

**CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
AMENDED AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, JUNE 14, 2022 at 6:30 PM**



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, June 14, 2022, 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 City Recorder at least 24 hours prior to this meeting.

In addition to in-person attendance, individuals may join via phone or video, using Zoom. Note, attendees joining virtually may make public comments through video conferencing, and 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 virtual access to the meeting. Reasons for removing an individual or ending virtual access to the meeting include but are not limited to the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements or actions, and other any action deemed inappropriate.

Ability to participate virtually is dependent on an individual's internet connection. To ensure comments are received regardless of technical issues, please have them submitted in writing to City Planner, Greg Schindler, at gschindler@sjc.utah.gov by 3:00 p.m. on the day of the meeting.

Instructions on how to join the meeting virtually are below.

Join South Jordan Planning Commission Electronic Meeting June 14, 2022 at 6:30 p.m.

- Join on any device that has internet capability.
- Zoom link, Meeting ID and Meeting Password will be provided 24 hours prior to meeting start time.
- Zoom instructions are posted <https://www.sjc.utah.gov/254/Planning-Commission>

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

- A. **WELCOME AND ROLL CALL – Commission Chair Michele Hollist**
- B. **MOTION TO APPROVE AGENDA**
- C. **APPROVAL OF THE MINUTES**
 - C.1.** May 24, 2022 - Planning Commission Meeting Minutes
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**

G. ACTION

G.1. DIXON ACCESSORY STRUCTURE
Location: 10111 S Chattel Cir.
File No: PLCUP202200067
Applicant: Val Killian

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. DAYBREAK VILLAGE NORTH STATION MULTI-FAMILY #1 AMENDED
SUBDIVISION AMENDMENT
Location: Lots 115 through 135 and Lots 144 & 145
File No: PLPLA202200091
Applicant: LHM Real Estate

H.2. SPENGA FITNESS CENTER SITE PLAN / CONDITIONAL USE PERMIT
APPLICATION
Location: 3576 W SoJo Drive
File No: PLSPR202200048
Applicant: Braxton Thompson

H.3. CASTELLO ESTATES PRELIMINARY SUBDIVISION APPLICATION
Location: 1379 W Shields Lane
File No: PLPP202200079
Applicant: Hayley Pratt, Castlewood Development

H.4. RIVER RUN ESTATES PHASE 3 PRELIMINARY SUBDIVISION APPLICATION
Location: 1113 W River Pass Cove
File No: PLPP202200102
Applicant: Connie Strang, Urban Legend LLC

I. LEGISLATIVE PUBLIC HEARINGS

I.1. TEXT AMENDMENT - AMENDING CITY CODE SECTIONS 17.16.010
CONCERNING PLANNING COMMISSION ORGANIZATION
Ordinance No: 2022-12
Applicant: South Jordan City

J. OTHER BUSINESS

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 13th day of June, 2022.
Cindy Valdez
South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
May 24, 2022**

Present: Chair Michele Hollist, Commissioner Nathan Gedge, Commissioner Steven Catmull, Commissioner Trevor Darby, Commissioner Laurel Bevans, City Attorney Ryan Loose, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, Planner Ian Harris, Planner David Mann, Deputy City Engineer Jeremy Nielson, Senior IS Tech Phill Brown, GIS Coordinator Matt Jarman, Meeting Transcriptionist Diana Baun

Others: Roger, Jerry and Marlene Pulsipher, Susan's iPad, Val Killian, Savannah Rodriguez

6:31 P.M.

REGULAR MEETING

A. WELCOME AND ROLL CALL – *Chair Michele Hollist*

Commission Chair Michele Hollist welcomed everyone to the Electronic Planning Commission Meeting.

B. MOTION TO APPROVE AGENDA

Commissioner Gedge motioned to approve tonight's agenda as printed and published. Chair Hollist seconded the motion; vote was unanimous in favor.

C. APPROVAL OF THE MINUTES

Commissioner Catmull motioned to approve the May 10, 2022 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion; vote was unanimous in favor.

D. STAFF BUSINESS – *None*

E. COMMENTS FROM PLANNING COMMISSION MEMBPNERS – *None*

Chair Michele Hollist noted that Commissioner Nathan Gedge will be gone in two weeks, she will be gone the first meeting in July, and Commissioner Laurel Bevans will be gone June 28. She then asked staff if they had any updates on a new alternate commissioner.

City Attorney Ryan Loose said the council asked staff to look at moving to a six member commission, where the alternate would have more opportunities to participate; a majority vote of

those present, or a minimum of three votes would pass items. They are currently drafting that to bring to this commission for review, after which any revisions will be taken to the council. Tentatively it is on the council's agenda for June 21, which means this commission would see it at the next meeting or the one after.

F. SUMMARY ACTION – *None*

G. ACTION – *None*

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. DAYBREAK VILLAGE 9 PLAT 4 PRELIMINARY SUBDIVISION

Location: Generally 11375 South 6750 West

File No.: PLPP202200018

Applicant: LHM Real Estate

City Planner Greg Schindler reviewed background information from the Staff Report.

Chair Michele Hollist asked if each of these units had their own parking.

Planner Schindler said that yes, they each have their own parking. There are some townhome units, which will all have parking spaces and garages.

Commissioner Steve Catmull asked about Docksider Drive, specifically the lots at the bottom; some of the lots look very narrow, will those be actual residences or something else.

Planner Schindler said those are park lots in-between the residences.

Commissioner Laurel Bevans asked if they knew how many of each type of unit was going in, townhomes versus single-family homes.

Planner Schindler said they do, however he doesn't have those exact numbers without counting each unit. The single family lots will have a drainage easements between each lot, and the ones without that easement are attached housing. All of the lots along South Jordan Parkway are townhome lots, and Lots 311-314 are considered twin homes lots.

Chair Hollist asked if there was anyone in attendance from Larry H. Miller, there was no one present. She opened the hearing for public comment; there were no comments and the hearing was closed.

Commissioner Darby motioned to approve File No. PLPP202200018, preliminary subdivision, subject to all city requirements being met before recording the plat. Chair Hollist seconded the motion; Roll Call Vote was 5-0, unanimous in favor.

**H.2. 1011 S CHATTEL CIRCLE ACCESSORY BUILDING
CONDITIONAL USE**

Location: 10111 S Chattel Circle
File No.: PLCUP202200067
Applicant: Harvey Val Killian

Planner Ian Harris reviewed background information from the Staff Report. He referenced an email that was sent by their neighbors, in support of this structure (Attachment A).

Chair Michele Hollist asked if other options for the windows had been discussed, possibly making them frosted or opaque.

Planner Harris said other options were discussed with the building department, however because it's a window to a bedroom it needs to be able to be opened. It could be opaque, but the fact that you could open the window would still necessitate the need for a CUP. They had discussed moving it higher, so someone standing in the bedroom couldn't see out of it, but again it needs to be easy to access in case of emergency.

Chair Hollist asked if there was a reason the building couldn't be moved 10 feet further on to the property to meet that offset.

Planner Harris said that would be a question for the applicant, as it seemed they would rather go this way and request the CUP rather than rearranging the plans.

Commissioner Nathan Gedge asked regarding the utility easement, if it would be appropriate to approve as a condition that all city engineering approvals and formal utility company approvals are obtained and approved.

City Attorney Ryan Loose said that if they have the easements already that wouldn't be a condition, that is a requirement to get clearance from the utility companies for the easement. Regarding a condition, they would have to find that the utilities are a detrimental effect that is reasonably anticipated, and find a way to mitigate it. He doesn't think it's as necessary, as if they build on an easement that they aren't supposed to, the easement holder can just knock it over. We shouldn't be granting building permits on these, unless they get that clearance and he thinks that is in the code.

City Planner Greg Schindler said part of their review is to make sure nothing is being built over an easement.

Commissioner Steve Catmull asked if the ADU was accessed coming off of 3200 W.

Planner Harris said no, there is an existing driveway covered by trees in the pictures, and that's where access to the carport will be. The proposed garage on the east side, he doesn't believe has any internal access to the ADU, so the carport is intended as the main parking. He thinks that as part of the accessory structure wishes to get connection from 3200 W to that garage, they would

probably need an encroachment permit from the engineering department to do that. However, he believes the garage will be more intended as a work space, rather than parking for the ADU.

Commissioner Catmull noted that anytime you connect to a collector street you have to go through Engineering to get permission. Regarding having a double access, he was unable to find anything in the code about whether or not it was allowed.

Planner Harris said that some of the lots to the south do have access to 3200 W, and this particular lot does have a curb cut off of 3200W; the applicant is proposing a cut in a different location.

Deputy City Engineer Jeremy Nielson said they found the same thing, they already have an access to the rear of their lot, they are just moving it to the south a few feet. He said that they already have an access to their lot, so the city is viewing it as an existing access and relocating the existing cut.

Commissioner Catmull noted that if they were new construction, and didn't have access along the connector, wouldn't their accesses have to be a certain length apart.

Engineer Nielson said that unless there is something in the code that prohibits them from having a rear access, he doesn't see any reason they would deny it just for a driveway when there would be very few trips.

Commissioner Laurel Bevans asked if the gate coming off of 3200 W was the only way to access the garage off the back of the ADU.

Planner Harris replied that it is the only access for that particular garage.

Chair Hollist feels like they have seen issues where the HOA was insistent that the property not access the private road from the back, and at that time they were instructed that the city's code doesn't not allow access to two public roads off the same property.

Planner Schindler said there are occasions when a lot is located off a collector street where they don't allow access to the rear of the property, but that's usually because it's required to have a masonry wall built. This subdivision has been up much longer than our codes have that would have required anything like that. They already have an access, and it is required that the City Engineer approve the new curb cut, but he doesn't think that is prohibited anywhere in our code. If you have multiple accesses on a property, there does need to be a 100 foot separation on a collector street; it should probably be required that they eliminate the other curb cut if they are putting another in, unless there is an 100 foot separation between old and new as noted in our code Title 16.26.

Chair Hollist opened the meeting to public comment.

Val Killian (Applicant) noted that the applicants are in Arizona with family. He asked to address the utility easement, and noted that when the survey was performed by a licensed

engineer he did not show any kind of utility access running through the property in the middle. The surveyor gave them a 10 foot utility easement that surrounded the perimeter of the property only; that information took him by surprise, and he'd like to see where exactly that is located as he hasn't seen anything that would prohibit them from doing what is planned. They have started remodeling the main structure and they definitely haven't run into anything that would indicate there is anything going through the middle, unless it is running north and south, rather than east and west.

Chair Hollist noted that Mr. Killian is actually listed as the applicant on the form, and during public comment they don't typically respond to comments until it has been closed.

Chair Hollist motioned to recognize Mr. Killian as the applicant and stop the time so he can give his presentation. Commissioner Darby seconded the motion, vote was unanimous in favor.

Planner Harris looked at the subdivision plat for Chattel Estates. He noted that it's a very old plat, and there's a PUE that runs north to south, directly bisecting the property.

Mr. Killian said when it was surveyed, there was a sewer lateral that ran almost the whole length of the existing house, underneath the house, then underneath the fence on the north to an adjoining property. If that's the easement being referenced, it has already been built over and they are not building anywhere close to that.

Planner Harris didn't have the plat with him, but confirmed that the easement shows roughly in the middle of the plat.

Mr. Killian said that when the sewer line was scoped, they marked it right on the cement floor of the house, and it went right down through the middle of the existing residence.

Commissioner Gedge asked the applicant, if it was discovered that there is an easement, would they be opposed to getting any applicable permissions from City Engineering and utility companies.

Mr. Killian said of course not, that would be to their advantage, it just took them by surprise. Regarding the encroachment, they are definitely more than 100 feet, even after moving their existing access to where they'd like to have it. From that access to the adjoining neighbor on the south they are also over 100 feet, probably closer to 150 feet. Regarding gaining access from one public street to another street, unless you wanted to drive through the house you couldn't get from 3200 W to Chattel Circle. They only developed that so the owner of the property would have access to his car garage/man cave/RV parking.

Commissioner Trevor Darby noted that he believes the 100 feet is specific to closing off the old cut, because you can't have two cuts within 100 feet with the same owner.

Mr. Killian said that's his intent, and to their advantage to do that. He believes the encroachment application they made last week to Engineering includes the closing of the existing cut and

creating a new one. He then read the email submitted by Benjamin and Melanie Decker (Attachment A).

Chair Hollist asked why the offset couldn't be accommodated.

Mr. Killian had obtained from Planning the description of how to accommodate the height of an existing accessory building. In his design, he was more concerned about the height of the building, because his clients had issues that required the cabana and weight room is a two story building. The requirements indicate that they can build within three feet of the property line, if they are not higher than 16 feet tall; for every foot he can move back from that three feet, he can gain another three feet of height. He went as far back as he could to still get the building that required the double garage, and still meet and clear the existing structure so he could be 20 feet away and meet code, and also stay within the boundary line. He just forgot, or didn't read carefully enough, that little hidden line in the second paragraph that says if you're closer than 20 feet you have to apply for a CUP. They had the plans all done, went to Planning, and then got landslided and that's the main reason. The Dixons were disappointed, as was he, and they decided that they would try to do it this way. If they can't get it, he's afraid he has to try to redesign a very narrow building.

Chair Hollist asked if the entire development can just be shifted 10 feet further into the property.

Mr. Killian said no, if it shifts any further it obstructs some view and it becomes unsightly, and they lose some of the other common area that's inside. They meet the height requirement, sit comfortably inside of it and it works really well with the property, the neighbors are in agreement and they are the only ones even close to where they need to be. There is plenty of open land inside and they don't understand why there might be reason they couldn't do this.

Chair Hollist re-opened the public comment portion of the hearing. There were no comments and the hearing was closed.

Commissioner Bevans noted that they have seen a lot of flag lot applications. She knows the neighbor has no issue with waiving this requirement for the offset at this time; however, there could be a future where that lot gets subdivided and that window might be close to a primary structure building.

Planner Schindler noted that in the code it does say that double frontage lots may only be accessed from neighborhood streets, not from arterial streets. That means their existing access is nonconforming, and they can't alter the nonconforming access by moving it to another location.

Attorney Loose said this is potentially nonconforming, assuming it was put in legally at the time and the rules have been changed since. If it was put in illegally, then it's an illegal access, but we don't know the answer to that at this time.

Planner Schindler said it's probably a legal nonconforming access because it was put in so long ago, and there are so many other ones on 3200 W that have access from their rear.

Chair Hollist said she assumes if what Planner Schindler just said was true, they may continue to use that legal nonconforming access, they just can't change it.

Planner Schindler suggested tabling this decision so there can be more discussion at the staff level with the legal department.

Attorney Loose noted that the relevant code section is 16.26.02E, under Access & Parking, and it says that essentially if you have accesses they both have to come off of neighborhood streets, not a collector. If this is legal nonconforming, and it was legal at the time it was done and the code has been changed since, they cannot modify, expand or alter the access in any way. They can continue to use the legal right they have, but they can't change it, which could obviously affect many things in this application.

Chair Hollist asked for the definition of a collector street.

Engineer Nielson said it has to be over 55 feet of right of way, and 3200 W is considered a minor collector street.

Chair Hollist said it sounds like they are being advised to table this so staff can do some additional research.

Commissioner Gedge agreed, especially with his concerns around the utilities and some his questions; he would like to see some kind of visual where that easement lies as they typically see that in the presentations. He asked if the next meeting would be enough time, or how long they should table it for.

Planner Schindler said it's up to the commission. In this case, staff will have to go through this and they can have it back at the next meeting if it's desired.

Commissioner Gedge asked if there are pressing deadlines that need to be met that tabling this would add an additional burden to.

Mr. Killian said they are already under construction with the primary residence, and they are ready to move dirt tomorrow. Part of the problem is that they have their plans in Building for the permit for the detached garage, but that's being held up because they need the CUP, which drives the ADU which gives them permission to build. He is more than happy to research the utility easement and vacate it if needed, they would just really like to move forward as quickly as possible.

Chair Hollist proposed they indicate in the motion to see this again next time if possible, but not restrict staff to that if something were to come up.

Planner Schindler said the next meeting is in three 3 weeks, and he doesn't think staff will have any issues.

Attorney Loose said that legally, the applicant has the right to pull a rip cord, and we do things as

expeditiously as possible, so it's in the city's best interest to bring it back as soon as possible. The biggest issue for him isn't the vacation of the easement, it's if they cannot use the relocated access, they will have to redesign that whole back side of the application.

Mr. Killian said that redesigning the driveway access to the existing garage is 30 minutes worth of work, but to him, the bigger issue for his client is that they want to know the legal ramifications with respect to definition of what's nonconforming and legal; what do they have the right to do based on something that has yet to be determined.

Chair Hollist asked if that was something the applicant could work through with staff outside of this meeting.

Attorney Loose said yes, and their attorney can give them all the definitions. We will give them the requirements of the code, and if they need clarification they can work through their attorney and staff to do that. If there is an issue we have to work out between staffs, then they will.

Commissioner Gedge motioned to table File No. PLCUP202200067, accessory building conditional use permit, to a date uncertain while directing staff to investigate the city code regarding access to collector roads, the defining of 3200 West in this location as to the status of the road, and also working with the applicant and representative to mitigate other issues brought up in this evening's meeting. Chair Hollist seconded the motion; Roll Call vote was 5-0, unanimous in favor.

H.3. ACCESSORY LIVING UNIT - GUESTHOUSE

Location: 10911 W 1055 W

File No.: PLALU202200084

Applicant: Savannah Rodriguez

Planner David Mann reviewed background information from the Staff Report. He provided pictures of the elevations and interior of the home (Attachment B) as it is currently existing in a neighboring city; it will be moved and installed at the location above. Staff did look at the elevation of this property, and the neighboring property, and found that the property does drop as it goes east. This proposed structure would actually sit 12-14 feet below the elevation of the neighboring home.

Chair Hollist asked about the picture (Attachment B).

Planner Mann said those are pictures of the actual structure, the exterior and interior, that is existing today.

Chair Hollist asked if staff felt that this meets our code to be consistent with the neighborhood with compatible materials.

Planner Mann said he thinks so, it's the same style, same gable on the roof, and the applicant has stated that they do have plans in the future to potentially match the exterior of this guest house with the same material that's on the main home.

Commissioner Laurel Bevans asked what the square footage of the prior unit was, and the size difference.

Planner Mann said the other one was just under 1500 square feet.

Commissioner Nathan Gedge asked staff to clarify that since this is an ADU, the applicant must primarily reside in their home. He wants to make sure we don't have a situation where the primary residence is an Air B&B, and there are renters in the back of the unit.

Planner Mann said that with the original application they did sign an affidavit that's required by code, to state they will live on the property and that the purpose of this guest house is for their mother/mother-in-law to live there while they care for her.

Commissioner Gedge asked to confirm that the original building was approved by city staff only previously because of its smaller size; when did that occur, and how long does that approval last.

Planner Mann said it was about one or two years ago when they made changes to the accessory dwelling unit chapter of the code, and one of those changes was making staff the approving body for guest houses unless they had the need to be larger.

Commissioner Steve Catmull asked staff if there can be more than one ADU on a property.

Planner Mann said that no, there cannot be more than one.

Chair Hollist noted that includes the primary residence, so this home can no longer can be divided into a rental portion and main home portion.

Planner Mann confirmed that she was correct.

Chair Hollist invited the applicant up to speak if desired.

Savanah Rodriguez (Applicant) said they initially had two separate lots, so when her mother-in-law's husband fell ill with that they thought was dementia, they were trying to figure out a way to care for her. The requirement with two separate lots was the minimum square footage of 2500m and that was just way too big. When they merged the lots together there was a cap at 1500 square feet. She thinks the hard thing for them was when the first property fell through, there are so little options; but, in that 1500 to 2500 square foot range there were many more options.

Chair Hollist opened the hearing for public comment. There were no comments and the hearing was closed.

Commissioner Gedge asked to reference the picture that was submitted before the meeting of the property, and that has been included as Attachment B.

Commissioner Catmull brought up the existing horseshoe driveway and the current requirements for that. It appears that is considered potentially nonconforming at this point, but that was discussed earlier and he is satisfied with the information he received from staff.

Commissioner Gedge motioned to approve File No. PLALU202200084, accessory living unit permit, as presented to the Planning Commission and City Recorder in Attachment B. Chair Hollist seconded the motion; Roll Call vote was 5-0, unanimous in favor.

I. LEGISLATIVE PUBLIC HEARINGS - None

J. OTHER BUSINESS

Chair Michele Hollist noted that the meeting in three weeks as of now is looking fairly light.

City Planner Greg Schindler said they did add one more item tonight, by tabling it, but so far it looks like just the two items; notices don't have to go out until next Thursday so things could change by then.

Commissioner Nathan Gedge noted that they discussed their schedules at the beginning of the meeting, and that July might only be one meeting. As a result of that discussion, he suggested holding off on any training until the August meetings so they can hopefully get everyone there and maybe even have the new commissioner there as well.

Chair Hollist said that is a good idea, they will wait to see how things go and then decide.

ADJOURNMENT

Chair Hollist motioned to adjourn the May 24, 2022 Planning Commission meeting. Commissioner Bevans seconded the motion; vote was unanimous in favor.

The May 24, 2022 Planning Commission Meeting adjourned at 7:34 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

Staff Memo

TO: Planning Commission
FROM: Ian Harris
SUBJECT: 10111 S Chattel Circle Accessory Building

DATE: June 14, 2022

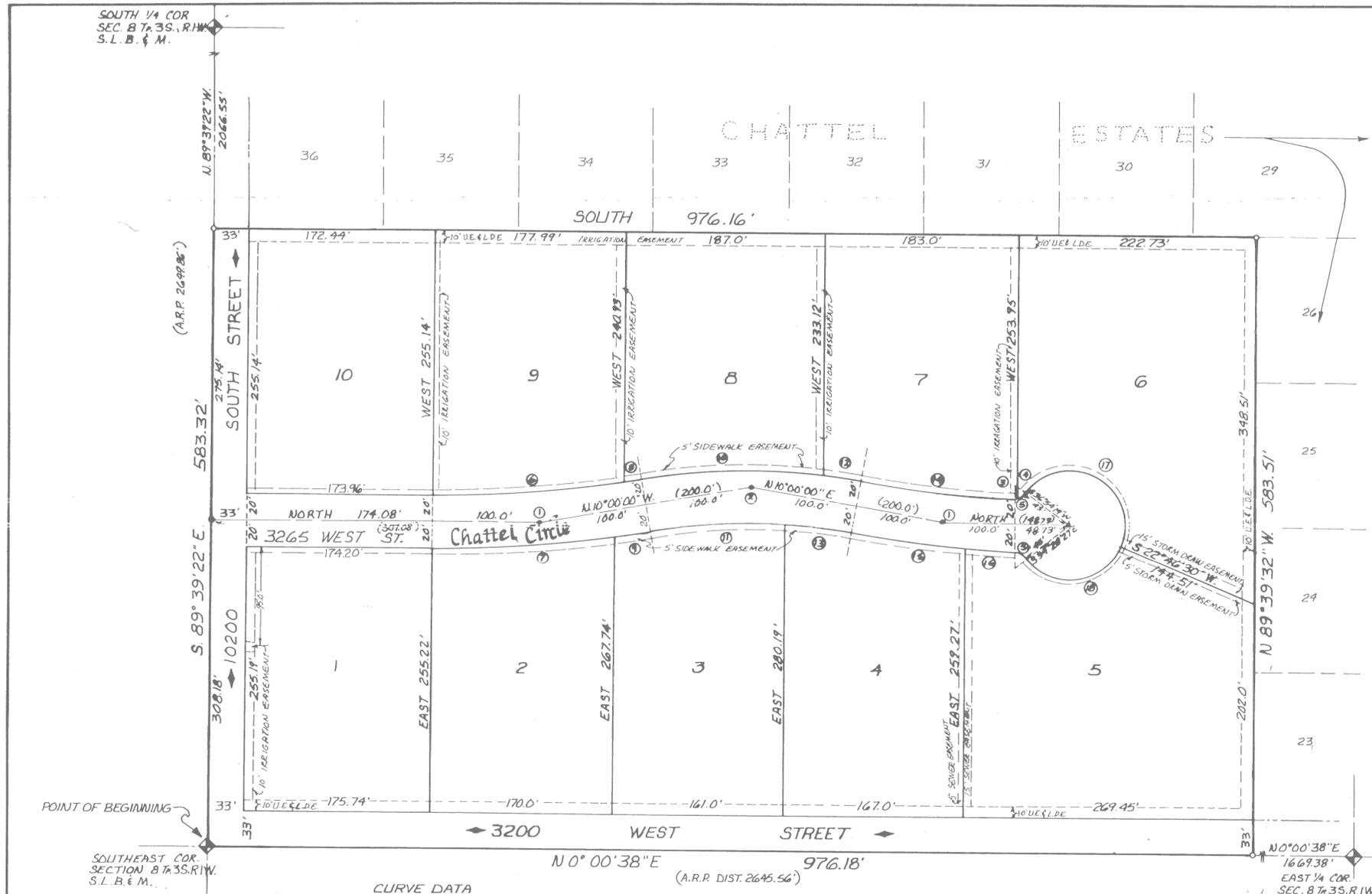
This memo is written to address two outstanding questions posed by Planning Commission with regards to the accessory structure located at 10111 S Chattel Circle. The item was brought to the May 24 meeting and tabled to address the questions:

1. The question of whether or not a 10' Public Utility Easement (PUE) exists that would interfere with the building plans.
2. The question of whether an encroachment permit could be granted that would interfere with the applicant's plans to relocate a curb cut closer to the accessory building.

With regards to the first question, the PUE has been determined by staff to be non-existent after 1982. The original subdivision plat on file with both the City and the County (1977) shows a 10-foot PUE roughly bisecting the property. An amended subdivision plat also on file with the city and county from 1982 shows this PUE removed. This is the most recent plat for the subdivision. Nothing additional in the plat has been found that would interfere with the accessory building being constructed.

With regards to the second question, the City Engineer has determined that he has the ability and authority to grant an encroachment permit, allowing the relocation of the curb cut/drive approach to the location intended by the applicant.

Ian Harris
Planner I



SOUTH 1/4 COR
SEC. 8 T. 35 S. R. 1 W.
S.L.B. & M.

SOUTHEAST COR.
SECTION 8 T. 35 S. R. 1 W.
S.L.B. & M.

CURVE DATA

No.	Δ: DELTA	R: RADIUS	L: LENGTH OF ARC	T: TANGENT
1	10°00'00"	1143.01'	199.49'	199.24'
2	20°00'00"	567.13'	197.97'	196.96'
3	9°03'50"	15.00'	2.37'	2.37'
4	45°14'46"	15.00'	11.85'	11.54'
5	54°18'36"	15.00'	14.22'	13.69'
6	9°07'12"	1123.01'	178.74'	178.56'
7	8°24'20"	1163.01'	170.61'	170.46'
8	0°52'48"	1123.01'	17.25'	17.25'
9	1°35'40"	1163.01'	32.36'	32.36'
10	16°34'17"	587.13'	170.61'	170.07'
11	18°34'00"	547.13'	129.56'	129.26'
12	3°20'43"	587.13'	34.28'	34.28'
13	6°26'00"	547.13'	61.43'	61.40'
14	7°32'08"	1123.01'	147.60'	147.89'
15	5°16'09"	1163.01'	106.96'	106.92'
16	2°18'33"	1163.01'	46.87'	46.87'
17	165°52'11"	46.00'	130.27'	89.32'
18	122°45'03"	46.00'	96.41'	78.99'



LEGEND

- DENOTES MONUMENTS TO BE SET
- ⊕ DENOTES FIRE HYDRANTS TO BE SET
- U.E. DENOTES UTILITIES EASEMENT
- L.D.E. DENOTES LOT DRAINAGE EASEMENT
- DENOTES EASEMENT WIDTH

SCALE: 1" = 60'

SURVEYOR'S CERTIFICATE

I, **ROBERT G. WALKER** do hereby certify that I am a Registered Civil Engineer, and/or Land Surveyor, and that I hold Certificate No. **3559**, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **CHATTEL ESTATES #2 SUBDIVISION** and that the same has been correctly surveyed and staked on the ground as shown on this plat.

COURSE	DIST.	REMARKS
		BEGINNING AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.L.B. & M. RUNNING THENCE
N 0°00'38" E	976.18	FEET; THENCE
N 89°39'22" W	583.32	FEET; THENCE
SOUTH	976.16	FEET; THENCE
S 89°39'22" E	583.32	FEET TO THE POINT OF BEGINNING.
		CONTAINS 10 LOTS 130.8 ACRES



OWNER'S DEDICATION

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

CHATTEL ESTATES #2 SUBDIVISION

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

In witness whereof I have hereunto set my hand and seal this 15 day of March A.D. 1982

R. Brian De Haan
Ernie A. Holman
Calvin J. Osborne
Leah Mae Osborne
Tom H. Szymanski
Marilyn Szymanski
Ray M. Nielsen
Donna R. Nielsen
Mark R. Apeman

Scott J. Deery
Jenice Osborne
Jane D. Clark
Jane C. Kodol
Dorothy Kodol
Betty A. Apeman
Clyde A. Apeman
Nancy M. Apeman

ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake S.S.

On the 15 day of March A.D. 1982, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer () of the above Owner's dedication, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES 3-13-83

Jane C. Kodol
NOTARY PUBLIC
RESIDING IN Salt Lake County

CHATTEL ESTATES #2 SUBDIVISION
A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SEC. 8 T. 35 S. R. 1 W., SALT LAKE BASE & MERIDIAN

COUNTY HIGHWAY DEPT.
APPROVED THIS 15th DAY OF July A.D. 1981

DIRECTOR OF COUNTY HIGHWAYS

PLANNING COMMISSION
APPROVED THIS 15th DAY OF July A.D. 1981

BY THE COUNTY PLANNING COMMISSION.
Charles R. Wilson
CHAIRMAN, CO. PLANNING COMM.

BOARD OF HEALTH
APPROVED THIS 24th DAY OF August A.D. 1981

Kentel M. Mince
CHAIRMAN, CO. BOARD OF HEALTH

FLOOD CONTROL DEPT.
APPROVED THIS 24th DAY OF August A.D. 1981

Richard Wood
FLOOD CONTROL COORDINATOR

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

7th 13/81
DATE *Kentel M. Mince*
SOUTH JORDAN CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 6th DAY OF April A.D. 1982

Michael J. McMan
SOUTH JORDAN CITY ATTORNEY

COUNTY COMMISSION
PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS THIS 22nd DAY OF April A.D. 1982, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Velma Mabe
ATTEND SOUTH JORDAN CITY CLERK

Ray Edwards
MAYOR

RECORDED # 82-4-33
STATE OF UTAH, COUNTY OF Salt Lake,
RECORDED AND FILED AT THE REQUEST OF
DATE April 22, 1982 TIME 10:00 AM BOOK 117 PAGE 11

FEE \$ 5.00
SALT LAKE COUNTY RECORDER

82-4-33

**SOUTH JORDAN CITY
PLANNING COMMISSION REPORT**

Meeting Date: 06-14-2022

Issue: DAYBREAK VILLAGE NORTH STATION MULTI-FAMILY #1 AMENDED
SUBDIVISION AMENDMENT
Address: Lots 115 through 135 and Lots 144 & 145
File No: PLPLA202200091
Applicant: LHM Real Estate

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

Staff Recommendation (Motion Ready): Approve File No. PLPLA202200091

BACKGROUND

ACREAGE	0.975 Acre
CURRENT LU DESIGNATION	Stable Neighborhood (SN)
CURRENT ZONING	PC
CURRENT USE	Vacant

STANDARDS FOR SUBDIVISION AMENDMENT REVIEW

The Planning Commission shall receive comment at a public hearing regarding the proposed subdivision amendment. The Planning Commission may approve the amendment if it finds good cause to amend the subdivision, and the amendment complies with City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements. The Planning Commission may only deny the amendment if there is no good cause for amending the subdivision and the proposed amendment does not meet all provisions of City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements.

ANALYSIS

Larry H. Miller Real Estate has filed an application to amend the Daybreak North Station Multi-Family #1 Subdivision which was originally recorded at the Salt Lake County Recorder’s Office on August 4, 2021. The proposed amendment, if approved, will accomplish the following:

1. Make minor adjustments to interior property lines of lots 115 through 135 and lots 144 & 145 in order to match the dimensions of the townhome product that will be constructed on these lots.

There will be no increase or decrease to the number of lots in the subdivision.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

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

Conclusions:

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

Recommendation:

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

FISCAL IMPACT:

- None.

ALTERNATIVES:

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

SUPPORT MATERIALS:

- Aerial Map
- Original Recorded Plat
- Proposed Amended Plat

TRAX
Station

Cardinal Park Road

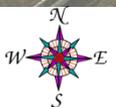


Lots to be
Amended

Pipestone Way

AAI
Charter
School

South Jordan Parkway

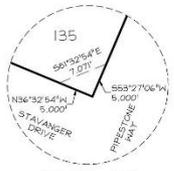


Proposed Amended Plat

BASIS OF BEARING (DAYBREAK BASELINE NORTHEAST)
 N86°57'41"E 1063.975' (CON. TO 150A)
 291.254'

NORTHEAST COR. SECTION 18,
 T35S, R24E, S18E11
 FND BRASS CAP
 S.L. CO. MONUMENT

SIDEWALK EASEMENT
 DETAIL "A" - SIDEWALK EASEMENT FOR HANDICAP
 RAMP TO BE MAINTAINED BY SOUTH JORDAN CITY

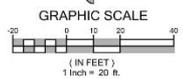


DETAIL "A"
 N.T.S.

LOT	ADDRESS
115	1455 N. CARDINAL PARK ROAD
116	1455 N. CARDINAL PARK ROAD
117	1444 N. CARDINAL PARK ROAD
118	1444 N. CARDINAL PARK ROAD
119	1455 N. CARDINAL PARK ROAD
120	1455 N. CARDINAL PARK ROAD
121	1455 N. CARDINAL PARK ROAD
122	1455 N. CARDINAL PARK ROAD
123	1455 N. CARDINAL PARK ROAD
124	1455 N. CARDINAL PARK ROAD
125	1455 N. CARDINAL PARK ROAD
126	1455 N. CARDINAL PARK ROAD
127	1455 N. CARDINAL PARK ROAD
128	1455 N. CARDINAL PARK ROAD
129	1455 N. CARDINAL PARK ROAD
130	1455 N. CARDINAL PARK ROAD
131	1455 N. CARDINAL PARK ROAD
132	1455 N. CARDINAL PARK ROAD
133	1455 N. CARDINAL PARK ROAD
134	1455 N. CARDINAL PARK ROAD
135	1455 N. CARDINAL PARK ROAD
144	1455 N. CARDINAL PARK ROAD
145	1455 N. CARDINAL PARK ROAD

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- FRONTAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- SIDEWALK ACCESS EASEMENT IN FAVOR OF SOUTH JORDAN CITY PER DAYBREAK NORTH STATION MULTI FAMILY #1 (BK. 2021P PG. 197)
- EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 1109 PAGE 193



VP DAYBREAK OPERATIONS, LLC
 26-13-301-008

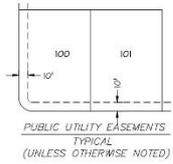
VP DAYBREAK OPERATIONS, LLC
 26-13-301-005

AMERICAN ACADEMY OF
 INNOVATION
 26-13-301-002

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

PERIGEE CONSULTING
 CIVIL • STRUCTURAL • SURVEY

3895 SOUTH 1200 WEST SUITE 102
 801.638.8524 TEL 801.960.6811 FAX
 WEST JORDAN, UT 84088
 WWW.PERIGEECONSULTING.COM



Sheet 2 of 4

DAYBREAK NORTH STATION MULTI FAMILY #1 AMENDED AMENDING LOTS 115-126, 27-135 & 144-145 OF THE DAYBREAK NORTH STATION MULTI FAMILY #1

Located in the West Half of Section 18, T35S, R24E, S18E11, Salt Lake Base and Meridian

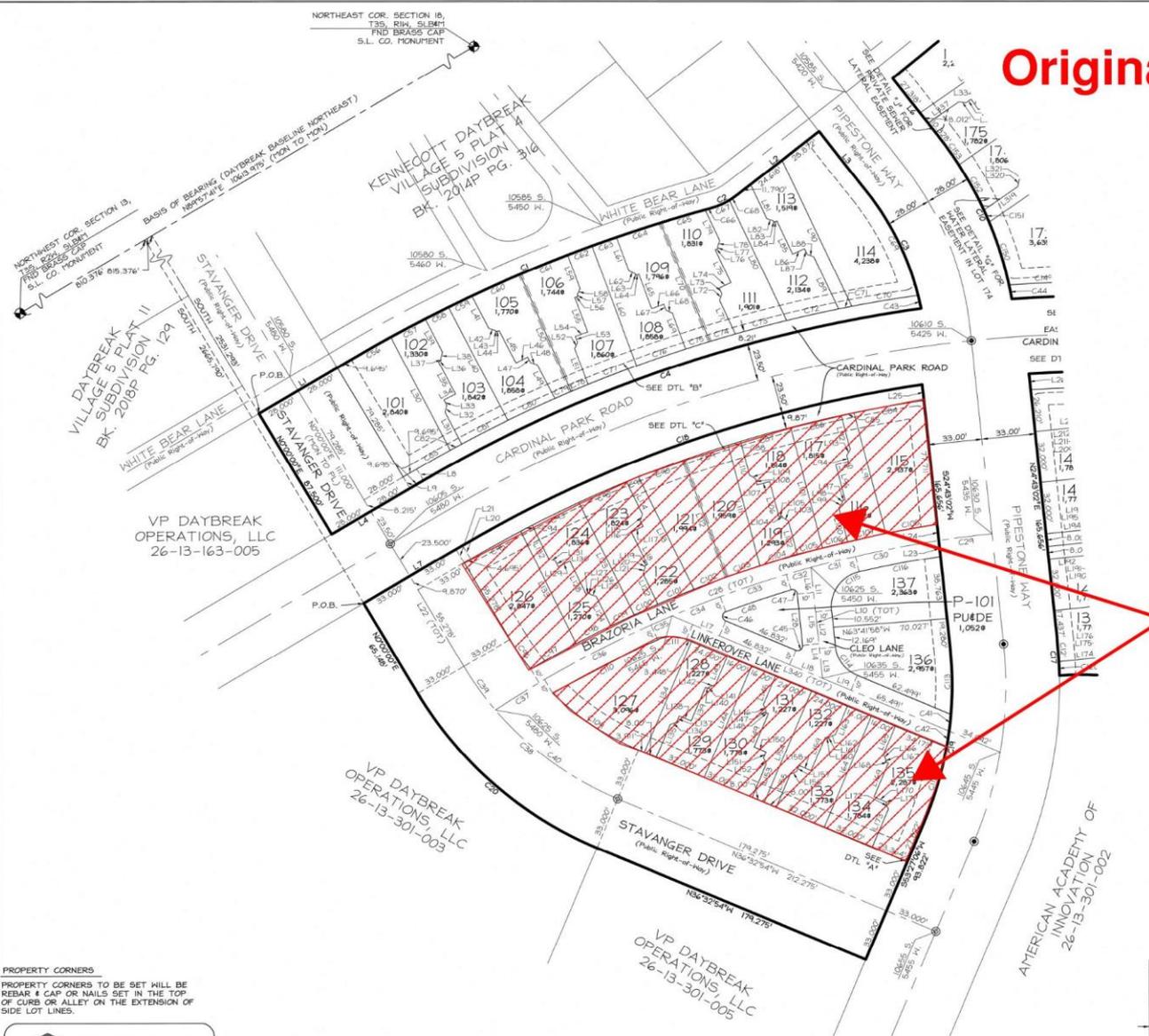
RECORDED # _____

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

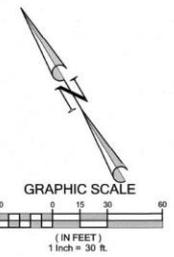
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____ SALT LAKE COUNTY REC _____

Original Subdivision Plat



Lots Proposed to be Amended



LEGEND

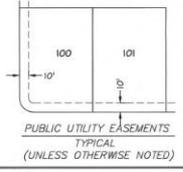
	FOUND SALT LAKE COUNTY SECTION CORNER
	PROPOSED STREET MONUMENT
	EXISTING STREET MONUMENT
	ADDRESS WITH ABBREVIATION OF STREET OR LANE
	1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)

Sheet 3 of 9

DAYBREAK NORTH STATION MULTI FAMILY III
 AMENDING LOTS M-101, M-102, M-103 & M-104 OF THE
 KENNECOTT DAYBREAK VILLAGE 10 NORTH PLAT 2 SUBDIVISION
 AND A PORTION OF LOT T3 OF THE KENNECOTT DAYBREAK
 MASTER SUBDIVISION III AMENDED

Located in the West Half of Section 13, T35, R24,
 Salt Lake Base and Meridian

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEE \$ _____ SALT LAKE COUNTY DE



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

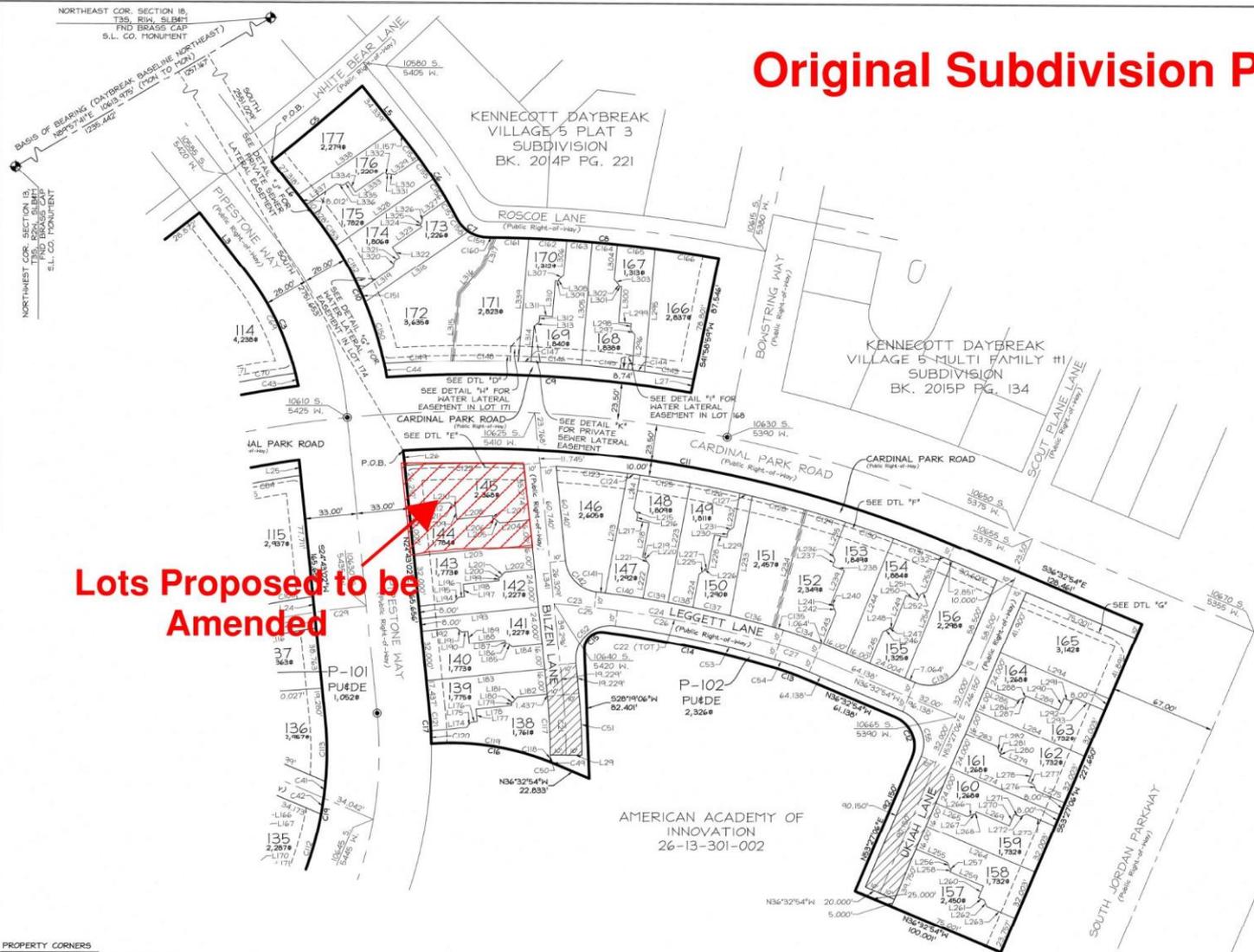
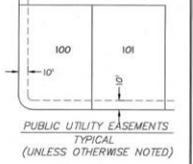


9099 SOUTH 1300 WEST, SUITE 100 WEST JORDAN, UT 84098
 801.528.8004 TEL. 801.360.6511 FAX WWW.PERIGEECONSULTING.COM

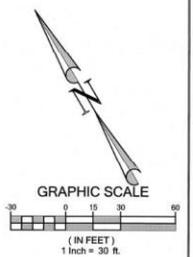
Original Subdivision Plat

LEGEND

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



Lots Proposed to be Amended



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



2025 SOUTH 1300 WEST, SUITE 100 WEST JORDAN, UT 84086
801.638.6524 TEL. 801.362.6811 FAX WWW.PERIGEECONSULT.COM

DAYBREAK NORTH STATION MULTI FAMILY #1 AMENDING LOTS M-101, M-102, M-103 & M-104 OF THE KENNECOTT DAYBREAK VILLAGE 10 NORTH PLAT 2 SUBDIVISION AND A PORTION OF LOT T3 OF THE KENNECOTT DAYBREAK MASTER SUBDIVISION #1 AMENDED

Located in the West Half of Section 13, T3S, R24, Salt Lake Base and Meridian

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

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

FEE \$ _____ SALT LAKE COUNTY REC

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 6/14/2022

Issue: SPENGA FITNESS CENTER
SITE PLAN / CONDITIONAL USE PERMIT APPLICATION

Address: 3576 W Sojo Drive

File No: PLSPR202200048

Applicant: Braxton Thompson

Submitted by: Ian Harris, Planner I
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Site Plan application and Conditional Use Permit application, file number **PLSPR20220048**, to allow for construction of a one-story fitness center in the MU-V zone at 3576 W Sojo Drive.

ACREAGE:	0.552 acres
CURRENT ZONE:	MU-V (Mixed Use - Village) Zone
CURRENT USE:	Vacant Land
FUTURE LAND USE PLAN:	EC (Economic Center)
NEIGHBORING ZONES/USES:	North – MU-V (Strip Commercial) South – MU-V (Residential) West – BH-MU (Harmons / the District) East – MU-V (Vacant Land)

STANDARD OF REVIEW:

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

CONDITIONAL USE REVIEW:

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

To impose a condition, the detrimental effect must be identified and be based on substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect. Further, under City Code Section 17.84.090.A:

1. A conditional use may be commenced and operated only upon:
 - a. Compliance with all conditions of an applicable conditional use permit;
 - b. Observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
 - c. Compliance with all applicable local, state, and federal laws.
2. A conditional use permit may be revoked by the city council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection A of this section.

No conditional use permit shall be revoked until after a public hearing is held before the city council. The permittee shall be notified in writing of such hearing. The notification shall state the grounds for complaint, or reasons for revocation, and the time and location of the hearing. At the hearing, the permittee shall be given an opportunity to be heard and may call witnesses and present evidence on his or her behalf. Upon conclusion of the hearing, the city council shall determine whether or not the permit should be revoked.

BACKGROUND:

The proposed development is located on a vacant parcel on the north side of Sojo Drive, a few parcels east of 3600 W and a couple parcels south of 11400 S. On the other side of Sojo Drive, the parcel faces single-family residential homes on 0.10 acre parcels.

The project consists of a commercial building (a fitness center) with the front entrance oriented inward, facing north toward the commercial strip mall on the neighboring parcel. The south façade includes a mix of materials, relief features and windows elevated near the top of the ground level for privacy, along with landscaping. The main parking area will be to the north, with four stalls to the east of the building.

Auto access will be through two main routes. One is to the southeast off Sojo Dr., toward the southern end of the parcel. The other is to the north of the lot, off an east entrance from 3600 W.

The building is one story. The veneer of the building will be a mix of stone, metal, wood-like cladding, and glass. The building's colors are a mix of auburn, gray, and black, in addition to large amounts of glass, particularly at the entrance. The building is 26 feet high. The building received a positive recommendation from the Architectural Review Committee (ARC), with the addition of relief features on the south façade.

Landscaping will be a variety of trees (deciduous and evergreen), shrubs, groundcovers, and grasses. Cobble will be used as mulch around the building and parking lot islands. The landscaping plans meet city landscaping requirements for trees, ground cover, and water efficiency standards.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The MU-V (or VMU) zone has been repealed by the city. The Highridge Commercial development agreement governs the subdivision.
- The development agreement requires a Conditional Use Permit for the construction of a fitness center.
- Operations will be typical for the company (5:00 AM at earliest to 9:00 PM at latest)
- All uses will be indoor.
- The Architectural Review Committee reviewed the proposed building on April 27, 2022. The project received a positive recommendation with minor comments about relief features along the south façade. Despite not being required for the zone, the applicant added them.
- The project meets the Planning and Zoning (Title 17) and the Subdivision and Development (Title 16) Code requirements.

Conclusion:

- The proposed project will meet the requirements of the Subdivision and Development (Title 16) and the Planning and Zoning (Title 17) Codes and thus it 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.

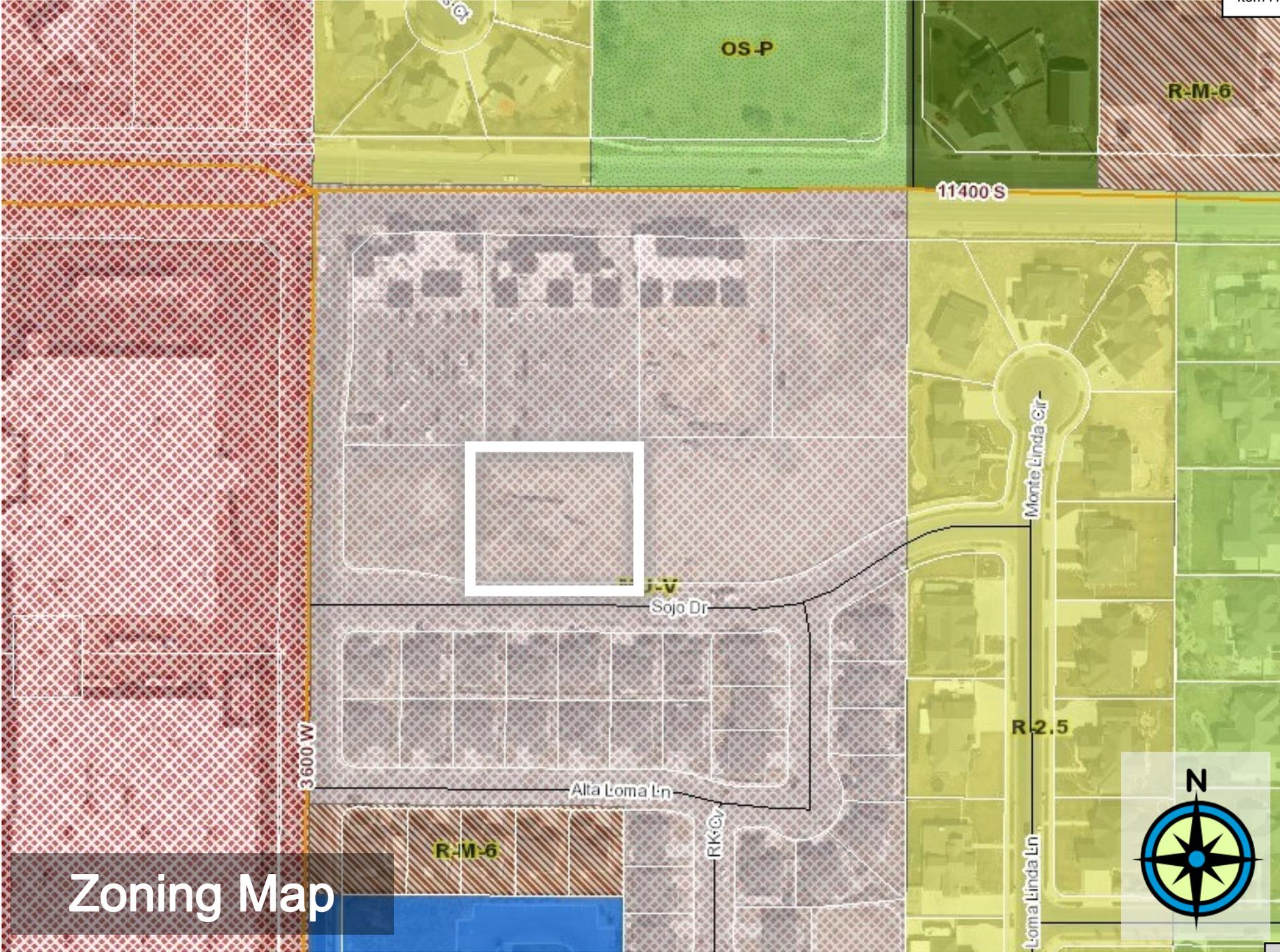
SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Site Plan
- Floor Plan
- Landscape Plan
- Building Elevations
- Operations Plan

Ian Harris
Planner I
Planning Department



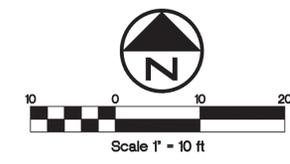
Location Map



Zoning Map

SPENGA BUILDING

SITE PLAN, UTILITY PLAN, AND GRADING & DRAINAGE PLAN



WILDING ENGINEERING
 14721 SOUTH HERITAGE CREST WAY
 BLUFFDALE, UTAH 84065
 801.553.8112
 WWW.WILDINGENGINEERING.COM

- DRAWING NOTES:**
 GENERAL NOTES:
 1. GRADING FOR WESTERLY LOT SHALL BE FLATTENED TO MATCH PROPOSED GRADES.
 2. GRADING AROUND BUILDINGS SHALL PROVIDE 5 PERCENT SLOPE FOR A MINIMUM OF 10 FEET AWAY FROM THE BUILDING IN PERVIOUS AREAS AND 2 PERCENT SLOPE FOR A MINIMUM OF 10 FEET AWAY FROM THE BUILDING IN IMPERVIOUS AREAS.
 3. SLOPE OF ALL HANDICAP ACCESSIBLE RAMPS ARE NOT TO EXCEED 1:12 OR 8.33%.
 4. ALL CONSTRUCTION SHALL COMPLY WITH SOUTH JORDAN CITY'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
 5. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITIES SHOWN AND NOT SHOWN.
 6. STORM DRAINAGE FOR THIS SITE WAS PREVIOUSLY INCLUDED IN HIGHRIDGE ESTATES PHASE 2 DETENTION BASIN.
 7. ALL CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
 8. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
 9. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.
 10. THE NOSE-ON FOR THE SEWER LATERAL SHALL BE PERFORMED BY SOUTH VALLEY SEWER DISTRICT (SVSD) PERSONNEL. CONTACT SVSD AS AT LEAST 24 HOURS PRIOR TO CONSTRUCTION.

LEGEND

- PROPOSED CONTOUR
- PROPOSED INDEX
- EXISTING CONTOUR
- EXISTING INDEX
- UTILITY EASEMENT
- BERM
- DRAINAGE DIRECTION
- EXISTING SPOT ELEVATIONS (4449.55)
- PROPOSED SPOT ELEVATIONS (4451.34)

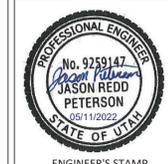
South Jordan City Planning Division
 Reviewed for Code Compliance
 Date: 06/08/2022 By: Harris

NO.	REVISION	DATE
2	CHANGES TO THE GRADING AND STORM DRAIN	1-20-22
1	CHANGES TO THE CURB IN FRONT OF BUILDING	12-15-21

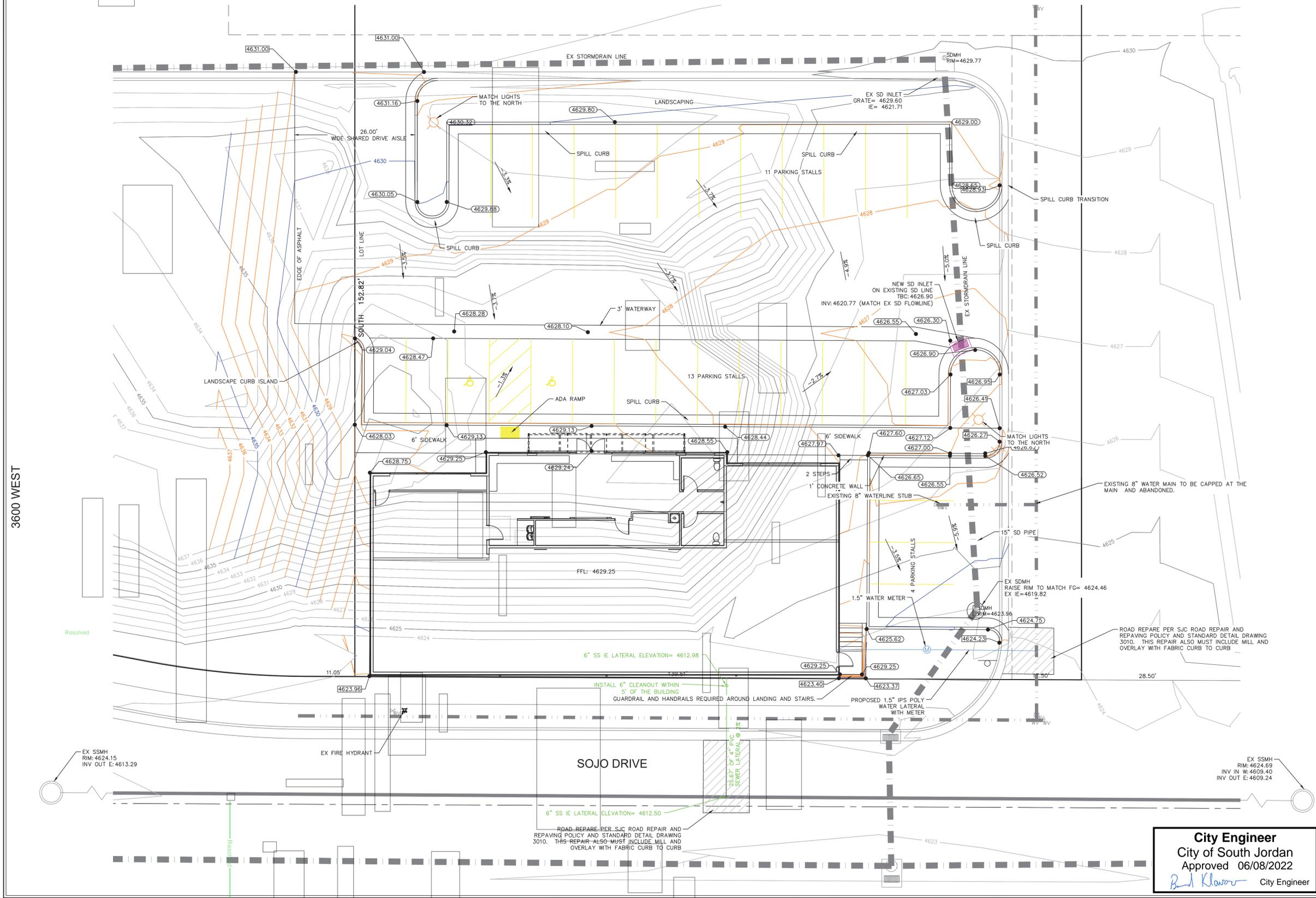
PROJECT INFORMATION
SPENGA BUILDING
 SITE PLAN, UTILITY PLAN, AND GRADING & DRAINAGE PLAN
 SOUTH JORDAN, UTAH

DRAWN TMS	CHECKED -	PROJECT # 21142
DATE 11-30-2021		SCALE 1" = 10'
SHEET C101		ENGINEER'S STAMP

City Engineer
 City of South Jordan
 Approved 06/08/2022
Bob Klawns City Engineer



C:\DATA\21142 Highridge Commercial Lot 103 Amendment\dwg\21142_Base.dwg
 PLOT DATE: May 11, 2022



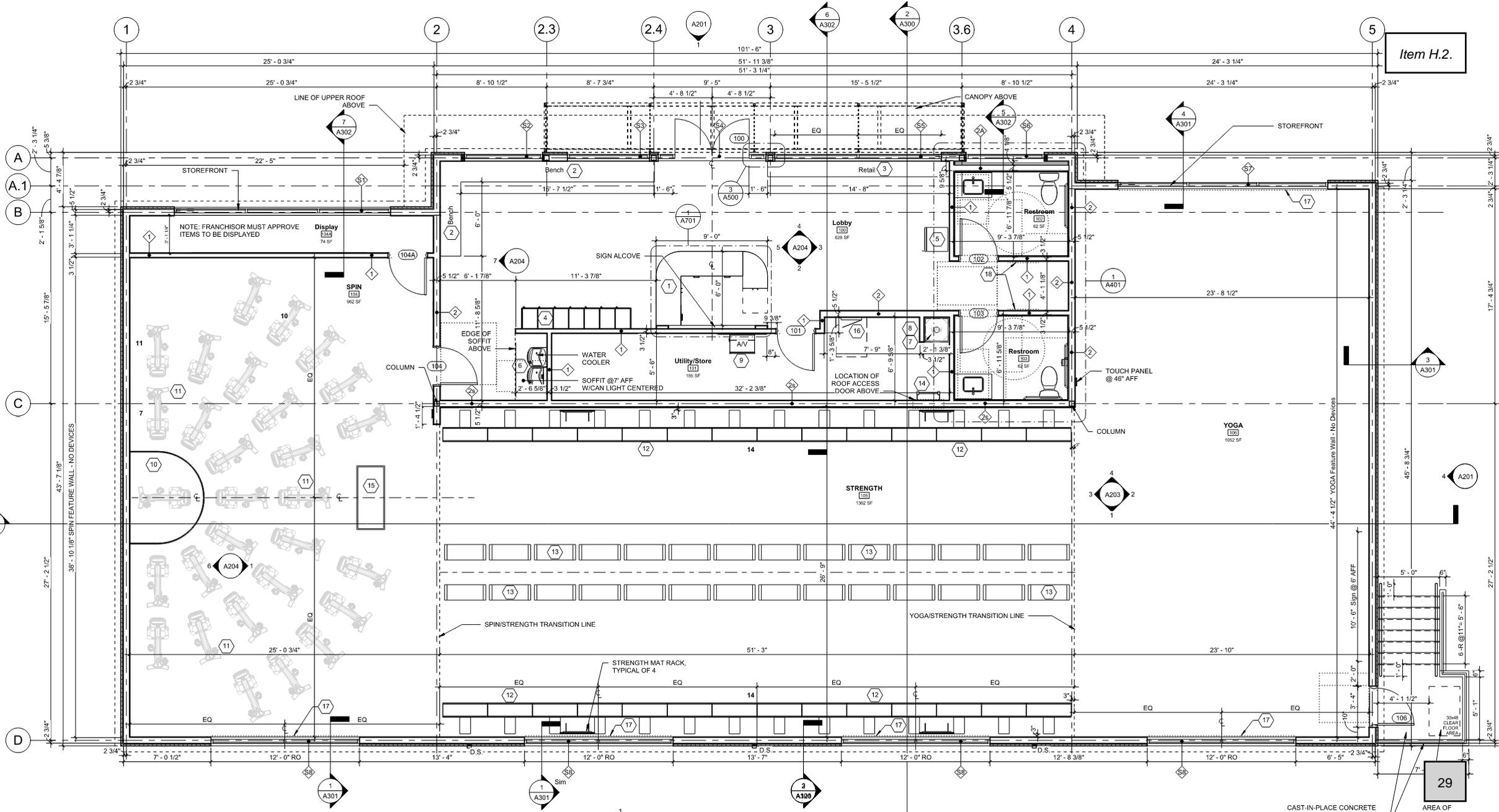
3600 WEST

SOJO DRIVE

Resolved

Resolved

Item H.2.



1 FLOOR PLAN
1/4" = 1'-0"

4,706 SF

CAST-IN-PLACE CONCRETE LANDING WITH STEPS. PROVIDE STEEL PIPE GUARD & HANDRAIL W/ADA EXTENSIONS

29

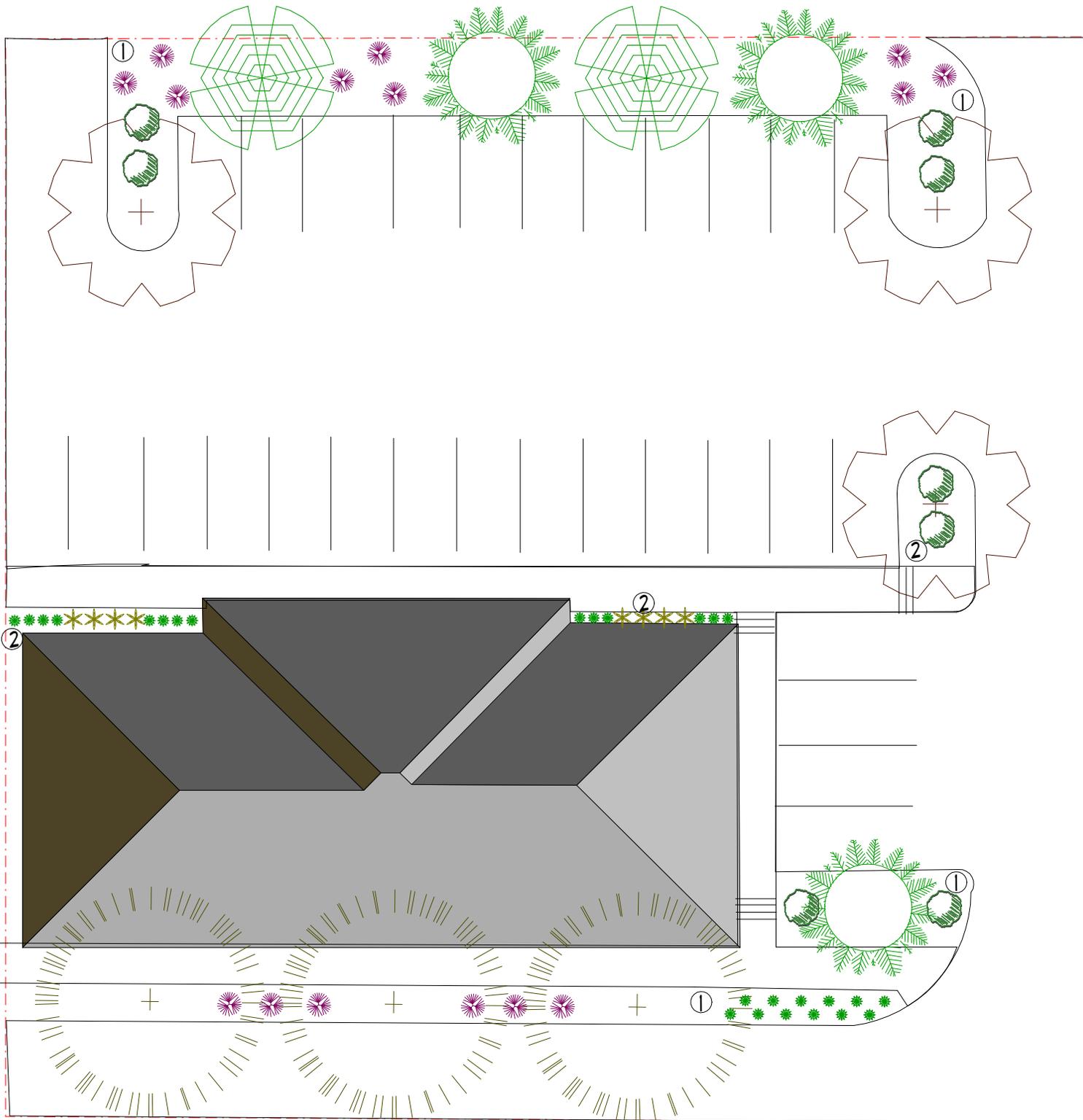
AREA OF RESCUE ASSISTANCE

LEGEND

QTY	COMMON NAME
FLOWER, GRASS	
26	GRASS, FOERSTER'S FEATHER REED
FLOWER, PERENNIAL	
8	DAYLILY, STELLA
SHRUB, EVERGREEN BROADLEAF	
8	YEW, CUSPIDATA CAPITATA
15	YUCCA, GOLDEN SWORD
TREE, DECIDUOUS	
3	CRABAPPLE, SPRING SNOW
3	LINDEN, GREENSPIRE
TREE, EVERGREEN	
3	CEDAR, DEODAR 2
2	CEDAR, DEODAR, GOLDEN

- ① 4" SOUTHTOWN COBBLE
- ② 1" SOUTHTOWN COBBLE

**South Jordan City
Planning Division**
Reviewed for Code Compliance
Date: 06/08/2022 By: *L. Harris*



Item H.2.

SCALE 1" = 1'

SPENGA BUILDING LANDSCAPE PLAN

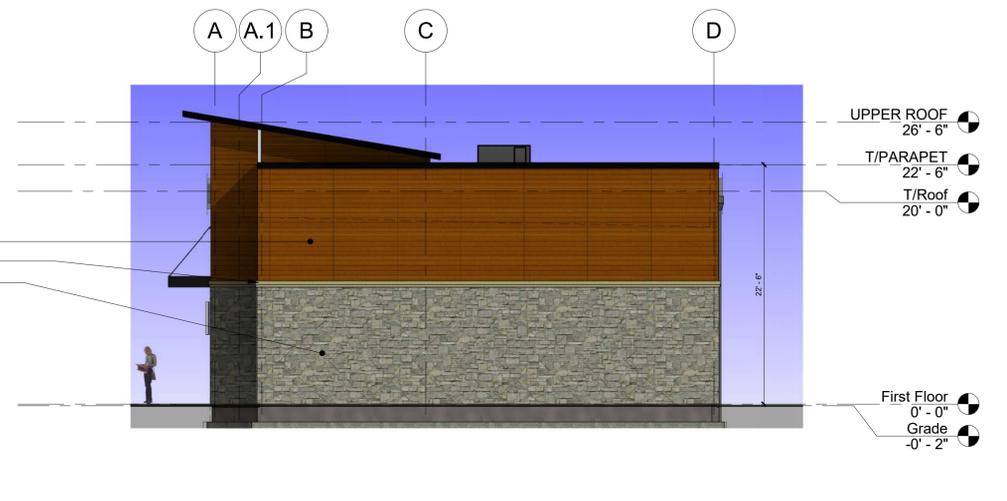


444 W. LAKE ST. SUITE 1700
CHICAGO, IL 60606
312.583.7023
WWW.VIRTUALENERGYSOLUTIONS.COM

SPENGA
spin • strength • yoga
3500 WEST, 11400 SOUTH
South Jordan, UT 84095



1 North Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"



3 South Elevation
1/8" = 1'-0"



4 East Elevation
1/8" = 1'-0"



5 3D View Display Window Concept

No.	Description	Date
7	Updates	12/09/2021
8	Preliminary Bid Set	02/18/2022
11	Relief Panels	05/20/2022

project architect/engineer: GID
VES project number: 210336
sheet title:

Rendered Elevations

sheet number: **A200**

2022-05-20 1:50:59 PM C:\Users\l_dcl\OneDrive\Engineering\Projects\210336-FCL-Spenga South Jordan UT\Production Documents\Architectural\Spenga South Jordan UT Arch Main FLIP 2021.09.29.rvt

South Jordan City Planning Division
Reviewed for Code Compliance
Date: 06/08/2022 By: *J. Harris*



444 W. LAKE ST. SUITE 1700
CHICAGO, IL 60606
312.583.7023
WWW.VIRTUALENERGYSOLUTIONS.COM

SPENGA
spin • strength • yoga
3500 WEST, 11400 SOUTH
South Jordan, UT 84095



3/16/2022
FOR THE ARCHITECTURAL PORTION OF THIS SET

No.	Description	Date
9	ISSUED FOR PERMIT	03/16/2022

project architect/engineer: Checker
VES project number: 210336
sheet title:

Proposed Colors & Materials

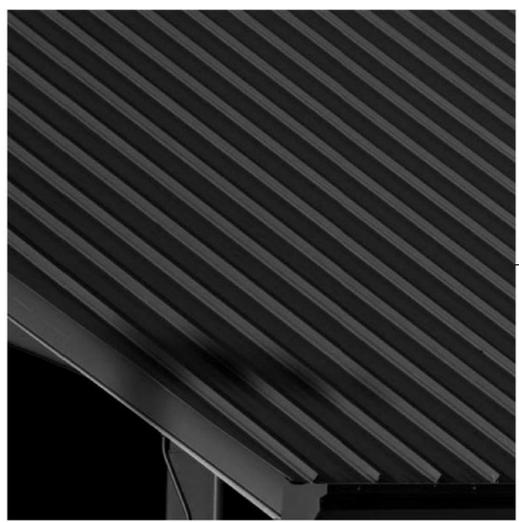
sheet number: **A800**



- STANDING SEAM METAL ROOF
- METAL COPING, BLACK
- TONGUE & GROOVE ALUMINUM CLADDING SYSTEM, 'TABLE WALNUT'
- MANUFACTURED STONE BAND
- MANUFACTURED STONE VENEER, 'STACKED STONE, PRESTIGE'
- ALUMINUM FRAMED STOREFRONT, BLACK

1 Rendered North Elevation

METAL ENTRY CANOPY, BLACK



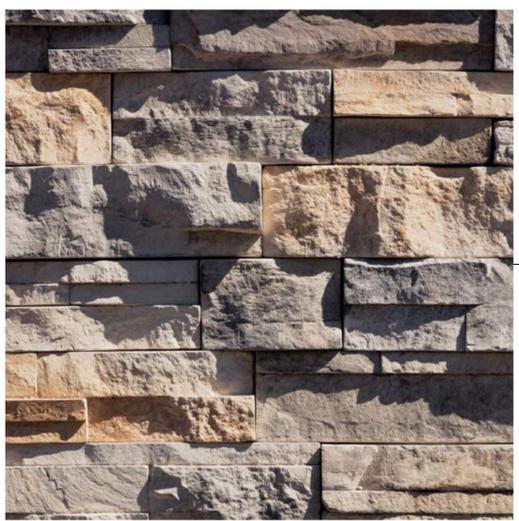
STANDING SEAM METAL ROOF, FASCIA, SOFFIT & EXPOSED FLASHING
BASIS OF DESIGN PAC-CLAD
COLOR: MANUFACTURER'S STANDARD BLACK



BLACK ALUMINUM



TONGUE & GROOVE ALUMINUM CLADDING SYSTEM
BASIS OF DESIGN: LONGBOARD TONGUE & GROOVE 'V' BOARD 6" (ALUMINUM)
COLOR/PATTERN: TABLE WALNUT (WOOD LOOK FINISH)



MANUFACTURED STONE VENEER
BASIS OF DESIGN: DUTCH QUALITY STONE
COLOR/PATTERN: 'STACKED STONE', PRESTIGE



METAL ENTRY CANOPY, BLACK

PLEASE NOTE: ALTHOUGH THE IMAGES & COLORS WERE PROVIDED BY THE MANUFACTURERS LISTED ABOVE, ALL COLORS AND TEXTURES ARE CONSIDERED APPROXIMATE.



ALUMINUM FRAMED STOREFRONT & WINDOWS
BASIS OF DESIGN: KAWNEER
PRODUCT & COLOR: TRIFAB 450 FRAMING SYSTEM, BLACK

Initial Schedule & Employee Hours

The following schedule shows the hours of operation that we plan to start with. If demand increases, we will likely add classes in the middle of the day. Peak hours will be between 5 am and 9 am, and 5 pm to closing.

Staffing is minimal. There will typically be 1 Coach and 1 person at the front desk. Our General Manager will spend some time at the facility, but likely no more than 20 hours per week at any one location.

There are 28 stations and therefore, only 28 members in the gym at any one time. Transition between classes is 15 minutes which gives ample time for people coming and going.

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
5:00 AM	5am	5:30am	5am	5:30am	5am		
6:00 AM	6:15am	6:45am	6:15am	6:45am	6:15am	6am	
7:00 AM	7:30am		7:30am		7:30am	7:15am	7:30am
8:00 AM		8am		8am		8:30am	
9:00 AM	9am	9:30 AM	9am	9:30 AM	9am		9am
10:00 AM						10am	
11:00 AM							Close
12:00 PM						Close	
1:00 PM							
2:00 PM							
3:00 PM							
4:00 PM							
5:00 PM	5pm	5:30pm	5pm	5:30pm	5pm		
6:00 PM	6:15pm	6:45pm	6:15pm	6:45pm	6:30pm		
7:00 PM							
8:00 PM	7:30pm	Close	7:30pm	Close	Close		
9:00 PM	Close		Close				

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 6/14/2022

Application: CASTELLO ESTATES
PRELIMINARY SUBDIVISION APPLICATION

Address: 1379 W Shields Lane
File No: PLPP202200079
Applicant: Hayley Pratt
Castlewood Development

Submitted by: Ian Harris, Planner I
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready):

Approve file no. **PLPP202200079** to create a 5-lot subdivision, located at 1379 W Shields Lane, as presented to the Planning Commission.

ACREAGE: 1.90 acres
CURRENT ZONE: R-3 (Single-Family Residential) Zone
CURRENT USE: Single-Family Residential / Vacant Land
FUTURE LAND USE PLAN: SN (Stable Neighborhood)
NEIGHBORING ZONES/USES: North – R-2.5 (Residential)
South – R-3 (Residential)
West – R-2.5 (Residential/Church)
East – R-1.8 (Residential)

STANDARDS FOR SUBDIVISION REVIEW

The Planning Commission shall receive public comment at the public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the project does not meet city ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application. (City Code § 16.10.060)

BACKGROUND & ANALYSIS:

The applicant is seeking approval to create a 5-lot subdivision from one existing parcels. The proposed subdivision is already located in the 9800 South Church Subdivision (Amendment 1), but the applicant was requested to apply for a new preliminary subdivision application so as to separate this single-family residential subdivision from the church subdivision.

In the near future, the applicant does intend to deed a portion of land on Lot 5 to the parcel located to the southeast, at 9856 S Temple Drive. Both the owner of Lot 5 and 9856 S Temple Drive would have to agree to the specifics and file a Property Line Adjustment application to do so. If this is

done in the future, Lot 5 and the rest of the subdivision would still be in compliance with zoning laws.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The proposed subdivision will meet the requirements of the R-3 Zone, including the maximum density.

Conclusions:

- Based on the application materials and the findings listed above, the proposal is consistent with the City's General Plan and with the purposes and objectives of the pertinent requirements of the City's Planning and Zoning Code (specifically Chapters 16.10 and 17.40).

ALTERNATIVES:

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

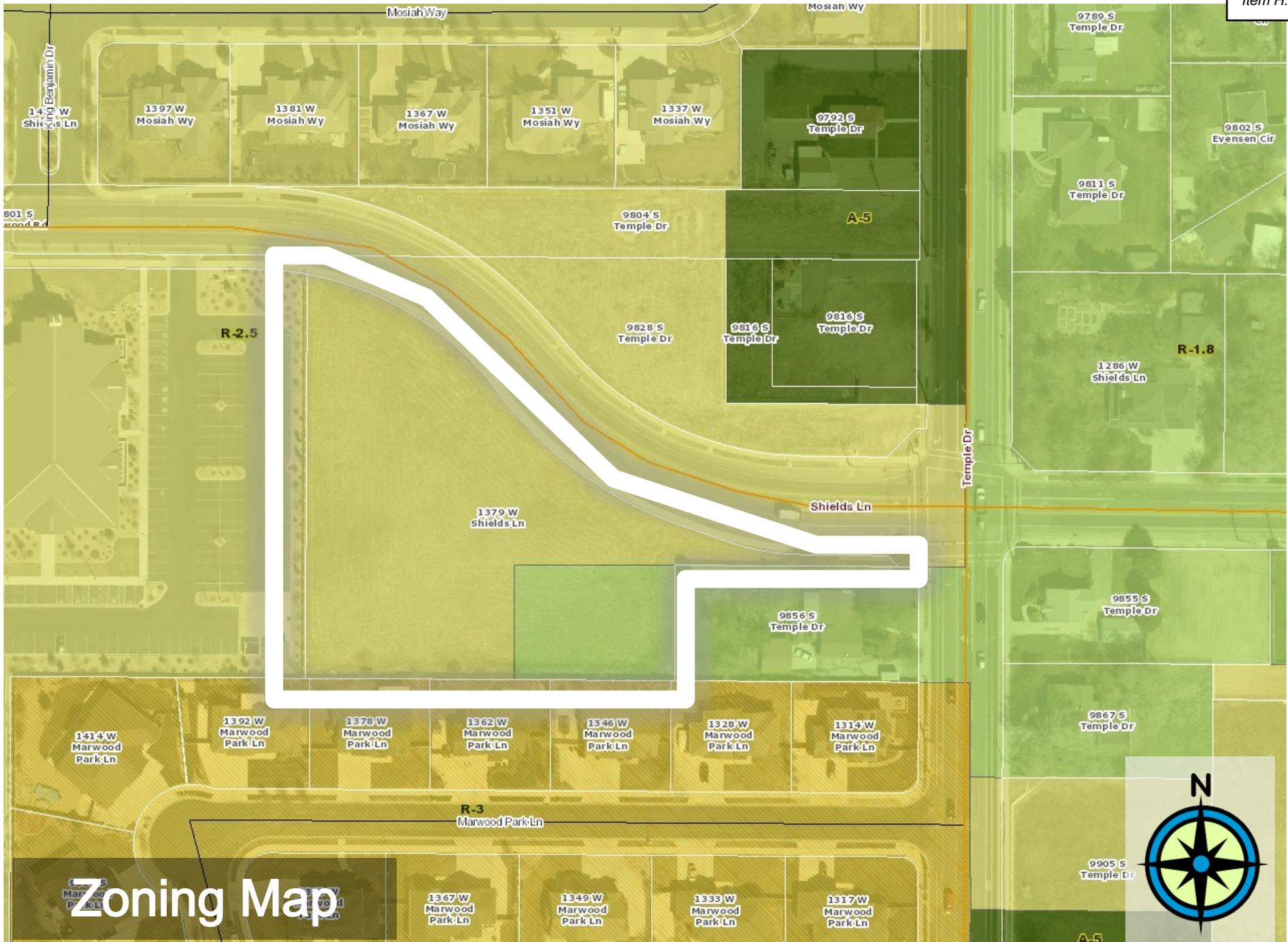
SUPPORT MATERIALS:

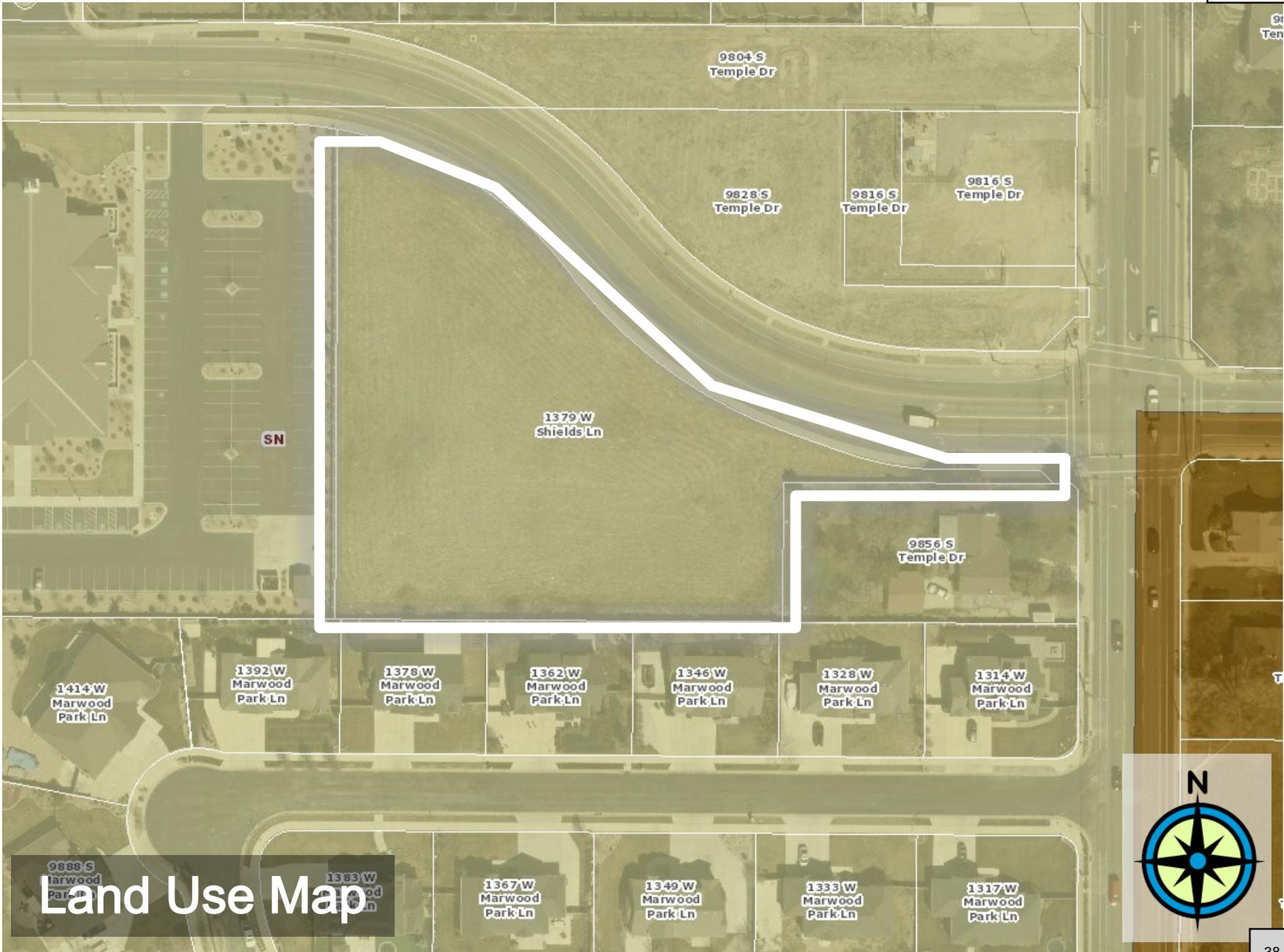
- Location Map
- Zoning Map
- Subdivision Plat

Ian Harris
Planner I
Planning Department



Location Map





**SOUTH JORDAN CITY
PLANNING COMMISSION REPORT**

Meeting Date: 6/14/2022

Application: RIVER RUN ESTATES PHASE 3
PRELIMINARY SUBDIVISION APPLICATION

Address: 1113 W River Pass Cove
File No: PLPP202200102
Applicant: Connie Strang
Urban Legend LLC

Submitted by: Ian Harris, Planner I
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready):

Approve file no. **PLPP202200102** to create a 3-lot subdivision, located at 1113 W River Pass Cove, as presented to the Planning Commission.

ACREAGE: 2.22 acres
CURRENT ZONE: R-2.5 (Single-Family Residential) Zone
CURRENT USE: Single-Family Residential / Vacant Land
FUTURE LAND USE PLAN: AP (Agricultural Preservation)
NEIGHBORING ZONES/USES: North – R-2.5 (Residential)
South – R-2.5 (Residential)
West – A-5 (Agricultural)
East – R-2.5 (Residential)

STANDARDS FOR SUBDIVISION REVIEW

The Planning Commission shall receive public comment at the public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the project does not meet city ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application. (City Code § 16.10.060)

BACKGROUND & ANALYSIS:

The applicant is seeking approval to create a 3-lot, subdivision from three existing parcels. One parcel will remain. The existing houses located on lots 9 and 10 will remain and the newly created lot 8 is intended for a single-family residence. Since the properties will not have farm animal rights pursuant to the zone, the developer of the subdivision is required to install a masonry wall along the west side of Parcel “A”

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The proposed subdivision will meet the requirements of the R-2.5 Zone, including the maximum density.

Conclusions:

- Based on the application materials and the findings listed above, the proposal is consistent with the City’s General Plan and with the purposes and objectives of the pertinent requirements of the City’s Planning and Zoning Code (specifically Chapters 16.10 and 17.40).

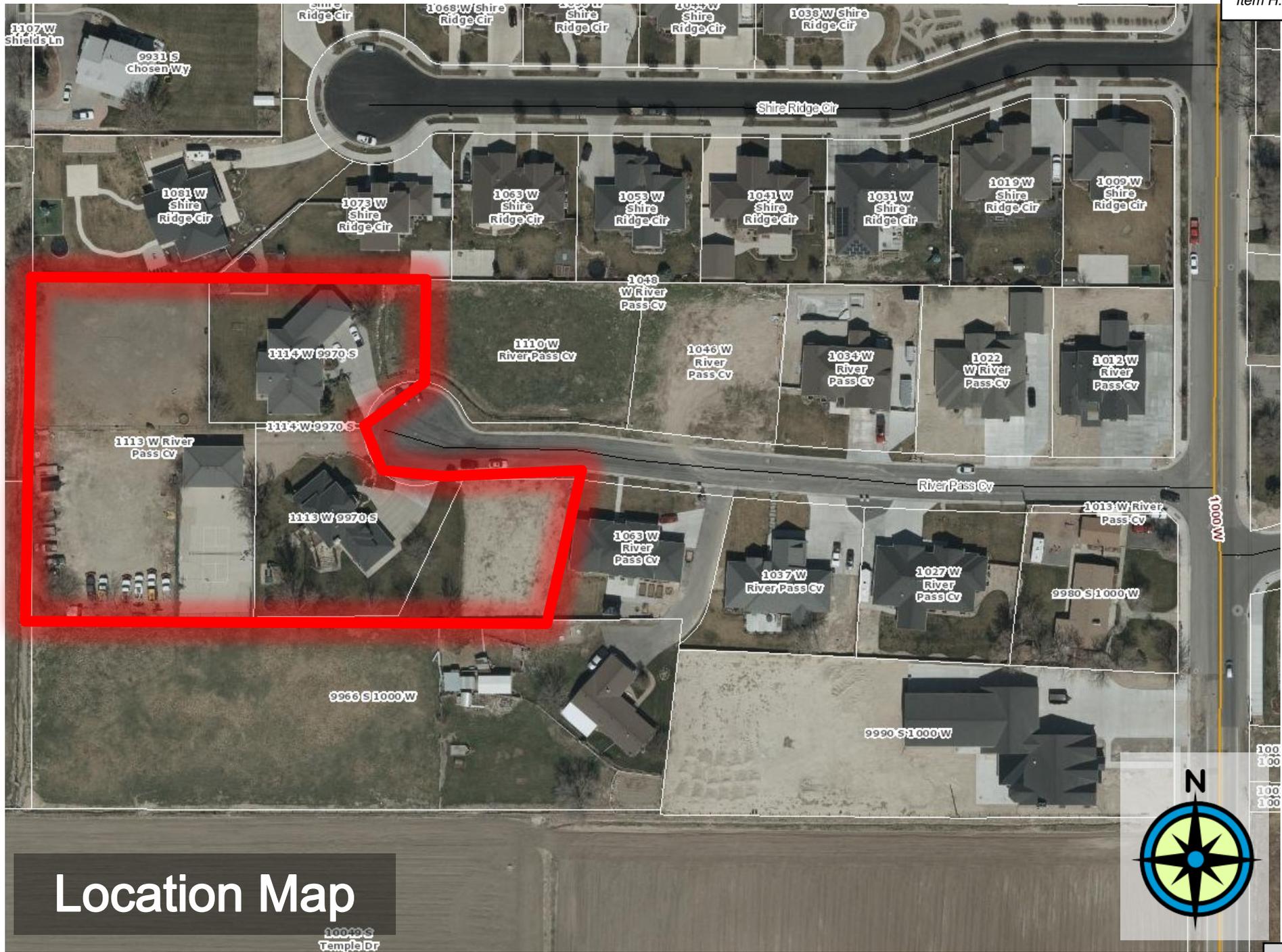
ALTERNATIVES:

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

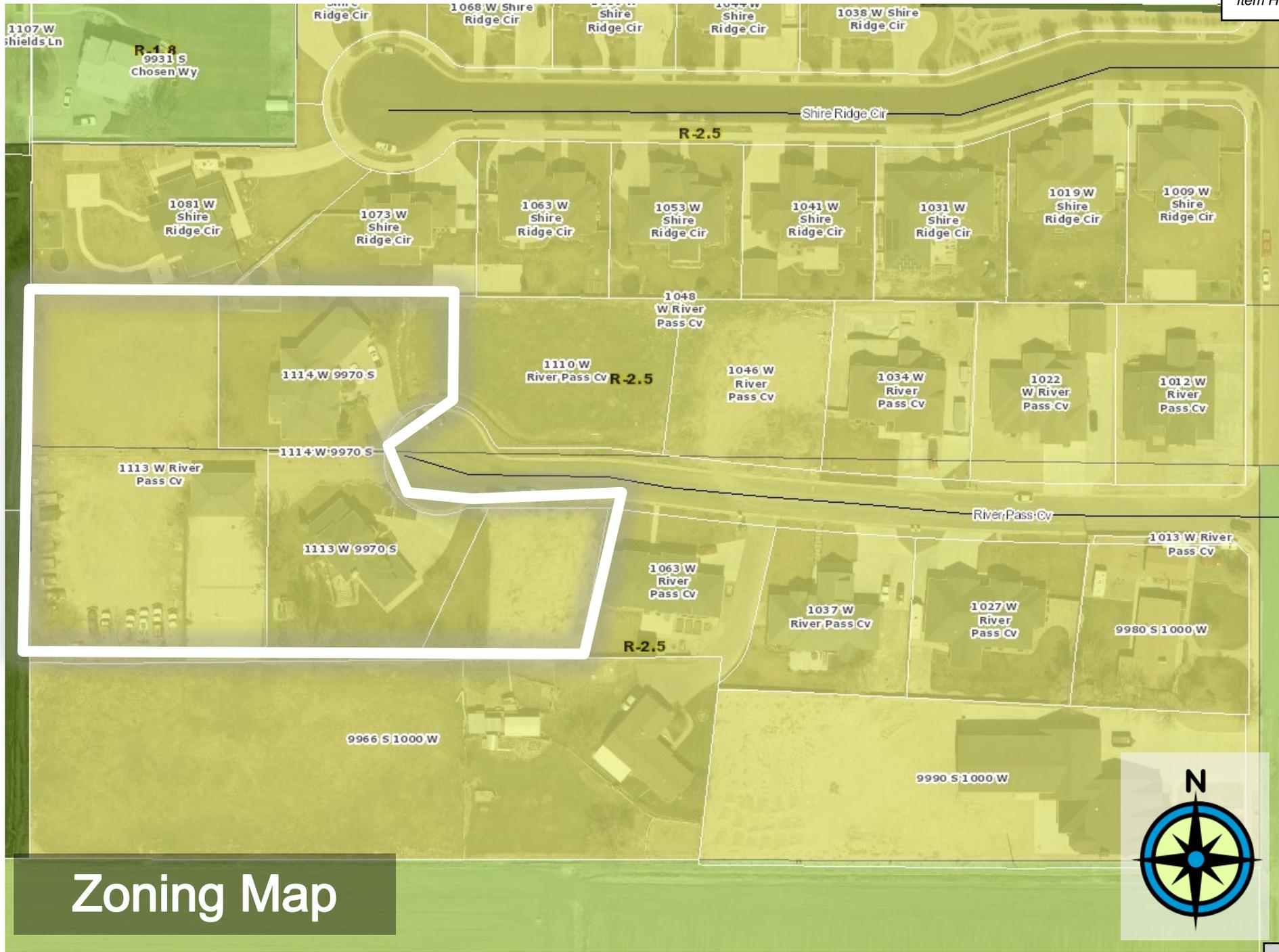
SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Subdivision Plat

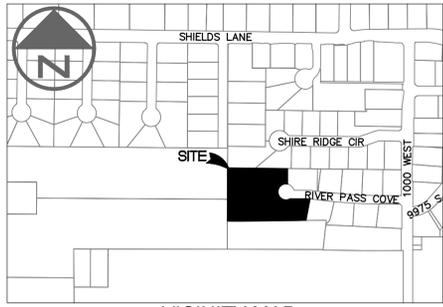
Ian Harris
Planner I
Planning Department



Location Map



Zoning Map



VICINITY MAP
NOT TO SCALE
SOUTH JORDAN, UTAH

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	70.40'	42.00'	96°02'11"	S53°32'57"W	62.44'
C2	91.73'	42.00'	125°08'24"	S57°02'20"E	74.56'

RIVER RUN ESTATES PHASE 3

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH
TAX ID NUMBERS: 2711327119 AND 2711327120

- GENERAL NOTES:
- REFER TO THE RECORD OF SURVEY ON FILE WITH THE SALT LAKE COUNTY SURVEYORS OFFICE.
 - RIVETS WILL BE SET IN TBC AS EXTENSIONS OF LOT LINES FOR FRONT PROPERTY CORNERS. 5/8" REBAR W/ WILDING ENGINEERING CAP WILL BE SET AT REAR PROPERTY CORNERS.
 - MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO HIGH FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.
 - POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBED BY THIS PLAT. 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 TO 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.
 - FINISH FLOOR ELEVATIONS ARE NOT TO EXCEED FOUR FEET IN HEIGHT FROM THE BACK OF CURB.
 - "SURVEYOR AND OR ENGINEER, CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED IN THE TITLE REPORT DATED SEPTEMBER 24, 2021 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR FURTHER CERTIFIES THAT THE LEGAL DESCRIPTION OF THE PROPERTY REFERENCED IN THE TITLE REPORT MATCHES THE DESCRIPTION SHOWN ON THIS PLAT."
 - 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.
 - HOME OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADSIDE SWALES ALONG THE FRONTAGE OF THEIR LOT.
 - 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.

SURVEYOR'S CERTIFICATE:
I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:
RIVER RUN ESTATES PHASE 3
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION:
A TRACT OF LAND BEING SITUATE IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00°10'16" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER OF SAID SECTION 11, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS NORTH 00°10'16" EAST 2645.86 FEET AND EAST 2119.33 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 10°54'28" WEST 114.94 FEET; THENCE SOUTH 89°21'29" WEST 351.66 FEET; THENCE NORTH 89°37'12" WEST 63.28 FEET; THENCE NORTH 00°10'13" EAST 279.49 FEET; THENCE SOUTH 89°21'59" EAST 317.08 FEET; THENCE SOUTH 00°10'16" WEST 81.59 FEET; THENCE SOUTHEASTERLY 162.13 FEET ALONG THE ARC OF A 42.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 09°00'14" EAST 78.63 FEET); THENCE NORTHEASTERLY 89°49'02" EAST 91.17 FEET; THENCE SOUTHEASTERLY 20 _____ DAY OF _____ A.D. 20 ____.

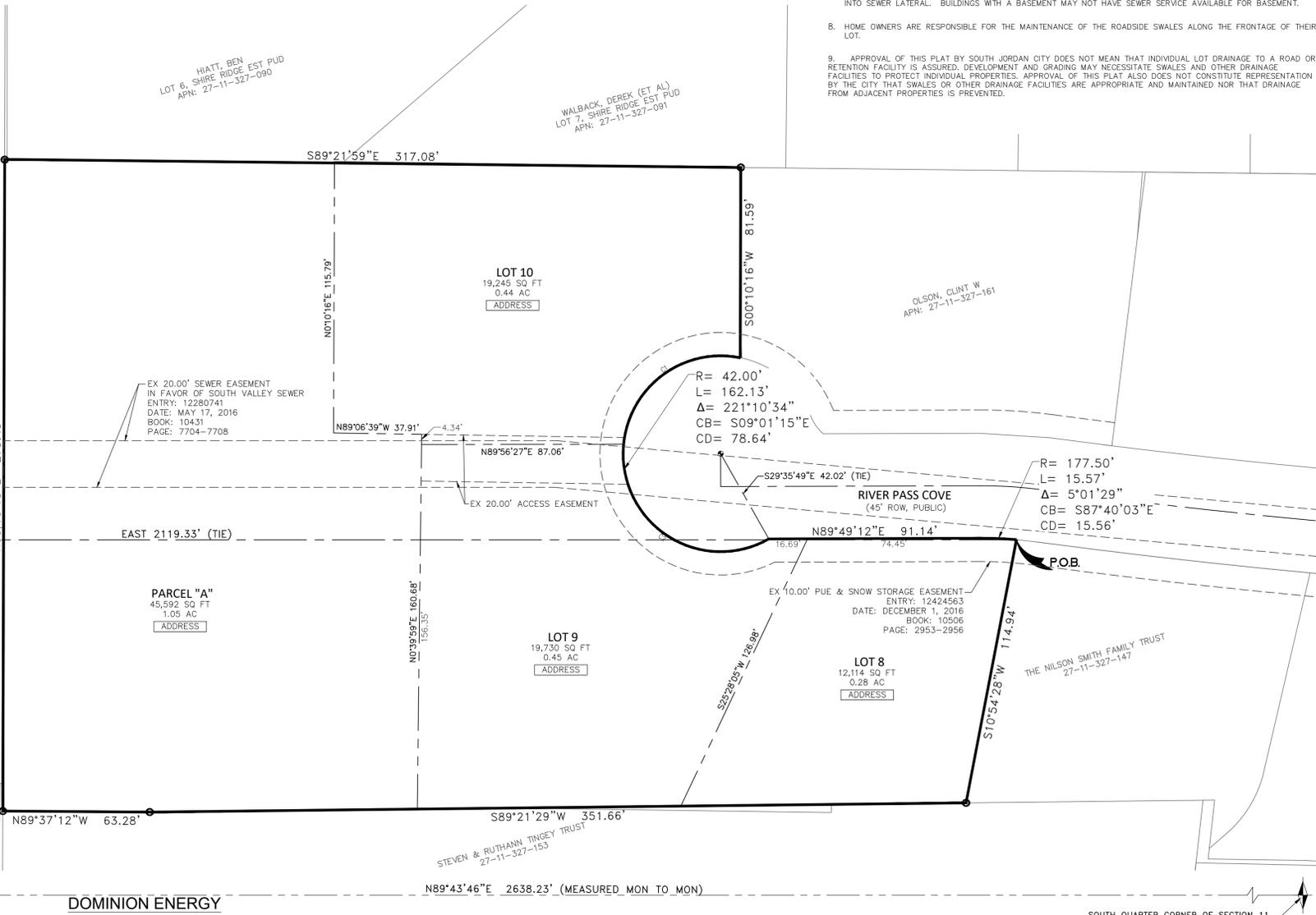
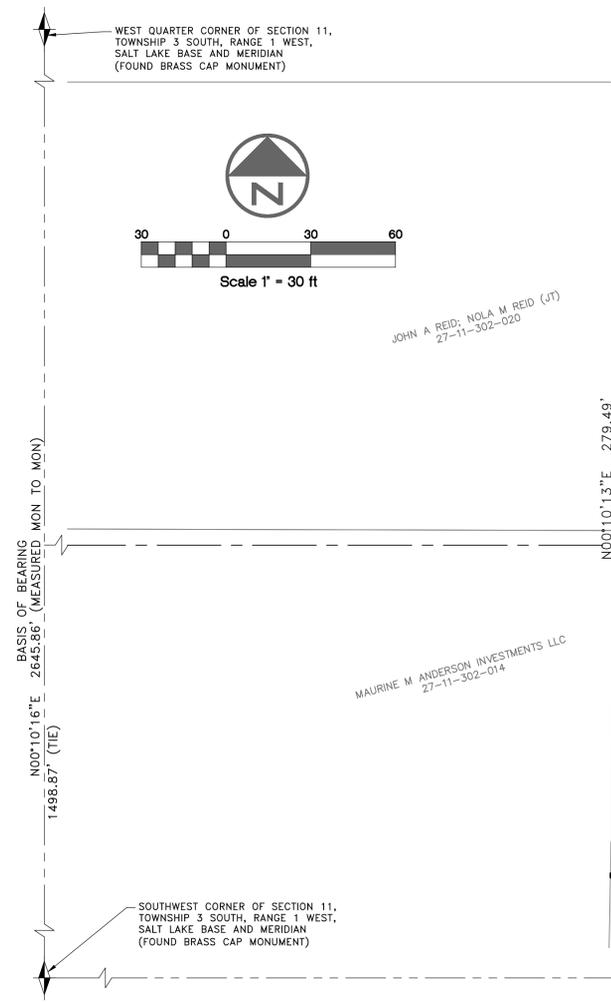
CONTAINING 96,683 SQUARE FEET OR 2.22 ACRES, MORE OR LESS.
CONTAINS 3 LOTS, 1 PARCEL



BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°10'16" EAST FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TO THE FOUND WEST QUARTER CORNER OF SAID SECTION 11.

OWNER'S DEDICATION
KNOWN ALL BY THESE PRESENTS THAT WE/ THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS:
RIVER RUN ESTATES PHASE 3
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET ASIDE OUR HANDS THIS _____ DAY OF _____ A.D. 20 ____.

DEAN S. OLSON
LA DEAN OLSON
CONNIE M. STRANG



ACKNOWLEDGMENT:
STATE OF UTAH
COUNTY OF _____
ON THIS _____ DAY OF _____, 202__, PERSONALLY APPEARED BEFORE ME _____ WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY THEM FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT:
STATE OF UTAH
COUNTY OF _____
ON THIS _____ DAY OF _____, 202__, PERSONALLY APPEARED BEFORE ME _____ WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY THEM FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT:
STATE OF UTAH
COUNTY OF _____
ON THIS _____ DAY OF _____, 202__, PERSONALLY APPEARED BEFORE ME _____ WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY THEM FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

South Jordan City
Planning Division
Reviewed for Code Compliance
Date: 06/08/2022 By: *R. Harris*

PLOT DATE: Jun 03, 2022
G:\DATA\15159 Strang Property\dwg\15159 River Run 3 Plat.dwg



QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR PURPOSE 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 INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH
APPROVED THIS _____ DAY OF _____, 20 ____
BY: _____
TITLE: _____

CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
SOUTH JORDAN CITY ENGINEER _____ DATE _____

CITY PLANNING
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20 ____
SOUTH JORDAN CITY PLANNER _____

LEGEND

- FOUND SECTION CORNER
- SECTION LINE
- ROW CENTERLINE (MAY NOT MATCH ASPHALT CL)
- FOUND STREET MONUMENT
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING) (BOUNDARY LINE)
- ADJACENT PROPERTY / ROW LINE

SALT LAKE COUNTY SURVEYOR
APPROVED THIS _____ DAY OF _____ A.D., 20 ____
ROS NUMBER _____
REPRESENTATIVE _____

SOUTH VALLEY SEWER
APPROVED THIS _____ DAY OF _____ A.D., 20 ____ BY SOUTH VALLEY SEWER
SOUTH VALLEY SEWER REPRESENTATIVE _____

BOARD OF HEALTH
APPROVED THIS _____ DAY OF _____ A.D., 20 ____
REPRESENTATIVE _____

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20 ____
ATTORNEY FOR SOUTH JORDAN CITY _____

SOUTH JORDAN CITY MAYOR
PRESENTED TO SOUTH JORDAN CITY MAYOR THIS _____ DAY OF _____ A.D., 20 ____ AT WHICH TIME THIS PLAT WAS ACCEPTED.
ATTEST: CITY CLERK _____ CITY MAYOR _____

SALT LAKE COUNTY RECORDER
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ ENTRY _____ BOOK _____ PAGE _____
FEE _____ SALT LAKE COUNTY RECORDER _____

RIVER RUN ESTATES PHASE 3
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ ENTRY _____ BOOK _____ PAGE _____
FEE _____ SALT LAKE COUNTY RECORDER _____

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 6/14/2022

Application: TEXT AMENDMENT - AMENDING CITY CODE SECTIONS
17.16.010 CONCERNING PLANNING COMMISSION
ORGANIZATION

Ordinance No.: 2022-12
Applicant: South Jordan City

Submitted By: David Mann, Long Range Planning Analyst

Staff Recommendation (Motion Ready): I move that the Planning Commission recommend to the City Council that it **approve** Ordinance No. 2022-12 amending Section 17.16.010 of the South Jordan City Municipal Code concerning the composition of the Planning Commission.

BACKGROUND:

The South Jordan City Council desired to increase the number of commissioners on the Planning Commission and remove the requirement for an alternate commissioner.

ANALYSIS:

If approved, the proposed text amendment would make it easier to have the required number of commissioners needed to vote on agenda items during public meetings.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- Utah Code § 10-9a-301 requires the City Council to establish a planning commission by ordinance, which shall define, among other things, the number of commission members and how they are appointed.
- The proposed text amendment is consistent with the City's Strategic Priority to promote a balanced regulatory environment by developing "effective, well-balanced and consistently applied ordinances and policies" and implementing "ordinances and policies that encourage quality community growth and development." (Strategic Priorities BRE-1 and BRE-2)
- The proposed text amendment will better-position the Planning Commission to enforce the City's land use ordinances and implement the goals of the General Plan by fully engaging the Commission's sixth member commission as a regular voting member of the Commission.

Conclusions:

- The proposed text amendment will make it easier for the Planning Commission to ensure enough commissioners will attend each public hearing to constitute a quorum and not delay application review and approval.

ALTERNATIVES:

- Recommend approval of Ordinance No. 2022-12 with changes.
- Recommend denial of Ordinance No. 2022-12.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Ordinance No. 2022-12
 - Exhibit “A” – Proposed Text Amendment

ORDINANCE NO. 2022 - 12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SECTIONS 17.16.010 OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO SIMPLIFY STATUTORILY REQUIRED NOTICE OF HEARINGS AND MEETINGS.

WHEREAS, Utah Code § 10-9a-102 grants the City Council of the City of South Jordan (the “City Council”) authority to enact ordinances that it considers necessary or appropriate for the use and development of land in the City of South Jordan (the “City”), including the City’s aesthetics; and

WHEREAS, the City Council has adopted Title 17 (Planning and Zoning Code) of the City of South Jordan Municipal Code (“City Code”); and

WHEREAS, the City Council desires to amend City Code § 17.16.010 of Title 17 (Planning Commission) to add a sixth voting commissioner to replace the former substitute commissioner and to make other changes as set forth in the attached exhibit; and

WHEREAS, the South Jordan Planning Commission held a public hearing, and reviewed and made a recommendation concerning the subject text amendments; and

WHEREAS, the City Council held a public hearing and reviewed the subject text amendments; and

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

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

SECTION 1. Amendment. City Code § 17.16.010 (Planning Commission) is amended as shown in Exhibit A to this Ordinance.

SECTION 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2022 BY THE FOLLOWING VOTE:

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

Exhibit “A”

(Deletions in ~~strikethrough~~ new language in **bold underline**)

CHAPTER 17.16 LAND USE ADMINISTRATION

17.16.010: PLANNING COMMISSION:

There is created a Planning Commission of the City consisting of **six (6)**~~five (5)~~ voting members ~~and one alternate member~~. Each member of the City Council **and the Mayor** shall nominate one voting member to the Planning Commission and that nominee shall be appointed to the Planning Commission by a majority vote of the City Council. Each voting member shall be a resident in the council district for which he or she is appointed for at least one (1) year prior to the voting member’s appointment. If a Planning Commission member moves outside its council district from which he or she was appointed, **or if the council district boundaries change so that a Planning Commission member now resides outside the district to which he or she was appointed**, that Planning Commission member may finish his or her term. ~~The Mayor shall nominate the alternate member to the Planning Commission and that nominee shall be appointed as the alternate member to the Planning Commission by a majority vote of the City Council. The alternate member shall be a resident of the City for at least one (1) year prior to the alternate member’s appointment, and shall maintain residency in the City during the alternate member’s term. The alternate member of the Planning Commission shall attend the Planning Commission meetings and participate in the proceedings, but shall not vote in the meetings unless at least one voting member is not present for the meeting or if at least one voting member is recused.~~ Members of the Planning Commission shall be appointed for the same term, or remainder of a term, as the term of the Mayor or member of City Council who nominated him or her. The City Council may remove any member of the Planning Commission for any reason by majority vote of the City Council. A City Council member who nominated a Planning Commission member, which Planning Commissioner subsequently moves from its council district, may remove, for any reason, that Planning Commission member that he or she nominated. Any vacancy occurring on the Planning Commission by reason of death, resignation, removal, or disqualification shall promptly be filled by the City Council for the unexpired term of such member, according to the nominating and appointment procedure set forth herein. A member of the Planning Commission whose term has expired shall continue to serve until a successor has been appointed unless otherwise directed by the City Council. Each member of the Planning Commission, including the alternate member, shall be paid fifty dollars (\$50.00) per day for attending each regular Planning Commission meeting. Members of the Planning Commission shall be appointed, including appointments to fill vacancies, and removed by resolution of the City Council.

- A. Commission Organization And Meetings: At the first regular Planning Commission meeting held in each calendar year, the members shall select from their number a Chairperson and other such officers as they deem necessary in carrying out the functions of the Planning Commission and shall adopt such rules and regulations for the conduct of business before the Planning Commission as they deem appropriate, which rules and regulations may be modified and/or amended at any time by the Planning Commission at any of its regular meetings. The City Council may remove, replace, or appoint the Chairperson of the Planning Commission by a majority vote of the City Council. Planning Commission meetings shall

be held at the call of the Chairperson and at such other times as the Planning Commission may determine in accordance with the law. Planning Commission meetings shall be open to the public, unless closed in accordance with law. Three (3) members of the Planning Commission shall constitute a quorum for the transaction of business. The vote of the majority of those Planning Commission members in attendance, but no less than three (3) members, shall be required to pass any motion before the Planning Commission. Minutes shall be taken at the Planning Commission meetings and minutes containing the official act and recommendations of the Planning Commission shall constitute public records and shall be available for inspection upon reasonable notice at reasonable times and places. Reports of official acts of the Planning Commission shall be made in writing and shall indicate how each member of the Planning Commission voted with respect to such acts or recommendations as the Planning Commission may from time to time make.