CITY OF SOUTH JORDAN
PLANNING COMMISION MEETING
ELECTRONIC MEETING AGENDA
TUESDAY, MAY 11, 2021
6:30 P.M.

Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, May 11, 2021, in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah with an electronic option via Zoom phone and video conferencing. Persons with disabilities who may need assistance should contact the Planning Department staff at least 24 hours prior to this meeting.

Attendance in person will require face masks according to House Bill 294 if attendance has 50 or more individuals.

Attendees will be allowed to join via phone or video, using Zoom phone and video conferencing. Note, attendees joining electronically may public comment with access through video conferencing, and a participant must have their video on and working to speak. Attendees who wish to present photos or documents to the Planning Commission must attend in person. Those who join via phone may listen, but not comment.

In the event the electronic portion of the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end the electronic portion of the meeting with or without a motion and vote. Reasons for removing an individual or ending a meeting include but are not limited to the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements or actions, and other action deemed inappropriate.

Ability to connect and comment is dependent on an individual's internet connection, not the City. To ensure comments are received 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 May 11, 2021.

Instructions on how to join the meeting electronically are below.

Join South Jordan Planning Commission Electronic Meeting May 11, 2021 at 6:30 p.m.

- 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 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. JORDAN WOODS PRELIMINARY SUBDIVISION PLAT
Location: 9524 S. Redwood Rd.
File No: PLPP202000270
Applicant: Scott Yermish, Newman Construction

IX. LEGISLATIVE PUBLIC HEARINGS –

B. HARVEST POINTE WEST LAND USE AMENDMENT AND REZONE
Amending the land use designation from Economic Center to Mixed use and rezoning from Commercial community (C-C) to Commercial Community Planned Development (C-C-PD).
Location: 3773 W South Jordan Parkway
File No: PLZBA202000247
Applicant: Peterson Development

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 7th day of May, 2021
Cindy Valdez
South Jordan City Deputy Recorder

CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMISSION MEETING
COUNCIL CHAMBERS
April 27, 2021

Present: Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Steven Catmull, Assistant City Attorney Greg Simonson, Assistant City Engineer Jeremy Nielsen, City Planner Greg Schindler, IT Director Jon Day, GIS Coordinator Matt Jarman, City Planner David Mann, Deputy Recorder Cindy Valdez, Transcriptionist Diana Baun.

Others: Jorie Hill, Rylar Masco, Jessica, Rachel, Sara, Telisa T., Weymar Camargo, Thayne Gardner, Dean Pettit, Steve Scheffield, Connie Pearson, Natalie Gardner

6:31 P.M.
REGULAR MEETING

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

Chair Michele Hollist welcomed everyone to the Electronic Planning Commission Meeting and noted that Commissioner Steve Catmull was absent, but would be there shortly.

II. Motion to Approve Agenda

Commissioner Gedge motioned to approve the April 27, 2021 Planning Commission Agenda. Chair Hollist seconded the motion. Vote was 5-0 unanimous in favor.

III. Approval of the Minutes

Commissioner Gedge motioned to approve the April 13, 2021 Planning Commission Meeting Minutes as printed. Chair Hollist seconded the motion. Vote was 5-0 unanimous in favor.

IV. STAFF BUSINESS - *None*

V. COMMENTS FROM PLANNING COMMISSION MEMBERS - *None*

VI. SUMMARY ACTION – *None*

VII. ACTION – *None*

VIII. ADMINISTRATIVE PUBLIC HEARINGS –

A. WELBY JACOBS CANAL PUMP HOUSE CONDITIONAL USE PERMIT

UNAPPROVED

Location: 101623 S Redwood Road
File No: PLCUP202100024
Applicant: South Jordan City

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

Commissioner Steve Catmull joined the meeting in person.

Chair Michele Hollist asked how far away the pump house is from the closest residential building.

Planner Mann said it is about 100 feet or so, on the other side of the canal.

Chair Hollist opened the hearing to public comment. There were no public comments, Chair Hollist closed public comment.

Commissioner Darby motioned to approve File No. PLCUP20210-0024 for the construction of a pump house located at 3788 W. South Jordan Parkway as presented to the Planning Commission. Chair Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

Assistant City Engineer Jeremy Nielsen noted the Zoom audience was not getting audio.

Commissioner Gedge motioned to take a five minute recess while they work through technical difficulties. Chair Hollist seconded the motion.

Chair Hollist asked if they needed a specific motion to restart the meeting.

Assistant City Attorney Greg Simonsen asked if the feed was now working.

Chair Hollist said yes.

Attorney Simonsen said regarding the first item that was already heard, they know there was no one in person who came to speak to the issue. However, they do not know if there was anyone on Zoom who came to address the issue. Rather than restarting the whole meeting, he suggested the commission ask those on Zoom if anyone had comments on the first item. If someone did come to speak to that, they can vote to re-open the hearing.

Chair Hollist asked if they needed to rescind the vote they took.

Attorney Simonsen said if the vote to ratify is the same, no. If their vote is different after hearing additional public comment, a note should be made on the record as to why they are voting differently and then re-take the vote.

Chair Hollist motioned to reconvene the meeting. Commissioner Gedge seconded the motion.

Chair Hollist said that they did already hear the first item this evening, which was under the administrative section, the Welby Canal pump house conditional use permit. They had a public hearing for those present in the chamber and asked for comment from those on Zoom. At this time she asked the Zoom meeting members again if anyone came to speak to that issue.

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Chair Hollist motioned to re-open public comment on the Welby Canal pump house conditional permit. Commissioner Gedge seconded the motion.

Chair Hollist opened the hearing for public comment.

Rylar Masco (South Jordan) said he thought he had seen a drawing that might have been related to the park that is going to be on the open space, which he assumes is what this pump is for. He has no idea, other than the letter that was sent to him, what this entails. He didn't know if there had been a briefing on what this entails. He is on the west side of the canal so he doesn't have irrigation, but he didn't know if this would allow people in his subdivision to get irrigation or not. He asked what this park will look like, as his backyard is the park or open space that might be developed. He also asked if the pump house would allow anybody in their subdivision to get irrigation.

Weymar Camargo (South Jordan) seconded Mr. Masco's questions. At the beginning of the meeting they saw a picture or map, but there was no audio for them to hear what that was all about. He asked if there is a visual for the area intended for this park.

Dean Pettit (South Jordan) is also interested in what is planned and the future development for the area where the pump house is going and the land. One of his concerns is that the city has used that property to dump overburden and waste on. Last year it wasn't taken care of and when winds came through it was just a dust bowl. He is concerned with how that property is taken care of, also what the future holds for that square. He knows that the developer who originally signed it over to the city did so for water retention, storm drains and as a park area for the future.

Chair Hollist closed the public comment portion of the hearing.

Chair Hollist asked Planner Mann to share the picture from the staff report again for those on Zoom to see. She then asked if what we are hearing tonight has anything to do with the final park plans for the area, or is this just the conditional use permit for the pump house.

Planner Mann said this application is just for the pump house. It is possible that Assistant Engineer Nielsen has more information about where the future park is as far as timeline or construction dates.

Assistant Engineer Nielsen said as far as the park is concerned, this is a concept plan. There is no funding set aside for these park improvements yet. This is a concept that the Parks Department has developed. Obviously the city is heading this direction, but at this point in time there is not a clear time line for when these improvements will be constructed. The pump house is pumping water out of the Welby Canal and will be pumped directly to the Bingham Creek Park up the road. It will be used to irrigate that 60 acres at the park, which is a pretty massive water load.

Chair Hollist asked if any private residences will receive irrigation water from this project.

Assistant Engineer Nielsen said no, not that he's aware of. This is just to handle the park.

Chair Hollist reiterated for those on Zoom that they are only hearing the conditional use permit tonight for the pump house. That pump house is going in to provide water in the future to the new Bingham Creek Park; it will not extend to new households that do not have irrigation. A park is planned in this site, but the funds have not been set aside yet for that, so they cannot comment on that at this time. At some point in the future this will come before the commission and they will see the

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plans when that time comes. She then asked what kind of maintenance this property is going to see in the immediate future as far as what will be held there, grass, will it be something that will be dusty again this summer.

Assistant Engineer Nielsen said that once they regrade for the detention basin they will put native seed down. There will not be any irrigation systems so it will be a native grass that grows to prevent erosion. At this point in the time that is the extent of what they would do for the treatment. The city has an interest in not creating a dust bowl, so if there is a problem he would recommend the residents contact the city and they can look at options; if they need to hydro seed or use another means to cut the dust down if there are problems.

Chair Hollist said the staff here at the city are very receptive to issues like that. It would be appropriate to get in contact with them this summer if there are issues with that again.

Commissioner Gedge motioned to ratify the previous action of the approval of File No. PLCUP200210-0024 from earlier this evening. Chair Hollist seconded that motion. Roll Call Vote was 5-0 unanimous in favor.

IX. LEGISLATIVE PUBLIC HEARINGS –

B. SALT LAKE COUNTY RECREATION CENTER & CITY PARK REZONE FROM A-5 & R-1.8 TO OS-P

Location: 10866 S Redwood Rd.
File No: PLZBA202100073
Applicant: South Jordan City

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

Chair Michele Hollist asked if this was still city property, or if part of it was county property.

Planner Mann said he believes the lot created with the preliminary subdivision that was approved by the commission a month ago would be under county ownership. The remainder will still be under city ownership.

City Planner Greg Schindler said the parcel was just the recreation center site, where the building sits is owned by the county. The rest remains as property of the City of South Jordan.

Chair Hollist opened the hearing to public comment. There were no public comments, Chair Hollist closed public comment.

Commissioner Gedge motioned based on the staff report and other information presented to the Planning Commission during the Public Hearing, and the Planning Commission's discussion, that the Planning Commission forward a recommendation to the City Council to approve the rezone from A-5 & R-1.8 to OS-P for the property located at 10866 S. Redwood Road. Chair Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

C. THAYNE GARDNER REZONE FROM C-N TO C-N-PD

Location: 11381 S Temple Drive

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File No: PLZBA202100044
Applicant: Tucker Nipko

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

Chair Michele Hollist said she was in the City Council meeting where this was discussed. She asked if the rezone was necessary because a private residence is not normally allowed in a CN zone.

Planner Mann said that was correct, residential uses are not allowed in a commercial zone.

Chair Hollist asked if the planned development portion is because of this.

Planner Mann said the office building meets the requirements of a 5,000 square foot maximum in a CN zone, it is showing approximately 4,000 square feet. If it was just the office building it would meet the underlying zone, it's just the addition of the residential house.

Chair Hollist asked if the planned development portion of this would make this two properties, or would they always have to move forward as one.

Planner Mann said no, they would do a subdivision after the rezone was approved. You can see on the concept there is a property line, basically splitting it in half.

Commissioner Nathan Gedge said he was assuming with the concept plan that access will be north only off Temple Drive and there will be no southbound due to the proximity to the intersection.

Planner Mann said access will be pushed as far north as possible, only accessed off of Temple Drive, with a shared access agreement as part of the subdivision to protect access to the house.

Commissioner Gedge asked if there would be any consideration for a median on Temple Drive to prevent people from driving southbound due to the proximity to the intersection.

Assistant Engineer Jeremy Nielsen said that will be considered as part of their site plan application. They will be looking at the number of trips. They are not able to say for certain with the information they have right now either yes or no.

Chair Hollist invited the applicant to address the commission.

Natalie Gardner (applicant) said right now they are just down the street. Their lease is up in two years and it has been their dream to live next door to their office. They have always had this idea in mind, and then this just kind of fell into their laps. They are looking to build their home and be there long term as dentists don't move very much and they wouldn't plan on moving their family. They would love to abide by whatever the commission asks and are just trying to learn the ropes of all this.

Chair Hollist opened the hearing to public comment.
Steve Scheffield (South Jordan) said he backs up to this property. Most of his questions have been answered this evening. A few things he was wondering, how many stories on the house are allowed and what the setbacks would be between the back of the house and the property line.

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Connie Pearson (South Jordan) said her concern is if this plan doesn't go through with the dental office and home after the rezoning, what would happen. Can a 10 story apartment building be put there? If this is rezoned and the plan doesn't go through, then what.

Jorie Hill (South Jordan) said she echoes Mr. Scheffield's concerns with the setback and how many stories above the grade. If it's at the existing grade and within the 35 foot code she thinks they'd be okay with that. Her mother is also there with her as a co-tenant of her home. They asked about the amount of traffic coming off of the driveway.

Chair Hollist closed the public comment portion of the hearing.

Chair Hollist asked about the limitation in regards to height limits, setbacks, etc.

Planner Mann said this is where the flexibility of the planned development zone comes in. If there are concerns about setback they can put a number in the development agreement that the house has to be at least "this many" feet away, keeping in mind that it needs to be within reason so there is still a decent building envelope for the property owner to build a house that will work for them. Typically, with this house looking like it's facing west, it would be a side setback on the north side which would be 10 feet. Again, if it is something where the City Council, after hearing concerns from the residents, feel that should be increased they can do that with the development agreement. As far as the height, it is 35 feet as the maximum height. As far as whether it is going to be close, it is not very common that a house is over 30 feet tall. They usually range from 20-30 feet on average.

Chair Hollist said she knows the property is unique in how it slopes. She asked if from the front will it look like a single story, but from the back look like two or three stories.

Planner Mann said as far as the house, the concept plan is the only thing they've seen to indicate what the house will potentially look like; it is only the footprint. They haven't seen any architectural plans for what the house is looking to be designed as.

Chair Hollist asked if that has to be submitted so the City Council knows what they are approving before they approve this planned development.

Planner Mann said one of the things staff is considering putting in the development agreement is that the house needs to be reviewed and approved by our Architectural Review Committee during the site plan process. The Architectural Review Committee would look at the office building and the house at the same time, so when it came to the Planning Commission for approval that would be taken care of. If there are specifics for architecture, height or setback, that would need to be in the development agreement.

Chair Hollist asked if they were to approve this rezone this evening, how closely it has to follow this plan. If it is approved, can it be completely changed in the future if this were to fall through.

Planner Mann gave an example, the property by Santorini Village on Redwood Road and 9800 South on the northwest corner; that was approved with a rezone and development agreement for a gas station. The developer went away and we've had two other gas station proposals on there that would have to meet the development agreement requirements, none of them developed. At this point, the only thing that could be developed there would be a gas station; it would be the same thing here. If

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the Gardners decide this isn't going to work out and someone wanted to buy the property, they would either need to build according to this concept, or they would need to rezone it.

Chair Hollist said that we are going to get some sort of small office building and a home. She asked if it was specific enough to designate that.

Planner Mann said yes, and the concept plan would be included in the development agreement.

Chair Hollist said there wouldn't be any surprises.

Planner Mann confirmed that no, no surprises.

Chair Hollist asked what kinds of traffic they can expect.

Assistant Engineer Nielsen said with the rezone he doesn't have a traffic study, but based on the square footage he is seeing he thinks a rough estimate during the PM peak would be about 10 trips, which would be about one vehicle every six minutes. That is something they would consider on whether that access would need to be a right in or right out. Considering 1300 West is a collector street and immediately adjacent to a major artery, the primary concern is going to be to make sure that access is designed safely. As far as getting on the main roads, there are no concerns there.

Commissioner Gedge said for the residents listening, the City Council will review and approve the development agreement. That will be done in an open hearing with the City Council so they will have the right to hear what is presented and give input.

Planner Mann said that from the time that this meeting ends to the time that it is presented to City Council, they will be working on the development agreement to work on those items that would need to be addressed as part of the development. It will be included with the staff report and presented to the City Council where there will be a public hearing, any residents that attend that meeting will know what's in the development agreement. The development agreement could change with the motion by City Council if they want to change, add or remove any items based on their discussion and public comment.

Commissioner Gedge said that if they do move forward with a recommendation to the council on this, he encourages the people here this evening to also go to the next phase of the process and let their voices and concerns be heard.

Chair Hollist asked if it would be appropriate to request that part of the planned development agreement be that all the offsets, height requirements related to the residency meet the standards for the residential zone it buffers against.

Planner Mann said that if the Planning Commission wants to provide any suggestions for things that they see that would be beneficial to include in the development agreement, they are open to that. That is something that staff was planning on, to allow the standard requirements for a residential zone, or even to specify the adjacent zone which he believes is the R-2.5 zone.

Chair Hollist would be comfortable with that being included so that it feels like a part of what it abuts. This falls in Council Member Tamara Zander's zone and there have been a series of people trying to develop this property, it's a tricky piece of property. City Council really was appreciative of

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this unique solution that allows a portion of it to remain commercial, but to use the entire property. It is sloped enough that there just isn't another commercial venture that can go in on that portion of the land according to what was presented to City Council that evening.

Commissioner Sean Morrissey said it's a unique piece of property that presents a lot of challenges based on the evolution of that corner and that property surrounding it, especially across the street where it has evolved into commercial and office space with the school down the street as well. Over the past seven years he has seen how this area has evolved quite a bit from the school being built out, properties across the street as well as near the school, moving from a residential to more commercial and office space. On this unique property he sees a resident house already on it, the zone changed. He assumes most of the houses behind it where a lot of the audience members live, were actually built at the time that the original home and property was zoned correctly in a residential zone. He doesn't see any problem with a residence being built on it, based on the conditional or actual notice. At the same time it has evolved into something unique, but we can make it work at this time. It looks like the Gardners have a good plan to make it work and he is excited for that, to see it move forward, as long as it meets all the ordinances which he thinks it does.

Commissioner Trevor Darby likes the idea of adding in that the zoning setbacks match the neighboring zones.

Commissioner Steve Catmull has a lot of similar thoughts. He likes the abutment against the residential zone, also having the setbacks and heights match so it feels like part of that. The only questions he really has is that as he looks at the concept drawing, when it gets to site plan he is envisioning a sight triangle around that driveway near what might be garbage bin. Staff may want to look at this as it goes further. For instance, if someone tried to back out and do a U-turn into their driveway while someone is coming back out. There are some tricky things that could be worked out, but he otherwise understands that this is a tricky property and this is a reasonable solution.

Commissioner Gedge really liked the way that staff has come up with the option, and City Council with a development agreement, and the zone we are considering this evening to help protect the neighbors from having a monstrosity if this were to fall through. Also, to be able to keep a current South Jordan business and keep them in our city, especially since it looks like they are committed to our city. This is hopefully a win-win for everybody. He also likes the idea of making their recommendation to staff to hopefully be included in the draft of the development agreement.

Chair Hollist asked if Mrs. Gardner would be comfortable with them adding that to their motion; would she be amenable to having all the same type of setbacks and restrictions that the residential zone to the north of her has.

Mrs. Gardner agreed.

Chair Hollist noted that she doesn't have to have the frontage requirement, these requirements would only apply to their side yard.

Planner Mann said this is basically needing the same format as a flag lot since they have the shared access going back to a lot that doesn't have access to a street. It would be treated the same way.

Commissioner Gedge motioned based on the staff report, other information presented to the Planning Commission during the Public Hearing, and the Planning Commission's discussion to

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move that the Planning Commission forward a recommendation the City Council to approve the proposed rezone from C-N to C-N-PD for the property located at 11381 South Temple Drive. Also directing staff in the interim to draft a development agreement with setbacks and height requirements similar to the adjacent zone. Chair Hollist seconded the motion.

Commissioner Gedge amended his motion to change from adjacent zone to the zone neighboring to the north and east. Chair Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

X. OTHER BUSINESS –

Commissioner Steve Catmull said that the Planning Commission website still said the Planning Commission was meeting virtually. He asked that be reviewed. The agenda states the meeting is in person with the electronic element.

Chair Hollist confirmed that the website did still say meetings electronically until further notice.

Deputy City Recorder Cindy Valdez said she would have the City Recorder, Anna Crookston, change that.

ADJOURNMENT

Commissioner Catmull motioned to adjourn the April 27, 2021 Planning Commission meeting. Chair Hollist seconded the motion.

The April 27, 2021 Planning Commission Meeting adjourned at 7:42 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

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SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 05/11/2021

Issue: **JORDAN WOODS**
PRELIMINARY SUBDIVISION PLAT
Address: 9524 S. Redwood Rd.
File No: **PLPP202000270**
Applicant: Scott Yermish, Newman Construction

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

Staff Recommendation (Motion Ready):

- I move that the Planning Commission **approve** the Jordan Woods preliminary subdivision plat, File No. PLPP202000270.

ACREAGE:	Approximately 5.5 acres
CURRENT ZONE:	R-M-6 (Multi-Family Residential, 6 lots per acre)
CURRENT USE:	Vacant parcels and a few older homes
FUTURE LAND USE PLAN:	RDO (Residential Development Opportunity)
NEIGHBORING ZONES/USES:	North – P-O and A-1 / Single-family home and an office building South – R-1.8 and A-1 / Single-family residences and a daycare center West – R-2.5 / Single-family residences East – R-M / Redwood Road

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 generally located at 9524 South Redwood Rd. It is a single-family residential development consisting of 26 single-family residential lots and three open space or common area parcels. The vast majority of the lots are in the 6,000 sq. ft. range, with the smallest one being just a bit under 6,000 sq. ft., and the largest one being a little over 7,000 sq. ft. The largest parcel of the three is Parcel A at approximately 2,800 sq. ft. It will also function as a pocket park. The project will be developed in three phases. It is governed by a development agreement as well as the other relevant City Code Ordinances.

Public improvements along Redwood Rd. are complete and only minor modifications will be required to be made to accommodate the project. Three existing access points will be eliminated to create one, single access point to the development. The new access point will necessitate relocation of one existing power pole and one existing street light. Streets within the development will be dedicated as public rights of way. Some cross-sections have been modified from the City standard. The modifications were reviewed and approved by the City Engineer.

A 6' decorative masonry wall will be installed along the Redwood Rd frontage. All remaining boundaries of the project will have a decorative masonry wall ranging in height from 6' to 8'. An existing wall along the boundary with the Mother's Helper daycare center to the south will remain. A gap currently existing between said wall and Redwood Rd. will be filled in with new decorative masonry fencing that will closely match the existing wall in height, color and style. A 6' existing wall at the west boundary of the Mothers Helper property will be removed and replaced by an 8' decorative masonry wall.

Parcel A, as mentioned previously, will be a pocket park and as such will get a landscape treatment consisting of sod and trees. The parcel will also have an amenity, such as a play structure, gazebo or possibly a sports court. An amenity is required by the agreement. The parcel will serve a double role; it also serves as a storm drain basin. The other two parcels will be common areas, but will mostly serve as a storm drain easement areas for the City. They will be finished in stamped concrete to reduce maintenance needs.

Landscaping consisting of various trees and plants will be installed along the western boundary to serve as an additional buffer towards the existing homes to the west. The landscape buffer is required by the agreement and is attached to the report as one of the supporting documents. The applicant has met with the property owners to the west of the project to discuss the proposed landscape buffer. According to the applicant, the property owners were happy with the conceptual proposal. As for Redwood Road, a row of street trees will be planted in the parkstrip along the road. A mow strip will be installed under the fence panels and to the back of sidewalk to reduce and mitigate growth of weeds between the bottom of the wall and the sidewalk.

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 December 3, 2019.

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 'Phase 1-3'
- Site Plan
- Grading and Drainage Plan
- Utility Plan
- Landscape Plan
- Landscape Plan - west boundary
- Wall Detail
- Development Agreement
- City Council Meeting Minutes



Damir Drozdek, AICP
Planner III, Planning Department



Legend

STREETS

PARCELS

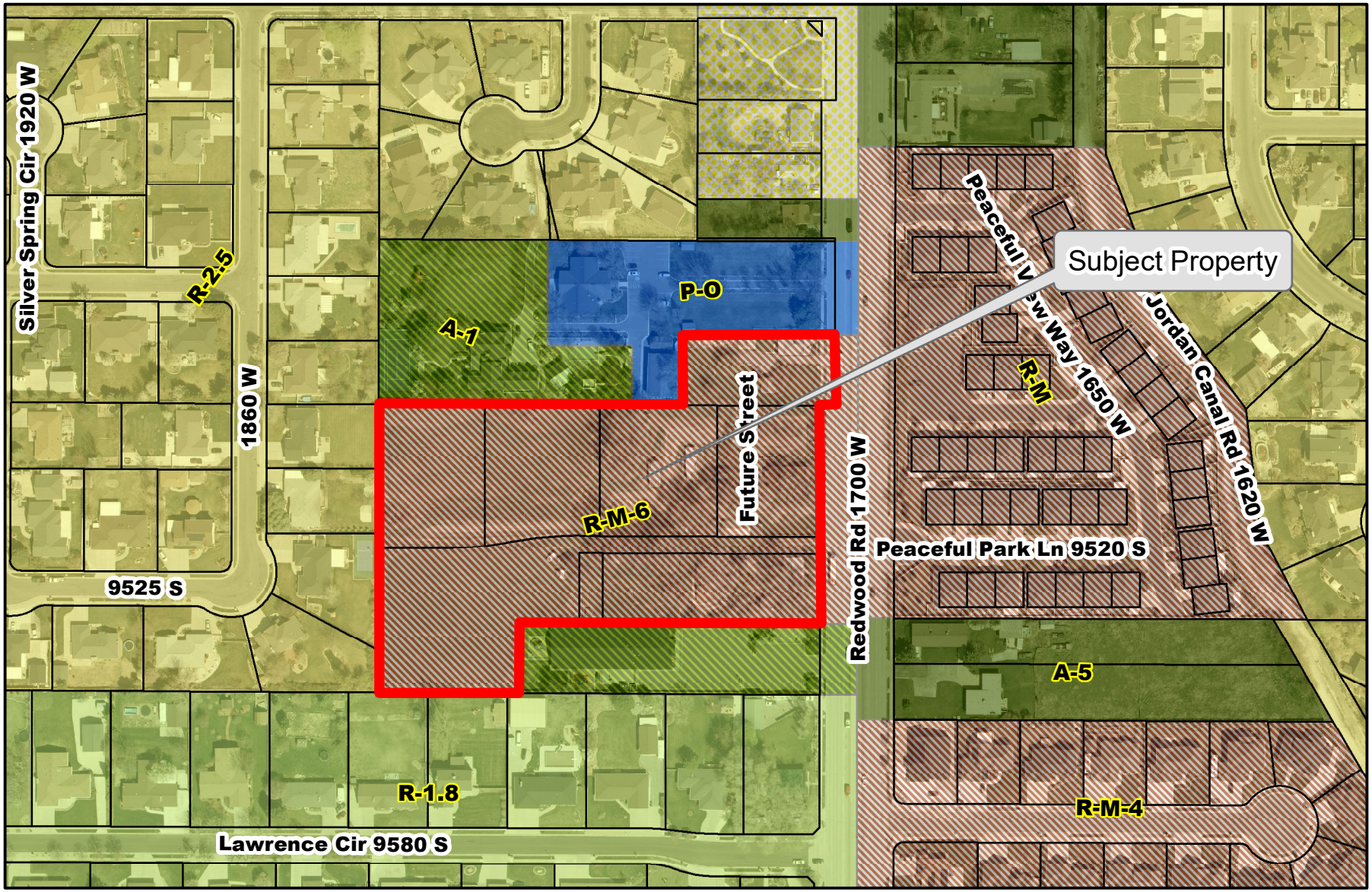
Aerial Map

City of South Jordan

0 65 130 260 390 520 Feet

Aerial Imagery
2020

ESRI



Legend

STREETS

PARCELS

Zoning Map

City of South Jordan

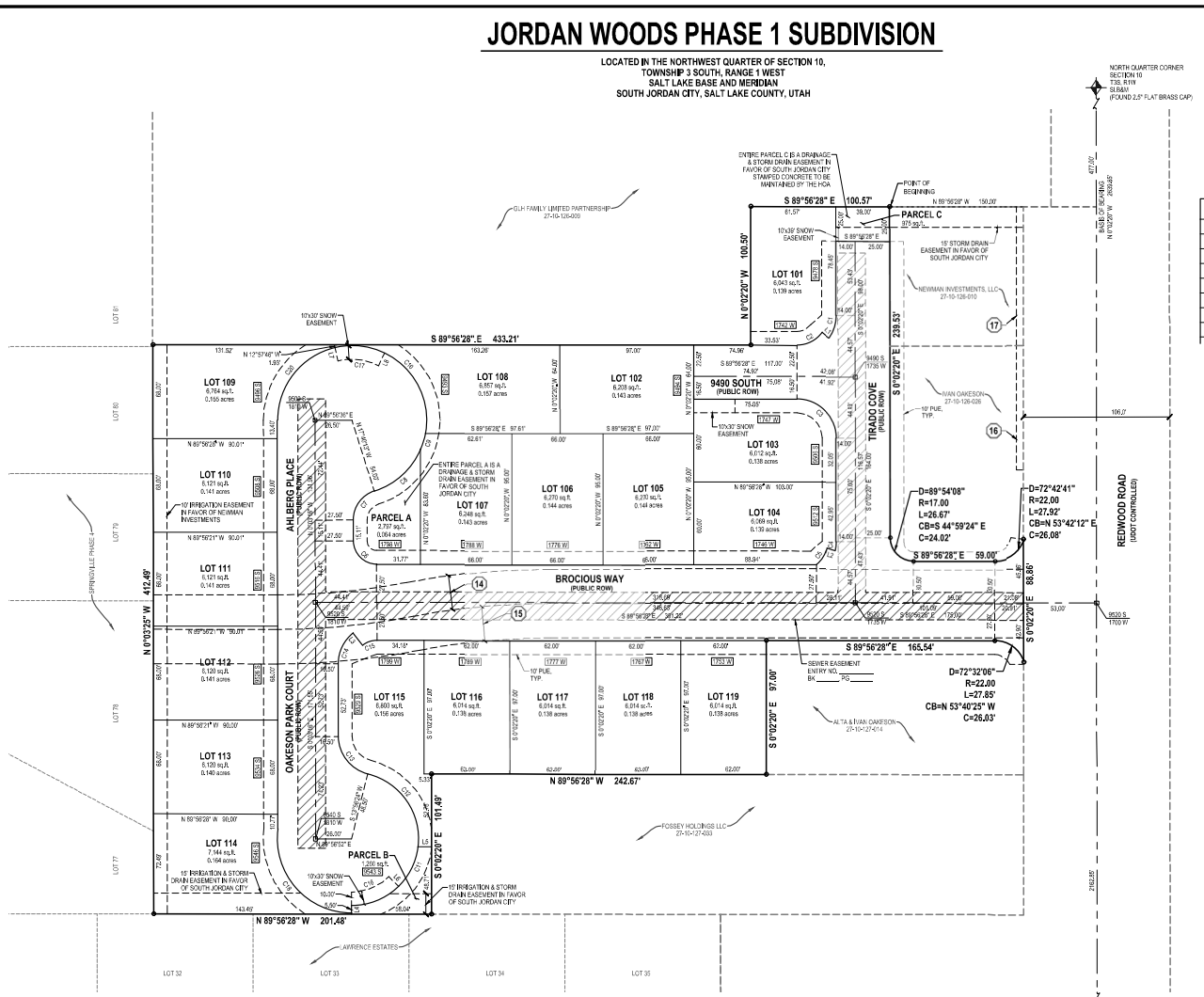
0 65 130 260 390 520 Feet

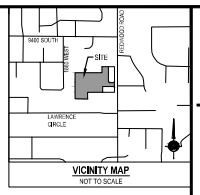
Aerial Imagery
2020

ESRI

JORDAN WOODS PHASE 1 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH





VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N50°19'00"W	6.02'
L2	S72°52'39"E	6.02'
L3	S37°59'29"E	11.00'
L4	N0°00'00"E	6.00'
L5	N89°57'40"E	9.86'
L6	S44°38'46"E	10.00'
L7	S12°57'48"E	10.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	28.00'	17.41'	35°37'35"	N17°48'27"E	17.13'
C2	22.00'	21.89'	56°58'29"	N52°19'48"E	20.52'
C3	28.00'	43.69'	89°54'08"	N44°59'24"W	39.58'
C4	28.00'	6.29'	13°03'59"	N8°29'40"E	6.31'
C5	22.00'	14.88'	38°45'02"	N31°16'58"E	14.60'
C6	17.00'	26.67'	89°53'12"	S44°59'52"E	24.02'
C7	22.00'	27.79'	72°23'03"	S36°08'16"W	25.98'
C8	54.00'	46.66'	49°29'31"	N47°36'02"E	45.21'
C9	54.00'	11.91'	12°38'15"	N16°31'35"E	11.89'
C10	54.00'	106.83'	113°19'48"	N46°22'52"W	90.14'
C11	48.00'	70.31'	83°57'52"	N48°28'04"E	64.32'
C12	48.00'	70.29'	82°59'44"	N34°13'44"W	64.27'
C13	28.00'	37.05'	74°47'13"	S36°10'26"E	34.48'
C14	28.00'	25.52'	52°12'48"	S26°10'09"W	24.64'
C15	17.00'	11.25'	37°56'00"	S71°06'32"W	11.04'
C16	38.50'	30.00'	44°38'45"	N67°47'37"E	29.25'
C17	44.00'	30.00'	39°03'55"	N83°26'49"W	29.42'
C18	54.00'	90.13'	97°44'59"	S41°37'30"E	81.35'

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, fee 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&Rs 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&Rs, 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 lot 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. This plat is subject to that certain Development Agreement dated July 31, 2020, by and between the City of South Jordan and The Vistas at Riverbend, LLC, including all provisions, covenants, conditions,restrictions, easements, charges, assessments, liens or rights, if any, created therein and recorded as Entry No. 13351115, in Book 10663, at Page 1646 of the official records of Salt Lake County.
7. Parcel A, B, and C are owned and maintained by the homeowner association.
8. Homes on lots 102, 108, and 109 will be rambler or single story homes only. Setbacks for these lots are 10' from the northerly boundary line.

EASEMENT NOTES:

14. 25 foot right-of-way as disclosed in that certain Warranty Deed recorded December 24, 1974 as Entry No. 2673833 in Book 3750 at Page 381, (Vacated with the recordation of this plat.)
15. 25 foot right-of-way as disclosed in that certain Warranty Deed recorded November 14, 1974 as Entry No. 2665098 in Book 3723 at Page 136, (Vacated with the recordation of this plat.)
16. Easement in favor of the Utah Department of Transportation for the purpose of constructing and maintaining drainage facilities, and appurtenant parts thereof, to facilitate the widening of Redwood Road, known as Project No. 0068 and incidental purposes, by instrument dated March 26, 2002 and recorded April 9, 2002, as Entry No. 8199648, in Book 8585, at Page 7639.
17. Easement in favor of the Utah Department of Transportation for the purpose of constructing and maintaining drainage facilities, and appurtenant parts thereof, to facilitate the widening of Redwood Road, known as Project No. 0068 and incidental purposes, by instrument dated January 9, 2002 and recorded April 9, 2002, as Entry No. 8199648, in Book 8585, at Page 7646.

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 PLACED IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

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 PUE 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.

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 acknowledgement 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 801-366-8532.

SEWER 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 DISTRICTS 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.

SURVEYOR'S CERTIFICATE

I PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold Certificate No. 286582 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

A parcel of land situate in the Northwest Quarter of Section 10, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 00°02'20" East 477.00 feet along the Quarter Section line and North 89°56'28" West 150.00 feet from the North Quarter Corner of Section 10, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°02'20" East 239.53 feet;
thence Southeasterly 26.67 feet along the arc of a 17.00 foot radius curve to the left (center bears North 89°57'40" East and the chord bears South 44°59'24" East 24.02 feet with a central angle of 89°54'08");
thence South 89°56'28" East 59.00 feet;
thence Northeasterly 27.92 feet along the arc of a 22.00 foot radius curve to the left (center bears North 00°03'32" East and the chord bears North 53°42'12" East 26.08 feet with a central angle of 72°42'41") to the Westerly Right-of-Way of said Redwood Road;
thence South 00°02'20" East 88.86 feet along said Westerly Right-of-Way of said Redwood Road;
thence Northwesterly 27.85 feet along the arc of a 22.00 foot radius curve to the left (center bears South 72°39'38" West and the chord bears North 53°40'25" West 26.03 feet with a central angle of 72°32'06");
thence North 89°56'28" West 165.54 feet;
thence South 00°02'20" East 97.00 feet;
thence North 89°56'28" West 242.67 feet;
thence South 00°02'20" East 101.49 feet to a point on the North boundary line of LAWRENCE ESTATES SUBDIVISION;
thence North 89°56'28" West 201.48 feet along said North boundary line to a point on the East boundary line of SPRINGVILLE PHASE 4 SUBDIVISION;
thence North 00°03'25" West 412.49 feet along said East boundary line;
thence South 89°56'28" East 433.21 feet;
thence North 00°02'20" West 100.50 feet;
thence South 89°56'28" East 100.57 feet to the point of beginning.

Contains 103,727 Square Feet or 4.447 Acres and 19 Lots and 3 Parcels

PROFESSIONAL LAND SURVEYOR
No. 286582
PATRICK M. HARRIS
STATE OF UTAH

DATE

PATRICK M. HARRIS
P.L.S. 286582

OWNER'S DEDICATION

Known all men by these presents that I/ we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

JORDAN WOODS PHASE 1 SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.
Pursuant to Code 10-9a-6040 the owners hereby conveys the Common Areas as indicated hereon to _____

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20_____.

_____

By: _____

_____

By: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake) S.S.

On the _____ day of _____ A.D., 20_____ personally appeared before me _____ the signer of the foregoing instrument, who duly acknowledged to me that he/she is the _____ of _____ a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake) S.S.

On the _____ day of _____ A.D., 20_____ personally appeared before me _____ the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ of _____ a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

DEVELOPER
NEWMAN CONSTRUCTION
13331 S. REDWOOD ROAD, STE 6109
RIVERTON, UTAH
PHONE: 801.254.3524

RECORD OF SURVEY
ROS NO.: S-2020-11-0068
COUNTY SURVEYOR REVIEWER DATE

JORDAN WOODS PHASE 1 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

EASEMENT APPROVAL

DOMINION ENERGY UTAH	DATE
ROCKY MOUNTAIN POWER	DATE
CENTURY LINK	DATE
COMCAST	DATE

SHEET 1 OF 1
PROJECT NUMBER: 3163
MANAGER: RCE
DRAWN BY: NPW
CHECKED BY: PMH
DATE: 4/12/21

SOUTH VALLEY SEWER DISTRICT APPROVAL
APPROVED THIS ____ DAY OF ____ 20____ BY THE SOUTH VALLEY SEWER DISTRICT.
SOUTH VALLEY SEWER DISTRICT MANAGER

BOARD OF HEALTH APPROVAL
APPROVED THIS ____ DAY OF ____ 20____ BY THE BOARD OF HEALTH
SALT LAKE COUNTY HEALTH DEPARTMENT

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

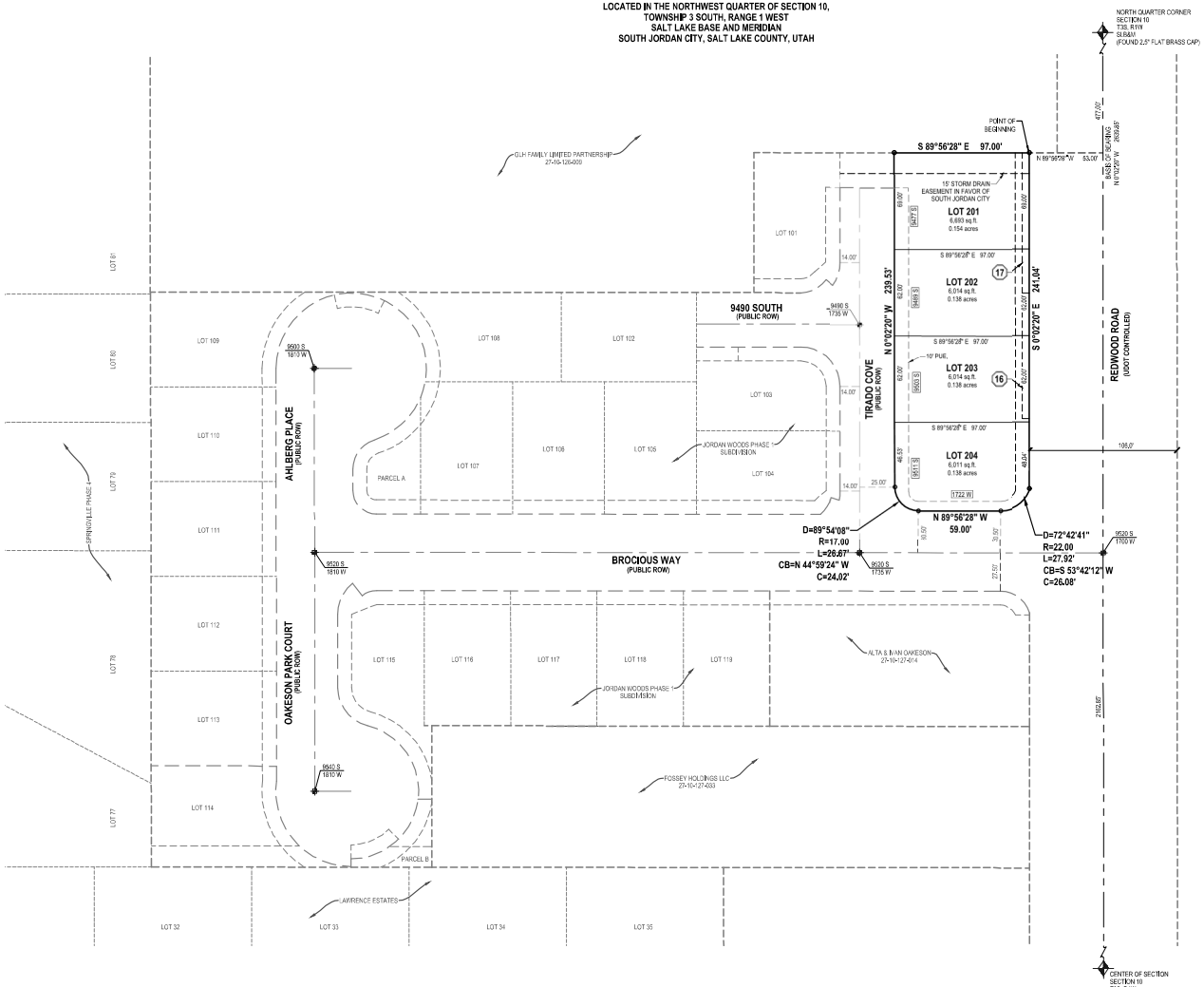
ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
www.ensignutah.com

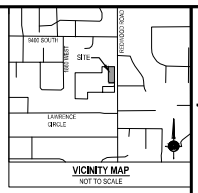
LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

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

JORDAN WOODS PHASE 2 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, 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.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

ENSIGN ENG. LAND SURV.

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, bit 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 lot 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. This plat is subject to that certain Development Agreement dated July 31, 2020, by and between the City of South Jordan and The Vistas at Riverbend, LLC, including all provisions, covenants, conditions, restrictions, easements, charges, assessments, liens or rights, if any, created therein and recorded as Entry No. 13351115, in Book 10995, at Page 1646 of the official records of Salt Lake County.

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

A parcel of land situate in the Northwest Quarter of Section 10, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way of Redwood Road, said point being South 00°02'20" East 477.00 feet along the Quarter Section line and North 89°56'28" West 53.00 feet from the North Quarter Corner of Section 10, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°02'20" East 241.04 feet along said Westerly Right-of-Way of said Redwood Road;
thence Southwesterly 27.92 feet along the arc of a 22.00 foot radius curve to the right (center bears North 72°39'09" West and the chord bears South 53°42'12" West 26.08 feet with a central angle of 72°42'41");
thence North 89°56'28" West 59.00 feet;
thence Northwesterly 26.67 feet along the arc of a 17.00 foot radius curve to the right (center bears North 00°03'32" East and the chord bears North 44°59'24" West 24.02 feet with a central angle of 89°54'08");
thence North 00°02'20" West 239.53 feet;
thence South 89°56'28" East 97.00 feet to the point of beginning.

Contains 24,732 Square Feet or 0.568 Acres and 4 Lots

PROFESSIONAL LAND SURVEYOR — No. 286882 — PATRICK M. HARRIS — STATE OF UTAH

DATE

PATRICK M.HARRIS
P.L.S. 286882

OWNER'S DEDICATION

Known all men by these presents that I/ we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

JORDAN WOODS PHASE 2 SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____, A.D., 20_____.

_____.

By: _____

_____.

By: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake) S.S.

On the _____ day of _____ A.D., 20_____ personally appeared before me _____ the signer of the foregoing instrument, who duly acknowledged to me that he/she is the _____ of _____ a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake) S.S.

On the _____ day of _____ A.D., 20_____ personally appeared before me _____ the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ of _____ a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

DEVELOPER
NEWMAN CONSTRUCTION
13331 S. REDWOOD ROAD, STE 6109
RIVERTON, UTAH
PHONE: 801.254.3524

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

RECORD SURVEY DATA
ROS NO.: S-2003-11-2003

EASEMENT APPROVAL

DOMINION ENERGY UTAH	DATE
ROCKY MOUNTAIN POWER	DATE
CENTURY LINK	DATE
COMCAST	DATE

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 PUE 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.

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.

SEWER 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 DISTRICTS 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.

EASEMENT NOTES:
16. Easement in favor of the Utah Department of Transportation for the purpose of constructing and maintaining drainage facilities, and appurtenant parts thereof, to facilitate the widening of Redwood Road, known as Project No. 0058 and incidental purposes, by instrument dated March 26, 2002 and recorded April 9, 2002, as Entry No. 8169642, in Book 8585, at Page 7830.
17. Easement in favor of the Utah Department of Transportation for the purpose of constructing and maintaining drainage facilities, and appurtenant parts thereof, to facilitate the widening of Redwood Road, known as Project No. 0058 and incidental purposes, by instrument dated January 9, 2002 and recorded April 9, 2002, as Entry No. 8169649, in Book 8585, at Page 7946.

JORDAN WOODS PHASE 2 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

ENSIGN
SALT LAKE CITY 45 W. 10000 S., Suite 500 Sandy, UT. 84070 Phone: 801.255.0529 Fax: 801.255.4449 www.ensignutah.com
LAYTON Phone: 801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

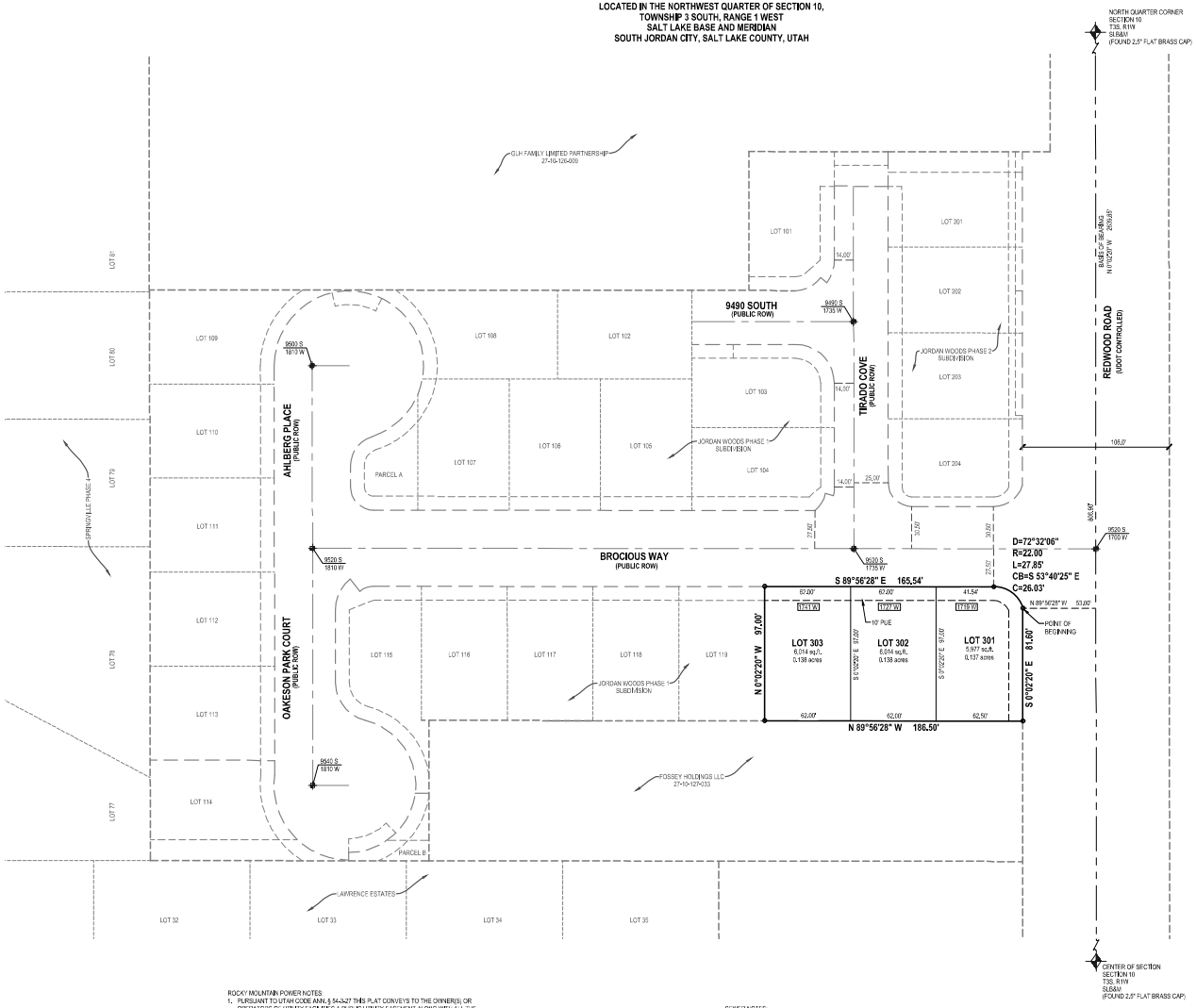
SHEET 1 OF 1
PROJECT NUMBER : 3163
MANAGER : RGE
DRAWN BY : MFW
CHECKED BY : PMH
DATE : 4/12/21

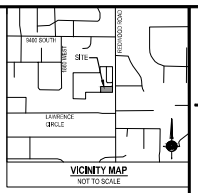
SOUTH VALLEY SEWER DISTRICT APPROVAL	BOARD OF HEALTH APPROVAL	CITY PLANNER	CITY ENGINEER	OFFICE OF THE CITY ATTORNEY	SOUTH JORDAN CITY MAYOR
APPROVED THIS ____ DAY OF _____ 20_____ BY THE SOUTH VALLEY SEWER DISTRICT.	APPROVED THIS _____ DAY OF _____ 20_____ BY THE BOARD OF HEALTH.	APPROVED THIS _____ DAY OF _____ 20_____ BY THE CITY PLANNER.	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.	APPROVED AS TO FORM THIS _____ DAY OF _____ A.D.,20___.	APPROVED AS TO FORM THIS _____ DAY OF _____ A.D.,20___.
SOUTH VALLEY SEWER DISTRICT MANAGER	SALT LAKE COUNTY HEALTH DEPARTMENT	CITY PLANNER	SOUTH JORDAN CITY ENGINEER — DATE	ATTORNEY FOR SOUTH JORDAN CITY	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

JORDAN WOODS PHASE 3 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH





VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — 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.
- 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") are advised to familiarize themselves with all notes, bar 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 lot 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. This plat is subject to that certain Development Agreement dated July 31, 2020, by and between the City of South Jordan and The Vistas at Riverbend, LLC, including all provisions, covenants, conditions, restrictions, easements, charges, assessments, liens or rights, if any, created therein and recorded as Entry No. 13351115, in Book 10995, at Page 1646 of the official records of Salt Lake County.

SURVEYOR'S CERTIFICATE

I PATRICK M. HARRIS, do hereby certify that I am a 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

A parcel of land situate in the Northwest Quarter of Section 10, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way of Redwood Road, said point being South 00°02'20" East 809.90 feet along the Quarter Section line and North 89°56'28" West 53.00 feet from the North Quarter Corner of Section 10, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°02'20" East 81.00 feet along said Westerly Right-of-Way of said Redwood Road;
thence North 89°56'28" West 186.50 feet;
thence North 00°02'20" West 97.00 feet;
thence South 89°56'28" East 165.54 feet;
thence Southeasterly 27.85 feet along the arc of a 22.00 foot radius curve to the right (center bears South 00°03'32" West and the chord bears South 53°40'25" East 26.03 feet with a central angle of 72°32'06") to the point of beginning.

Contains 18,005 Square Feet or 0.413 Acres and 3 Lots

PROFESSIONAL LAND SURVEYOR — No. 286882 — PATRICK M. HARRIS — STATE OF UTAH

DATE

PATRICK M. HARRIS
PLS. 286882

OWNER'S DEDICATION

Known all men by these presents that I/ we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

JORDAN WOODS PHASE 3 SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____, A.D., 20_____.

_____.
By:

_____.
By:

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake) S.S.

On the _____ day of _____ A.D., 20_____ personally appeared before me _____ the signer of the foregoing instrument, who duly acknowledged to me that he/she is the _____ of _____ a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake) S.S.

On the _____ day of _____ A.D., 20_____ personally appeared before me _____ the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ of _____ a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

HORIZONTAL GRAPHIC SCALE
0 10 20 40 80
1 INCH = 40 ft.
HORZ: 1 inch = 40 ft.

DEVELOPER
NEWMAN CONSTRUCTION
13331 S. REDWOOD ROAD, STE 6109
RIVERTON, UTAH
PHONE: 801.254.3524

RECORD OF SURVEY
WOS NO.: S4039-114888
COUNTY SURVEYOR REVIEWER — DATE

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 PUE 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.

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.

SEWER 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.

EASEMENT APPROVAL

DOMINION ENERGY UTAH	DATE
ROCKY MOUNTAIN POWER	DATE
CENTURY LINK	DATE
COMCAST	DATE

ENSIGN
SALT LAKE CITY — 45 W. 10000 S., Suite 500, Sandy, UT. 84070, Phone: 801.255.0529, Fax: 801.255.4449, www.ensignutah.com
LAYTON — Phone: 801.547.1100
TOOELE — Phone: 435.843.3590
CEDAR CITY — Phone: 435.865.1453
RICHFIELD — Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER: 3193
MANAGER: RGE
DRAWN BY: NPW
CHECKED BY: PMH
DATE: 4/12/21

SOUTH VALLEY SEWER DISTRICT APPROVAL	BOARD OF HEALTH APPROVAL	CITY PLANNER	CITY ENGINEER	OFFICE OF THE CITY ATTORNEY	SOUTH JORDAN CITY MAYOR
APPROVED THIS ____ DAY OF _____ 20_____ BY THE SOUTH VALLEY SEWER DISTRICT.	APPROVED THIS ____ DAY OF _____ 20_____ BY THE BOARD OF HEALTH.	APPROVED THIS ____ DAY OF _____ 20_____ BY THE CITY PLANNER.	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.	APPROVED AS TO FORM THIS ____ DAY OF _____ A.D.,20___.	APPROVED AS TO FORM THIS ____ DAY OF _____ A.D.,20___.
SOUTH VALLEY SEWER DISTRICT MANAGER	SALT LAKE COUNTY HEALTH DEPARTMENT	CITY PLANNER	SOUTH JORDAN CITY ENGINEER — DATE	ATTORNEY FOR SOUTH JORDAN CITY	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

JORDAN WOODS PHASE 3 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

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

Know what's below. Call before you dig.

BENCHMARK

NORTH QUARTER CORNER OF SECTION 10 TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4422.83'

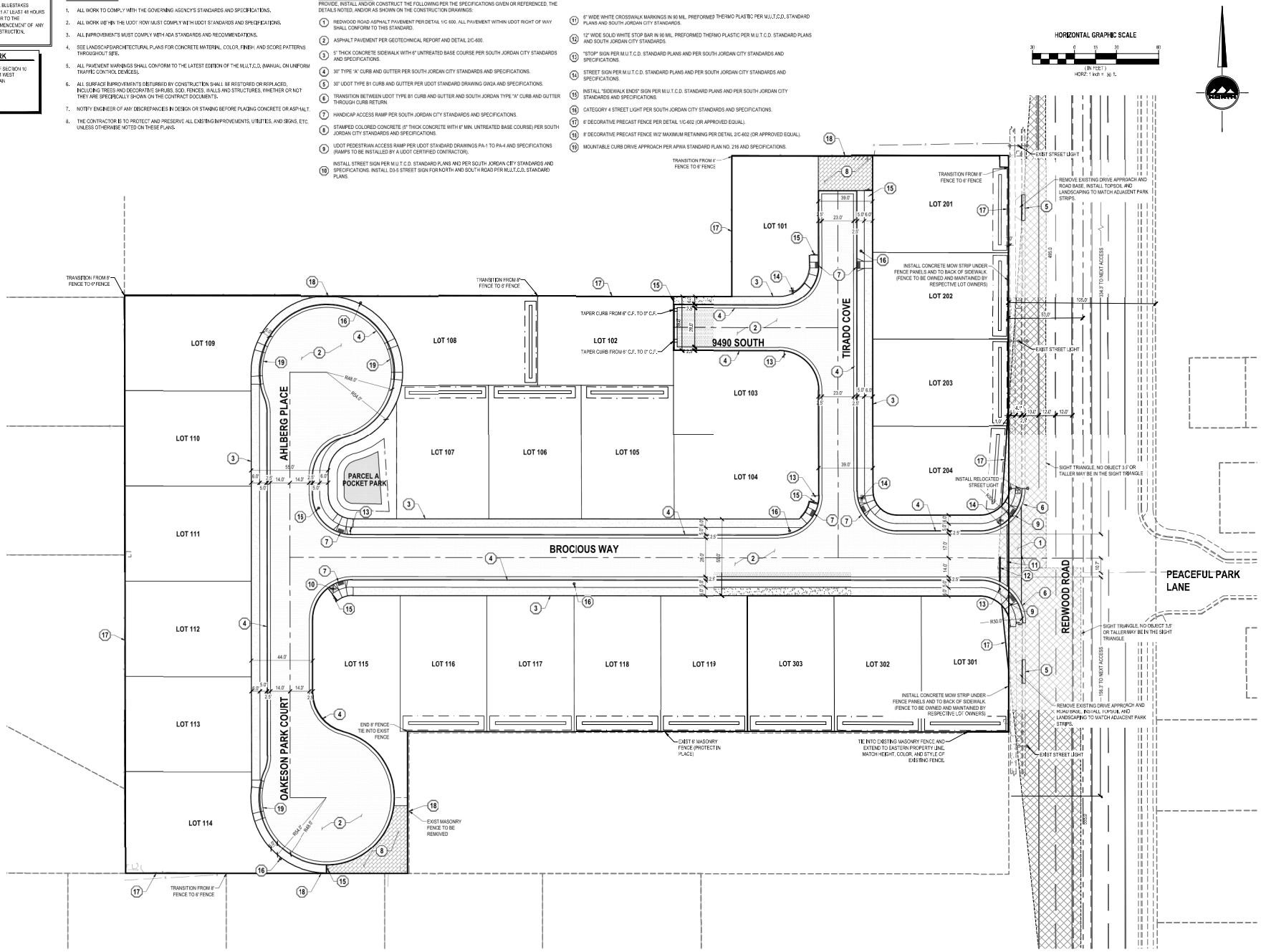
GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL WORK WITHIN THE UDOT ROW MUST COMPLY WITH UDOT STANDARDS AND SPECIFICATIONS.
3. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
4. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
5. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
6. 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.
7. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
8. 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. REDWOOD ROAD ASPHALT PAVEMENT PER DETAIL 1/C-600. ALL PAVEMENT WITHIN UDOT RIGHT OF WAY SHALL CONFORM TO THIS STANDARD.
2. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 2/C-600.
3. 5" THICK CONCRETE SIDEWALK WITH 6" UNTREATED BASE COURSE PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
4. 30" TYPE "A" CURB AND GUTTER PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
5. 30" UDOT TYPE B1 CURB AND GUTTER PER UDOT STANDARD DRAWING GW2A AND SPECIFICATIONS.
6. TRANSITION BETWEEN UDOT TYPE B1 CURB AND GUTTER AND SOUTH JORDAN TYPE "A" CURB AND GUTTER THROUGH CURB RETURN.
7. HANDICAP ACCESS RAMP PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
8. STAMPED COLORED CONCRETE (5" THICK CONCRETE WITH 6" MIN. UNTREATED BASE COURSE) PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
9. UDOT PEDESTRIAN ACCESS RAMP PER UDOT STANDARD DRAWINGS PA-1 TO PA-4 AND SPECIFICATIONS (RAMPS TO BE INSTALLED BY A UDOT CERTIFIED CONTRACTOR).
10. INSTALL STREET SIGN PER M.U.T.C.D. STANDARD PLANS AND PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS. INSTALL D3-5 STREET SIGN FOR NORTH AND SOUTH ROAD PER M.U.T.C.D. STANDARD PLANS.
11. 6" WIDE WHITE CROSSWALK MARKINGS IN 90 MIL. PREFORMED THERMO PLASTIC PER M.U.T.C.D., STANDARD PLANS AND SOUTH JORDAN CITY STANDARDS.
12. 12" WIDE SOLID WHITE STOP BAR IN 90 MIL. PREFORMED THERMO PLASTIC PER M.U.T.C.D. STANDARD PLANS AND SOUTH JORDAN CITY STANDARDS.
13. "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS AND PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
14. STREET SIGN PER M.U.T.C.D. STANDARD PLANS AND PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
15. INSTALL "SIDEWALK ENDS" SIGN PER M.U.T.C.D. STANDARD PLANS AND PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
16. CATEGORY 4 STREET LIGHT PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
17. 6' DECORATIVE PRECAST FENCE PER DETAIL 1/C-602 (OR APPROVED EQUAL).
18. 8' DECORATIVE PRECAST FENCE W/2' MAXIMUM RETAINING PER DETAIL 2/C-602 (OR APPROVED EQUAL).
19. MOUNTABLE CURB DRIVE APPROACH PER APWA STANDARD PLAN NO. 216 AND SPECIFICATIONS.



ENSIGN
THE STANDARD IN ENGINEERING

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

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Phone: 435.843.3590

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Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NEWMAN CONSTRUCTION
13331 S REDWOOD ROAD SUITE 6109
RIVERTON, UT 84065
CONTACT:
SCOTT YERMISH
PHONE: 801-254-9524

JORDAN WOODS SUBDIVISION

9524 SOUTH REDWOOD ROAD
SOUTH JORDAN, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 165379
ROBERT G. ELDER
STATE OF UTAH
4-12-2021

2021.04.12 FOR REVIEW

SITE PLAN

PROJECT NUMBER: 9163	PRINT DATE: 12/30/19
DRAWN BY: BG	CHECKED BY: RGE
PROJECT MANAGER: RGE	

C-200

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

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

BENCHMARK

NORTH QUARTER CORNER OF SECTION 10 TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4427.87

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 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.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER SOUTH JORDAN CITY 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 DISCONNECTED FROM THE STORM DRAIN SYSTEM AND SHALL DAYLIGHT INTO AN EXISTING LANDSCAPE AREA AND BE DIRECTED TOWARDS THE PUBLIC STREET. 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.

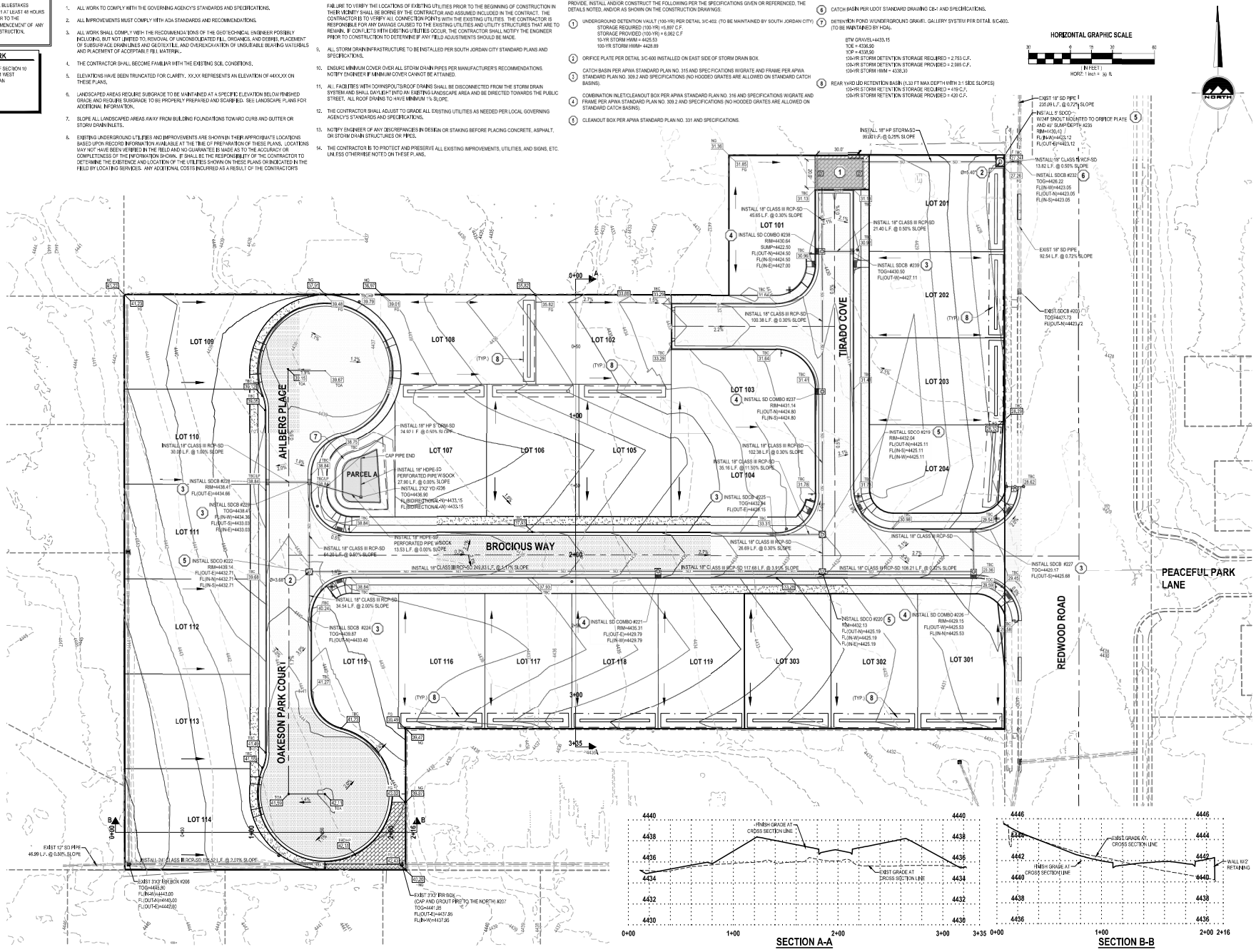
SCOPE OF WORK:

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. UNDERGROUND DETENTION VAULT (100-YR) PER DETAIL 3/C-402. (TO BE MAINTAINED BY SOUTH JORDAN CITY)
   STORAGE REQUIRED (100-YR) =5,897 C.F.
   STORAGE PROVIDED (100-YR) = 6,062 C.F
   10-YR STORM HWM = 4425.53
   100-YR STORM HWM= 4428.89
2. ORIFICE PLATE PER DETAIL 3/C-600 INSTALLED ON EAST SIDE OF STORM DRAIN BOX.
3. CATCH BASIN PER APWA STANDARD PLAN NO. 315 AND SPECIFICATIONS W/GRATE AND FRAME PER APWA STANDARD PLAN NO. 309.2 AND SPECIFICATIONS (NO HOODED GRATES ARE ALLOWED ON STANDARD CATCH BASINS).
   COMBINATION INLET/CLEANOUT BOX PER APWA STANDARD PLAN NO. 316 AND SPECIFICATIONS W/GRATE AND
4. FRAME PER APWA STANDARD PLAN NO. 309.2 AND SPECIFICATIONS (NO HOODED GRATES ARE ALLOWED ON STANDARD CATCH BASINS).
5. CLEANOUT BOX PER APWA STANDARD PLAN NO. 331 AND SPECIFICATIONS.
6. CATCH BASIN PER UDOT STANDARD DRAWING CB-1 AND SPECIFICATIONS.
7. DETENTION POND W/UNDERGROUND GRAVEL GALLERY SYSTEM PER DETAIL 8/C-600. (TO BE MAINTAINED BY HOA).
   BTM GRAVEL=4433.15
   TOE = 4336.90
   TOP = 4338.90
   10-YR STORM DETENTION STORAGE REQUIRED = 2,753 C.F.
   10-YR STORM DETENTION STORAGE PROVIDED = 2,985 C.F.
   100-YR STORM HWM = 4338.30
8. REAR YARD LID RETENTION BASIN (1.33 FT MAX DEPTH WITH 3:1 SIDE SLOPES)
   10-YR STORM RETENTION STORAGE REQUIRED = 419 C.F.
   100-YR STORM RETENTION STORAGE PROVIDED = 420 C.F.

HORIZONTAL GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

NORTH



SECTION A-A

SECTION B-B

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

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WWW.ENSIGNENG.COM

FOR:
NEWMAN CONSTRUCTION
13308 S REDWOOD ROAD SUITE 8109
RIVERTON, UT 84065
CONTACT:
SCOTT YERWEH
PHONE: 801-694-3924

JORDAN WOODS SUBDIVISION

9524 SOUTH REDWOOD ROAD
SOUTH JORDAN, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT R. ELDER
4-12-2021
STATE OF UTAH

2021.04.12 FOR REVIEW

GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 9163	PRINT DATE: 12/30/19
DRAWN BY: JES	CHECKED BY: RGE
PROJECT MANAGER: RGE	

C-300

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

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BENCHMARK

NORTH QUARTER CORNER OF SECTION 10 TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4422.27

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 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.
3. ALL CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER SOUTH JORDAN CITY STANDARD PLANS AND SPECIFICATIONS.
5. 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.
12. LOCATE DRIVEWAYS SUCH THAT NO WATER METERS FALL WITHIN 2' OF CONCRETE SURFACES.
13. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
14. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

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. 4" SDR 35 PVC SANITARY SEWER LATERAL @ 2.00% MIN SLOPE PER SOUTH VALLEY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
2. 3/4" CTS POLY CULINARY WATER SERVICE LINE AND 3/4" WATER METER PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
3. CONNECT TO EXISTING SEWER MAIN PER SOUTH VALLEY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
4. 10" BLUE C-900 DR-18 PVC POTABLE WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
5. 8" BLUE C-900 DR-18 PVC POTABLE WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
6. CLOW MEDALLION FIRE HYDRANT ASSEMBLY COMPLETE PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
7. POINT OF CONNECTION FOR IRRIGATION CONTRACTOR.

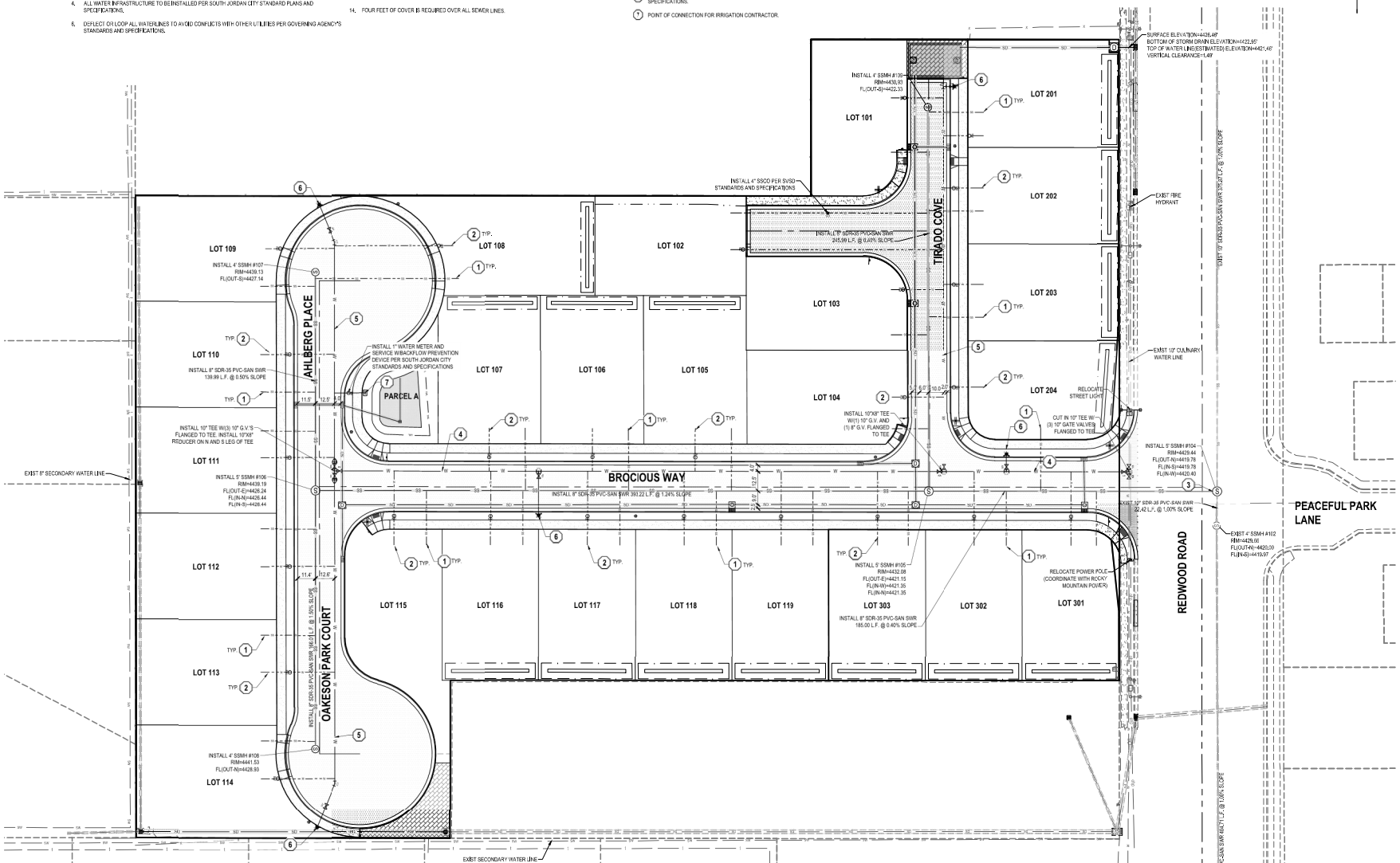
HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

NORTH



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:
NEWMAN CONSTRUCTION
13308 S REDWOOD ROAD SUITE B109
RIVERTON, UT 84065
CONTACT:
SCOTT YERKES
PHONE: 801-254-3324

JORDAN WOODS SUBDIVISION

9524 SOUTH REDWOOD ROAD
SOUTH JORDAN, UTAH

LICENSED PROFESSIONAL ENGINEER No. 169379 ROBERT Q. ELDER STATE OF UTAH
4-12-2021

2021.04.12 FOR REVIEW

UTILITY PLAN

PROJECT NUMBER	PRINT DATE
9103	12/30/19
DRAWN BY	CHECKED BY
JDC	RQE
PROJECT MANAGER	
RQE	

C-400

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

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

BENCHMARK

NORTH QUARTER CORNER OF SECTION 10 TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4422.23'

Landscape

Trees

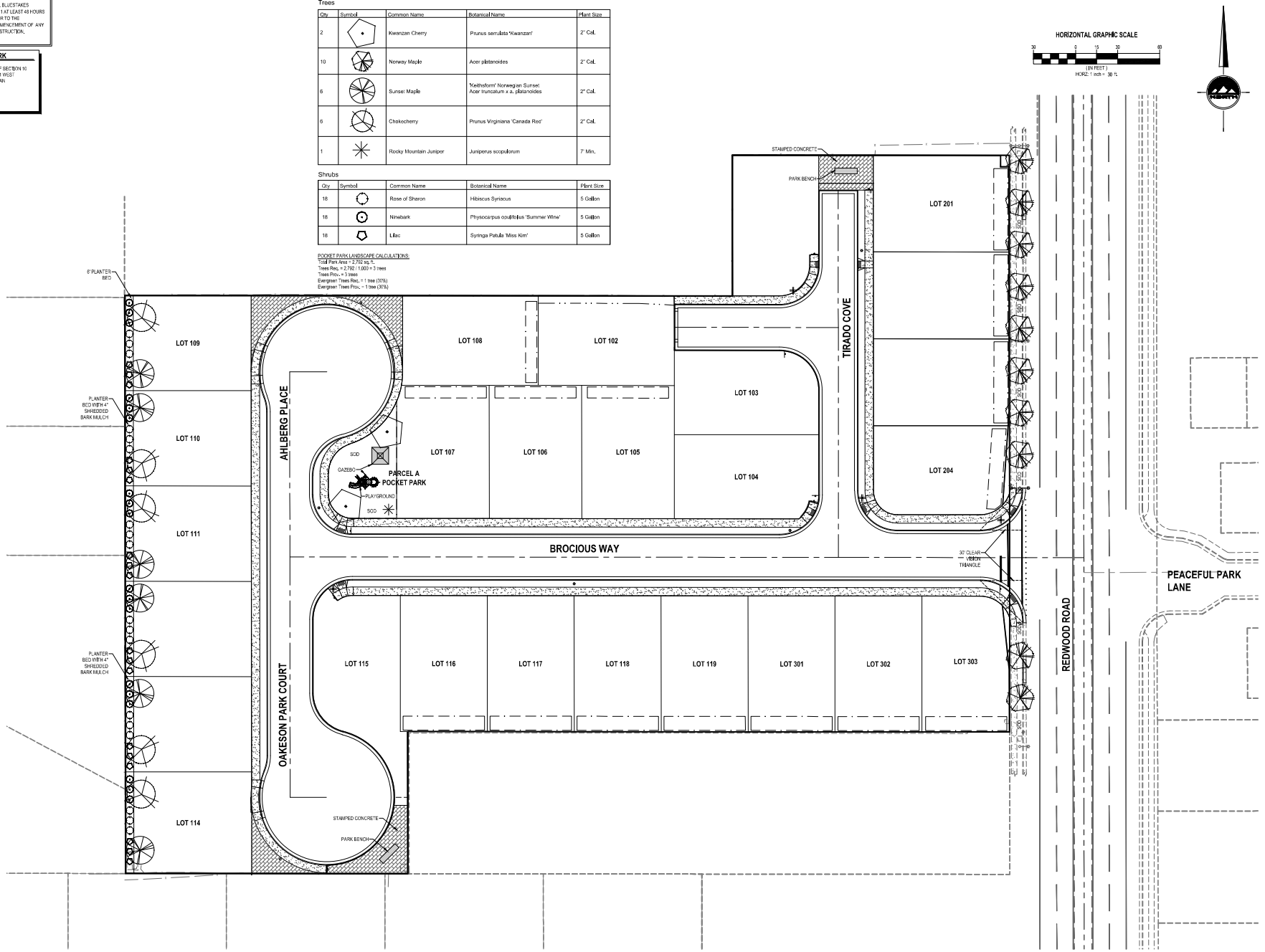
Qty	Symbol	Common Name	Botanical Name	Plant Size
2		Kwanzan Cherry	Prunus serrulata 'Kwanzan'	2" Cal.
10		Norway Maple	Acer platanoides	2" Cal.
6		Sunset Maple	'Keithsform' Norwegian Sunset, Acer truncatum x a. platanoides	2" Cal.
6		Chokecherry	Prunus Virginiana 'Canada Red'	2" Cal.
1		Rocky Mountain Juniper	Juniperus scopulorum	7' Min.

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
18		Rose of Sharon	Hibiscus Syriacus	5 Gallon
18		Ninebark	Physocarpus opulifolius 'Summer Wine'	5 Gallon
18		Lilac	Syringa Patula 'Miss Kim'	5 Gallon

POCKET PARK LANDSCAPE CALCULATIONS:
Total Park Area = 2,792 sq. ft.
Trees Req. = 2,792 / 1,000 = 3 trees
Trees Prov. = 3 trees
Evergreen Trees Req. = 1 tree (30%)
Evergreen Trees Prov. = 1 tree (30%)

HORIZONTAL GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.



ENSIGN
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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NEWMAN CONSTRUCTION
13301 S REDWOOD ROAD SUITE E109
RIVERTON, UT 84065
CONTACT:
SCOTT YERMISH
PHONE: 801-254-8924

JORDAN WOODS SUBDIVISION

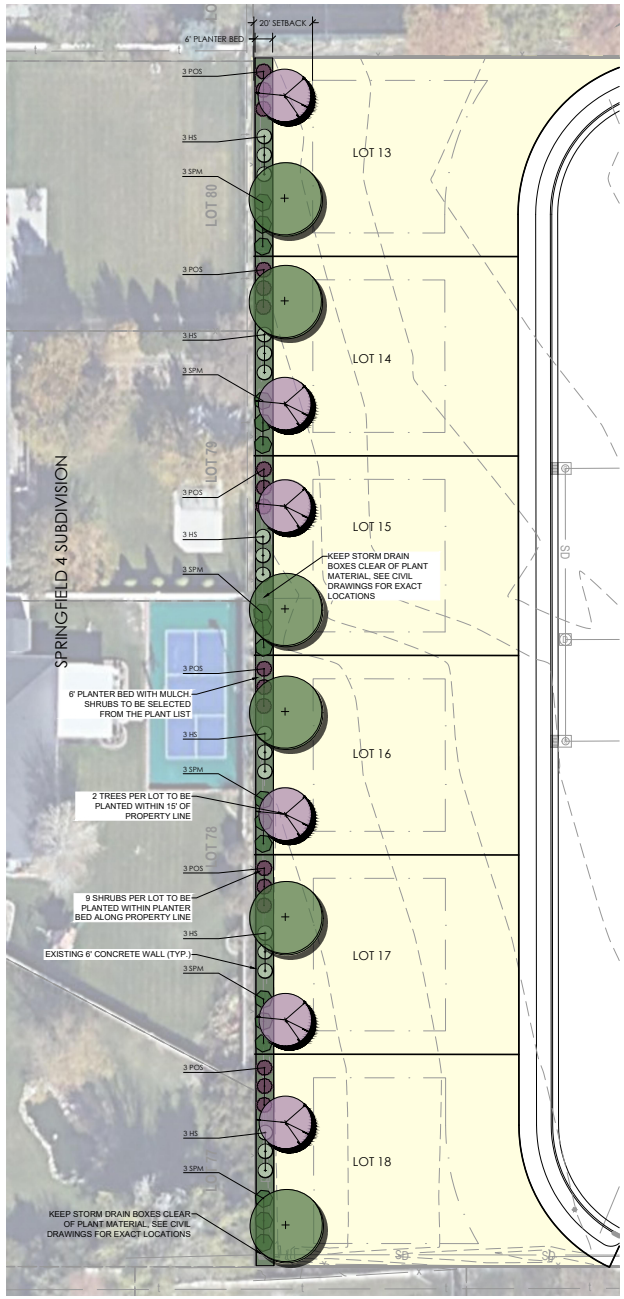
9524 SOUTH REDWOOD ROAD
SOUTH JORDAN, UTAH

STATE OF UTAH
KEN G. DOWSING
10187-5161
LICENSED LANDSCAPE ARCHITECT

LANDSCAPE PLAN

PROJECT NUMBER: 9763
PRINT DATE: 12/30/19
DRAWN BY: JBS
CHECKED BY: RQE
PROJECT MANAGER: RQE

L-100



PLANT LIST

PLANTS TO BE SELECTED FROM THE FOLLOWING LIST:

TREES (12 TOTAL)

QTY	BOTANICAL NAME	COMMON NAME	SIZE
6	ACER TRUNCATUM X A. PLATANOIDES 'KEITHSFORM' NORWEGIAN SUNSET	SUNSET MAPLE	2" CAL.
6	PRUNUS VIRGINIANA 'CANADA RED'	CHOKECHERRY	2" CAL.

SHRUBS (54 TOTAL)

QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE
18	HS	HIBISCUS SYRIACUS	ROSE OF SHARON	5 GAL.
18	POS	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'	NINEBARK	5 GAL.
18	SPM	SYRINGA PATULA 'MISS KIM'	LILAC	5 GAL.

PLANTER BED WITH 4" SHREDDED BARK MULCH

NOTES:
1. LANDSCAPING TO BE INSTALLED AT THE TIME OF LANDSCAPE INSTALLATION FOR EACH INDIVIDUAL LOT.
2. PLANTS TO BE SELECTED FROM THE PLANT LIST ON THIS SHEET.
3. TREE ROOTBALLS SHALL NOT BE PLANTED WITHIN 5' OF STORM DRAIN LINES OR CATCH BASINS, SEE CIVIL DRAWINGS FOR LOCATIONS.
4. ALL SHRUBS SHALL BE PLANTED WITHIN PLANTER BEDS.
5. PLANTER BEDS TO INCLUDE 4" OF SHREDDED BARK MULCH.
6. PLANTS BEDS SHALL BE IRRIGATED SEPARATELY BY EACH RESPECTIVE PROPERTY OWNER.

Think
Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

5151 South 900 East, Suite 200
Salt Lake City, UT 84117
Ph: 801.269.0055
Fax: 801.269.1425
www.thinkaec.com

The designs shown and described herein including all technical drawings, graphic representation & models thereof, are proprietary & can not be copied, duplicated, or commercially exploited in whole or in part without the take and express written permission from ASHH+JSA Architects, Inc.

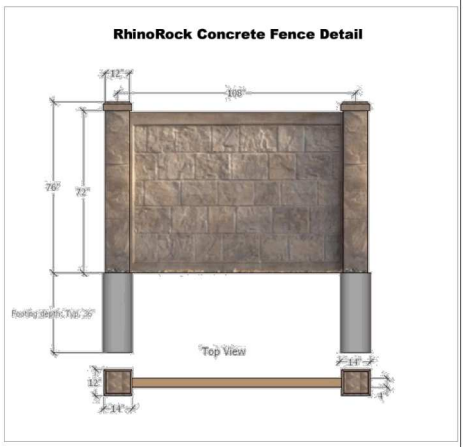
These drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and office personnel only in accordance with this notice.

JORDAN WOODS
9524 South Redwood Road
South Jordan, UT

PROJECT NO. 20065
DATE: Aug. 4, 2020
REVISIONS:

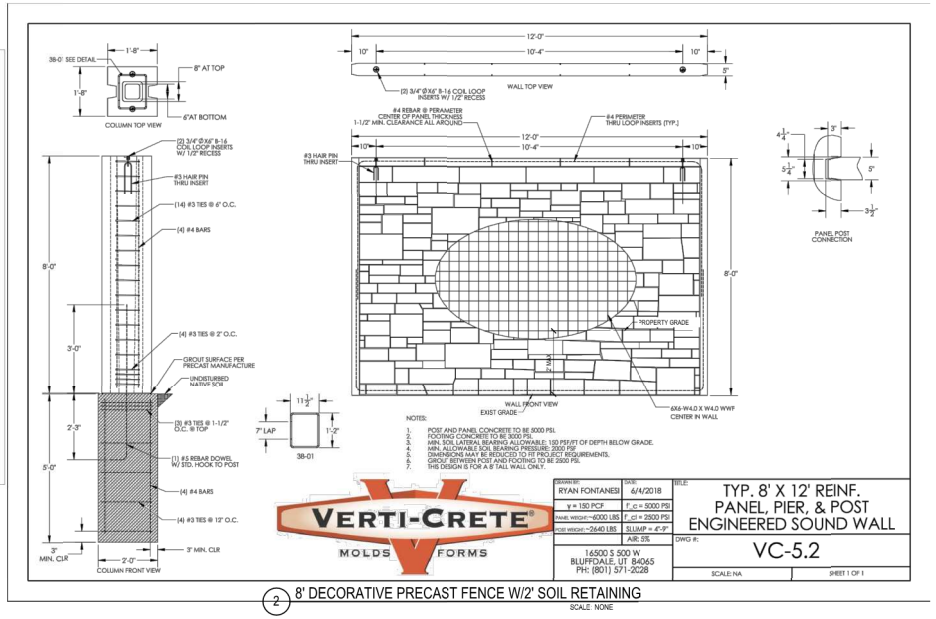
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L101
LANDSCAPE



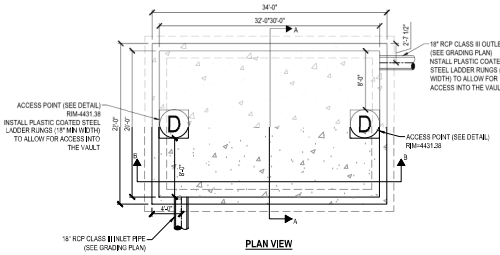
1 6' DECORATIVE PRECAST FENCE

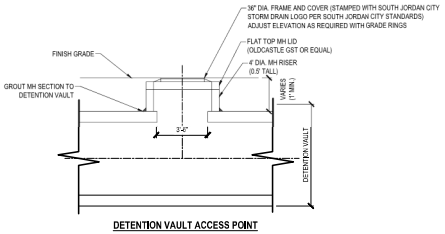
SCALE: NONE



2 8' DECORATIVE PRECAST FENCE W/2' SOIL RETAINING

SCALE: NONE

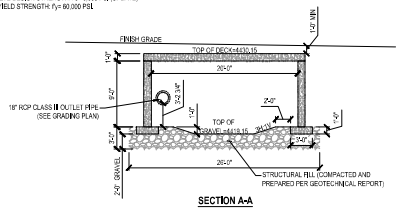




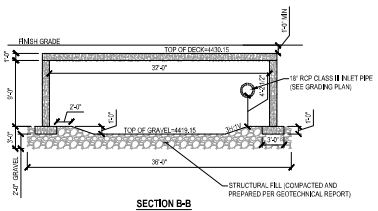
DETENTION VAULT ACCESS POINT

GENERAL NOTES

1. CONCRETE VAULT DESIGN TO COMPLY WITH AASHTO HS-20 LOADING CRITERIA.
2. PORTLAND CEMENT COMPLYING WITH ASTM C-1107, TYPE HS SHALL BE USED.
3. REINFORCING STEEL SHALL COMPLY WITH ASTM A-615, GRADE 60.
4. CONCRETE DESIGN STRENGTH: f'c= 5,000 PSI (UPDATE).
5. STEEL YIELD STRENGTH: fy= 60,000 PSI.



SECTION A-A



SECTION B-B

3 STORM DRAIN DETENTION VAULT

SCALE: NONE

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:
NEWMAN CONSTRUCTION
13331 S REDWOOD ROAD SUITE 8186
RIVERTON, UT 84065
CONTACT:
SCOTT YERMISH
PHONE: 801-254-3524

JORDAN WOODS SUBDIVISION

9524 SOUTH REDWOOD ROAD
SOUTH JORDAN, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 165379
ROBERT Q. ELDER
4-12-2021
STATE OF UTAH

2021.04.12 FOR REVIEW

DETAILS

PROJECT NUMBER: 9168
PRINT DATE: 12/3/19
DRAWN BY: JSC
CHECKED BY: RQE
PROJECT MANAGER: RQE

C-602

13351115
08/05/2020 10:38 AM $0.00
Book - 10993 Pg - 1646-1667
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH JORDAN
1600 W TOWNE CENTER DR
SOUTH JORDAN UT 84095-8265
BY: JLA, DEPUTY - WI 22 P.

After recording, please send to:

City of South Jordan
Attn: City Recorder
1600 West Towne Center Drive
South Jordan, Utah 84095

Affected Parcel No(s): 27-10-126-010, 27-10-126-026, 27-10-126-025, 27-10-126-024, 27-10-126-023, 27-10-127-032, 27-10-127-014, and 27-10-127-012

DEVELOPMENT AGREEMENT

This Development Agreement (this "Agreement") is between the City of South Jordan, a Utah municipal corporation (the "City"), and The Vistas at Riverbend LLC, a Utah corporation (the "Developer"). This Agreement shall become effective upon the date this Agreement is signed by both parties (the "Effective Date").

RECITALS

A. The Developer is the owner, or has rights by the recorded owner, of certain real property identified in the attached **Exhibit A** (the "Property") and intends to develop the Property consistent with the Concept Plan attached as **Exhibit B** (the "Concept Plan").

B. The City, acting pursuant to (1) its authority under Utah Code § 10-9a-102(2) *et seq.*, as amended, and (2) the South Jordan City Municipal Code (the "City Code"), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has made certain determinations with respect to the proposed development of the Property and in exercise of its legislative discretion has elected to enter into this Agreement.

C. The Developer desires to make improvements to the Property in conformity with this Agreement and desires a zone change on the Property from its current zoning to the residential-multiple, 6 lot or units per acre (the "R-M-6 Zone"). A copy of the provisions of the R-M-6 Zone designation in the City Code is attached as **Exhibit C**.

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

E. The City has determined that the proposed development (the "Project") contains features which advance the policies goals and objectives of the South Jordan City General Plan, preserve and maintain the open and sustainable atmosphere desired by the citizens of the City, or contribute to capital improvements which substantially benefit the City and will result in planning and economic benefits to the City and its citizens.

F. This Agreement shall only be valid upon approval of such by the South Jordan City Council (the "City Council"), pursuant to Resolution R2019-61 a copy of which is attached as **Exhibit D**.

The parties agree as follows:

TERMS

1. **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.

2. **Enforceability**. The City and the Developer acknowledge that the terms of this Agreement shall be enforceable, and the rights of the Developer relative to the Property shall vest, only if the City Council in its sole legislative discretion approves a zone change for the Property to the R-M-6 Zone on or before the date hereof (*see* Section 7 below).

3. **Conflicting Terms**. The Property shall be developed in accordance with the requirements and benefits provided for in relation to the R-M-6 Zone as of the Effective Date. In the event of a discrepancy between the requirements of the City Code including the R-M-6 Zone, and this Agreement, this Agreement shall control.

4. **Developer Obligations**.

a. Concept Plan. The Developer shall develop and construct the Project substantially consistent with the Concept Plan, the terms of this Agreement, and the City Code.

b. Density. The overall density of the Project shall not exceed 5 units per acre.

c. Architecture.

i. The architecture shall be similar to the pictures submitted to the City and comply with the architectural requirements of City Code § 17.40.020.I. Stucco will be used in minimal quantities or as an accent material.

ii. In no case shall stucco exceed 50% of the exterior home finish area.

iii. In all cases, home shall be constructed with a minimum amount of brick or stone that is calculated by multiplying three (3) by the perimeter of the foundation (including garage).

iv. Structures on lots 6, 12, and 13 shall be single story.

d. Landscaping.

i. In addition to City Code requirements, each lot shall have a minimum of one tree located in the front yard that has a minimum 2" caliper at time of planting, will reach a minimum height of 35 feet when mature, and is not a miniature or small tree such as crabapple, Japanese lilac, eastern redbud, or similar trees.

ii. The Developer shall work with the adjacent property owners in the Springfield 4 Subdivision for thoughtful placement of trees and landscaping materials between the two subdivisions. The purpose of this subsection is to create additional privacy between the Property and the Springfield 4 Subdivision. The Planning

Director shall approve the landscaping materials and placement between the Property and the Springfield 4 Subdivision and shall be installed before the City will issue a certificate of occupancy on lots 14-19, which are shown on the Concept Plan.

e. Roads. The roads, curb/gutters, sidewalks, and park strips shall be developed in accordance with the Phasing Plan (page 2 of the Concept Plan). The ADA ramps along Redwood Road shall be complete at the beginning of Phase 1.

f. Fencing. The Developer shall build a minimum six-foot (maximum eight-foot) solid fence along the Property's west boundary line. Materials for the fence shall be masonry, cement precast, rhino rock, or other similar approved material. All other fencing, including required fencing, shall comply with the City Code.

g. Setbacks. The setbacks on lots 6 and 12 shall be ten (10) feet.

h. Existing Structures. The Developer shall either demolish existing structures or bond for the same before the City will issue a certificate of occupancy for the Project's second phase.

i. Open Space. The Developer shall provide open space or a pocket park with a play structure or sport court as an additional amenity in the Project. The space will be privately owned and maintained by a Home Owner's Association established as part of the Project.

j. Emergency Access. The Developer shall provide an appropriate emergency access to the project which may include a wider entrance and exit onto Redwood Road, bigger turnaround areas in the development and, if permitted by UDOT, a second access on Redwood Road. If permitted, any secondary access will not be used by the public and will only be used in emergency situations.

k. Compliance with the R-M-6 Zone. The Project will comply with the R-M-6 Zone (included in Exhibit C), except where requirements are modified by this Agreement.

l. Plat Language. The final plat for the Project shall contain the following language in a note: *The development of this subdivision is governed by a development agreement recorded on _____, which includes specific requirements and standards for this subdivision.*

5. **Minor Changes**. The Planning Director, after conferring with the City Manager, may approve minor modifications to Section 4 which are necessary or advantageous in facilitating more desirable function and aesthetics of the Project.

6. **City Obligations**. The 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.

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

a. Vested Rights. Consistent with the terms and conditions of this Agreement, the City agrees the Developer has the vested right to develop and construct the Property in

accordance with: (i) the R-M-6 Zone (Exhibit C); (ii) the City Code in effect as of the Effective Date, and (iii) the terms of this Agreement.

b. Reserved Legislative Powers. The 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 the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of the 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 the City and Salt Lake County (the "County"); and, unless in good faith the City declares an emergency, the 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 Section shall be that public notice published by the City as required by State statute.

8. **Term**. This Agreement 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 10 years from its date of recordation in the official records of the Salt Lake County Recorder's Office.

9. **General Provisions**.

a. 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 10 days before the date on which the change is to become effective:

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

If to the Developer: The Vistas at Riverbend LLC
Attn: Mark Newman
13331 South Redwood Road
Riverton, Utah 84065

b. Mailing Effective. Notices given by mail shall be deemed delivered 72 hours following deposit with the U.S. Postal Service in the manner set forth above.

c. 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.

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

e. Authority. The parties to this Agreement represent to each other 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. The 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. The Developer and the City warrant to each other that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the parties on whose behalf each individual is signing. The Developer represents to the City that by entering into this Agreement that the Developer has bound all persons and entities having a legal or equitable interest to the terms of the Agreement as of the Effective Date.

f. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by the 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.

g. 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 to this Agreement 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.

h. 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 the Developer's ability to complete the development of the Property as set forth in the Concept Plan is not defeated by such severance.

i. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of the 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.

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

k. Attorney's Fee and Costs. If any party brings legal action either because of a breach of the Agreement or to enforce a provision of the Agreement, the prevailing party shall be entitled to reasonable attorney's fees and court costs.

l. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto 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.

m. No Third Party Rights. The obligations of the Developer and the 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.

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

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

THE CITY

Approved as to form:

Signature: Dawn R Ramsey

By: Dawn R Ramsey

Its: Mayor

Date: 07/31/2020

Office of the City Attorney

NOTARY PUBLIC
MEGAN JANAE CLAYTON
Commission No. 704605
Commission Expires
FEBRUARY 13, 2023
STATE OF UTAH

State of Utah)
§
County of Salt Lake)

On this 31st day of July, 2020, personally appeared before me Dawn Ramsey, whose identity is personally known to me (or proven to me on the basis of satisfactory evidence) and who affirmed that he/she is the Mayor, of the City of South Jordan, a Utah municipal corporation,

and said document was signed by him/her in behalf of said municipal corporation by authority of the South Jordan City Code by a Resolution of the South Jordan City Council, and he/she acknowledged to me that said municipal corporation executed the same.

Witness my hand and official seal.



(*Notary signature*)

(*notary seal*)

THE DEVELOPER

Signature: The Vistas at Riverbend

By: Wm Newman

Its: Manager

Date: 7/29/20

State of Utah)
§
County of Salt Lake)

On this 30th day of July, 2020, personally appeared before me Wm Newman (*name of document signer*), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/~~she~~ is the Manager (*title of office*) of The Vistas at Riverbend (*name of corporation*) and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Wm Newman (*name of document signer*) acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.

Laura M. Kirgan
(Notary signature)

Notary Public - State of Utah
LAURA M. KIRGAN
Comm. #705757
My Commission Expires
May 2, 2023

(*notary seal*)

Exhibit A

(Affected Property)

A parcel of land situtate in the Northwest Quarter of Section 10, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way of Redwood Road, said point being South 00°02'20" East 477.00 feet along the Quarter Section line and North 89°56'28" West 53.00 feet from the North Quarter Corner of Section 10, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence South 00°02'20" East 411.50 feet along the Westerly Right-of-Way of said Redwood Road;

thence North 89°56'28" West 429.17 feet;

thence South 00°02'20" East 101.49 feet to a point on the North boundary line of LAWRENCE ESTATES SUBDIVISION;

thence North 89°56'28" West 201.48 feet along said North boundary line to a point on the East boundary line of SPRINGVILLE PHASE 4 SUBDIVISON;

thence North 00°03'25" West 412.49 feet along said East boundary line;

thence South 89°56'28" East 433.21 feet;

thence North 00°02'20" West 100.50 feet;

thence South 89°56'28" East 197.57 feet to the point of beginning.

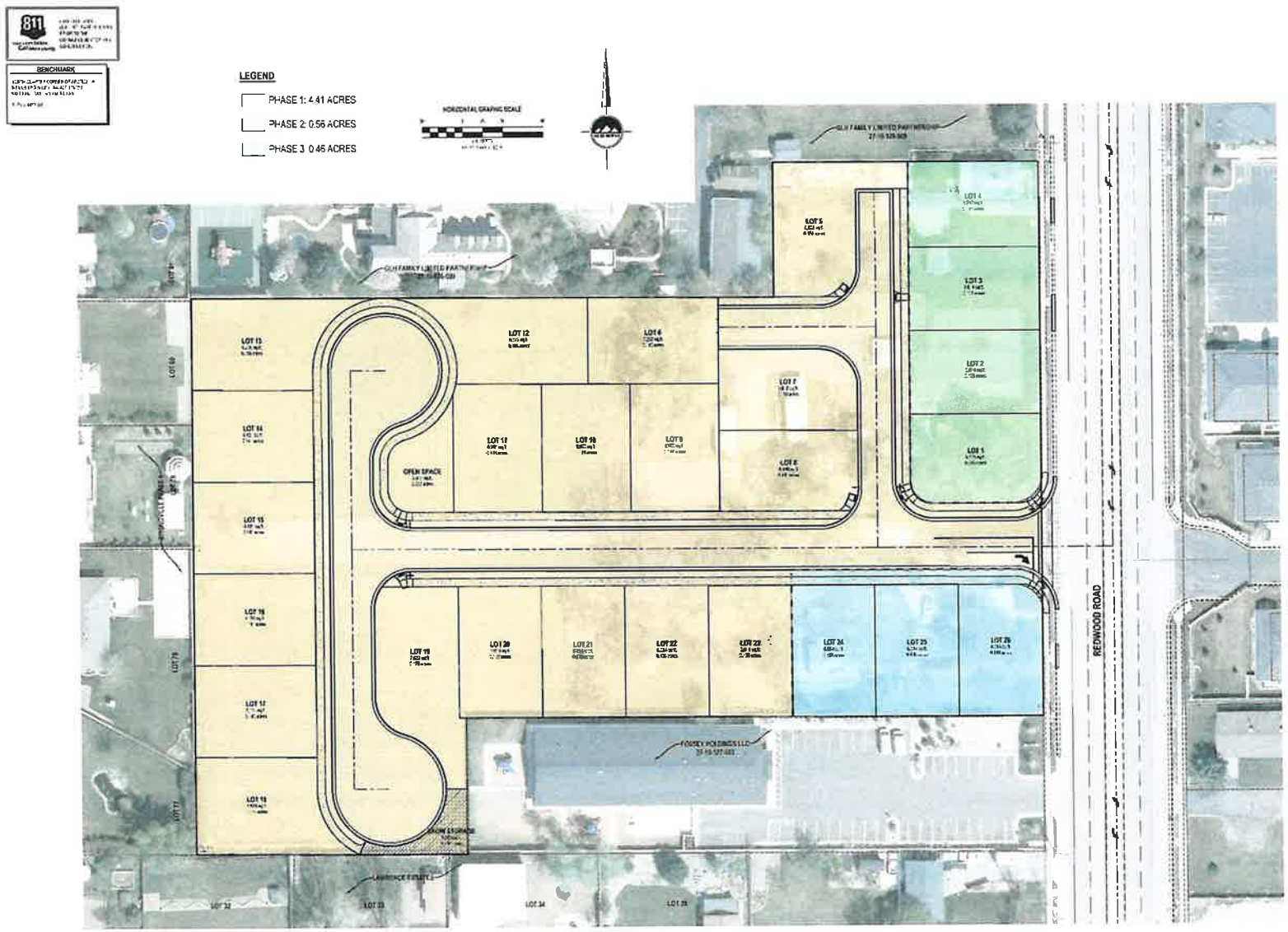
Contains 236,464 square feet or 5.428 acres.

Exhibit B

(Concept Plan)



Exhibit B to Development Agreement



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
Ph

LAYTON
Phone

TOOELE
Phone 435.843.3590

CEDAR CITY
Phone 435.865.1453

RICHFIELD
Phone 435.896.2983

www.ensigneng.com

JORDAN WOODS SUBDIVISION

9524 SOUTH REDWOOD ROAD
SOUTH JORDAN, UTAH

PHASING PLAN

C-002









Exhibit C

(R-M-6 Zone Ordinance)

Chapter 17.40

RESIDENTIAL ZONES

17.40.010: PURPOSE:
17.40.020: DEVELOPMENT AND DESIGN STANDARDS:
17.40.030: OTHER REQUIREMENTS:

17.40.010: 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 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'

Note:

1. The garage opening minimum yard area requirement shall apply to garages when the garage opening faces the street, otherwise the front yard minimum yard area shall apply. The garage opening minimum yard requirement shall be 25 feet to any street-facing garage opening in a cul-de-sac.

(Ord. 2017-22, 7-18-2017)

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').

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. (Ord. 2016-05, 5-3-2016)

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 Planning 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 Planning Department. (Ord. 2016-05, 5-3-2016; amd. Ord. 2019-01, 3-5-2019)

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. (Ord. 2016-05, 5-3-2016)

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.

d. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum one to twelve (1:12) roof pitch in the R-1.8 Zone, and a minimum three to twelve (3:12) roof pitch over a majority of the structure in all other Residential Zones.

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. (Ord. 2019-06, 3-19-2019)

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 City Engineer to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel. (Ord. 2016-05, 5-3-2016; amd. Ord. 2019-01, 3-5-2019)

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)

Exhibit D

(Resolution R2019-61)

Executed version to be inserted without Exhibit 1

RESOLUTION R2019-61

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE MAYOR TO SIGN A DEVELOPMENT AGREEMENT PERTAINING TO THE DEVELOPMENT OF THE PROPERTY APPROXIMATELY LOCATED AT 9520 SOUTH REDWOOD ROAD.

WHEREAS, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah (the "City) and is authorized to enter into development agreements that it considers are necessary or appropriate for the use and development of land within the City pursuant to Utah Code § 10-9a-102, *et seq.*; and

WHEREAS, the City has entered into development agreements from time to time as the City has deemed necessary for the orderly development of the City; and

WHEREAS, the Developer, Mark Newman on behalf of The Vistas at Riverbend, now desires to enter into an agreement for the purpose of developing and changing the zoning designation on property located at approximately 9520 South Redwood Road (the "Property"); and

WHEREAS, the South Jordan City Council (the "City Council") has determined that it is in the best interest of the public health, safety, and welfare of City to enter into a development agreement for the orderly development of the Property.

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

SECTION 1. Authorization to Sign Development Agreement. The City Council hereby authorizes the Mayor to sign the Development Agreement, attached hereto as **Exhibit 1**.

SECTION 2. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 3 DAY OF December, 2019 BY THE FOLLOWING VOTE:

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

Mayor: Dawn R. Ramsey

Attest: City Recorder

Approved as to form:

Office of the City Attorney

City of South Jordan CORPORATE Seal State of Utah

meaning. They want to save the property. His career started in that building. They raised their family in the building. They want to stay. He said he would like the taxing agencies to understand that this is a correction of an error that developed many years ago that put them in an unfortunate tax situation. He said they would like to be re-compensated for the overage paid for years. His concern is that the County will start this as a start date. If there is anything the city can do to help make this retroactive, perhaps the state will work with them.

Mayor Ramsey opened the public hearing. There were no comments. She closed the public hearing.

Council Member Harris asked how can they clarify that a mistake was made considering the County was the body that made the decision? Is there anything they can do that has retroactive impact?

City Attorney Loose said there is not retroactive zoning. Staff can explain that the use always has been what it is. In South Jordan, the R-M zone has no specific density assigned. He said the request of the county is out of the city's control. He said staff can write a letter to say that if they could make this change retroactive, they would.

Mr. Schaefermeyer indicated that staff has sent letters to the County and had a phone conversation. They can do a follow up letter. City Attorney Loose said they can write a letter from staff, on behalf of the Council that this property has never been used and is not intended to be used for higher density.

The City Council indicated that they are okay with staff sending a follow up letter. They can also state that if they had the authority to make this retroactive, they would.

Mr. Schaefermeyer said it has been determined that the primary use of the property is a residential use. Any secondary use is a personal art studio and that would be permitted in a residential zone. If they expanded their current use, it would require further conversation. As it is currently being used, the A-1 zone is appropriate.

Council Member Harris made a motion to approve Rezone Ordinance 2019-09-Z, noting that if they had the authority to make this retroactive they would, and for staff to write a letter to the County, as discussed. Council Member McGuire seconded the motion. Roll call vote. The vote was unanimous in favor.

J. Public Hearing: Jordan Woods Property Development Agreement, Land Use Amendment, and Property Rezone – 9502 South Redwood Road.
(By Planning Director, Steven Schaefermeyer)

- Resolution R2019-61, authorizing the Mayor to sign the Development Agreement.
- Resolution R2019-53, amending the Land Use designation from Corridor (COR) to Medium Density Residential.
- Rezone Ordinance 2019-08-Z, rezoning the property at 9520 South Redwood Road from the A-1 Zone to the R-M-6 Zone.

Planning Director Schaefermeyer reviewed a presentation on this item (Attachment D). He reviewed concerns from the Planning Commission on this item. He said since the Planning Commission meeting, the developer made some amendments to the plan. They provided some open space and added a secondary access onto Redwood Road. The access would need to be approved by UDOT.

Scott Yermish, Newman Construction (applicant), and Bob Elder from Ensign Engineering, introduced themselves. Mr. Yermish said they have done a lot of development in South Jordan. They understand South Jordan's standards. They have worked hard to meet the property owners and the city's needs. They have met and exceeded everything the city has asked.

Mr. Elder said when density is done right, it can be a great asset. He said they reworked the plan to include a second (emergency) access to Redwood Road, blocked by a bollard. That proposal would need to be reviewed by UDOT.

Mayor Ramsey opened the public hearing on the land use amendment and rezone.

Ivan Oakeson, said he is living on the property right now, and they are excited about the development. He said he grew up on the property. His grandparents homesteaded the property. They are excited to see improvements in the area. He said they have talked to most of the neighbors and most of them have agreed with this proposal. He said some adjacent neighbors might be interested in moving here. They have had opportunities from other developers who proposed high density and a chance to make more money. With this, he and his sisters will get an upgraded home. There is a lot of problems with the old home. It will be nice to start over and stay on the property that they were raised. He is supportive of the rezone.

Gary Howland, 9450 S. Redwood Road, said his property abuts the north side of this property in its entirety. He has approximately 3 acres; he rezoned part of his property as commercial for his office. To maintain the value of his property, in 2005 he acquired the property to the north and the farmers market at that time. He said he does not want to stop this development from happening. He wants to see the Oakeson's develop. He has not been in contact with the property owners. He has talked to others that have not been contacted by the property owners. He feels Newman Construction will do a great job, but he is concerned with the way the proposed subdivision is laid out. He asked how parking in the street will be dealt with, especially for those with accessory dwelling units. In Kelsey Cove and Springfield, there is parking in the street. He was told that the city can't enforce the CC and R's. He feels there will be similar problems in this subdivision. He said on lot 14, there is only an 8 ft. setback. He would like on lots 13, 14, and 6 for ramblers to be required. He also sees potential problems where the snow will be pushed. He said it is hard to pull out onto Redwood Road and it would be great if UDOT would put a light there, if the road was aligned with the development across the street. He does not want to see this not go through, but would like restrictions on the lots that abut his property.

Gary Garner, 1868 Lawrence Cir., said he is concerned about the proposed density. This is not a spot for high density, and not compatible with the surrounding homes. The proposed houses are minimalistic and don't fit in with the area. He expressed concern about the single entrance/exit in

the subdivision and increased traffic. He said this subdivision is required to do secondary water. He said everyone that he has spoken to is against this, and the Planning Commission voted 4-0 to oppose. They should support the Planning Commission.

Brent Anderson, 1806 W. Lawrence Cir., said he also has concerns. He said it would be hard and expensive to provide services to this subdivision including snow shoveling. It would be difficult for garbage pick up. Delivery drivers would be blind when backing out of the street. He said with the size of the lots, he is not sure they will be able to fit 3 of the 4 housing types on these lots. He said the home value in the area is $444,000-$675,000. The mean average of the proposed homes is $407,000, which is significantly less than the rest of the area. The homes will have to be a zero lot line dwelling and it will be dense. He also has concerns with Redwood Road. He feels the development is too dense and not well enough planned. It poses cost to the city and danger to the residents that will reside there.

Mayor Ramsey closed the public hearing.

Council Member Marlor asked what is the value of the proposed homes? Are they small and not going to fit with the values of the area? Mr. Yermish said the average price will be $565,000. The size of the proposed homes are 3900-4200 sq. ft. He said the density is 4.7 units per acre. He said the proposed renderings were done quickly. In the development agreement, it stipulates masonry and hearty plank, not stucco.

Mr. Elder said the side yards are 8-10 ft. and they will be able to configure the homes on the property.

Mr. Yermish said he spoke with Mr. Howland several times. He said they will offer ramblers. He said lots 5 and 6 will be ramblers. They can make that requirement on lot 13 as well.

Council Member Marlor asked how do they view people needing on street parking? Mr. Elder said it would be similar to other residential roads. It meets the public road standards to accommodate that.

Mr. Yermish said they are willing to amend the development agreement to include ramblers for lots 6, 13, and 14.

Council Member Zander said she wants to be sensitive to the neighbors to the north. She would feel more comfortable with lot 13 being a one story home.

Council Member Zander asked if they can make the setback on the north side 10 ft. instead of 8 ft.? Mr. Yermish said yes. He noted that they will have a 6 ft. masonry wall. They can do a 10 ft. setback for lot 13 and 6.

Council Member Zander asked about the secondary water requirement? Mr. Elder said they will follow city standards, but they are not to that point of the design. Engineering Director Klavano said every new development has to look at secondary water. There is a cost and formula used to see if it is a requirement. They have not gotten into those details yet.

Council Member Zander noted the secondary access and asked if it was necessary. She said she does not feel the public safety vehicles would stop and remove the barrier in an emergency. She said they should not do the access if it is not going to be used.

Fire Chief Dawson said there are areas where emergency accesses are used, but it is unusual in a development like this. It is not needed in this case. Mr. Klavano said that was a concern of the Planning Commission, not staff. He said UDOT might not give them the drive approach.

Council Member Zander said if the secondary access is pointless and won't be approved by UDOT, they should move lots 1, 2, and 3 north so there is more site visibility entering and exiting the subdivision. Mr. Yermish said they can do that. Mr. Klavano said they may be able to widen the opening in that location.

Council Member Zander thanked the developers for addressing the concerns of the Planning Commission. They take those seriously. She has no issue with the density.

They discussed the ability for fire trucks, street sweepers, and snow plows to be able to maneuver in this subdivision. Public Works Director Rasmussen said the dead ends are problematic. They may not send a snow plow down there. Mr. Klavano said the dead ends are in compliance with code and the proposed hammer head meets the city standard.

Council Member Zander suggested they make a cul de sac near lots 13, 14, 12, and 15. Mr. Yermish said they would consider that with the site plan.

Council Member McGuire noted the pocket park that was added. He asked if the HOA would maintain the park, and not the city? Mr. Yermish said yes. Council Member McGuire asked about amenities for the pocket park. Mr. Yermish said there would be some type of play equipment and possibly a pavilion.

They discussed the areas in the proposed subdivision that would not have sidewalks. The developers said they are trying to maintain the lots at a minimum of 6000 sq. ft.

Mr. Yermish said even though the rezone is RM-6, the proposed density is 4.79. It was noted that 4-8 units per acre is considered medium density in South Jordan. The code does not allow high density at this time.

Council Member Harris said he understands installing stub roads when they are going to continue the road in the future. That is not the case for this stub road. He asked if they removed lot 14, can they do a cul de sac instead? Mr. Yermish said he would prefer not to lose a lot, but they will do a cul de sac one way or another.

It was noted that the proposed driveway length meets city standard at 25 ft.

Council Member Harris asked what are the masonry requirements? Mr. Yermish said the homes will be mostly masonry. Mr. Schaefermeyer said they have to do 2 times the perimeter of the home. Mr. Yermish said they can do 3 times the perimeter of the home.

Mr. Schaefermeyer said if it is above the code requirement, it needs to be included in the development agreement.

Council Member Marlor said he likes some variability in building materials.

Council Member Marlor asked if there would be collector street fencing behind lots 1, 2, 3, and 4? Mr. Klavano said yes. He said he does not feel UDOT will allow the secondary access. It was noted that if they are able to do a wider subdivision entrance, they will have to transition the fence down. There is no fencing in the site triangle.

Mr. Yermish said they can continue to work on the development agreement if needed. They are up against a deadline and contract for the rezone.

Council Member Harris said he does not consider this to be high density. He feels confident that the proposed homes will be nice. He likes the pocket park. He does not feel this lot is conducive to commercial development. He would prefer the density be 4 lots less, but with some changes to the development agreement, he can approve this subdivision.

City Attorney Loose said the rezone and development agreement have to be approved together. They can make the development agreement subject to approval by the City Attorney and City Manager.

Council Member Marlor said he believes the homes will be on the medium to upper side of the value of the homes in the surrounding area. He believes this will be a quality development. He would love to see a cul de sac by lots 13 and 14.

Council Member Shelton said he is appreciative of the developer and engineers efforts to accommodate the concerns. He reviewed the following changes that are needed to the development agreement; change the masonry requirement, add a cul de sac by lots 13 and 14, remove the secondary access to Redwood Road, require ramblers on lots 6, 13, and possibly 14, and widen the access to the neighborhood for safety reasons. He said he believes this will be a nice project.

Council Member Zander said she feels lot 13 should be a rambler. She does not feel as strong about lots 14 and 6. She appreciates the developers efforts to make the needed changes since the Planning Commission meeting. The legwork done by the developer and engineer ahead of time is appreciated.

Council Member McGuire said he appreciates the accommodations that have been made. He is still uncomfortable with the proposal.

Mayor Ramsey said a developer approached the Oakeson's to do 60 units on this property. This proposal is 26.

City Attorney Loose reviewed the changes to the development agreement as follows: the concept plan will need to be amended, under architecture change the masonry requirement to 3 times the perimeter, make lots 6, 13, and 14 single story, make the setback on lots 13 and 6 10 ft., require a play structure or sport amenity in the open space pocket park, eliminate the emergency access, and require a cul de sac in the area of lot 13 or 14, and possibly widen the subdivision access as determined by the city engineer at site plan approval.

Council Member Harris made a motion to approve Resolution R2019-61, as amended as outlined by City Attorney Loose, and to have the City Attorney and CM approve the development agreement before it goes to the Mayor for signature. Council Member Zander seconded the motion. Roll call vote. The vote was 4-1 in favor, with Council Member McGuire opposed.

Council Member Marlor made a motion to approve Resolution R2019-53. Council Member Shelton seconded the motion. Roll call vote. The vote was 4-1 in favor, with Council Member McGuire opposed.

Council Member Shelton made a motion to approve Rezone Ordinance 2019-08-Z, as stated. Council Member Harris seconded the motion. Roll call vote. The vote was 4-1 in favor, with Council Member McGuire opposed.

K. **Public Hearing:** Ordinance 2019-18, vacating a portion of the right-of-way along the south side of South Jordan Parkway between Oquirrh Lake Road and Lake Avenue. *(By Planning Director, Steven Schaefermeyer)*

City Planner Schindler reviewed the background information on this item. He reviewed a prepared presentation (Attachment E).

Gary Langston, Daybreak Communities, showed an exhibit of the proposed right-of-way (Attachment F). He said he feels their proposal will help traffic in the area to slow. They are taking the 14 ft. park strip and making it 8 ft. He also noted the 4 ft. walk off zone.

Mayor Ramsey opened the public hearing. There were no comments. She closed the public hearing.

Council Member McGuire said the road width is not changing. They are not losing a lane of traffic, they are just setting back the park strip to accommodate on street parking. He clarified that there would be no parking in the round about. Mr. Langston said there will be no parking in the round about.

Mr. Langston said the landscaping in the park strip has not yet been determined. He said it will likely not be turf. He again noted the 4 ft. walk off. The 8 ft. sidewalk is the actual sidewalk.

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 5/11/21

Application: **HARVEST POINTE WEST LAND USE AMENDMENT AND REZONE**
Amending the land use designation from Economic Center to Mixed Use and rezoning from Commercial Community (C-C) to Commercial Community Planned Development (C-C-PD).

Address: 3773 W South Jordan Parkway
File No: PLZBA202000247
Applicant: Peterson Development

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

Staff Recommendation (Motion Ready): Based on the staff report and other information presented to the Planning Commission during the public hearing, and the Planning Commission's discussion, I move that the Planning Commission forward a recommendation to the City Council to **deny** the proposed land use amendment from **Economic Center to Mixed Use.**

Staff Recommendation (Motion Ready): Based on the staff report and other information presented to the Planning Commission during the public hearing, and the Planning Commission's discussion, I move that the Planning Commission forward a recommendation to the City Council to **deny** the proposed rezone from **C-C to C-C-PD**.

STANDARD OF APPROVAL

Land Use Amendment:

Upon satisfactory submittal of an application for a land use amendment, the Planning Department shall schedule a public hearing before the Planning Commission regarding the proposed land use amendment. Notice of the public hearing shall be provided in accordance with [S]ection 17.04.060 of [the City Code]. The Planning Commission shall receive public comment at the public hearing regarding the proposed land use amendment and make a recommendation on the amendment to the City Council.

(City Code § 17.12.050)

Rezone Application:

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

A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.

B. The parcel to be rezoned can accommodate the requirements of the proposed zone.
C. The rezoning will not impair the development potential of the parcel or neighboring properties.

(City Code § 17.22.020)

BACKGROUND:

ACREAGE:		Approximately 3.16 acres
CURRENT ZONE:		C-C
CURRENT USE:		Vacant
FUTURE LAND USE PLAN:		Economic Center
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North -	Economic Center, (C-C) / Commercial Retail
	South -	Stable Neighborhood, (R-M-8) / Rushton Meadows
	East -	Economic Center, (C-C) / Commercial Retail
	West -	Open Space, (OS-P) / City Park

The Applicant, Peterson Development, submitted an application to change the future land use designation and rezone to the Planned Development (PD) Floating Zone on property located at 3773 W South Jordan Parkway. The PD Floating Zone would allow the Applicant to build residential in an otherwise exclusively commercial zone. The Applicant is proposing the construction of an office building condominium on the north portion of the subject property and 28 townhouses on the south portion. The subject property is part of a commercial subdivision that was originally anchored by an Albertsons grocery store. The businesses in this development have changed over the years and the subject property has yet to be developed. The Applicant has expressed to Staff the challenges they have experienced in attracting a commercial business to locate on the subject property for a variety of reasons.

The Applicant presented early design concepts, which included a townhouse option and a residential condominium option, to the City Council on September 15, 2020 during a work session to get initial feedback and direction from the Council. The Applicant also conducted several neighborhood meetings to discuss their concepts and listen to concerns made by the surrounding property owners. The City encourages developers to meet with neighbors, but City Code does not required such meetings.

After these meetings, on October 22, 2020, the Applicant submitted to its application another iteration of its concept. On October 29, 2020, Staff sent the Applicant its review of that concept outlining the items that Staff believes needed to be addressed and responded to before Staff could support its concept. On April 7, 2021, the Applicant submitted its response to Staff's comments and included the latest iteration of its concept plan. The Applicant expressed wanting to get before the Planning Commission and City Council as quickly as possible to present its April 7 concept. Staff's comments and the concept the Applicant submitted on October 22 are attached to this report, as well as Applicant's April 7 response.

ANALYSIS:

Staff's October 22 letter included topics such as density, traffic, parking, landscaping, and architecture. The Applicant's townhouse proposal would have a density close to 11 units per acre, which is denser than the six to eight units per acre density that the City Council has typically approved for similar projects, including the Bingham Court project that qualified to use Redevelopment Agency (RDA) workforce housing funds. The Applicant responded to Staff's concerns by stating that in order to make the project viable and keep the prices down to qualify for workforce housing, the proposed density is necessary.

Because Applicant's April 7 concept is missing things like four-sided elevations, Staff has additional concerns about the design of the project beyond what it outlined in its October 29 comments. The elevations that were provided will primarily be seen by residents from the open space area between the buildings. Staff would like to see what the buildings would look like from the north and south sides, especially so property owners that live in the adjacent subdivision could know what to expect. The Applicant told Staff the interior width of the townhouse garages are proposed to range between 20 and 22 feet wide, which is at or under the minimum requirement in the municipal code and could lead to residents not parking two cars inside their units. In response to Staff's comments, the Applicant labeled the parking areas on the concept plan based on the anticipated users, and provided overall parking calculations.

The Applicant also provided a traffic study in order to demonstrate the reduction of car trips based on its concept when compared to developing retail on the subject property. The concept also includes changes to Harvest Pointe Drive based on the City's ideas for how to respond to neighborhood concerns about the street. The City could participate in these changes if the Applicant's project qualifies to use Redevelopment Agency (RDA) funds and the Applicant and RDA reach a separate agreement for the use of such funds.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Based on the above analysis and Staff's prior comments that it believes have not been addressed, Staff finds the proposal does not sufficiently address all of Staff's concerns and does not meet the full intent of the PD Floating Zone.
- Although Staff is open to adding a mixed-use component to this area, based on prior City Council approvals of similar project, Staff finds that the Applicant's proposal does not warrant changing the future land use designation or zoning.
- Unless the Applicant makes additional changes to its concept based on the outcome of the public hearing before the Planning Commission, Staff and Applicant will begin drafting a development agreement based on Applicant's April 7 concept for City Council's consideration.

Conclusions:

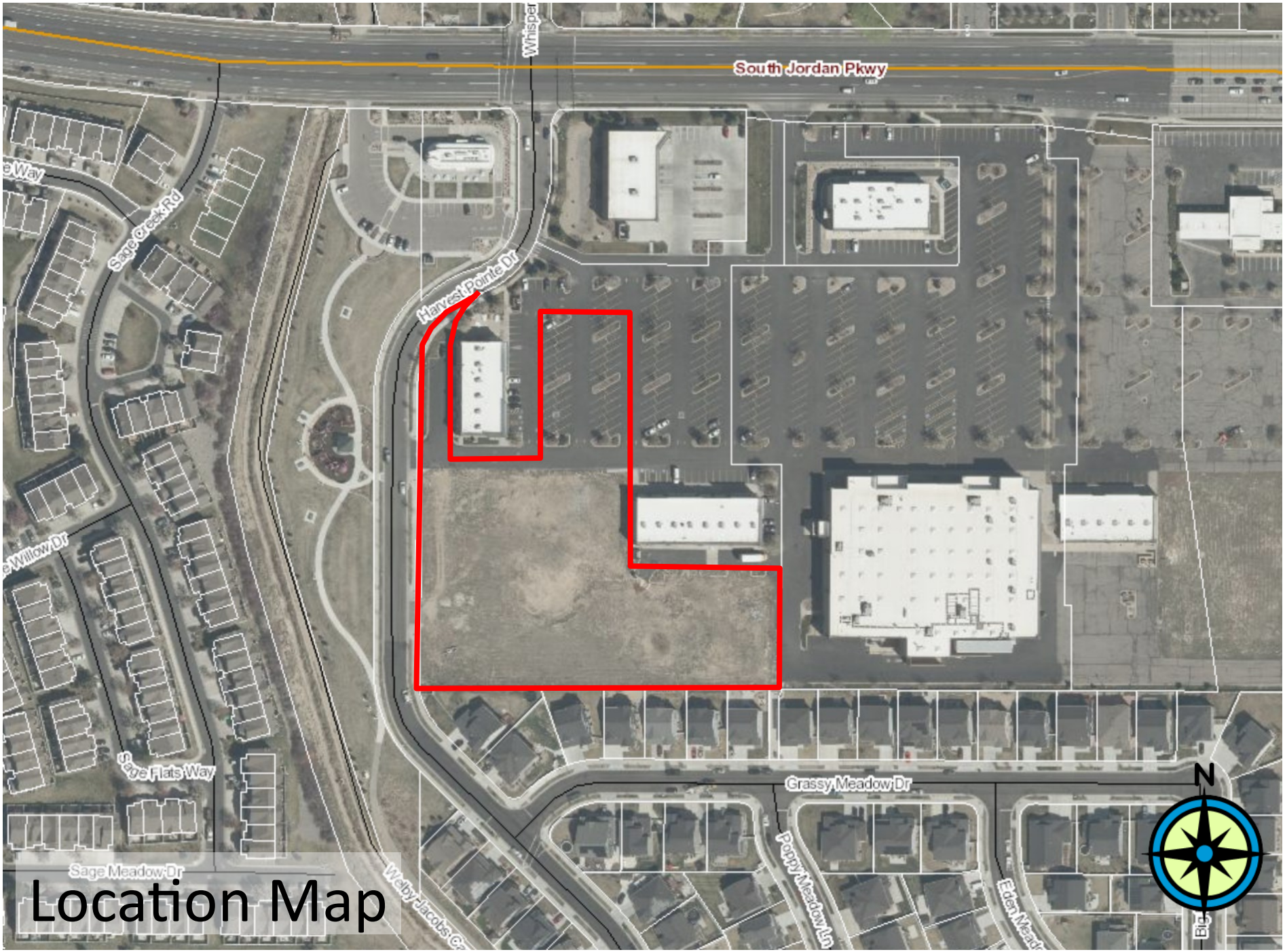
Based on the findings listed above, Staff recommends denial of the proposed land use change and rezone as currently presented in Applicant's April 7 concept.

ALTERNATIVES:

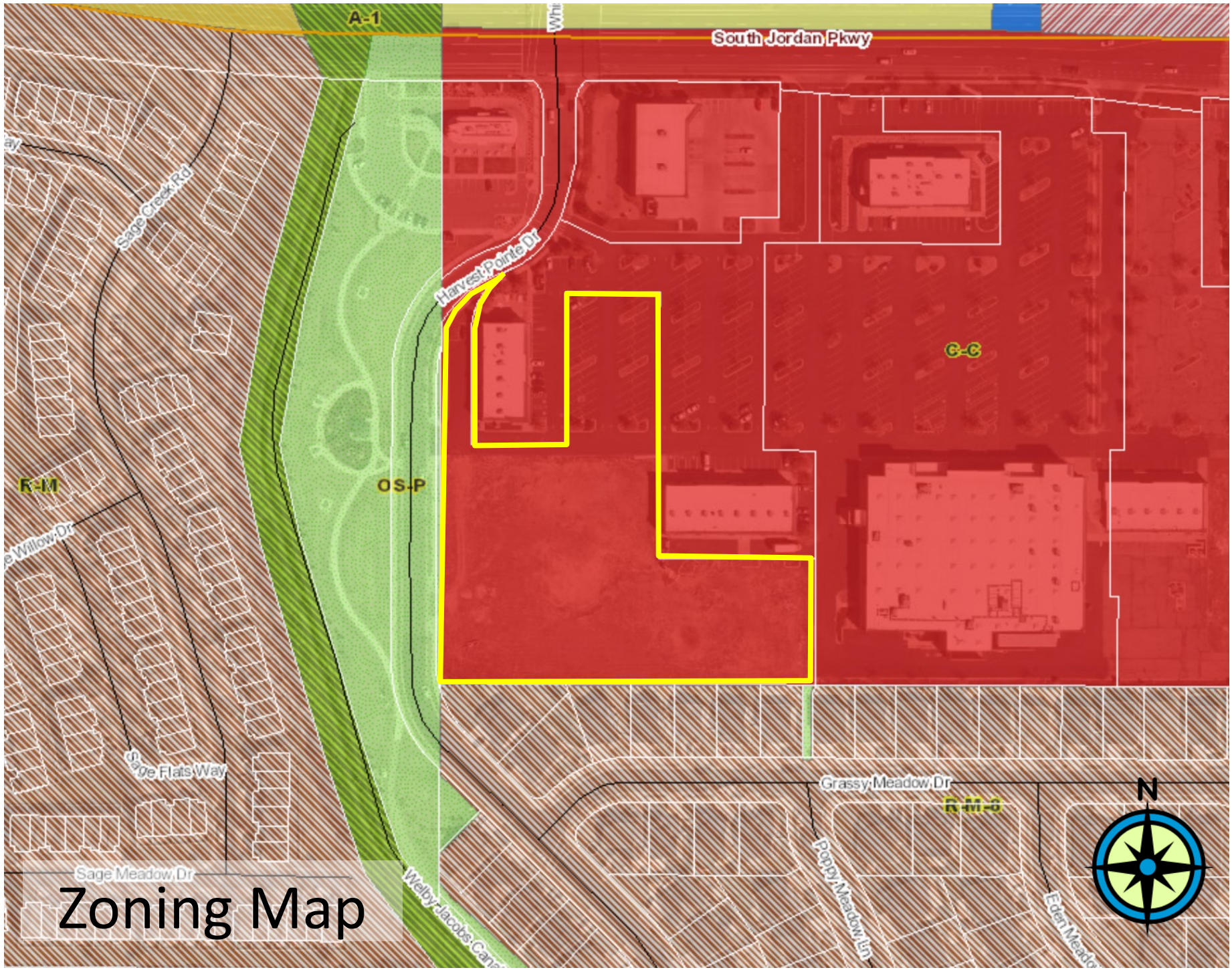
- Recommend denial of the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

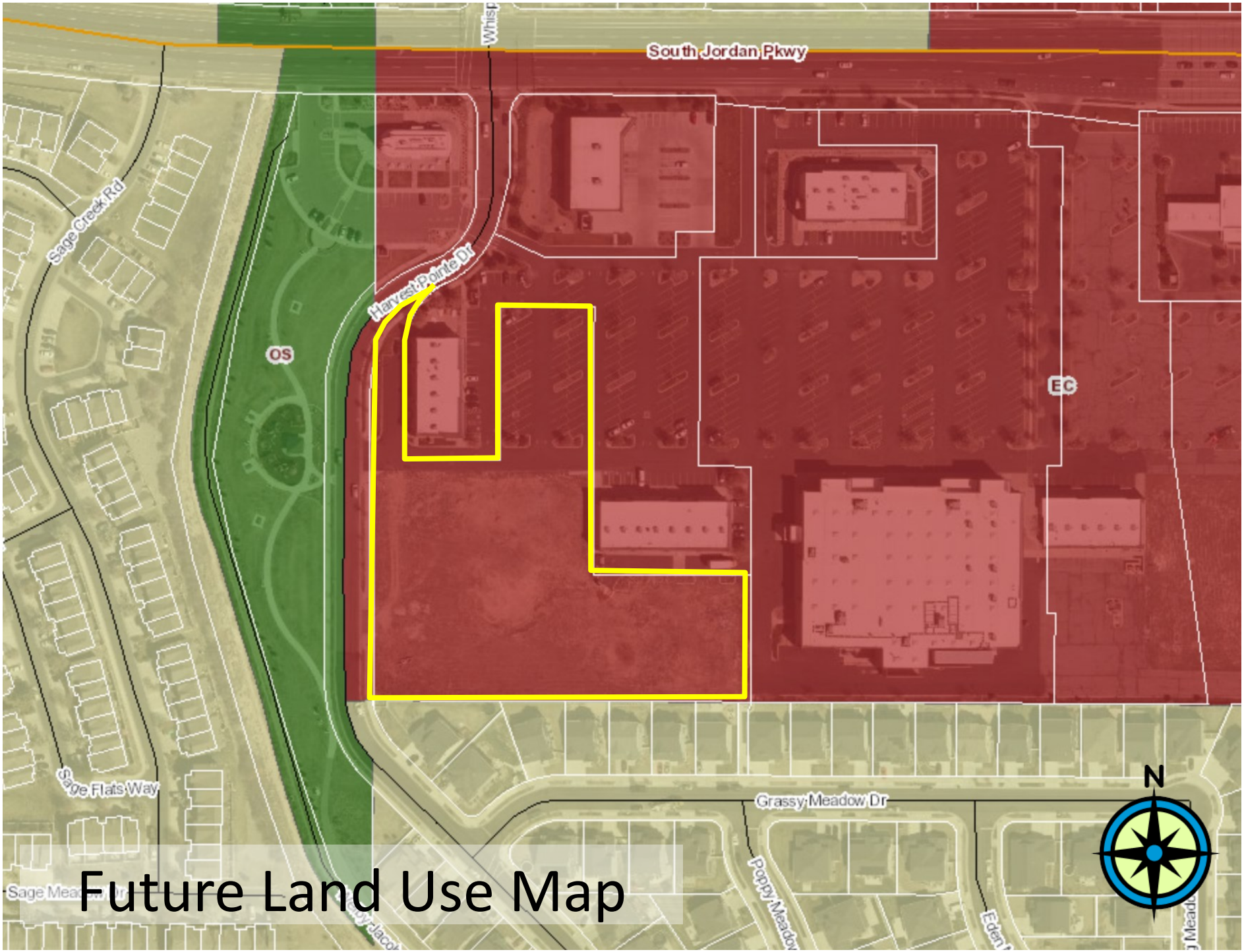
- Location Map
- Zoning Map
- Land Use Map
- Staff letter to Applicant with original concept plan
- Applicant letter to Staff with revised concept plan



Location Map


A-1
South Jordan Pkwy
Harvest Pointe Dr
Sage Creek Rd
C-C
R-M
OS-P
Willow Dr
Sage Flats Way
Sage Meadow Dr
Grassy Meadow Dr
R-M-8
Poppy Meadow Ln
N

Zoning Map



Future Land Use Map

Dawn R. Ramsey, *Mayor*
Patrick Harris, *Council Member*
Bradley G. Marlor, *Council Member*
Donald J. Shelton, *Council Member*
Tamara Zander, *Council Member*
Jason T. McGuire, *Council Member*

SOUTH JORDAN
UTAH

PH: 801.446-HELP @SouthJordanUT

October 29, 2020

Attn:
Jeff Seaman
Harvest Pointe LLC
225 S 200 E #200
Salt Lake City, UT 84111

RE: South Jordan City Staff Comments on Harvest Pointe West Concept 3 (PLZBA202000247)

Dear Mr. Seaman:

This letter provides initial comments based on your latest submission (attached) and information from prior submissions. Because of the preliminary and conceptual nature of your submissions, City staff cannot provide a complete set of comments at this time. A complete set of comments will be necessary before drafting a development agreement. City staff will likely have additional comments as you respond to these initial comments with more information or develop your concept further.

We anticipate that you may have questions or concerns about some of these comments. Please do not hesitate to call so that we discuss these comments.

Planned Development (PD) Floating Zone: Approval of a PD project is justified if there are "circumstances that address a unique situation, confer a substantial benefit to the City, or incorporate design elements or a mixture of uses that represent a significant improvement in quality over what could otherwise be accomplished by standard zoning and development provisions." (South Jordan City Municipal Code § 17.130.050.010.) In reviewing applications for PD projects, staff looks for specific justification in the application and plans that demonstrate that there are exceptional reasons to recommend approval of the project. These reasons include solving unique circumstances, superior designs that go beyond what is required by standard zoning regulations, community support and moderated impact on surrounding properties.

- Review the requirements of the PD Floating Zone and provide any additional narratives, plans or justifications that are missing in your current submission (some of those requirements are highlighted in these initial staff comments). If you believe you have already provided all that is required, please combine your various submissions into one document with the updated concept plan you wish to pursue.

- If approved, the base zone for the townhome portion of the project should be the RM Zone.
    - Review the requirements of the RM Zone (*see* City Code § 17.40) and identify specific requirements that you believe need to be modified by the development agreement. The default requirements of the RM Zone will be imposed at site plan approval unless specifically modified by the development agreement.

Density: This City Council has consistently directed staff that it will not approve residential projects with densities greater than six to eight units per acre.

- City staff calculated the density of the currently proposed 28-unit project as 8.86 units per acre if you include the entire 3.16 acre parcel, and 10.89 units per acre if you include only the portion of the property that is vacant and proposed for development (approximately 2.57 acres).
- We believe the second density calculation of 10.89 is the more accurate calculation because it excludes portions of the parcel not reasonably related to the townhome project.
    - Please reduce the number of units to be within the City Council's expected density OR provide justification why this project should be allowed a higher density than has been approved for other similar recent projects.
- Once the density issue is addressed we can begin discussing possible RDA housing dollars being used for the project and how many units will be deed restricted for workforce housing.

Layout:

- Current layout creates no street presence along Harvest Pointe Drive. Please consider turning the townhomes so they face east and west, with alleys that run north and south. Such a configuration could eliminate the southernmost entrance from Harvest Pointe Drive and provide a wider landscape buffer for neighbors by eliminating the south alley. City staff recognizes that although such changes may create their own unique set of design challenges, including circulation or fire access, the concept is worth exploring.
- Label on the concept the width of the paseo between the townhomes along with a delineation of shared vs. private space.

Architecture:

- Provide elevations or renderings of the two-story townhomes.
- Provide a material board or some other explanation of the proposed materials and colors.
- Label the townhomes on the concept plan as two story or three story.
- Please identify any design elements, architectural features or materials that make the design of the townhomes and the commercial building superior to what is required by standard zoning requirements.

Landscaping and Open Space:

- Provide a more detailed conceptual landscape plan or typical landscape detail for a smaller area of the project that will be used throughout the project.
- Provide the square footage of the central open space area.

- The trees between garages could be a great way to soften the alleys. Usually townhome projects, however, put air conditioning units between garages where the trees are currently shown.
    - Are the trees shown between garages realistic and what methods will be utilized to ensure they remain healthy? If the trees are not realistic, please remove them from the rendering.
    - Where will the air conditioning units be placed if not between garages?
- The current C-C Zone applied to the property requires a ten-foot landscape buffer between the commercial uses and adjacent residential. (*See* City Code § 17.60.020. J.1.a.)
    - Although the concept is for a residential use, please provide the same landscape buffer the neighbors would have gotten with a commercial use by increasing the landscape area to at least ten feet along the south side of the project OR provide sufficient justification why a smaller buffer is warranted.
    - If you believe a smaller buffer is warranted, provide what tree species will be planted to enhance privacy and how that species will remain healthy in the smaller area provided.

Parking and Circulation:

- Contrary to some comments made in your meeting with the residents, the City is willing to consider solutions to mitigate the concerns the residents have with traffic, safety and parking along Harvest Pointe Drive.
    - City staff is exploring possible solutions that we may be able to partner with you in solving the issues on Harvest Pointe Drive. Once we have determined the feasibility of these solutions we will update you.
    - Solutions include providing on-street parallel parking, striping a pedestrian cross walk across Harvest Pointe Drive together with a flashing pedestrian sign, and a right turn pocket at the intersection with South Jordan Parkway.
- Alleys must be a minimum of 24 feet wide to provide proper access for fire protection.
- Provide separate parking calculations for the commercial building and the townhomes and show on the concept plans the parking stalls dedicated to each use.
- Please show on the concept plan any specific circulation plans including delineation of any one-way traffic, stop signs, cross walks and any proposed striping.

Sincerely,

South Jordan City Staff

South Jordan City
Attention: Steven Schaefermeyer
1600 West Towne Center Drive
South Jordan, UT 84095

RE: Response to Harvest Pointe West Concept 3 (PLZBA202000247)

Dear Mr. Schaefermeyer:

Thank you for your time in reviewing the Harvest Pointe West submittals and providing feedback which has helped refine the concept. Peterson Development (Peterson) is proposing a 28-unit townhome project and 6,000 sq ft of office condo/warehouse space called Harvest Pointe West (HPW), attached as Exhibit A. We have spent a considerable amount of time and money exploring different options for this property and appreciate the City's willingness to make it worthy of being part of South Jordan. Below are answers to the comments you provided.

Planned Development (PD) Floating Zone: As stated, South Jordan City Municipal Code §17.130.050.010 requires the "solving of unique circumstances, superior design that go beyond what is required by standard zoning regulations, community support and moderated impact on surrounding properties." This property is currently part of the Harvest Pointe Shopping Center, and with the condemnation of other junior tenant building pads because of the expansion of Bangerter Highway, it is the last remaining mid-sized commercial pad in the subdivision. Peterson has actively marketed this property for retail tenants for more than 20 years without success, because without the synergy that the other mid-sized commercial lot would have created, retailers are reluctant to invest in this property.

Furthermore, many people, from the Mayor to the City Council and neighbors, have concerns about the traffic congestion at the intersection of Harvest Pointe Drive and South Jordan Parkway (10400 South). According to an October 2020 trip generation memo by A-Trans Engineering, a 20,000 sq ft retail building (which currently the property is already zoned and entitled for) would increase traffic to this already congested area by 755 daily trips, including 95 during peak hours. Peterson's proposal reduces this trip count by 65% for an estimate of 263 daily trips. A copy of the complete memo is attached as Exhibit B. By 'down zoning' to a much less intense use, the impact on the surrounding property is minimized.

Density: Throughout the submittal process and with multiple iterations density has be a balancing act. Peterson has submitted concepts with up to 39 units which the City Council viewed favorably. The latest proposal has 28 units which puts density at either 8.86 or 10.89 units to the acre. We tend to agree with what Council Members have stated, that the number of units per acre is not what is alarming in a development but how it lays on the land and the effect on the neighborhood. Great care has been taken to minimize the effect on the neighbors.

Additionally, current infrastructure and construction costs make the project prohibitively expensive without the proposed 28-units. To qualify as a 'workforce housing' project and maintain a price points for the high $300ks to the mid $400ks the unit count is vital.

Layout: Peterson has produced multiple layouts of the concept including a street presence along Harvest Pointe Drive and an apartment building with podium parking. Each of these layouts presented

their own challenges in one form or another and were not suitable for the space. We feel the layout as presented is the highest and best use for the property considering the numerous constraints.

Architecture: Harvest Pointe West provides a clean look that transitions from the commercial center to the existing single-family homes south of the project. With a modern pitched-roof, board and batten hardie board, and classic stone exterior, these units go above and beyond the current zoning requirements. Elevations for both the two-story and three-story units are attached as Exhibit C.

Landscaping and Open Space: As presented, this layout contains more than 17,000 sq ft of central open space and approximately 24,000 sq ft of total open space. A preliminary landscape plan is attached as Exhibit D showing the typical planting around the townhomes and open spaces. The landscape buffer between the existing neighbors to the south will have dense Musashino Zelkova trees, planted and maintained by the HPW homeowner's association. A spec sheet of this tree is attached as Exhibit E. Because of the measures taken to minimize impact on the neighbors, such as two-story units on the southern side of the project and the proposed landscaping, the suggested 10' buffer is not warranted.

Parking and Circulation: Peterson is happy to work with the City to mitigate resident's concerns about the traffic, safety, and parking along Harvest Pointe Drive. Our revised concept takes a holistic view of what the area could look like with 16 additional 'pocket parking' stalls adjacent to the park and a flashing crosswalk across Harvest Pointe Drive. Pursuant to Municipal Code §16.26.040, multi-family dwelling units must provide 2.5 parking stalls per 3 or more bedroom unit. HPW provides 87 residential parking stalls for a 3.10 ratio, well above the City's requirement. The office condo portion of the project includes an additional 61 stalls, which is way more than is sufficient.

As detailed above, HPW complies with the PD Floating Zone by "solving of unique circumstances, superior design that go beyond what is required by standard zoning regulations, community support and moderated impact on surrounding properties." We look forward to the approval process and are anxious to get started.

Sincerely,

Barrett Peterson, President
Peterson Development Company

Harvest Pointe Townhomes



October 14, 2020

TRANSPORTATION ENGINEERING

RE: Harvest Pointe - West Rushton Meadows Trip Memo – South Jordan, UT

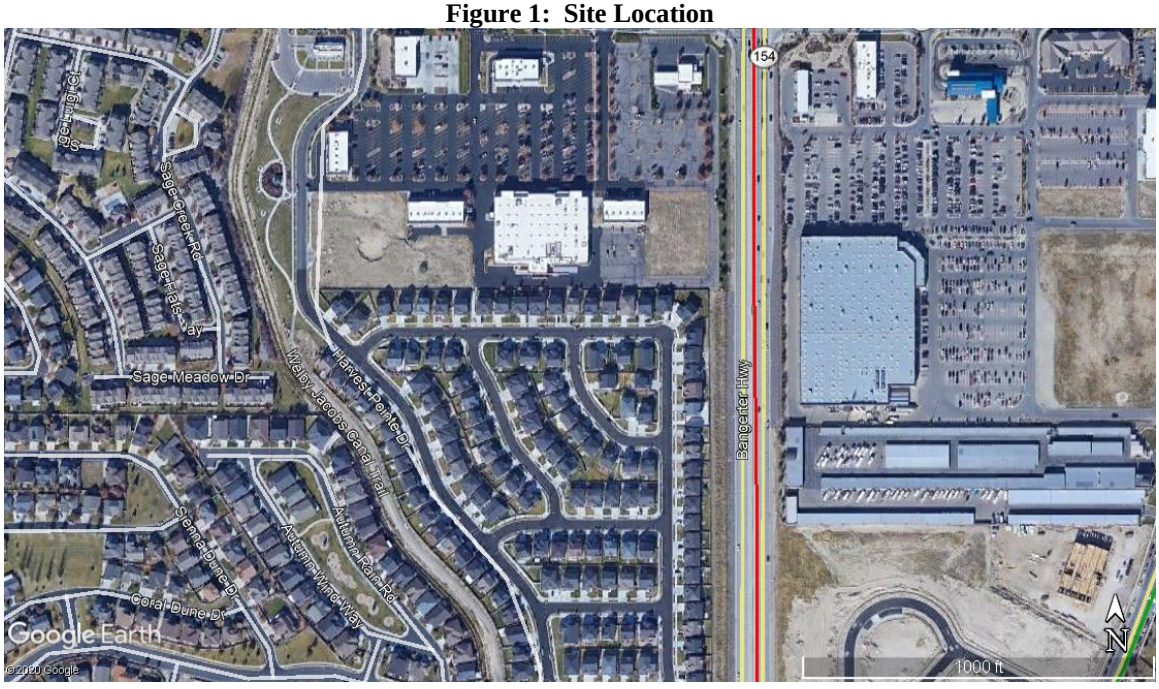
The following is a trip generation memo comparing various land use options for the Harvest Pointe West Rushton Meadows area of South Jordan, UT. UDOT is building an interchange at 10400 South (South Jordan Parkway) / Bangerter Highway which will impact the available land use possible. This memo evaluates three options. The original land use zoning and two possible alternative land uses.

Option #1: 20,000 sf of retail
Option #2: 28 townhomes and 6,000 sf of office condos
Option #3: 39 condos and 0 sf office

Because of the interchange, 9 single family homes will be eliminated as traffic from the area. Those trip numbers are also identified in the trip generation to quantify the net traffic change to the area.

Figure 1 identifies the site location. Figure 2 shows the 9 homes to be eliminated and the developable land.

Figure 1: Site Location



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Figure 2: Proposed Site Area and 9 Homes to be Eliminated



Trip Generation

Trip generation for the site was done using the Institute of Transportation Engineers (ITE) 10th Edition *Trip Generation* handbook. Based on the land use assumptions and size of the building, the projected traffic generated by the site is determined.

The 3 options for various land uses produce the trip generation is shown in Table 1.

Table 1: Site Trip Generation

			Trip Rate			Trips		
ITE 10th Ed	Size	Land Use	AM	PM	Daily	AM	PM	Daily
Option 1								
Retail	20.000	820	0.94	3.81	37.75	19	76	755
Total						**19**	**76**	**755**
Option 2								
28 Townhomes	28	220	0.46	0.56	7.32	13	16	205
Office	6.000	710	1.16	1.15	9.74	7	7	58
Total						**20**	**23**	**263**
% of Option 1						106%	30%	35%
Option 3								
39 Townhomes	39	220	0.46	0.56	7.32	18	22	285
Total						**18**	**22**	**285**
% of Option 1						95%	29%	38%
9 Existing Homes	9.000	210	0.74	0.99	9.44	**7**	**9**	**85**
% of Option 1						35%	12%	11%

What this indicates is that the original entitled retail / commercial land use for the area could generate an estimated 755 daily trips with 19 projected AM peak and 76 PM peak trips. If the land use changes to townhomes and office (Option 2), then the daily and peak hours trips are estimated to be less than Option 1 trips (20 AM Peak, 23 PM peak and 263 daily trips). If the land use becomes residential only (Option 3), then the trips are 18 AM, 22 PM and 285 daily trips. Since residential and office space generate less traffic than retail traffic, the change in land use to less retail, residential or office from retail has a substantial reduction in traffic generation.

Note that the existing 9 residential homes being eliminated would generate 7 AM (35%), 9 PM (12%) and 85 daily (11%) of the Option 1 trips and would be eliminated from the current traffic situation.

Harvest Pointe Drive is a collector street that leads to 10400 South and a signalized intersection. The street is a two lane road with approximately 28 feet of asphalt width and posted at 25 MPH. Parking is allowed on the park side but no parking on the commercial side of the street. A two-lane collector has a daily capacity of approximately 13,500 daily trips. Depending on what option is selected will determine the capacity utilized by the proposed development.

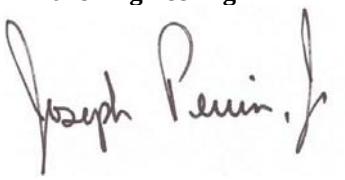
Option 1 – 5.6% (755/13,500) of the roadway capacity
Option 2 – 1.9% (263/13,500) of the roadway capacity
Option 3 – 2.1% (285/13,500) of the roadway capacity

Figure 3: Harvest Pointe Street View



Please let me know if you have any questions.

Sincerely,
A-Trans Engineering



Joseph Perrin, PhD, PE, PTOE
Principal



TYP. 2 STORY ELEVATION
SCALE: 1/8" = 1'-0"

HARVEST POINT WEST

West Jordan, Utah

MAR. 26, 2021

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TYP. 3 STORY ELEVATION
SCALE: 1/8" = 1'-0"

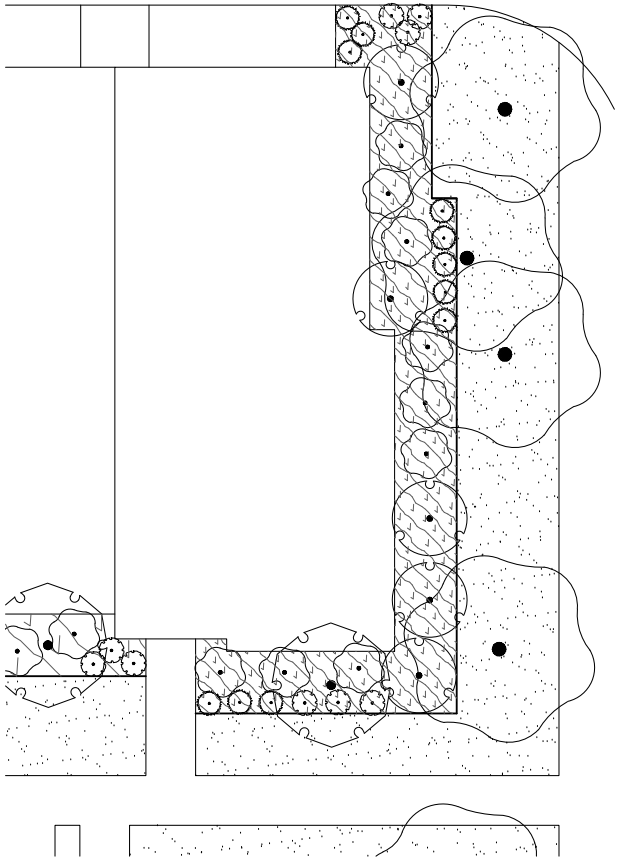
HARVEST POINT WEST

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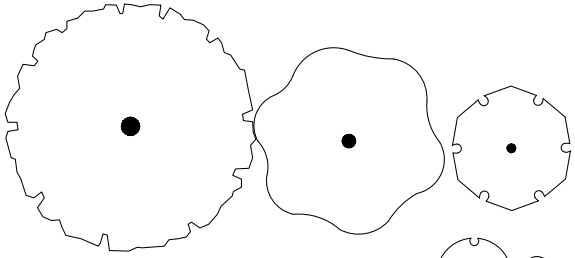
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PLANTING TYPICAL

SCALE 1" = 10'



PLANT PALETTE

TREES
Zelkova serrata 'Musahion'
Acer grandidentatum 'Mesa Glow'
Prunus sargentii 'JFS-KW58' Pink Flair

SHRUBS
Buddleia x 'Miss Ruby'
Rhus aromatica
Rosa x Meidiland Fire
Pinus mugo pumilio
Syringa patula 'Miss Kim'
Cornus alba bailhalo 'Ivory Halo'
Ribes alpinum 'Green Mound'
Cornus sericea 'Kelseyi'

PERENNIALS
Hemerocallis Stella d'Oro
Salvia nemorosa
Geranium x Johnson's Blue
Aster alpinus frikarti monch
Heucherella 'Black Beauty'

GRASSES
Calamagrostis acutifolia 'Karl Foerster'
Miscanthus sinensis 'Yaku Jima'
Pennisetum alopecuroides 'Hameln'

Poa pratensis

Mulch

blu line designs
planning | landscape architecture | design
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Sandy, UT 84070
801.913.7994

CLIENT

HARVEST POINTE

REVISIONS

NO.	DATE	DESCRIPTION

Stamp

Designed By:	xxx
Drawn By:	xxx
Date:	xxx
Checked By:	xxx
Project No:	###

Drawing Title

PLANTING TYPICAL

Drawing number

Musashino Zelkova

Zelkova serrata 'Musashino'



Musashino Zelkova
Photo courtesy of NetPS Plant Finder

Height: 45 feet

Spread: 15 feet

Sunlight: ○

Hardiness Zone: 5a

Other Names: Japanese Zelkova

Description:

This variety is tailored for tight spaces, with densely upswept branching; interesting peeling bark and reliable fall color; low maintenance and trouble-free, an excellent choice for street plantings or smaller areas

Ornamental Features

Musashino Zelkova has green foliage throughout the season. The serrated pointy leaves turn an outstanding coppery-bronze in the fall. Neither the flowers nor the fruit are ornamentally significant.

Landscape Attributes

Musashino Zelkova is a deciduous tree with a narrowly upright and columnar growth habit. Its relatively fine texture sets it apart from other landscape plants with less refined foliage.

This is a relatively low maintenance tree, and is best pruned in late winter once the threat of extreme cold has passed. It has no significant negative characteristics.

Musashino Zelkova is recommended for the following landscape applications;

- Accent
- Shade

Planting & Growing

Musashino Zelkova will grow to be about 45 feet tall at maturity, with a spread of 15 feet. It has a high canopy with a typical clearance of 6 feet from the ground, and should not be planted underneath power lines. As it matures, the lower branches of this tree can be strategically removed to create a high enough canopy to support unobstructed human traffic underneath. It grows at a fast rate, and under ideal conditions can be expected to live for 70 years or more.

This tree should only be grown in full sunlight. It is very adaptable to both dry and moist locations, and should do just fine under average home landscape conditions. It is not particular as to soil type or pH. It is somewhat tolerant of urban pollution. This is a selected variety of a species not originally from North America.

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