITH MAXIMUM 2:1 SLOPE.
6. 2' ROCK RETAINING WALL
7. 2.66" ORIFICE PLATE PER DETAIL 1/C-601 AND SPECIFICATIONS. INSTALLED ON EAST SIDE OF BOX.

XXXX.XX NOTE: SPOT ELEVATIONS SHOWN REPRESENT FINISH GRADE WHEN HOME CONSTRUCTION IS COMPLETE. CONTOURS REPRESENT GRADES TO BE CONSTRUCTED WITH ROADWAYS.

⟹ EXISTING FLOW PATH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
HORZ 1 inch = 30 ft.

City Engineer
City of South Jordan
Approved 03/05/2021
City Engineer

BENCHMARK
WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
ELEV = 4407.77'

811 Know what's below. Call before you dig.
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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:
CHARLES JUDD
2026 FORT UNION BOULEVARD, SUITE 102
SALT LAKE CITY, UTAH 84121
CONTACT:
CHARLES JUDD
PHONE: 801-942-3757

ASHCROFT ACRES SUBDIVISION

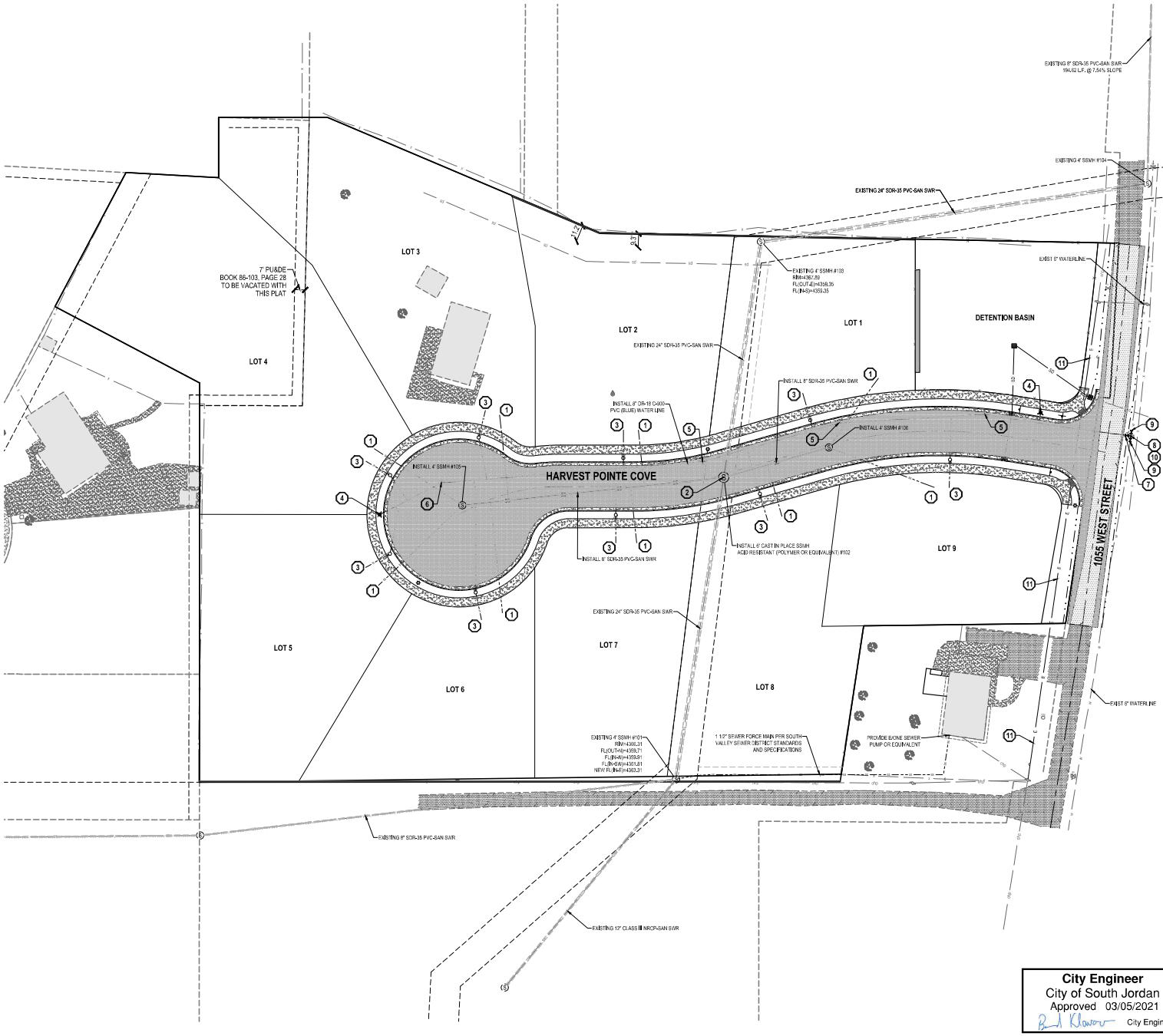
10696 SOUTH 1055 WEST
SOUTH JORDAN, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
04/02/21
STATE OF UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 6047
PRINT DATE: 3/2021
DRAWN BY: L. SMITH
CHECKED BY: B. MORGAN
PROJECT MANAGER: B. MORGAN

C-300



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

1. SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, INSTALLATION AND TRENCHING PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
2. CONNECT TO EXISTING SEWER MAIN PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
3. 1" CULINARY WATER SERVICE LATERAL AND WATER METER PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
4. FIRE HYDRANT ASSEMBLY COMPLETE (CLOW MEDALLION OR MUELLER CENTURION A-423) PER SOUTH JORDAN CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
5. 8" 11.25° BEND WITHRUST BLOCK PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS
6. 8" 22.5° BEND WITHRUST BLOCK PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS
7. 8" GATE VALVE PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS
8. 8" TEE WITHRUST BLOCK PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS
9. 8" TO 6" REDUCER AND 6" GATE VALVE PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS
10. CONNECT TO EXISTING CULINARY WATER LINE PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
11. UNDERGROUND POWER LINE. COORDINATE WITH LOCAL POWER COMPANY.

City Engineer
City of South Jordan
Approved 03/05/2021
City Engineer

BENCHMARK
WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
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SALT LAKE CITY, UTAH 84121
CONTACT:
CHARLES JUDD
PHONE: 801-942-3757

ASHCROFT ACRES SUBDIVISION

10696 SOUTH 1055 WEST
SOUTH JORDAN, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
04/02/21
STATE OF UTAH

UTILITY PLAN

PROJECT NUMBER: 6047
PRINT DATE: 3/2021
DRAWN BY: L SMITH
CHECKED BY: B. MORGAN
PROJECT MANAGER: B. MORGAN

C-400

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 03/12/2019

Issue: **ASHCROFT ACRES SUBDIVISION**
PRELIMINARY SUBDIVISION PLAT
Address: 10700 S. 1055 W.
File No: SUB-2016.01
Applicant: Charles Judd, J Lamar Holdings, Inc.

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

Staff Recommendation (Motion Ready):

- **Approve** the Ashcroft Acres preliminary subdivision plat, File No. SUB-2016.01.

ACREAGE:	Approximately 5 acres
CURRENT ZONE:	R-1.8 (Single-Family Residential, 1.8 lots per acre)
CURRENT USE:	Single-family residence
FUTURE LAND USE PLAN:	RURAL (Rural Residential, up to 1.8 lots per acre)
NEIGHBORING ZONES/USES:	North – A-5 / Vacant raw field South – A-5 / Single-family residence West – R-1.8 / Single-family residential subdivision East – A-5 / 1055 West street

STANDARD OF APPROVAL:

Once all application requirements have been met, redline corrections made, revised plans and plat submitted and city staff approval given, the preliminary subdivision plat application will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with chapter 16.04 of this title. 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:

The proposed subdivision is located at approximately 10700 South 1055 West. The City Council designated 1055 West street as a "Historical Route" with Resolution R2015-18 on March 17, 2015. The road cross-section was also adopted that includes 20 feet of paved road surface within the right-of-way

(ROW) and drainage swales on both sides of the road. The swales are located outside of the ROW and are privately owned and maintained. There is no sidewalk or curb and gutter on this road.

As previously mentioned, the proposed subdivision will be accessed by 1055 West. It will contain nine (9) lots and one (1) parcel. The road (Harvest Pointe Cove) coming off 1055 West will transition into a standard city road (55-foot ROW) including curb/gutter, parkstrip and sidewalk. The road surface is 28 feet wide. The road will terminate in a cul-de-sac with a sufficiently wide turnaround to meet the City standards and requirements. Sidewalks along the road will terminate at the intersection of 1055 West and Harvest Pointe Cove.

Parcel A is a storm water detention pond that is proposed to be fenced off by a six-foot-tall vinyl fence on its east, south and west boundary, and by a six-foot-tall masonry wall on the north boundary. Parcel A will be privately owned and maintained, and will not be landscaped because it will be completely screened from view by fences. Harvest Pointe Cove is a public street and will include all of the standard public infrastructure (e.g. street lights and signage). A portion of the existing 1055 West street will be dedicated to the City, but no significant changes or improvements will be made to 1055 West.

The developer will construct a six-foot decorative masonry wall along the entire south boundary of the subdivision (lots 5-8). The developer will also construct a masonry wall along the north boundary of lots 1 and 2. City Code does not require fencing along the west subdivision boundary.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The proposed development is located in the R-1.8 zone. The zone allows for up to 1.8 lots per acre. The Ashcroft Acres subdivision will have density of 1.76 lots per acre.
- All of the lots meet the minimum zoning requirements (e.g. lot size and lot frontage).
- The cul-de-sac street and the improvements on 1055 West street along the frontage of the project will meet the minimum City Code standards and requirements.

Conclusion:

- The proposed preliminary subdivision plat application meets the City Code requirements and thus should be approved.

Recommendation:

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

FISCAL IMPACT:

- Generally, the cost of providing services to residential uses exceed the revenues generated by such uses. This project should follow the trend.

ALTERNATIVES:

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

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Ashcroft Acres Subdivision Plat
- Site Plan C-200



Damir Drozdek, AICP
Planner III, Planning Department



Legend

STREETS

PARCELS

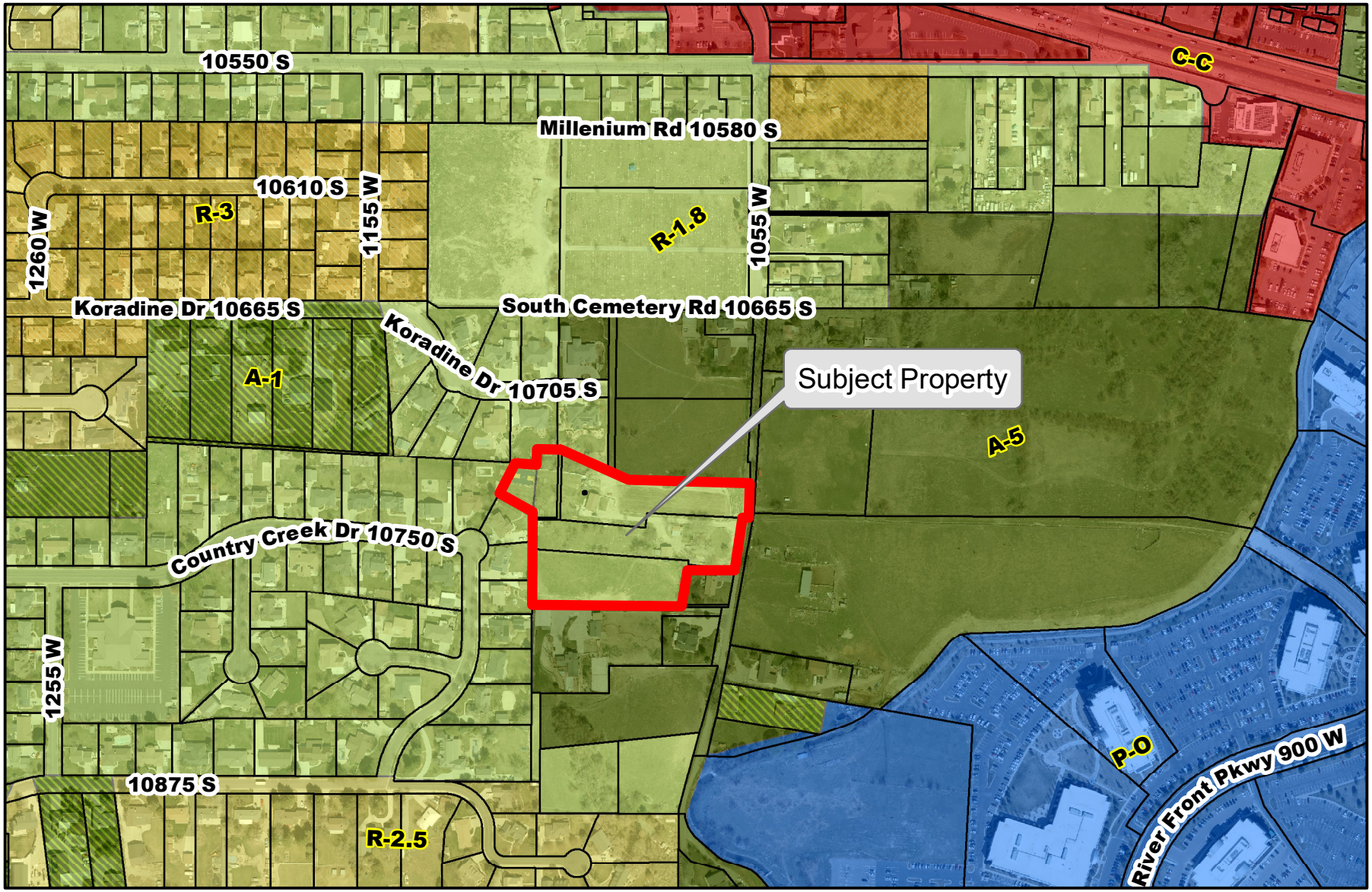
Aerial Map

City of South Jordan

0 130 260 520 780 1,040 Feet

Aerial Imagery
2018

ESRI



Legend

STREETS

PARCELS

Zoning Map

City of South Jordan

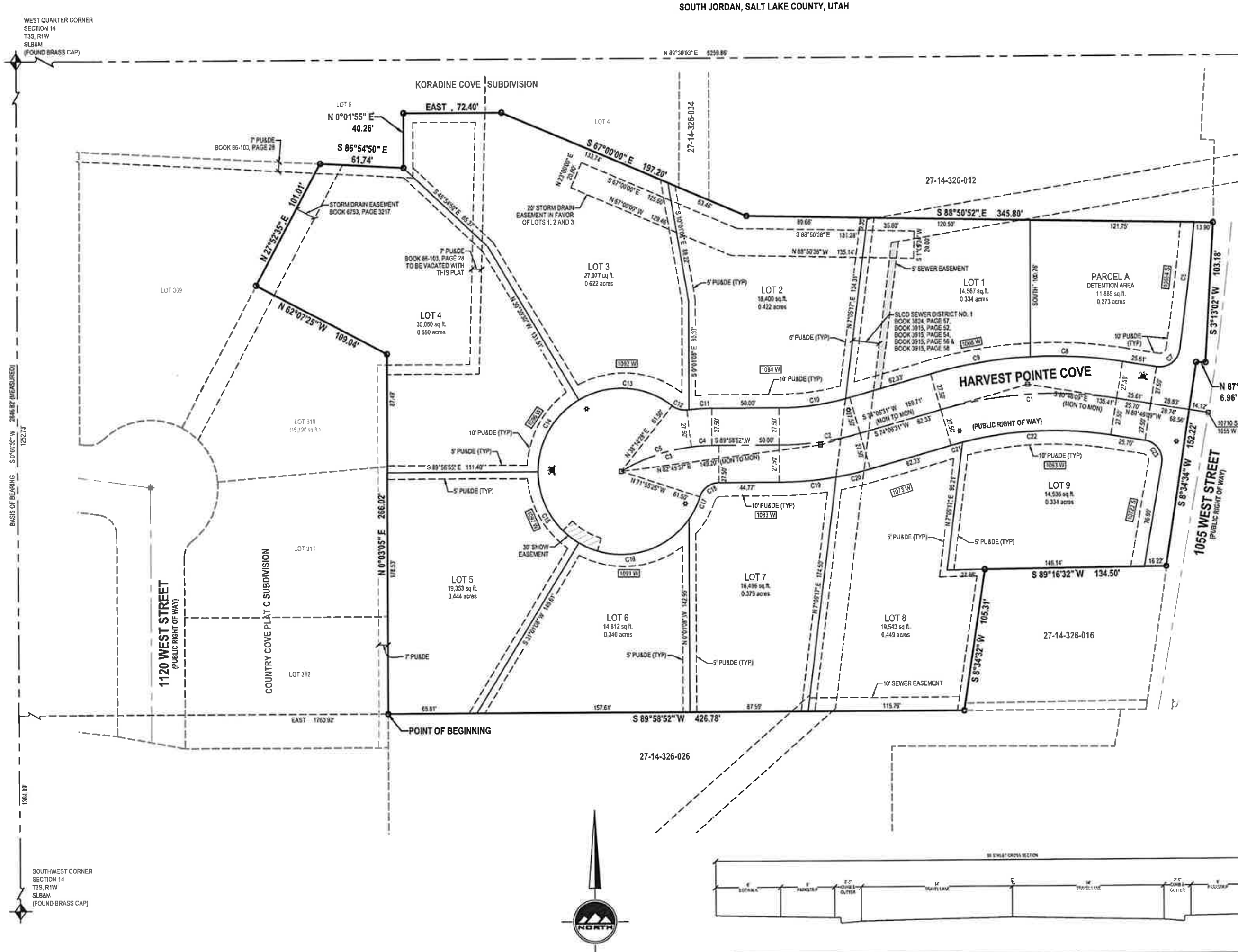
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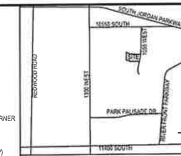
Aerial Imagery
2018

ESRI

ASHCROFT ACRES SUBDIVISION

ALSO AMENDING LOT 310 OF COUNTRY COVE PLAT C SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH





VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- STREET LIGHT
- FIRE HYDRANT
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

SOUTH JORDAN CITY PLAT NOTES

1. OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT (THE "PROPERTY") SHOULD FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS, AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&Rs) DOCUMENTS THAT MAY BE RECORDED AGAINST THE PROPERTY. OWNERS AND POTENTIAL PURCHASERS OF THE PROPERTY MUST COMPLY WITH ALL NOTES, EASEMENTS, CC&RS, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED. FAILURE TO ADHERE TO THE NOTES, LOT INFORMATION, EASEMENTS, CC&RS OR OTHER DOCUMENTS RECORDED AGAINST THE PROPERTY COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE.
2. MANY AREAS IN THE CITY OF SOUTH JORDAN HAVE GROUNDWATER PROBLEMS DUE TO HIGH OR FLUCTUATING WATER TABLE. CITY APPROVAL OF THIS PLAN DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.
3. THE OWNER CERTIFIES THAT THE TITLE REPORT DATED ______, WHICH WAS PREPARED BY ______, WAS PROVIDED TO THE OWNER'S SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES IN SAID TITLE REPORT.
4. THE FINISHED FLOOR ELEVATION ON EACH LOT WILL NOT EXCEED 4' ABOVE THE TBC ELEVATION ACROSS THE FRONTAGE OF THE LOT.
5. LOTS 1, 2, AND 3 TO MAINTAIN 20' STORM DRAIN EASEMENT LOCATED IN THE REAR OF THESE LOTS
6. PARCEL A TO BE MAINTAINED BY OWNER OF LOT 1 OF THIS SUBDIVISION.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	300.00'	131.54'	25°07'20"	S86°40'11"W	130.49'
C2	219.00'	60.67'	15°52'21"	N82°02'42"E	60.48'
C3	130.89'	70.90'	31°02'14"	S74°27'46"W	70.04'
C4	130.89'	15.22'	6°39'44"	S86°39'00"W	15.21'
C5	130.89'	55.68'	24°22'29"	S71°07'53"W	55.27'
C6	2000.00'	94.23'	2°41'58"	N6°39'15"E	94.22'
C7	15.00'	23.88'	91°13'37"	N53°37'03"E	21.44'
C8	327.50'	68.60'	11°59'05"	N86°45'41"W	68.38'
C9	327.50'	75.09'	13°08'16"	S80°40'39"W	74.93'
C10	191.50'	49.78'	14°53'35"	N82°32'05"E	49.64'
C11	158.39'	16.92'	6°07'17"	S86°55'14"W	16.91'
C12	15.00'	11.76'	44°55'20"	S74°13'12"E	11.46'
C13	61.50'	73.79'	68°44'58"	N86°08'01"W	69.45'
C14	61.50'	63.80'	59°26'25"	S29°46'18"W	60.98'
C15	61.50'	63.36'	59°01'57"	S29°27'54"E	60.60'
C16	61.50'	92.24'	85°55'51"	N78°03'12"E	83.83'
C17	61.50'	18.26'	17°00'42"	N26°34'56"E	18.19'
C18	15.00'	18.82'	71°54'18"	S54°01'44"W	17.61'
C19	246.50'	42.21'	9°48'44"	N65°04'30"E	42.16'
C20	246.50'	26.07'	6°03'37"	N77°08'20"E	26.06'
C21	272.50'	8.76'	1°50'30"	S75°01'46"W	8.76'
C22	272.50'	110.72'	23°16'50"	S87°35'26"W	109.96'
C23	15.00'	23.74'	90°40'18"	N35°26'00"W	21.34'

DEVELOPER
CHARLES JUDD
2028 FORT UNION BLVD, SUITE 102
SALT LAKE CITY, UTAH 84121
801-942-3757

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as ASHCROFT ACRES SUBDIVISION and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point on the east line of Country Cove Plat C Subdivision said point being South 00°01'55" West 1,252.73 feet along the section line and East 1,760.92 feet from the West Quarter Corner, Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running:

thence North 00°03'05" East 266.02 feet along said east line to the northeast corner of Lot 310 of said Country Cove Plat C Subdivision;
thence North 62°07'25" West 109.04 feet along the north line to the northwest corner of said lot 310;
thence North 27°52'35" East 101.01 feet along the east line to the northeast corner of Lot 309 of said Country Cove Plat C Subdivision said point also being on the south line of Lot 5, Koradine Cove Subdivision;
thence South 86°54'50" East 61.74 feet along said south line to the southeast corner of said Lot 5, Koradine Cove Subdivision;
thence North 00°01'55" East 40.26 feet along the east line to a northeast corner of said Lot 5;
thence East 72.40 feet along the south line to and beyond the southeast corner of said Lot 5 to an point on the south line of Lot 4 of said Koradine Cove Subdivision;
thence South 67°00'00" East 197.20 feet along and beyond the south line of said Lot 4;
thence South 88°50'52" East 345.80 feet to a point on the west line of 1055 West Street;
thence South 03°13'02" West 103.18 feet along said west line;
thence North 87°38'48" West 6.96 feet along said west line,
thence South 08°34'34" West 152.22 feet along said west line;
thence South 89°16'32" West 134.50 feet;
thence South 08°34'32" West 105.31 feet,
thence South 89°58'52" West 426.78 feet to the point of beginning

Contains 222,280 Square Feet or 5.102 Acres or 9 Lots

Date ______ PATRICK M. HARRIS P.L.S. 286882

OWNER'S DEDICATION

Known all by these presents that we / I, the undersigned owner (s) of the described tract of land above, having caused the same to be subdivided into lots and streets to be hereafter known as:

ASHCROFT ASCRES SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use, and warrant, defend, and save the City harmless against any easements or other encumbrance on the dedicated street which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

In witness whereof we / I have hereunto set aside our hand (s) this ______ day of ______ A.D., 20____.

Name:
Title:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Salt Lake

On the ______ day of ______ A.D., 20______, ______ personally appeared before me, the undersigned Notary Public, in and for said County of ______ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the ______ of ______ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: ______

NOTARY PUBLIC ______ RESIDING IN ______ COUNTY.

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

QUESTAR NOTE:
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PU&DE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ. 1 inch = 40 ft.

SHEET 1 OF 1
PROJECT NUMBER: 6047
MANAGER: BAM
DRAWN BY: JWJ
CHECKED BY: KFW
DATE: 2/23/19

ENSIGN
SALT LAKE CITY
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Sandy, UT 84070
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Fax: 801.255.4449
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TOOELE Phone 435.843.3590
CEDAR CITY Phone 435.865.1453
RICHFIELD Phone 435.896.2983

EASEMENT APPROVAL
CENTURYLINK ______ DATE
ROCKY MOUNTAIN POWER ______ DATE
DOMINION ENERGY CO ______ DATE
COMCAST ______ DATE

BOARD OF HEALTH APPROVAL
APPROVED THIS ______ DAY OF ______, 20______, BY THE BOARD OF HEALTH
SALT LAKE COUNTY HEALTH DEPARTMENT

ASHCROFT ACRES SUBDIVISION

ALSO AMENDING LOT 310 OF COUNTRY COVE PLAT C SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

SOUTH VALLEY SEWER DISTRICT APPROVAL
APPROVED THIS ______ DAY OF ______, 20______, BY THE SOUTH VALLEY SEWER DISTRICT
SOUTH VALLEY SEWER DISTRICT MANAGER

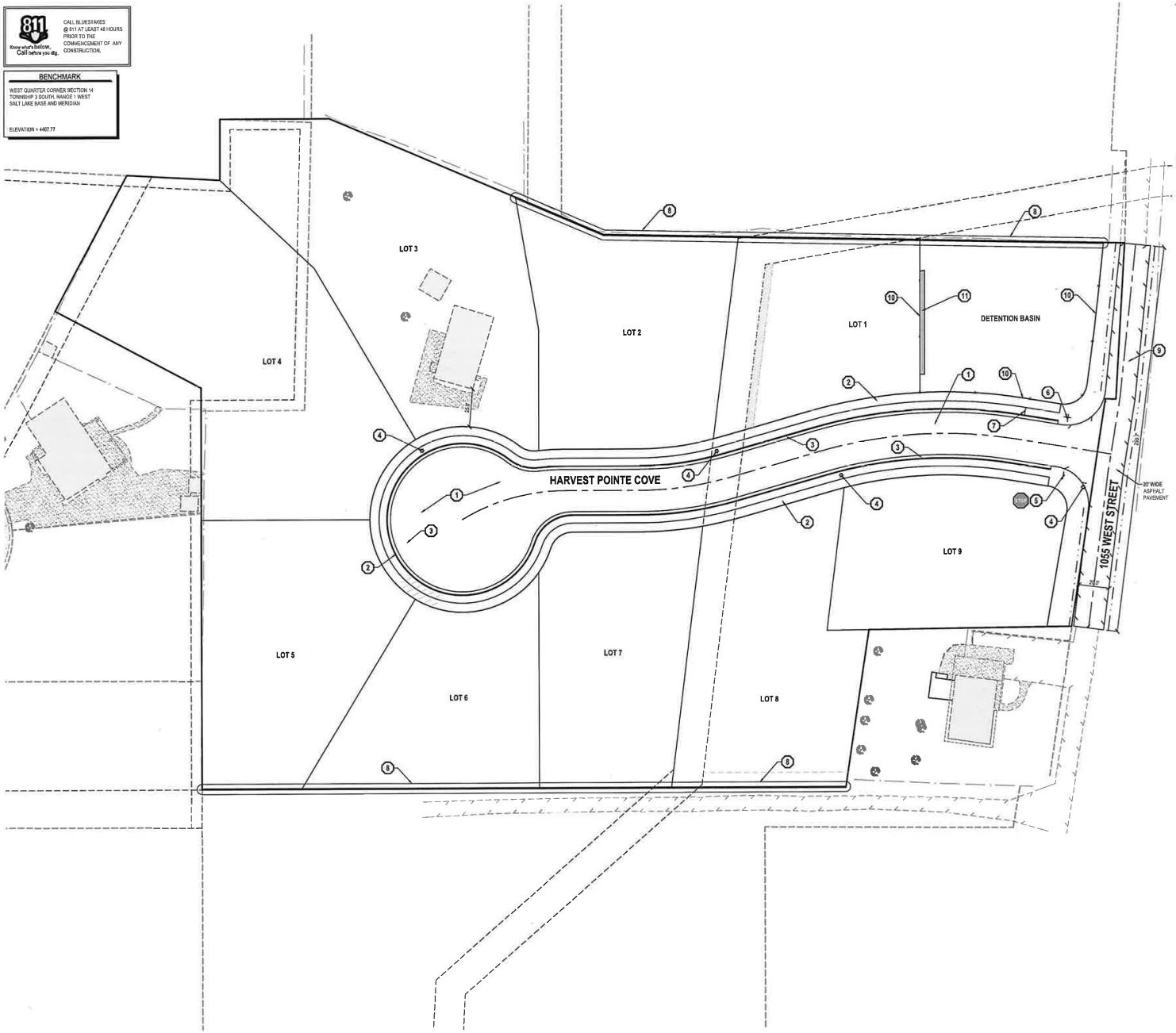
CITY PLANNER
APPROVED THIS ______ DAY OF ______, 20______, BY THE CITY PLANNER.
CITY PLANNER

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

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS ______ DAY OF ______ A.D.,20___.
ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS ______ DAY OF ______ A.D.,20___.
ATTEST: CITY CLERK ______ MAYOR

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



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

811 Know what's below. Call before you dig.

BENCHMARK

WEST QUARTER CORNER SECTION 14
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

ELEVATION = 4407.77

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES)
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC, UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. ASPHALT PAVEMENT: 3.5" THICK ASPHALTIC CONCRETE WITH 10" UNTREATED BASE COURSE WITH MIRAFI 140N FABRIC PER GEOTECHNICAL REPORT AND DETAIL 101C-602.
2. 6" THICK CONCRETE SIDEWALK PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
3. 30" TYPE "A" CURB AND GUTTER PER APWA STANDARD PLAN NO. 205 AND SPECIFICATIONS.
4. INSTALL CAT. 4 STREET LIGHT PER SOUTH JORDAN CITY STANDARDS & SPECS.
5. "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS.
6. INSTALL STREET NAME SIGNS
7. INSTALL 'NO OUTLET SIGN' (AS REQUIRED BY SOUTH JORDAN CITY)
8. 6' DECORATIVE MASONRY WALL
9. ASPHALT PAVEMENT PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS AND DETAIL 121C-602. EXTEND THE ROAD WITH A 2" MILL AND OVERLAY. MAKE SURE ROAD IS 20' WIDE MINIMUM.
10. INSTALL 6' TALL VINYL FENCE.
11. INSTALL ROCK RETAINING WALL

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
HORZ: 1 inch = 30 ft.

CITY ENGINEER APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE SOUTH JORDAN CITY ENGINEER.

_____
SOUTH JORDAN CITY ENGINEER

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:
CHARLES JUDD
2026 FORT UNION BOULEVARD, SUITE 102
SALT LAKE CITY, UTAH 84121
CONTACT:
CHARLES JUDD
PHONE: 801-942-3757

ASHCROFT ACRES SUBDIVISION

10696 SOUTH 1055 WEST
SOUTH JORDAN, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
STATE OF UTAH

2017-11-20 FOR CONSTRUCTION

SITE PLAN

PROJECT NUMBER: 6047
PRINT DATE: 2/23/18
DRAWN BY: J. SMITH
CHECKED BY: B. MORGAN
PROJECT MANAGER: B. MORGAN

C-200

Commissioner Holbrook made a motion to approve Project No. PLPLA201900074 subject to all South Jordan City Requirements are met prior to recording the subdivision amendment. Commissioner Ellis seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Morrissey was absent.

B.1 Issue: **106 Exchange II Site Plan**
Location: 489 West South Jordan Parkway
File No: PLSPR201801175
Applicant: Greg Goffin/Thrive Development

City Planner Greg Schindler reviewed the background information on this item from the Planning Staff Report. The ARC has reviewed this and recommended approval. This meets all Code and City requirements.

Chairman Mark Woolley opened the Public Hearing. No speakers. He closed the Public Hearing.

B.2 Potential Action Item – (See VI.B.1)

Commissioner Jolley made a motion to approve the 106 Exchange II Site Plan, file number PLSPR201801175, with the following requirement(s):

1. **The necessary waterline easement(s) shall be recorded prior to any construction.**
2. **The Applicant shall provide 'will serve' letters and/or other final approvals from utility entities prior to construction.**

Commissioner Ellis seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Morrissey was absent.

This Item D.1. was moved to follow B.1. at the beginning of the meeting.

D.1 Issue: **Ashcroft Acres Subdivision**
Preliminary Subdivision
Location: 10700 South 1055 West
File No: SUB-2016.01
Applicant: Charles Judd, J Lamar Holdings, Inc.

City Planner Schindler reviewed the background information on this item from the Planning Staff Report. This application is located just off of 1055 West which was declared a Historic Road a few years ago. Because of that, there will not be any further widening of the road or improvements. Some lots are large enough to have farm animals and they are properly zoned; however, there has been a note placed on the plat that states no large animals will be allowed on any lot in the subdivision. They will put up masonry walls on the north side and along the entire south side. This meets all of our requirements for code and staff is recommending approval.

Commissioner Jolley asked if the wall will go in front of parcel A on the north side.

City Planner Schindler said no, because there is no one living there so it is not required.

Commissioner Jolley said if that becomes a buildable lot in the future will it be required. City Planner Schindler said yes. They would have to amend the plat at that time.

Chairman Mark Woolley opened the Public Hearing.

Don Reese, my property adjoins the property on our south end and their north end. I have a major concern I would like to address. The water that runs down that ditch is surface water and it is now supposed to be covered and it is not. It needs to be covered completely before they put yards in there because the yards will push down against that and against the retaining wall. My recommendation would be to make sure that the pipe that is there now is removed and a new pipe be put in adequately because the water from that ditch now runs over partly on my property and is causing a problem there for me. I need to see that that is addressed before I can look favorably towards this.

Chairman Wooley asked Jeremy Nielson of Engineering is he was aware of that irrigation water. Mr. Nielson said no I am not aware of it but I will make sure that the staff engineer is aware of it.

Mr. Reese said that water is privately owned so we can't block it off and there is no accessibility to my property or accessibility to the Judd property. If they put a subdivision in there, and the lots are pushed down as they level the lots out, my concern is that it will either be covered or if not covered adequately, it will stop the flow of the water. My other concern is the traffic on 1055 West. We have addressed this several different times. I have the backing of all of the citizens on the street and can give a proclamation to state that we are not in favor of having additional traffic on that little private road.

City Planner Schindler said I would like to make a correction, they do plan to build a wall all the way across the detention basin.

Chairman Woolley closed the Public Hearing.

Michael Judd, I am Charles Judd, the applicant's oldest son; he is in Guatemala on a humanitarian trip right now.

Commissioner Jolley asked Mr. Judd to address the concerns regarding the open ditch. He asked is it a surface draining ditch or a ditch that carries water that is owned by other individuals.

Mr. Judd said yes; that is my understanding. My understanding squares with Mr. Rees's statements that it is water that is used by people primarily to the east across 1055. We are more than happy to follow whatever instructions the City gives. We want it to be safe and we do not want to interfere with private rights of others.

Commissioner Jolley asked are you aware of an easement that exists there for this pipe or ditch to exist there. Mr. Judd said no. Like Don said, we believe those rights belong to people who were there before and have had those rights a long time. Often we hear about those kinds of things just by word of mouth.

Commissioner Jolley said if there is legal water that is owned that crosses his property, there should be an easement; is that correct? Jeremy Nielson said there probably should be. A lot of times those old irrigation lines and ditches, there is not. There is a prescribed right to the water users. We need to accommodate that and make sure that the water continues to go through the way it normally goes through.

Don Reese said that water comes from Beckstead Estates. In the late 40's early 50's, put in a drainage system that drains surface water into that ditch that runs from the back of Beckstead Estates all the way down and across 1055 West. That is surface water that is pumped out so that water doesn't go into the basements of the homes. That land was, originally where Beckstead Estates now sits, was quite swampy so they put in a tile irrigation system underground and it is still in effect today. That is where most of the water comes from. It is owned by Cal Robbins. He is currently in Philadelphia on a mission.

Chairman Woolley asked Jeremy Nielson what he can tell us about 1055 West and what can be done. He also asked what the City's long term plans are for traffic concerns on 1055 West.

Deputy City Engineer Nielson said traffic really hasn't been a concern on 1055 West. The plan is to keep the road at the 25' width.

City Planner Schindler said most of the developable parcels are on the east side of the road and they may have opportunity to not use 1055 West as access. We have had multiple concepts that staff has come up with over the years showing connections to some of the roads that are down in the River Park Development that stub into those properties and at some point to connect them up to South Jordan Parkway. I can't say that nothing will ever be added to 1055 West but there is a private portion of the lane further south that ties in. We try to direct everything to the other direction.

Commissioner Ellis said as I understand, the water currently flows down the back property line of these lots 1, 2, & 3 and spills into the property to the north and it belongs to the property to the east. What provisions can we employ to ensure that the water doesn't get pushed onto the property to the north?

Chairman Woolley said we can discuss this with staff again and have them give us a recommendation that we can include in our motion or we can include in our motion to direct staff to address that issue specifically.

Deputy City Engineer Nielson said I am fine with either of those options. We as staff can look into that and make sure that it is engineered adequately.

D.2 Potential Action Item – (See VI.D.1)

Commissioner Ellis made a motion to approve the Ashcroft Acres preliminary subdivision plat, File No. SUB-2016.01, with the condition that the City ensures proper design for passage of the water through that property. Commissioner Jolley seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Morrissey was absent.

Chairman Woolley said before we begin this next Public Hearing, we have a lot of people in the audience and we appreciate you being here. If you would like to speak on this item, please fill out one of the blue speaker cards. We will first have our staff report, then we will have comments from other members of our city staff and legal team. We have invited a representative from Rocky Mountain Power to do a 20-minute presentation, and then there is a large group of citizens who have requested to speak for the majority of you and have designated 12 speakers to this. We have allotted 1 hour for that group to speak and then we will open for other speakers.

C.1 Issue: **Rocky Mountain Power Line Upgrade**
Conditional Use Permit
Location: Redwood to Draper
File No: PLCUP201800742
Applicant: Lisa Romney

City Planner Greg Schindler reviewed the background information on this item from the Planning Staff Report. Rocky Mountain Power (RMP) filed a Conditional Use Permit (CUP) application proposing to upgrade an existing power line (transmission line) from 46 kV to 138 kV and to upgrade 29 pole Structures in the process (generally referred to as "proposed work" or "proposal"). The location of the proposal will run from the South Jordan substation located at 10735 South Redwood Road to the Draper

David L. Alvord, *Mayor*
Patrick Harris, *Council Member*
Bradley G. Marlor, *Council Member*
Donald J. Shelton, *Council Member*
Tamara Zander, *Council Member*
Christopher J. Rogers, *Council Member*

SOUTH JORDAN
UTAH

PH: 801.446-HELP @SouthJordanUT

February 24, 2020

Charles Judd
45 Wanderwood Way
Sandy, Utah 84092

RE: Ashcroft Acres
Time Extension Request

Dear Mr. Judd,

As you are aware, the Planning Commission granted a preliminary subdivision plat approval for the Ashcroft Acres subdivision located at approximately 10696 S. 1055 W. on March 12th, 2019. This approval is valid for one year only and it will expire on March 12th, 2020.

You have requested a time extension of the project approval by submitting an application and an email letter, dated February 21st of 2020, in which you explain the reasons for the project delay. The applicant's letter is attached.

Upon further review of the project and the reasons for delay, the Director of Engineering Services / City Engineer hereby grants you a one-time, one year extension of the project approval. With this extension, the project approval will now expire on **March 12th of 2021**.

Sincerely,

Damir Drozdek, AICP
Planner III, Planning Department

Approved by:

Brad Klavano, P.E., P.L.S.
Director of Engineering Services / City Engineer

Damir Drozdek

From: Charles Judd <charlesajudd@yahoo.com>
Sent: Friday, February 21, 2020 2:59 PM
To: Damir Drozdek
Subject: Re: Time Extension - Ashcroft Acres

Damir,

Thank you for your email. I would like to request an extension for my final plat approval for Ashcroft Acres subdivision in accordance of section 16.10.070. There are several reasons for the request. Over the last year I have run into some delays in getting approvals from neighbors on storm water run off and with agreements on fences and drainage. I have been working hard over the last couple of months to complete all necessary requirements but will not be able to accomplish everything by the due date. I hope that the city will allow me to have the extension requested.

I have made the required payment for the extension. If there is anything else I need to accomplish on this extension please let me know.

Charles Judd
Owner

On Tuesday, February 18, 2020, 08:49:55 AM MST, Damir Drozdek <ddrozdek@sjc.utah.gov> wrote:

Charles,

I am missing the following two items to process your time extension application for Ashcroft Acres:

- The application fee has been added and is not payable on the portal,

- Submit a letter or email stating the reasons why the project requires an extension and why it is in the best interest of the City to grant you one. See the following Code excerpt: "*Applicants may apply for one extension of time for a preliminary or final subdivision plat approval prior to expiration pursuant to section 16.10.070 of this chapter. The City Engineer may grant one extension for up to one year from the date of expiration upon the applicant's showing of good cause (a reason rationally related to the development) and in the best interest of the City. Subdivision plats are required to conform to current standards, ordinances and policies. An applicant may appeal the decision of the City Engineer to the Planning Commission in writing, within fourteen (14) days if denied. (Ord. 2009-03, 3-17-2009; amd. Ord. 2018-07, 5-15-2018)*"

Let me know if you have any questions.

Thanks,

Damir Drozdek, AICP | Planner III | City of South Jordan

1600 W. Towne Center Drive | South Jordan, UT 84095

O: 801.254.3742 | C: 801.946.4377



February 25, 2021

City of South Jordan

Regarding: Ashcroft Acres Subdivision exhibit C-300

This is to clarify the water right which the Wilson Paul Robbins Limited Partnership, Tyler Robbins, general partner, has in relationship to this property. It is important for the drainage that comes from the area on lot 3, the "existing pond," to remain in its natural state to protect and maintain this water right. The water must be piped and maintained from that point. The piping is the responsibility of the property owners through lots 1, 2, and 3, ending part way through the detention pond, then into an open ditch which turns south before going east under 1055 West to the Wilson Paul Robbins Partnership property.

Tyler P. Robbins, general partner

February 23, 2021

To Whom it may concern;

I am a resident living on 1055 West and about 10700 South. I understand that Charles Judd or J Lamar Holdings is in the process of developing 9 lots off of 1055 West and calling the subdivision "Ashcroft Acres". With the development it is proposed that runoff water be contained in a detention pond on the property and only will discharge to the existing ditch in extreme cases. I agree with this plan as shown on the drawings.

Name (Print)	Signature
Pamela Anglin	Pamela Anglin

February 23, 2021

To Whom it may concern;

I am a resident living on 1055 West and about 10700 South. I understand that Charles Judd or J Lam
Holdings is in the process of developing 9 lots off of 1055 West and calling the subdivision "Ashcroft
Acres". With the development it is proposed that runoff water be contained in a detention pond o
property and only will discharge to the existing ditch in extreme cases. I agree with this plan as sh
on the drawings.

Name (Print)	Signature
Dennis Palmer	Dennis W Palmer

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 04/13/2021

Application: **TEXT AMENDMENT - AMENDING CHAPTER 16.30 WATER EFFICIENCY STANDARDS AND RELATED SECTIONS**

Ordinance No.: 2021-09
Applicant: South Jordan City

Submitted By: Meadow Wedekind, Long Range Planning Intern

Staff Recommendation (Motion Ready):

I move that the Planning Commission recommend to the City Council that it **approve** Ordinance No. 2021-09 amending Chapter 16.30 Water Efficiency Standards and related sections.

BACKGROUND:

The Jordan Valley Water Conservancy District Board ("the District") has adopted Water Efficiency Standards for all new development within its service area. The purpose for implementing these Standards is to assist in reducing overall per capita water use within its service area. The Standards set new recommendations and requirements for both indoor water fixtures and exterior landscapes and irrigation systems. The Standards must be adopted by ordinance by any member agency who wishes to increase and amend their current water purchase agreement with the District. This proposed amendment to the South Jordan City Code would meet the Standards set by the District and allow the City to maintain current water rates.

With South Jordan's continued growth and expanding water needs, the City has exceeded its current contract with the District and must therefore amend its contract to reflect current and future water demands. The City is currently charged "Block 1 Rates" for water. If the City chooses not to update its contract, any water purchase above the City's current contracted amount of 14,200 AF, would be charged at the "Block 2 Rates." Block 2 Rates are $533/AF higher than Block 1 Rates.

This ordinance primarily proposes amendments to language in Chapter 16.30 Water Efficiency Standards. Other minor amendments for consistency with the Water Efficiency Standards are proposed to the following Sections:

- 16.04.190 Parks, Park Strips, Walkways, Trails, and Open Space
- 17.23.100 Open Space Landscaping Requirements
- 17.30.020 Development and Design Standards for Agricultural Zones
- 17.40.020 Development and Design Standards for Residential Zones
- 17.54.160 Redwood Road Mixed Use (MU) Zones Landscaping
- 17.60.020 Development and Design Standards for Commercial Zones
- 17.62.020 Development and Design Standards for Office (P-O) Zones
- 17.70.120 Bangerter Highway Mixed Use (BH-MU) Landscaping Requirements
- 17.90.020 Development and Design Standards for Industrial Zones

ANALYSIS:

If approved, the proposed text amendment would provide recommendations (but not requirements) for water-saving indoor plumbing fixtures. They are recommendations only because the State of Utah adopts the building codes that the City enforces and the City is not empowered to change those standards unilaterally.

Additionally, if approved, the proposed text amendment would set forth new outdoor landscaping requirements, including:

- All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency.
- Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs.
- Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller that automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions.
- At least 3-4 inches of Mulch, permeable to air and water, shall be used in planting beds to control weeds and improve appearance of the landscaping.
- At maturity, landscapes are required to have enough plant material to create 50% living plant cover at the ground plane, not including tree canopies.
- Lawn shall not be installed in park strips, paths, or on slopes greater than 25% or 4:1 grade or be less than 8 feet wide at its narrowest point.
- In residential front and side yards, landscaping shall adhere to the Localscapes requirements.
- In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation area.

Park strips will be required to meet the minimum 50% vegetation coverage standard. Tree canopies will not count towards the minimum 50% coverage requirement.

STAFF FINDINGS & CONCLUSIONS:

Facts & Findings:

- The Utah Code § 10-9a-102 grants the City Council a general land use authority to enact regulations that it considers necessary or appropriate for the use and development of land in the City, including maintaining the aesthetics of the City and protecting the tax base, and the City Council has the power to amend its land use regulations. (*See* Utah Code § 10-9a-501 *et seq.*)
- The changes proposed in this text amendment are consistent with the City's Growth Goal 5 on page 69 of the General Plan to "reduce excessive water use in the City."
- The changes proposed in this text amendment are consistent with the City's Sustainable Growth Strategic Priority 2 to "create and support environmentally sustainable programs including water conservation, recycling, energy conservation, and air quality improvement to ensure the financial well-being and long-term sustainability of the community."

Conclusions:

- Approval of Ordinance 2021-09 would amend the South Jordan City Municipal Code and thereby formally adopt the District's Water Efficiency Standards.
- Upon adoption of these Standards, Jordan Valley Water Conservancy District will allow the City to amend its water purchase agreement and avoid being charged higher water rates (Block 2 Rates).

Recommendation:

- Staff recommends that the Planning Commission recommend to the City Council that it **approve** Ordinance No. 2021-09 amending Chapter 16.30 Water Efficiency Standards and Related Sections.

FISCAL IMPACT:

If the City's Water Efficiency Standards are not updated as proposed (and as otherwise required by the District in order to renew and amend the City's contract), the potential fiscal impact for the next five years is estimated in the following chart.

Year	Forecasted Water Usage (in AF)	AF Above Contracted Amount	Additional Cost (not adopting standards)
2021	17,790	3,590	$ 1,913,470
2022	18,632	4,432	$ 2,362,256
2023	19,473	5,273	$ 2,810,509
2024	20,315	6,115	$ 3,259,295
2025	21,156	6,956	$ 3,707,548

ALTERNATIVES:

- Recommend approval of Ordinance No. 2021-09 with changes.
- Recommend denial of Ordinance No. 2021-09.

SUPPORT MATERIALS:

- Ordinance No. 2021-09
  - Exhibit "A" – Proposed Text Amendment

ORDINANCE NO. 2021-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ADOPTING NEW WATER EFFICIENCY STANDARDS.

WHEREAS, Utah Code § 10-9a-102 grants the City Council of the City of South Jordan (the "City Council") authority to enact ordinances that it considers necessary or appropriate for the use and development of land in the City of South Jordan (the "City"), including the City's aesthetics; and

WHEREAS, the City Council has adopted Titles 16 and 17 of the City of South Jordan Municipal Code ("City Code"), which include provisions governing landscaping within the boundaries of the City; and

WHEREAS, the Jordan Valley Water Conservancy District, which includes the City in its service area, has adopted and recommended updated Water Efficiency Standards ("Standards") with the goal of reducing overall per capita water use in its service area; and

WHEREAS, water is a limited resource and the recommended Standards will result in the conservation of water and help keep water rates reasonable for City residents; and

WHEREAS, the City Council held a public hearing and reviewed the recommended Standards as proposed for adoption in Exhibit A; and

WHEREAS, the City Council finds that the Standards will enhance the public health, safety and welfare, and will 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. Adoption. The City Council hereby adopts the Standards recommended by the Jordan Valley Water Conservancy District as those Standards are incorporated in the revised City Code sections of Titles 16 and 17, attached hereto as Exhibit A.

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 and 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 _____, 2021 BY THE FOLLOWING VOTE:

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

Mayor: _____ Attest: _____

Dawn R. Ramsey City Recorder

Approved as to form:

Ryan W. Loose (Apr 7, 2021 16:11 MDT)

Office of the City Attorney

Exhibit "A"

(Deletions in ~~strikethrough~~ new language in **bold underline**)

Sections Included: Chapter 16.30 Water Efficiency Standards; 16.04.190 Parks, Park Strips, Walkways, Trails, and Open Space; 17.23.100 Open Space Landscaping Requirements, 17.30.020 Development and Design Standards for Agricultural Zones, 17.40.020 Development and Design Standards for Residential Zones, 17.54.160 Redwood Road Mixed Use (MU) Zones Landscaping, 17.60.020 Development and Design Standards for Commercial Zones, 17.62.020 Development and Design Standards for Office (P-O) Zones, 17.70.120 Bangerter Highway Mixed Use (BH-MU) Landscaping Requirements, 17.90.020 Development and Design Standards for Industrial Zones

Chapter 16.30

WATER EFFICIEN~~T~~CY ~~LANDSCAPING~~STANDARDS

SECTION:

16.30.010: Purpose

16.30.020: Definitions

16.30.030: Indoor Fixture Standards~~Commercial, Industrial And Multi-Family Development~~

16.30.040: Outdoor Landscaping Requirements~~Single-Family Residential Development~~

~~16.30.050: Prohibited Watering Practices~~

~~16.30.060: Enforcement And Penalty For Violations~~

16.30.010: PURPOSE:

A. The city council has found that: 1) water resources are limited and conservation efforts must be implemented to sustain growth, 2) much of the city culinary water resources are used for outdoor purposes, including watering landscaping, and 3) the city desires to promote the design, installation and maintenance of landscapes that are both attractive and water efficient.

B. The city council has determined that it is in the public interest to conserve the public water resources and to promote **standards for**~~water~~ efficient **water use and** landscaping **by establishing water conservation standards for indoor plumbing fixtures and outdoor landscaping**. ~~The purpose of this chapter is to protect and enhance the community's environmental, economic, recreational and aesthetic resources by promoting efficient use of~~

~~water in the community's landscaped areas, reducing water waste and establishing a process for design, installation and maintenance of water efficient landscaping throughout the city.~~

16.30.020: DEFINITIONS:

The following definitions shall apply to this chapter:

ACTIVITY ZONES: Portions of the landscape designed for recreation or function, such as storage areas, fire pits, vegetable gardens, and playgrounds.

ACTIVE RECREATION AREAS: Areas of the landscape dedicated to active play where Lawn may be used as the playing surface (ex. sports fields and play areas).

CENTRAL OPEN SHAPE: An unobstructed area that functions as the focal point of Localscapes and is designed in a shape that is geometric in nature.

GATHERING AREAS: Portions of the landscape that are dedicated to congregating, such as patios, gazebos, decks, and other seating areas.

HARDSCAPE: Durable landscape materials, such as concrete, wood, pavers, stone, or compacted inorganic mulch.

LAWN: Ground that is covered with grass or turf that is regularly mowed.

LOCALSCAPES: A landscaping approach designed to create locally adapted and sustainable landscapes through a basic 5-step approach (central open shape, gathering areas, activity zones, connecting pathways, and planting beds).

MULCH: Any material such as rock, bark, compost, wood chips or other materials left loose and applied to the soil.

PARK STRIP: A typically narrow landscaped area located between the back-of-curb and sidewalk.

PATHS: Designed routes between landscape areas and features.

PLANTING BED: Areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.

TOTAL LANDSCAPED AREA: Improved areas of the property that incorporate all of the completed features of the landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.

~~ADMINISTRATIVE STANDARDS: The set of rules, procedures and requirements set forth in a landscaping ordinance associated with making permit application, assembling materials for public review, meeting the requirements of the landscaping ordinance, seeking approvals, enforcement, conducting site inspections and filing reports.~~

~~BUBBLER: An irrigation head that delivers water to the root zone by "flooding" the planted area, usually measured in gallons per minute. Bubblers exhibit a trickle, umbrella or short stream pattern.~~

~~DRIP EMITTER: A drip irrigation fitting that delivers water slowly at the root zone of the plant, usually measured in gallons per hour.~~

~~EVAPOTRANSPIRATION (ET): The quantity of water evaporated from adjacent soil surfaces and transpired by plants during a specific time, expressed in inches per day, month or year. See also definition of Reference Evapotranspiration Rate Or ETO.~~

~~EXTRA DROUGHT TOLERANT PLANT: A plant that can survive without irrigation throughout the year once established, although supplemental water may be desirable during drought periods for improved appearance and disease resistance.~~

~~GROUND COVER: Material planted in such a way as to form a continuous cover over the ground that can be maintained at a height not more than twelve inches (12").~~

~~HARDSCAPE: Patios, decks and paths, but does not include driveways, parking lots and sidewalks.~~

~~IRRIGATED LANDSCAPED AREA: All portions of a development site to be improved with planting and irrigation. Natural open space areas shall not be included in the irrigated landscaped area.~~

~~IRRIGATION CONTRACTOR: A person who has been certified by the Irrigation Association to install irrigation systems or as otherwise approved by the public services department.~~

~~IRRIGATION DESIGNER: A person who has been certified by the Irrigation Association to prepare irrigation system designs, or a landscape architect or as otherwise approved by the public services department.~~

~~IRRIGATION EFFICIENCY: The measurement of the amount of water beneficially applied divided by the total amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system hardware characteristics and management practices.~~

~~IRRIGATION PLAN: The plan which shows the components of the irrigation system with water meter size, backflow prevention, rain shutoff device, precipitation rates, flow rate operating pressure for each irrigation zone, and identification of all irrigation equipment.~~

~~LANDSCAPE ARCHITECT: A person who holds a certificate to practice landscape architecture in the state of Utah.~~

~~LANDSCAPE DESIGNER: A person who has been certified by the Utah Nursery and Landscape Association to prepare landscape plans or as otherwise approved by the public services department.~~

~~LANDSCAPE EDUCATION PACKAGE: A package of documents which is intended to inform and educate water users in the city about water efficient landscaping. The package includes the principles of water efficient landscape design, a listing of water conserving plants, a listing of certified landscape designers, landscape architects, certified irrigation designers, certified irrigation contractors, an information packet about various area demonstration projects, city's water rates, billing format for water use, and the economics of installing and maintaining water efficient landscaping.~~

~~LANDSCAPE IRRIGATION AUDITOR: A person who has been certified by the Irrigation Association to conduct a landscape irrigation audit or as otherwise approved by the public services department.~~

~~LANDSCAPE PLAN DOCUMENTATION PACKAGE: The preparation of graphic and written criteria, specifications and detailed plans to arrange and modify the effects of natural features such as plantings, ground and water forms, circulation, walks and other features to comply with the provisions of this chapter. The landscape plan documentation package shall include a project data sheet, a planting plan, an irrigation plan, a grading plan, a soils report, a landscape water allowance and an irrigation schedule.~~

~~LANDSCAPE WATER ALLOWANCE: For design purposes, the upper limit of annual applied water for the established landscaped area. It is based upon the local reference evapotranspiration rate, the ET adjustment factor and the size of the landscaped area.~~

~~LANDSCAPED ZONE: A portion of the landscaped area having plants with similar water needs, areas with similar microclimate (i.e., slope, exposure, wind, etc.) and soil conditions, and areas that will be similarly irrigated. A landscaped zone can be served by one irrigation valve, or a set of valves with the same schedule.~~

~~LANDSCAPING: Any combination of living plants, such as trees, shrubs, vines, ground covers, flowers, turf or ornamental grass; natural features such as rock, stone or bark chips; and structural features, including, but not limited to, fountains, reflecting pools, outdoor artwork, screen walls, fences or benches.~~

~~MULCH: Any material such as bark, wood chips, rocks, stones or other similar materials left loose and applied to the soil.~~

~~NONDROUGHT TOLERANT PLANT: A plant that will require regular irrigation for adequate appearance, growth and disease resistance.~~

~~PLANTING PLAN: A plan which clearly and accurately identifies and locates new and existing trees, shrubs, ground covers, turf areas, driveways, trails, sidewalks, hardscape features and fences.~~

~~PRECIPITATION RATE: The rate at which water is applied per unit of time, usually measured in inches per hour.~~

~~RAIN SHUTOFF DEVICE: A device wired to an automatic controller that shuts off the irrigation system when it rains.~~

~~RECONSTRUCTED LANDSCAPING: Any existing approved landscaping and irrigation that is removed and replaced as part of new construction.~~

~~REFERENCE EVAPOTRANSPIRATION RATE OR ETO: The standard measurement of environmental parameters which affect the water use of plants. ETO is expressed in inches per day, month or year and is an estimate of the evapotranspiration of a large field of four (4) to five inches (5") tall, cool season grass that is well watered. The average growing season ETO for the South Jordan City area is based on the weekly calculation made by Utah State University which can be found on its internet web page. See also definition of Evapotranspiration (ET).~~

~~RUNOFF: Irrigation water that is not absorbed by the soil or landscaped area to which it is applied and which flows onto other areas.~~

~~SOILS REPORT: A report by a soils laboratory indicating soil type, soil depth, uniformity, composition, bulk density, infiltration rates, and pH for the topsoil and subsoil for a given site. The soils report also includes recommendations for soil amendments.~~

~~SPRAY SPRINKLER: An irrigation head that sprays water through a nozzle in a fixed and constant pattern.~~

~~STREAM SPRINKLER: An irrigation head (rotor or impact) that projects water in single or multiple streams.~~

~~TURF: A surface layer of earth containing mowed grass with its roots.~~

~~WASTE OF WATER: Means and includes, but is not limited to:~~

~~A. The use of water for any purpose, including landscape irrigation, which consumes or for which is applied substantial amounts of excess water beyond the reasonable amount required by the use, whether such excess water remains on the site, evaporates, percolates underground, goes into the sewer system, or is allowed to run into the gutter or street. Every water consumer is deemed to have under his control at all times the water lines and facilities, other than water utility facilities, through which water is being supplied and used to his premises, and to know the manner and extent of his water use and excess runoff;~~

~~B. The excessive use, loss or escape of water through breaks, leaks or malfunctions in the water user's plumbing for any period of time after such escape of water should reasonably have been discovered and corrected. It shall be presumed that a period of forty eight (48) hours after the water user discovers such break, leak or malfunction or receives notice from the city of such condition, whichever occurs first, is a reasonable time to correct such condition; and~~

~~C. Washing sidewalks, driveways, parking areas, tennis courts or other paved areas except to alleviate immediate fire, health or safety hazards.~~

~~WATER CHECK: A water use efficiency review. See also definition of Water Use Efficiency Review.~~

~~WATER CONSERVING PLANT: A plant that can generally survive with available rainfall once established, although supplemental irrigation may be needed or desirable during the growing season.~~

~~WATER USE EFFICIENCY REVIEW: An on site survey and measurement of irrigation equipment and management efficiency, and the generation of recommendations to improve efficiency.~~

16.30.030: INDOOR FIXTURE STANDARDS~~COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY DEVELOPMENT~~:

It is recommended and encouraged, but not mandated, that all new and future construction and future additions, remodels, or refurbishments install plumbing fixtures that have the WaterSense label, including: lavatory faucets, shower heads, sink faucets, water closets (tank and flushometer-valve toilets), and urinals. Indoor plumbing fixtures shall comply with the requirements outlined in Chapter 29 "Plumbing Systems", of the International Building Code.

~~A. Applicability: The provisions of this section shall apply to landscaping for all new and reconstructed landscaping for public agency projects, private commercial and industrial projects, developer installed landscaping in multi-family residential projects and developer installed landscaping in single-family projects that require project review and approval by the city. Such review may include site plan review, modified conditional use permit review and building permits issued for exterior modifications to commercial and multi-family buildings. This section does not apply to homeowner provided landscaping at single-family projects (see section 16.30.040 of this chapter), or registered historical sites.~~

~~B. Landscape Plan Documentation Package: A landscape plan documentation package shall be submitted to and approved by the public services department prior to the issuance of any permit or site plan approval. A copy of the approved landscape plan documentation package shall be provided to the property owner, developer or site manager and to the local retail water purveyor. The landscape plan documentation package shall be prepared by a registered landscape architect or a landscape designer. The irrigation plan shall be prepared by an irrigation designer or a landscape architect. City landscaping and irrigation standards shall be incorporated into the landscape plan documentation package. The landscape plan documentation package shall consist of the following items:~~

~~1. Project Data Sheet: The project data sheet shall contain the following:~~

a. Project name and address.

b. Applicant or applicant's agent name, address, phone and fax number.

c. Landscape designer/landscape architect's name, address, phone and fax number.

d. Landscape contractor's name, address, phone and fax number.

2. Planting Plan: A detailed planting plan shall be drawn at a scale that clearly identifies the following:

   a. Location of all plant materials, a legend with botanical and common names, and size of plant materials.

   b. Property lines and street names.

   c. Existing and proposed buildings, walls, fences, light poles, utilities, paved areas and other site improvements.

   d. Existing trees and plant materials to be removed or retained.

   e. Designation of landscaped zones.

3. Irrigation Plan: A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain the following information:

   a. Layout of the irrigation system and a legend summarizing the type and size of all components of the system, including manufacturer name and model numbers.

   b. Static water pressure in pounds per square inch (psi) at the point of connection to the public water supply.

   c. Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers.

4. Grading Plan: A grading plan shall be drawn at the same scale as the planting plan and shall contain the following information:

   a. Property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements.

   b. Existing and finished contour lines and spot elevations as necessary for the proposed site improvements.

5. Soils Report: A soils report will be required where irrigated landscaped areas consisting of grass or similar turf exceed thirty three percent (33%) of the overall landscaped area. The soils report shall describe the depth, composition and bulk density of the topsoil and subsoil at the site, and shall include recommendations for soil amendments. The

~~planting plan shall incorporate the recommendations of the soils report into the planting specifications.~~

~~6. Landscape Water Allowance: The annual landscape water allowance shall be calculated using the following equation:~~

~~Landscape water allowance = ETO x 1.0 x 0.62 x A~~

~~Where landscape water allowance is in gallons per growing season~~

~~ETO = Reference evapotranspiration rate in inches per growing season~~

~~1.0 = ETO adjustment factor, one hundred percent (100%) of turf grass ETO (growing season adjustment factor)~~

~~0.62 = Conversion factor, inches/year to gallons/year~~

~~A = Total irrigated landscape area in square feet~~

~~7. Irrigation Schedule: A monthly irrigation schedule shall be prepared that covers the initial ninety (90) day plant establishment period and the typical long term use period. This schedule shall consist of a table with the following information for each valve:~~

~~a. Plant type (for example, turf, trees, low water use plants).~~

~~b. Irrigation type (for example, sprinklers, drip, bubblers).~~

~~c. Flow rate in gallons per minute.~~

~~d. Precipitation rate in inches per hour (sprinklers only).~~

~~e. Run times in minutes per day.~~

~~f. Number of water days per week.~~

~~g. Cycle time to avoid runoff.~~

~~C. Landscape Design Standards: The following standards shall be implemented in the design of landscaping:~~

~~1. Plant Selection: Plants selected for landscape areas shall consist of plants that are well suited to the microclimate and soil conditions at the project site. Plants with similar water needs shall be grouped together as much as possible. For projects located at the interface between urban areas and natural open space (nonirrigated), extra drought tolerant plants shall be selected that will blend with the native vegetation and are fire resistant or fire retardant. Plants with low fuel volume or high moisture content shall be emphasized. Plants that tend to accumulate excessive amounts of dead wood or debris shall be avoided. Areas with slopes greater than thirty percent (30%) shall be landscaped with deep rooting, water conserving plants for erosion control and soil~~

~~stabilization. Park strips and other landscaped areas less than eight feet (8') wide shall be landscaped with water conserving plants and/or grass.~~

~~2. Mulch: After completion of all planting, all irrigated nonturf areas shall be covered with a minimum layer of four inches (4") of mulch to retain water, inhibit weed growth, and moderate soil temperature. Nonporous material shall not be placed under the mulch.~~

~~3. Soil Preparation: Soil preparation shall be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six inches (6") and amending the soil with organic material as per specific recommendations of the landscape designer/landscape architect based on the soils report.~~

~~4. Irrigation Design Standards:~~

~~a. Irrigation: Irrigation design standards for this chapter shall be as outlined in the latest version of the "Minimum Standards For Efficient Landscape Irrigation System Design And Installation" as specified in the city standard specifications. In addition, the following portions of this section shall also be applicable.~~

~~b. Landscape Water Meter: A water meter and backflow prevention assembly that are in compliance with state code shall be installed for landscape irrigation systems, and the landscape water meter and backflow prevention assembly shall be separate from the water meter and backflow prevention assembly installed for indoor uses. The size of the meter shall be determined based on irrigation demand.~~

~~c. Pressure Regulation: A pressure regulating valve shall be installed and maintained by the consumer if the static service pressure exceeds eighty (80) pounds per square inch (psi). The pressure regulating valve shall be located between the landscape water meter and the first point of water use, or first point of division in the pipe, and shall be set at the manufacturer's recommended pressure for sprinklers.~~

~~d. Automatic Controller: All irrigation systems shall include an electric automatic controller with multiple program and multiple repeat cycle capabilities and a flexible calendar program. All controllers shall be equipped with an automatic rain shutoff device.~~

~~e. Slope Runoff: On slopes exceeding thirty percent (30%), the irrigation system shall consist of drip emitters, bubblers or sprinklers with a maximum precipitation rate of 0.85 inches per hour and adjusted sprinkler cycle to eliminate runoff.~~

~~f. Valves: Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and nonturf areas shall be irrigated on separate valves.~~

g. Drip Emitters And Bubblers: Drip emitters or a bubbler shall be provided for each tree where practicable. Bubblers shall not exceed 1.5 gallons per minute per device. Bubblers for trees shall be placed on a separate valve unless specifically exempted by the public services department due to the limited number of trees on the project site.

h. Sprinklers: Sprinklers shall have matched precipitation rates with each control valve circuit.

i. Elevation Variations: Check valves shall be required where elevation differences will cause low head drainage. Pressure compensating valves and sprinklers shall be required where a significant variation in water pressure will occur within the irrigation system due to elevation differences.

j. Drip Lines: Drip irrigation lines shall be placed underground or otherwise permanently covered, except for drip emitters and where approved as a temporary installation. Filters and end flush valves shall be provided as necessary.

k. Overhead Sprinklers: Irrigation zones with overhead spray or stream sprinklers shall be designed to operate between six o'clock (6:00) P.M. and ten o'clock (10:00) A.M. to reduce water loss from wind and evaporation. This would exclude drip or bubbler zones.

l. Soils With Slow Infiltration: Program valves for multiple repeat cycles where necessary to reduce runoff, particularly slopes and soils with slow infiltration rates.

D. Plan Review, Construction Inspection And Postconstruction Monitoring: The following procedures shall be implemented in the plan review, construction inspection and postconstruction monitoring of landscaping:

1. As part of the site plan review and building permit process, a copy of the landscape plan documentation package shall be submitted to the city for review and approval before construction begins. With the landscape plan documentation package, a copy of the landscape water allowance worksheet shall be completed by a landscape designer and submitted to the city.

2. All landscape plan documentation packages submitted must be certified by a licensed landscape architect or approved landscape designer. The irrigation plan must be prepared by an approved irrigation designer or a landscape architect.

3. All landscape irrigation systems shall be installed by an irrigation contractor. The person representing the contracting firm shall be a full time employee of the firm and shall be directly involved with the project, including at least weekly site visits during construction.

~~4. All installers, designers and auditors shall meet state and local license, insurance and bonding requirements, and be able to show proof of such upon demand.~~

~~5. During construction, site inspection of the landscaping may be performed by the city (see section 16.30.060 of this chapter).~~

~~6. Following construction and prior to the release of the improvement guarantee bond posted for the project, an inspection shall be scheduled with the public services department to verify compliance with the approved landscape and irrigation plans.~~

~~7. Following construction and prior to release of the improvement guarantee bond posted for the project, a water use efficiency review will be conducted by a landscape irrigation auditor. The auditor shall be independent of the contractor, design firm and owner/developer of the project. The water performance audit will verify that the irrigation system complies with the minimum standards required by this chapter. The minimum efficiency required for the irrigation system is between fifty percent (50%) and sixty percent (60%) for distribution efficiency for all fixed spray systems and between sixty percent (60%) and seventy percent (70%) distribution efficiency for all rotor systems. The auditor shall furnish a certificate to the city, the designer, the installer and the owner/developer certifying compliance with the minimum distribution requirements, and an irrigation schedule. Compliance with this provision is required before the city will release the bond for the project.~~

16.30.040: OUTDOOR LANDSCAPING REQUIREMENTS~~SINGLE-FAMILY RESIDENTIAL DEVELOPMENT~~:

A. Applicability: All new and rehabilitated landscaping for public agency projects, private development projects, developer-installed landscaping in multi-family and single-family residential projects within the front and side yards, and homeowner provided landscape improvements within the front and side yards of single and two-family dwellings shall comply with the landscaping standards below. It is recommended and encouraged, but not mandated, that rear yard landscape improvements of single and two-family dwellings comply with these same standards.

B. Landscaping Requirements:

1. All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency. Drip irrigation or bubblers shall be used except in Lawn areas. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.

2. Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and Planting Beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.

3. Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.

4. At least 3-4 inches of Mulch, permeable to air and water, shall be used in Planting Beds to control weeds and improve the appearance of the landscaping.

5. At maturity, landscapes are required to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.

6. Lawn shall not be installed in Park Strips, Paths, or on slopes greater than 25% or 4:1 grade. Lawn area shall not be less than 8 feet wide at its narrowest point. To the extent reasonably practicable, Lawn shall be free from obstructions (trees, signs, posts, valve boxes, etc.).

7. In residential landscapes, the landscaping shall adhere to the following Localscapes requirements and shall be properly labeled on the landscape plan submitted to the City for review:

    a. If size permits, the landscaped areas of the front yard and back yard shall include a designed Central Open Shape created by using Lawn, Hardscape, groundcover, gravel, or Mulch.

    b. Gathering Areas shall be constructed of Hardscape and placed outside of the Central Open Shape. In a landscape without Lawn, Gathering Areas may function as the Central Open Shape.

    c. Activity Zones shall be located outside of the Central Open Shape and shall be surfaced with materials other than Lawn.

    d. Paths shall be made with materials that do not include Lawn, such as Hardscape, Mulch, or other groundcover.

    e. Lawn areas shall not exceed the greater of 250 square feet, or 35% of the Total Landscaped Area.

    f. Small residential lots, which have no side yards or back yards, where the Total Landscaped Area is less than 250 square feet, and where the front yard

dimensions cannot accommodate the minimum 8 feet wide Lawn area requirement of the Landscaping Requirements in section F, are exempt from the 8 feet minimum width Lawn area requirement.

8. In commercial, industrial, institutional, and multi-family development common area landscapes, Lawn areas shall not exceed 20% of the Total Landscaped Area, outside of Active Recreation Areas.

9. The City Engineer may allow or require exceptions from the slope limitations and other elements of the Landscaping Requirements in public utility infrastructure landscape areas upon the applicant's showing of good cause (a reason rationally related to the development) and in the best interest of the City.

10. These outdoor standards are not intended to be in conflict with other landscaping requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may be in conflict with Utah law, such conflicting requirements shall not apply.

~~A. General: The provisions of this section apply to landscaping for all new and reconstructed landscaping for single-family residential dwellings. This section does not apply to residential developments with developer installed landscaping (see section 16.30.030 of this chapter), or registered historical sites.~~

~~B. Provisions For New Or Reconstructed Landscapes:~~

~~1. Landscape Education Package: A copy of a landscape education package shall be given to all new single-family homeowners by the city at the time of application for a building permit and all new or modified water account owners. The landscape education package, prepared by the public services department, shall consist of the following items:~~

~~a. Principles of water efficient landscape design.~~

~~b. A listing of water conserving plants.~~

~~c. A listing of certified landscape designers, certified irrigation system designers and suppliers and certified landscape irrigation contractors.~~

~~d. An information packet about the various area demonstration gardens.~~

~~e. An information packet about the city water rate schedule, billing format for water use and the economics of installing and maintaining a water efficient landscape.~~

~~2. Postinstallation: After the landscaping has been installed, the homeowner may notify the public services department of its completion and request a listing of landscape~~

~~auditors who can perform a water use efficiency review, also called a water check. The water check will determine the irrigation system efficiency, make recommendations for improvements, and provide the homeowner with an irrigation schedule.~~

~~C. Park Strips And Other Landscaped Areas: Park strips and other landscaped areas less than eight feet (8') wide shall be landscaped with water conserving plants and/or grass.~~

~~**16.30.050: PROHIBITED WATERING PRACTICES:**~~

~~A. Waste Of Water: Regardless of the age of a development (commercial, industrial, office or residential), water shall be properly used. Waste of water is prohibited.~~

~~B. Restricted Watering Time: Watering hours may be restricted by resolution of the city council as needed.~~

~~**16.30.060: ENFORCEMENT AND PENALTY FOR VIOLATIONS:**~~

~~A. Enforcement Authority: The city building and engineering inspectors, code enforcement officers, police officers and others designated by the city manager are authorized to enforce all provisions of this chapter.~~

~~B. Violation Of This Chapter: Any water consumer who violates any provisions of this chapter shall be issued a written notice of violation. The written notice shall be affixed to the property where the violation occurred and mailed to the consumer of record and to any other person known to the city who is responsible for the violation and its corrections. Such notice shall describe the violation and order that it be corrected, cured or abated immediately or within such specified time as the city determines is reasonable under the circumstances. Failure to receive such notice shall not invalidate further actions by the city. If the notice is not followed, the city may issue a citation for a misdemeanor infraction. If the alleged violator is convicted, the municipal court may order compliance with any of the provisions of this chapter as a condition for receiving continued water service.~~

16.04.190: PARKS, PARK STRIPS, WALKWAYS, TRAILS, AND OPEN SPACE:

All applicants~~The developer~~ shall incorporate into development design and implement the following requirements pertaining to parks, park strips, trails and open space~~:~~**. Parks, park strips, trails and open space are also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards", of this Code.**

A. Plans, Funding, Maintenance: Where parks, open space, or trails are master planned by the City, proposed by the **applicant**~~developer~~, or required on a parcel or parcels on which a subdivision or other development is proposed, the developer shall incorporate said parks, open space, or trails into the design of the project and submit the plan for approval, with suggested improvements and funding and maintenance mechanisms, to the City Council. The

City Council will determine what open spaces, parks, trails, improvements, and funding and maintenance mechanisms the City desires and direct the **applicant**~~developer~~ concerning the same.

B. Pedestrian And Vehicular Access: All parks approved for public use shall have appropriate pedestrian and vehicular access from public streets. Parks and open space four (4) acres or larger in area shall abut at least one **(1)** collector or arterial street.

C. Flood Control: Parks and open spaces shall be planned, where appropriate, in conjunction with stormwater detention and retention areas.

D. Trail Location And Access: Trails and linear parkways shall be planned in conjunction with required waterways, along streets, or in other locations as determined by the City. Linear parkways or trails which are approved by the City in required flood channels shall be dedicated to Salt Lake County or retained as private property. The **applicant**~~developer~~, upon the City's request, shall grant to the City or other entity permanent access easements designated by the City Engineer on and over sidewalks or trails on private property prior to final approval or building permit issuance, which easements may or may not give open public access. The owners or the City shall maintain such areas as determined by the City's staff. The City will maintain trails which are required by and dedicated to the City.

E. **Park Strips:**

1. ~~Single-Family Residential~~ Collector Street Park Strips: Park strips at the rear or side of single-family residential lots **and collector street park strips along commercial, office, multi-family residential, industrial, and institutional developments** shall be **planted**~~improved with sod and~~ **with a combination of** trees**, plants, shrubs or other live vegetation which are low maintenance and commonly found along the Wasatch Front or within similar climates. Lawn shall not be installed in park strips. Applicants shall demonstrate that proposed live vegetation will cover a minimum of 50% of the park strip area upon landscape maturity. Tree canopies do not count toward the required 50% vegetation coverage. In combination with the 50% live vegetation requirement, the following may be used:**

    a. **Mulch made of bark or rock material that is one and one-half inches (1.5") or larger may be used in combination with live vegetation, provided that it is fully contained within the park strip at all times**.

    b. Up to fifty percent (50%) of the **park strip area, per street frontage,**~~required sod~~ may be **hardscape,**~~substituted~~ with stamped **natural earth tone**~~ashlar slate gray~~ colored concrete. However, stamped concrete shall not be used in

sections greater than fifteen (15) linear feet per section. ~~F. Other Collector Street Park Strips: Collector street park strips along commercial, office, multi-family residential, industrial, and institutional developments shall be improved with sod and trees. Up to fifty percent (50%) of the required sod may be substituted with stamped natural earth tone colored concrete. However, stamped concrete shall not be used in sections greater than fifteen (15) linear feet per section.~~

2. ~~G.~~ Residential Street Park Strips: Residential street park strips shall be **planted**~~improved a minimum of fifty percent (50%) with sod,~~ **with a combination of** trees, plants, shrubs ~~and/~~or other live vegetation which are low maintenance and commonly found along the Wasatch Front or within similar climates. **Lawn shall not be installed in park strips. Applicants shall demonstrate that proposed live vegetation will cover a minimum of 50% of the park strip area upon landscape maturity. Tree canopies do not count toward the required 50% vegetation coverage. In combination with the 50% live vegetation requirement, the following may be used:**

   a. Mulch **made of**~~and/or medium size~~ bark **or rock** material **that is**~~,~~ **one and one-half** ~~two~~ inches (**1.5**~~2~~") or larger~~,~~ may be used in combination with live vegetation, provided that it is fully contained within the park strip at all times.

   b. ~~A maximum of fifty percent (50%) of the park strip area, per street frontage, may be hardscape, with s~~Stamped natural earth tone colored concrete~~,~~ ~~and/~~or masonry materials such as ~~stone,~~ pavers~~, boulders, and/or rock.~~ **may cover a maximum of twenty-five percent (25%) of the park strip area per street frontage and**~~However,~~ ~~stamped concrete or other materials~~ shall not be used in sections greater than fifteen (15) linear feet per section. ~~All rock and stone materials shall not be less than three inch (3") diameter in size at any point.~~

3. ~~H.~~ Park Strip Materials, Colors, And Sizes: All other park strip materials, colors, and sizes shall be viewed by City Engineer for consideration of approval. The City Engineer may approve greater than fifty percent (50%) hardscape within the park strip based on the applicant's street tree planting plan that clearly incorporates tree species, canopy, spacing, and ground covers into a superior green design that reasonably offsets the increased percentage of hardscape materials.

4. ~~I.~~ Landscaping And Maintenance:

a. The **applicant**~~developer~~ shall install all required collector street landscaping improvements and properly maintain said improvements until the City releases one hundred percent (100%) of the improvement guarantee. After satisfactory installation of landscaping in collector street park strips and the one hundred percent (100%) release of the improvement guarantee for said landscaping, the City will accept responsibility for maintenance of the park strips along collector streets where collector street fencing has been installed along the rear and side property lines of lots only in single-family residential subdivisions.

b. The owners of property in all other developments are responsible for the proper landscaping and maintenance of other public or private park strips. **All landscaping in these park strips shall be maintained by the abutting property owner in a safe and well-kept condition and in a way that presents a healthy, neat, vigorously living, and orderly appearance. This maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or other maintenance, in accordance with acceptable horticultural practices. Trash, other debris, and weeds shall not be allowed to collect in these areas.**

F~~J~~. Common Open Space: The **applicant for any project that proposes common open space**~~developer of a condominium~~ shall submit plans for landscaping and improvements for the common open space. The **applicant**~~developer~~ shall also **identify**~~explain~~ the intended use of the open space and **who shall be responsible for its maintenance**~~provide detailed provisions of how the improvements thereon will be financed and maintained~~.

G~~K~~. Completion Guarantee: The **applicant**~~developer~~ shall file with the City an improvement guarantee, in a form satisfactory to the City Attorney, guaranteeing completion of park, open space, and trail improvements within one **(1)** year after such filing. Upon completion of the improvements for which an improvement guarantee has been filed, the **applicant**~~developer~~ shall schedule an inspection by the City Engineer. If the City Engineer finds that landscaping and construction have been completed in compliance with the approved plans, the City Engineer shall release the improvement guarantee except for that amount retained during the warranty period. If the City Engineer does not release the improvement guarantee, he or she shall provide the **applicant**~~developer~~ the reasons therefor.

H~~L~~. Open Space Easement: The **applicant**~~developer~~ shall, upon the City's request, grant to the City or other agency or entity an "open space easement" on and over the common open space prior to recording the final plat, site plan, or condominium, which easement will not necessarily give the general public the right of access, but will provide that the common open space remains open.

~~I~~M. Open Space Ownership And Maintenance: All open space or trail improvements not specifically dedicated to the City or accepted for ownership or maintained by the City shall be perpetually owned by the adjacent owners and maintained by the owners or their agents through a special taxing district or owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the City.

~~J~~N. Glenmoor Neighborhood: Walkways in the Glenmoor neighborhood are those publicly owned areas that include a sidewalk, that pass between private residential properties. The area between the abutting owner's property and the sidewalk shall be maintained by that property owner.

1. The property within a walkway which is between the abutting owner's property and the sidewalk shall not include materials, objects, trees, shrubs, or plant material that will obstruct travel on the walkway or pose a safety hazard to pedestrians or maintenance personnel.

2. All walkway landscape shall be improved with suitable ground covers, plants, shrubs, other live plant material which are low maintenance, and/or medium size bark material, two inches (2") or larger provided it is fully contained within the area between sidewalk and the abutting owner's property.

3. The area between the sidewalk and the abutting owner's property may be hardscape with material such as concrete, and/or masonry material such as pavers, or rock not less than three inch (3") diameter in size at any point provided it is fully contained within the area between sidewalk and the abutting owner's property.

4. Adjoining property owners shall keep walkways free of obstructions and hazards. Shrubs, plants, and trees shall be maintained clear of the sidewalk. Mature trees shall be pruned at least seven feet (7') above the sidewalk.

5. Maintenance activities for walkway areas include: mowing grass; watering grass, shrubs, or trees; pruning trees or shrubs; and other generally accepted landscape maintenance activities. All walkway landscape must be maintained and shall not include unimproved areas or areas with weeds that exceed a height of six inches (6") at any time.

17.23.100: LANDSCAPING REQUIREMENTS:

The following landscaping requirements and standards shall apply in OS zones~~:~~. **Landscaping in OS zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards", of this Code.**

A. The front, side and rear yards of lots in OS zones, shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development. Natural open space areas shall incorporate plant materials as provided in the city's "Jordan River Corridor Open Space And Habitat Conservation Master Plan And Management Guidelines".

B. All areas of lots in OS zones not approved for parking, buildings or other hard surfacing shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development. Natural open space areas shall incorporate plant materials as provided in the city's "Jordan River Corridor Open Space And Habitat Conservation Master Plan And Management Guidelines".

C. A minimum of thirty percent (30%) of required yard area trees shall be minimum seven foot (7') evergreens. Deciduous trees shall be minimum two inch (2") caliper. Deciduous and evergreen trees required in this section need not be equally spaced but shall be dispersed throughout the required yard areas on the site.

D. All collector streets and other public and private park strips in OS zones shall be improved and maintained by the adjoining owners according to specifications adopted by the city unless otherwise allowed with development approval.

E. Trees may not be topped nor may any landscape material be removed in OS zones without city approval. Any dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

F. The following landscaping requirements shall apply in parking areas in OS zones:

1. Planters with two inch (2") or larger caliper shade trees and **other approved plant/landscape materials**~~grass, shrubs or ground cover~~ shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.

2. Shade trees shall be planted in double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum thirty foot (30') intervals and no farther than six feet (6') from the parking area.

3. Minimum five foot (5') landscaped planters shall be provided around building foundations except at building entrances and loading and utility areas.

G. Development which is contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights of way in the landscaping of the project and the urban trails system. Any areas so included and perpetually preserved may be counted toward required yard space. If approved by the city engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without written approval of any entity or agency having jurisdiction over said waterways.

H. All required landscaping in OS zones shall be installed (or escrowed due to season) prior to occupancy.

I. All landscaped areas, including adjoining public right of way areas, shall be properly irrigated and maintained by the owners.

17.30.020: DEVELOPMENT AND DESIGN STANDARDS:

J. Landscaping: **The following landscaping requirements and standards shall apply in Agricultural Zones. Landscaping in Agricultural Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards", of this Code.**

1. The front and street side yards of single-family lots shall be fully improved and properly maintained. Improvements shall include not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in ~~lawn or other~~ acceptable live plant material unless otherwise approved with a conditional use permit.

2. All collector street and other public and private park strips in Agricultural Zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the City unless otherwise allowed with development approval.

3. Where an adjacent park strip in a residential right-of-way is at least five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.

4. In developments that have a principal use other than residential or agricultural, the following landscaping requirements shall also apply:

a. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.

b. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sport or play areas, is required. At least thirty percent (30%) of all required trees shall be minimum seven foot (7') evergreens. Deciduous trees shall be a minimum two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.

c. Curbed planters with two inch (2") or larger caliper shade trees and **other approved plant/landscape materials**~~grass, shrubs or ground cover~~ shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.

d. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.

e. All landscaped areas shall be curbed.

17.40.020: DEVELOPMENT AND DESIGN STANDARDS:

J. Landscaping: **The following landscaping requirements and standards shall apply in Residential Zones. Landscaping in Residential Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards", of this Code.**

1. The front and street side yards of single-family lots shall be fully improved and properly maintained with not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in ~~lawn or other~~ acceptable live plant material unless otherwise approved with a conditional use permit.

2. All collector street and other public and private park strips in Residential Zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the City unless otherwise allowed with development approval.

3. Where an adjacent park strip in a residential right-of-way is a minimum of five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the

landscaped portion of the park strip. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.

4. In developments that have a principal use other than single- family, detached, the following landscaping requirements shall apply:

   a. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.

   b. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sports or play areas, is required. At least thirty percent (30%) of all required trees shall be a minimum seven foot (7') evergreen. Deciduous trees shall be a minimum two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.

   c. Curbed planters with two inch (2") or larger caliper shade trees and **other approved plant/landscape materials**~~grass, shrubs or ground cover~~ shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.

   d. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.

   e. All landscaped areas shall be curbed.

17.54.160: LANDSCAPING:

A. The following landscaping requirements shall apply in the MU zones~~:~~**. Landscaping in the MU zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards", of this Code.**

   1. Single-family residential: The front and side yards of single- family lots shall be landscaped and properly maintained with grass, trees and other plant material unless otherwise approved with a conditional use permit.

   2. Multi-family residential: Grass, shrubs, ground cover, two inch (2") or larger caliper deciduous trees, seven feet (7') or taller evergreen trees; ~~grass~~**approved**

plant/landscape materials and two inch (2") or larger caliper deciduous trees in public park strips.

3. Office, plant or institution: Grass, shrubs, ground cover, two inch (2") or larger caliper deciduous trees, seven feet (7') or taller evergreen trees; ~~grass~~**approved plant/landscape materials** and two inch (2") or larger caliper deciduous trees in public park strips.

4. Retail business: Grass, shrubs, ground cover, two inch (2") or larger caliper deciduous trees, seven feet (7') or taller evergreen trees; ~~grass~~**approved plant/landscape materials and two inch (2") or larger caliper deciduous trees** in public park strips.

B. Areas of a development that are not covered by paving or buildings shall be landscaped. All required landscaping in yard areas and open spaces, except in R-2.5 developments, shall be installed or escrowed (due to weather) prior to occupancy.

C. All landscaped areas, including adjoining public right of way areas, shall be properly irrigated and maintained by the owners unless otherwise allowed with development approval.

D. Trees may not be topped nor may any landscape material be removed without city approval unless replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

E. Curbed planters with two inch (2") or larger caliper shade trees and ~~grass,~~ shrubs or ground cover shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.

F. Shade trees shall be planted between double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum intervals of three (3) stalls and no farther than six feet (6') from the parking area. Shade trees are not required in parking rows which are adjacent to buildings.

G. In commercial and institutional developments, minimum five foot (5') landscaped planters shall be provided along the street sides of buildings except at building entrances or drive-up windows. In office developments, said planters shall be provided around the entire building except at building entrances or drive- up windows.

H. All landscaped areas other than in single-family residential developments shall be separated from driveways and parking areas with minimum four inch (4") high curbs.

I. Minimum three (3) to four foot (4') high berms or hedges shall be provided in landscaped areas between public streets and parking areas of developments in the MU zones. Berms or hedges are not required where the entire area, excluding walkways, between the public street and a building is landscaped.

J. Trees shall be planted on private property, except in R-2.5 developments, at the minimum rate of one per seven hundred (700) square feet of required landscaped area. At least thirty percent (30%) of all required trees, excluding public park strip trees, shall be evergreens.

K. Trees are required in park strips along collector and arterial streets and shall be selected from and planted according to the city street tree plan. Trees shall be planted along the property side of the sidewalk on Redwood Road thirty feet (30') on center and six feet (6') from the sidewalk. ~~Grass~~**Approved plant/landscaping materials** shall be planted and maintained in the park strip along Redwood Road.

L. Developments which are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights of way in the landscaping of the project and the urban trails system. Any areas so included may be counted toward required open space for the development. Waterways which traverse developments may be left open if properly landscaped and maintained. Any entity or agency having jurisdiction over said waterways must grant approval for any redevelopment of said waterways.

M. All development applications shall be accompanied by landscape plans prepared by a professional landscape architect.

17.60.020: DEVELOPMENT AND DESIGN STANDARDS:

J. Landscaping: The following landscaping requirements and standards shall apply in Commercial Zones~~:~~**. Landscaping in Commercial Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards", of this Code.**

1. The area of front, side, and rear yards along an adjacent property line and extending away from the property line a distance prescribed in the requirements of this subsection shall be landscaped with grass, trees, and other live plant material.

   a. The required yard landscape area for a yard adjacent to a residential or agricultural zone shall be not less than ten feet (10'), except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.

b. The required yard landscape area for a yard adjacent to a public right of way shall be twenty feet (20'), except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.

2. All areas of lots or parcels in commercial zones not approved for parking, buildings, or other hard surfacing shall be landscaped and properly maintained with grass, deciduous and evergreen trees, and other plant material in conjunction with a landscape plan for the development that has been designed and prepared by a landscape architect and approved by the planning commission.

3. A minimum of one tree per five hundred (500) square feet, or part thereof, of required landscaped yard areas is required in commercial zones in addition to other trees required in this section. A minimum of thirty percent (30%) of required yard area trees shall be minimum seven foot (7') tall evergreens. Deciduous trees shall be minimum two inch (2") caliper. Deciduous and evergreen trees required in this section need not be equally spaced but shall be dispersed throughout the required yard areas on the site.

4. All collector street and other public and private park strips in commercial zones shall be improved and maintained by the adjoining owners according to specifications adopted by the city unless otherwise allowed with development approval.

5. Trees shall not be topped and required landscape areas shall not be redesigned or removed without city approval. Property owners shall replace any dead plant material in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

6. The following landscaping requirements shall apply to parking areas:

   a. Curbed planters with two inch (2") or larger caliper shade trees and **other approved plant/landscape materials**~~grass, shrubs or ground cover~~ shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.

   b. Shade trees shall be planted between double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum intervals of three (3) stalls and no farther than six feet (6') from the parking area. Shade trees are not required in parking rows which are adjacent to buildings.

c. All landscaped areas adjacent to parking areas shall be curbed.

17.62.020: DEVELOPMENT AND DESIGN STANDARDS:

J. Landscaping: The following landscaping requirements and standards shall apply in the P-O Zone~~:~~. **Landscaping in the P-O Zone is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards", of this Code.**

1. A minimum of fifteen percent (15%) landscaped open space, which may include required landscaped yard areas, shall be provided with each development in the P-O Zone.

2. The area of front, side, and rear yards along an adjacent property line and extending away from the property line a distance prescribed in the requirements of this subsection shall be landscaped with grass, trees, and other live plant material.

   a. The required yard landscape area for a yard adjacent to a Residential or Agricultural Zone shall be not less than ten feet (10') for buildings not exceeding two (2) stories and shall not be less than twenty feet (20') for buildings with three (3) stories or more, except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.

   b. The required yard landscape area for a yard adjacent to a public right-of-way shall be twenty feet (20'), except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.

3. All areas of lots in the P-O Zone not approved for parking, buildings or other hard surfacing shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other live plant material in conjunction with a landscape plan for the development that has been designed and prepared by a landscape architect and approved by the Planning Commission.
4. A minimum of one tree per five hundred (500) square feet, or part thereof, of required landscaped yard areas is required in the P-O Zone in addition to other trees required in this section. A minimum of thirty percent (30%) of required yard area trees shall be minimum seven foot (7') tall evergreens. Deciduous trees shall be minimum two inch (2") caliper. Deciduous and evergreen trees required in this section need not be equally spaced but shall be dispersed throughout the required yard areas on the site.

5. All collector streets and other public and private park strips in the P-O Zone shall be improved and maintained by the adjoining owners according to specifications adopted by the City unless otherwise allowed with development approval.

6. Trees shall not be topped and required landscape areas shall not be redesigned or removed in the P-O Zone without City approval. Property owners shall replace any dead plant material in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

7. The following landscaping requirements shall apply to parking areas:

   a. Curbed planters with two inch (2") or larger caliper shade trees and **other approved plant/landscape materials**~~grass, shrubs or ground cover~~ shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.

   b. Shade trees shall be planted in double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum thirty foot (30') intervals and no farther than six feet (6') from the parking area.

   c. Minimum five foot (5') landscaped planters shall be provided around building foundations except at building entrances, drive- up windows and loading and utility areas.

   d. All landscaped areas adjacent to parking areas shall be curbed.

17.70.120: LANDSCAPING:

The following landscaping requirements and standards shall apply in the BH-MU zone~~:~~. **Landscaping in the BH-MU zone is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards", of this Code.**

A. The front, side and rear yards of lots in BH-MU zones shall be landscaped and properly maintained with grass, trees and other plant and/or permeable landscape material.

B. All areas of lots in BH-MU zones not approved for parking, buildings or other hard surfacing shall be landscaped and properly maintained with ground covers that may include turf, deciduous and evergreen trees and other plant and/or permeable landscape material (including properly designed xeriscape), approved in conjunction with a site plan, plat or record of survey map for the development. Drought resistant plant materials are encouraged.

C. A minimum of one tree per five hundred (500) square feet, or part thereof, of required landscaped yard areas is required in BH-MU zones in addition to other trees required in this section. A minimum of thirty percent (30%) of required yard area trees shall be minimum seven foot (7') evergreens. Deciduous trees shall be minimum two inch (2") caliper.

Deciduous and evergreen trees required in this section shall be dispersed throughout the required yard areas on the site.

D. Park strips (planting area between streets/driveways and sidewalks) are required in BH-MU zones and shall be improved with street trees with appropriate ground covers and maintained by the adjoining owners according to specifications adopted by the city unless otherwise allowed with development approval. Park strips shall be of sufficient width to accommodate the root zone of the approved street tree species, i.e., at least five feet (5') for ornamental trees.

E. Trees may not be topped nor may any landscape material be removed in BH-MU zones without city approval. Any dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan, plat or map approval.

F. The following landscaping requirements shall apply in parking areas in BH-MU zones:

1. Curbed planters with two inch (2") or larger caliper shade trees and **other approved plant/landscape materials**~~grass, shrubs or ground cover~~ shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.

2. Shade trees shall be planted between double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum intervals of three (3) stalls and no farther than six feet (6') from the parking area. Shade trees are not required in parking rows which are adjacent to buildings only if parking is adjacent to a covered sidewalk.

3. All landscaped areas adjacent to parking areas shall be curbed.

17.90.020: DEVELOPMENT AND DESIGN STANDARDS:

J. Landscaping: The following landscaping requirements and standards shall apply in Industrial Zones~~:~~. **Landscaping in Industrial Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards", of this Code.**

1. The area of front, side, and rear yards along an adjacent property line and extending away from the property line a distance prescribed in the requirements of this subsection shall be landscaped with grass, trees, and other live plant material.

a. The required yard landscape area for a yard adjacent to a Residential or Agricultural Zone shall be not less than ten feet (10').

b. The required yard landscape area for a yard adjacent to a public right-of-way, including the freeway right-of-way, shall be twenty feet (20') in the I-F Zone and forty feet (40') in the C-I Zone.

2. All areas of lots or parcels in Industrial Zones not approved for parking, buildings, or other hard surfacing shall be landscaped and properly maintained with grass, deciduous and evergreen trees, and other plant material in conjunction with a landscape plan for the development that has been designed and prepared by a landscape architect and approved by the Planning Commission.

3. A minimum of one tree per five hundred (500) square feet, or part thereof, of required landscaped yard areas is required in Industrial Zones in addition to other trees required in this section. A minimum of thirty percent (30%) of required yard area trees shall be minimum seven foot (7') tall evergreens. Deciduous trees shall be minimum two inch (2") caliper. Deciduous and evergreen trees required in this section need not be equally spaced but shall be dispersed throughout the required yard areas on the site.

4. All collector street and other public and private park strips in Industrial Zones shall be improved and maintained by the adjoining owners according to specifications adopted by the City unless otherwise allowed with development approval.

5. Trees shall not be topped and required landscape areas shall not be redesigned or removed without City approval. Property owners shall replace any dead plant material in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

6. The following landscaping requirements shall apply to parking areas:

   a. Curbed planters with two inch (2") or larger caliper shade trees and **other approved plant/landscape materials**~~grass, shrubs or ground cover~~ shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.

   b. Shade trees shall be planted between double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum intervals of three (3) stalls and no farther than six feet (6') from the parking area. Shade trees are not required in parking rows which are adjacent to buildings.

   c. All landscaped areas adjacent to parking areas shall be curbed.