

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, MAY 23, 2023 at 6:30 PM



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, May 23, 2023, 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 May 23, 2023 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 09, 2023 - Planning Commission Meeting Minutes
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**
- G. **ACTION**

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. DAYBREAK VILLAGE 12A PLAT 1 AMENDED SUBDIVISION AMENDMENT

Address: Lots 170 through 179 and lot P-103

File No: PLPLA202300060

Applicant: LHM Real Estate

H.2. HARVEST CROSSING VILLAS 2 PRELIMINARY SUBDIVISION AMENDMENT

Address: 3244 W Harvest Chase Dr

File No: PLPLA202300010

Applicant: Jeff Seaman

H.3. PARK PLACE PHASE 2 AMENDED SUBDIVISION AMENDMENT

Address: 1079 W. Jordan River Dr.

File No: PLPLA202100136

Applicant: Josh Gera, Ensign Engineering

I. LEGISLATIVE PUBLIC HEARINGS

J. OTHER BUSINESS

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

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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 18th day of May, 2023.

Cindy Valdez

South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
May 9, 2023**

Present: Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Steven Catmull, Commissioner Trevor Darby, Commissioner Laurel Bevens, Deputy City Engineer Jeremy Nielson, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, Senior IS Tech Phill Brown, GIS Coordinator Matt Jarman, Meeting Transcriptionist Diana Baun, Planner Damir Drozdek

Others: Philip Haderlie, Bennion Gardner, Judy Ward, David Nickel, Rhonda Williams, Corey Jenson, Brian Adams, Vijaya

Absent: Commissioner Aaron Starks

6:30 P.M.
REGULAR MEETING

A. WELCOME AND ROLL CALL – Chair Michele Hollist

Commissioner Michele Hollist welcomed everyone to the Electronic Planning Commission Meeting and excused Commissioner Aaron Starks who was unable to attend.

B. MOTION TO APPROVE AGENDA

Commissioner Bevens motioned to approve tonight’s agenda as published. Chair Hollist seconded the motion; vote was unanimous in favor. Commissioner Starks was absent from the vote.

C. APPROVAL OF THE MINUTES

C.1. April 25, 2023 Planning Commission Meeting Minutes

Commissioner Darby motioned to approve the April 25, 2023 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion; vote was unanimous in favor. Commissioner Starks was absent from the vote.

D. STAFF BUSINESS - None

E. COMMENTS FROM PLANNING COMMISSION MEMBERS

Chair Michele Hollist gave a brief review of the last City Council study session and meeting from May 2, 2023, and she will send a more in depth review to her fellow commission members in the near future.

Commissioner Nathan Gedge will not be at the June 13 Planning Commission meeting.

The commission discussed that Commissioner Steve Catmull will cover the next City Council Meeting on May 23, then Commissioner Gedge will cover the June 6 meeting.

F. SUMMARY ACTION - None

G. ACTION - None

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. FULLMER LEGACY CENTER SITE PLAN AND CONDITIONAL USE PERMIT

Address: 10960 S. Park Rd

File No.: PLSPR202300014, PLCUP202300015

Applicant: Philip Haderlie, VCBO Architecture

Planner Damir Drozdek reviewed background information from the Staff Report.

Chair Michele Hollist asked if the parking agreement had been worked out yet.

City Planner Greg Schindler said it has been signed by the city and is going to the county council next week.

Chair Hollist asked about landscaping requirements in terms of live ground coverage in this zone.

Planner Drozdek said it wasn't specific to this zone, but any areas not used for recreational or training activities can only have up to 20% covered in turf. Since this is being used as a recreational area, they are allowed to have over 20% coverage.

Chair Hollist asked specifically about a personal residence, and what the requirements are.

Planner Drozdek responded that both residential and commercial are required to have at least 50% coverage with live foliage/materials.

Chair Hollist asked if the turf on this property will be live grass or artificial.

Planner Drozdek responded it will be live.

Commissioner Nathan Gedge asked if the permit will stay exclusive to boxing and training activities, or if it will include any recreation activity to include live entertainment.

Planner Drozdek said it isn't tied specifically to a boxing gym and referenced the Staff Report where it states the code and explains the reasoning for choosing the options they did.

Commissioner Steve Catmull noted there was a similar question in the past, and he believes the answer was that it gets reevaluated when a business permit is issued. If someone were to come in with a completely different use, whether it's the new owner or the same owner, it would be reviewed.

Planner Drozdek agreed and gave a few examples of what might require a different permit.

Planner Schindler noted that there will already be a boxing arena with seats, and they plan to sell tickets for that. Based on the stated uses, if the commission wants it to stay exclusively for boxing they would need to state that as a condition.

Commissioner Laurel Bevans asked if there is any anticipation of large events going on at the boxing center, and if that is factored into the parking agreement already.

Planner Drozdek said the agreement doesn't go into detail about coordinating with the nearby areas, but the applicant has had discussions with the city and county to coordinate between events so they are not occurring at the same time.

Chair Hollist noted that at the Architectural Review Committee meeting it was shared that this arena could seat 500 when fully set up.

David Butterfield (Applicant – Chair and President of the Fullmer Legacy Foundation) – said the core of this location will be boxing, specifically youth boxing, but they anticipate that will extend to other kinds of noncontact boxing for the elderly and those who want the health and wellness benefits without risk of injury. They have also talked with the Dean at Utah State University about similar take-off youth programs, since they are so close in proximity and both places having a similar target audience and desired outcome. They do plan on having boxing events with youth from various areas coming to compete in regional and statewide tournaments, and they recognize they will need to work with the other owners to ensure adequate parking.

Chair Hollist opened the public hearing for comments.

Phil Haderlie (Applicant) – is the architect on this project and is available to answer any questions the commission or public might have.

Chair Hollist closed the comment portion of the hearing.

Commissioner Gedge discussed the wording on the permit and shared concerns about possible noise issues with activity outside. However, he believes that the wording in the Staff Report, if read verbatim, addresses his concerns.

Commissioner Gedge motioned to approve File No. PLSPR202300014, Site Plan application, and File No. PLCUP202300015, Conditional Use Permit application, to allow for boxing events and training activities within the building with the following conditions:

- That the access and parking agreements are executed and recorded prior to building occupancy by the city, county and foundation.

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

Commissioner Starks was absent from the vote.

I. LEGISLATIVE PUBLIC HEARINGS

I.1. SJC TOWNHOMES @ REDWOOD REZONE, REZONE FROM A-5 AND R2.5 TO R-M-PD ZONE

Address: 11147 S. Redwood Rd

File No.: PLZBA201900236

Applicant: Brian Adams, Civil Science Inc.

Planner Damir Drozdek reviewed background information from the Staff Report.

Chair Michele Hollist asked if the 39 foot height on the structures is higher than the normal limit.

Planner Drozdek responded that the residential height limit is normally 35 feet, and this would be in excess. There will be a development agreement for this project, and that will be a part of the agreement to allow for the additional height. He believes the townhomes to the north of the project are about the same height at around 40 feet.

Chair Hollist asked for the reasoning behind the height.

Planner Drozdek said he believes the main floor will be just the garage, with the first floor having the kitchen and main living area, and the second floor probably having the bedrooms.

Chair Hollist asked for the identity of the owner of the half acre lot, and if their plans are known at this time for the property.

City Planner Greg Schindler believes the plan is for a single family home, which will not be a part of this project.

Chair Hollist asked to clarify that there is not a development agreement with the city yet, and that they have chosen to move ahead with the rezone before that agreement is in place.

Planner Drozdek noted there is a draft agreement that has been completed, it will be sent to the applicant to review and possibly agree to the terms. The main points of that agreement are in the Staff Report. If the zone change is approved and this moves on to City Council, the council will have the option to approve, deny or change that agreement.

Commissioner Nathan Gedge noted that tonight is just addressing the rezone, and that the planning commission is only a recommending body to the city council. It has been mentioned by the public that this has been seen by the council multiple times, however that is not the case. He asked what happens next if this is approved by the council.

Planner Drozdek believes these will be for-sale units, so there will be a preliminary subdivision plat coming back to the commission.

Commissioner Trevor Darby asked regarding the roads being privately owned and maintained, and if that is the most common approach now for a project like this or if they are usually deeded over to the city.

Planner Drozdek said it's pretty common for this size of project.

Commissioner Laurel Bevans is only seeing one set of elevations, and asked if both commercial buildings are mirror images of each other.

Planner Drozdek said the south elevation shows overhead doors, but the parking is to the south. In the next site plan, this should be fixed as the elevations being shared are only for the north elevation currently.

Chair Hollist asked for the density of the townhomes just north of this project.

Planner Schindler was unsure, as their density was tied to the single family houses on Beckstead, but since the city council doesn't approve projects over 8 units per acre, he believes it is probably below that.

Chair Hollist invited the applicant up to speak.

Brian Adams (Applicant) is with Civil Science and had nothing to add at this time.

Commissioner Bevans asked if they are planning for rooftop decks on these buildings.

Mr. Adams believes that some of them will have those decks.

Chair Hollist asked which direction those decks are facing.

Mr. Adams was unaware of their direction.

Chair Hollist opened the public hearing for comments.

Judy Ward (Resident) – I live directly behind the project and I have a few concerns. Thank you Damir for addressing an email I sent (Attachment A) as it answered a lot of my questions, as I know your time is very valuable. The transportation piece was my number one concern, and I am really nervous about the parking on Beckstead happening. My adult children rent and/or own townhomes and what's happening lately with this is they are renting the individual rooms out, and each individual comes with a car. One of her daughter's concerns when she lived in Riverton was that she had to be home at a certain time or she would be blocks away from her rented room

in the townhome; that is a real concern, where those people are going to park. The problem was she could not park in the driveway because the people renting the garage spaces wanted to be left free in and out access, and didn't want to have to find her to move her car when they wanted to get in or out. As an idea with this, maybe we would not have an access on to Beckstead, which might be able to solve the parking issue along Beckstead Lane, or at least maybe a no parking side on the east side with all the trees. Also, where my location is, I am a little concerned about the storm drainage and want to make sure that is taken care off because I am literally downhill from this development. My father-in-law just had an issue in Taylorsville where his basement got flooded during a construction project that wasn't planned accordingly.

David Nickel (Resident) – I live pretty close to where she lives too. I am really surprised, it says that this has been before the city council three times and the citizens know nothing about it; it sounds like it is already a done deal. Aren't we usually receiving this letter when you are in the planning time. It sounds like you aren't really going to listen to anything we say, if the city council has already approved it. I have some concern too about Beckstead. I am glad that has been extended all the way through, but I think with this it will just be a parking lot for the overflow of what they are going to build there. I would suggest too that maybe one side should be non-parking, just as it is at Wyngate, because Wyngate has the same problems on the east/west next to them with 30-40 cars parked out there every night; they have made it so you can't park on both sides. I am a little concerned about things that are approved without proper parking. I don't know if this facility has parking for visitors, is that part of the plan? Down by the car wash there is a business there, and evidently they were given their spot and they have no room for parking, so they park over in the church parking lot. I think parking is really a problem with these things, so do we even get in touch with the city council, as it has already been approved before we really had a chance to say anything about it. We even have people with RVs that leave those RVs there for the whole winter, so there is not much room there for all of these things at this time.

Rhonda Williams (Resident) - As is Judy, I am directly across Beckstead. Beckstead is 25 miles per hour, but do any of you want to guess how fast people go on that street; it's not 25, and we don't have the police presence that we should there, even though it's just down the street from the police station. They have been clocked at 60-65 mph going down that street, so my concern is the speed and the parking as well. I am concerned, as David is, that this sounds like it was already in the works before we were notified, so these apartments or townhomes are going to be in the middle of three residential areas. Putting those ugly things on top, like they did on Redwood Road, is just an eyesore as they are ugly. Everyone comments, asking who lives in those awful apartments, and it is just not structurally the same as the rest of the neighborhood. Honestly, I have thought about moving because of this. The through street from Redwood Road into Beckstead is going to be awful, we already have too much traffic on Beckstead because people cut through there to get to either 11400 South or 10600 South; the traffic is horrible there. Something needs to happen so there is not that easy access to that road. If you are going to do retail on one side and townhomes, I don't understand why it wasn't recommended residential homes instead of townhomes; I'm sure money has a lot to do with this, but I am disappointed that anybody would say it's okay to put townhomes there. I can see them along Redwood Road, but I can't see them in the middle of a residential area. If they are going to do retail and the homes, then there needs to be some kind of a division so the people on Redwood Road cannot go

through there to get to Beckstead because that is really an issue. The parking, like Judy and David mentioned, is really a problem and it makes you want to move because of the atmosphere you are creating by allowing that to happen.

Vijaya (Resident) I am just north of the townhomes. More than a concern, I want more information on this concept plan. I want to know exactly what is coming out there, is that going to cause any issues in future. There is an adjacent road and I see cars driving there during the week with a few accidents where they just crashed into the wall of the building and premises, so I want to know if there is going to be some kind of divider that comes between my property and the road. I wanted to find out what exactly will be between the road and my property.

Planner Schindler shared that his lot is the second lot in from Beckstead on the north side at the commission's request.

Vijaya – I have no concerns, I just wanted to get an answer to my question.

Bennion Gardner (Resident) – I just had two comments. I think it's great we are getting more housing in our community, which is desperately needed. I have a house which I am glad about as anyone who doesn't own a house and hasn't bought one in the last year will have a tough thing trying to get one. I have siblings who are younger than me who haven't gotten to the point where they were able to buy a house yet, and I am not sure if they're ever going to be able to. Adding more housing is great, we need that in the community. The other point that I wanted to make, that I think addresses some of the concerns we've heard is that when I looked at the site plan I saw very little design for pedestrians, for anything but cars. There is a little bit of a sidewalk, but really not much. In fact, it looks very unsafe. There is no sidewalk coming from Redwood Road into all these homes, you are going to add several homes which is good but not everyone in these homes is going to be driving a car. Some of them will want to get out on foot. I know Redwood Road is not the greatest for pedestrian access, but I wish there was a little more thought and more added to the design to keep pedestrians safe and separate from cars, able to access the homes that are there. Going along with that, with concerns over speeding on Beckstead with traffic and parking, perhaps that is a road that could use a road diet and benefit from a protected bike lane on one side. That again would provide people with options for transportation that did not involve cars, and also eliminate some of those parking issues. Narrowing the road would also slow cars down.

The commission discussed allowing those who have already commented to speak again during public comment.

Commissioner Gedge motioned to allow additional citizen comments, if they are specifically related to the rezone and contain new information not previously presented, with a time limit of no more than one minute. Commissioner Darby seconded the motion; vote was unanimous in favor. Commissioner Starks was absent from the vote.

Rhonda Williams (Resident) – I am just concerned about why we are not staying within that 35 foot restriction. I don't understand why they're allowed to go 39 feet.

Chair Hollist closed public comment. She reviewed the issues presented with transportation and parking on Beckstead. She asked Planner Drozdek to respond to those concerns.

Planner Drozdek reviewed the map and information from the Staff Report. City Code requires two parking spaces for a two bedroom unit, for three bedrooms or more code requires 2.5 parking spaces. Based on the site plan presented, the applicant has provided enough parking which does include driveway spaces. There is no guest parking, the six stalls on the side of the project are reserved for commercial uses along Redwood.

Commissioner Trevor Darby asked to review the steps for this project, noting that the development agreement has not been officially approved by the council and will happen at a future meeting where concerned residents can attend and comment during that public hearing. The site plan is not being approved tonight, and many of the comments have been more related to that than the rezone being proposed tonight.

Planner Drozdek said this will be discussed at the first City Council Meeting in June. Those noticed for this hearing were also noticed of the council meeting on the same paperwork.

Assistant City Attorney Greg Simonsen noted his concerns when citizens think decisions have already been made, and that they were removed from the process. In this process, a developer will go to the planning staff, then sometimes attend a work meeting. A work meeting is a place where no decisions are made, and the developer presents what they are hoping to do to get feedback from the council. Those meetings are noticed and placed on the website, and as explained, nothing gets decided at those public meetings. Anyone can go on the city website and review the Staff Report, as it answers many of the questions residents have shared tonight. He discussed the PD Zone and its purpose, which is also explained in the Staff Report. He also discussed the development agreement which is still in the works, noting that he and Planner Drozdek are the ones creating it, but they are not the decision makers. They are merely putting everything on paper, but there will be a lot of input coming in over time on the things contained in there. As soon as there is a proposed development agreement, it will show up in the noticing for the rezone when it goes to the legislative body. This body, the planning commission, only recommends, and the city council is the body that makes the final decision; they have not weighed in on the rezone or development agreement yet. Also, there is no parking allowed on Beckstead Lane. Someone can always come and park illegally, and if that happens they can be issued a ticket, but there are no parking spots designated on Beckstead Lane.

Commissioner Catmull added that residents can call the city with illegal parking issues and they will be addressed.

Commissioner Bevans asked if the spots designated for commercial parking are intended for business hours, and could they potentially be used by residents outside of those hours.

Planner Drozdek said they should be for standard business hours, and he doesn't believe that parking would be enforced after/before business hours.

Chair Hollist agreed that tonight they are only hearing the rezone. There are some references to some general guidelines the development agreement will follow, and it does reference this is

what things will be built towards. She does have concerns with no designated visitor spots, and the reality is that for developments like this, parking is an issue. There are two garage spots, and they technically meet the parking requirement with the driveway spots, but we often see that garages aren't used at all. She addressed the comment about renting individual rooms and asked staff to discuss city ordinances regarding that.

Planner Drozdek responded you can rent out your home to family, and it is defined in city code what is considered "family;" It is people either related by blood, or up to four unrelated individuals. That is the same for a single family home or a townhome type housing option. This project has mostly all three bedroom, and they are a for sale product.

Chair Hollist asked staff to review storm drainage requirements, and to confirm that will be reviewed on the site plan and that the runoff from the property will be the owners' responsibility.

Deputy City Engineer Jeremy Nielson responded that yes, they will be required to submit storm drain calculations to ensure they can accommodate the required runoff. They will also be required to retain the 80th percentile storm.

Chair Hollist asked if the no parking on Beckstead is announced via signage.

Deputy Engineer Nielson said you can currently park on Beckstead Lane, however if it ever became a traffic safety issue it could be marked as no parking in the future. It is a very wide road at 42 feet of asphalt, which has enough width for parking on both sides. If they did allow some parking on that road it would technically slow down traffic from a traffic engineering standpoint.

Commissioner Darby asked about cars on public roads that seem to be abandoned and what the time limit is for moving it.

Deputy Engineer Nielson responded that it has to be moved within 48 hours, and residents can call the city for cars, trailers or RVs parked longer to have them cited and towed. There is actually an online form that can be filled out as well to have those vehicles dealt with.

Chair Hollist asked what type of wall/fencing will be installed between the private homes to the north.

Planner Drozdek believes there is an existing decorative masonry wall, and that is proposed to remain in place to serve as a safety barrier between the road and homes to the north.

Chair Hollist asked about concerns regarding speeds on Beckstead.

Deputy Engineer Nielson said residents are always welcome to contact him. They are trying to slow the speeds down on roads like Beckstead lane, and projects like this that add congestion to the road will slow the speeds. They will also be doing some striping to narrow the lanes a little bit and try to make drivers feel a little less comfortable traveling at faster speeds. A few years ago radar feedback signs were also installed to try and alert drivers to ensure they were checking their speed.

Chair Hollist asked if this road was being considered for a bike lane.

Deputy Engineer Nielson responded not at this time, but with the striped shoulders there would be plenty of width for cyclists.

Chair Hollist asked about the requirements for sidewalks in this type of a development.

Planner Drozdek said they are showing sidewalks on Redwood and Beckstead, those are public improvements. However, since the project will have private drives they don't have to have any sidewalks. There are many developments like this back in Europe that don't have any sidewalks, with pedestrians and cars sharing the same space; there is a specific name for it in Holland.

Chair Hollist noted that with these mixed use developments, one of the selling points is being able to work, live and play in the same area so you would think that pedestrian walkability would be a requirement.

Planner Drozdek agreed and said they could add that to their motion, but he is not sure how many people will be working in those two commercial buildings since they are mostly warehouse.

Chair Hollist agrees with the comments about the need for housing, and noted that her calculations are showing the density for this project at 8.4 units per acre. She asked if that is taking into account the entire area of that parcel, including the businesses.

Planner Drozdek was able to figure out the density of the project to the north, and the entire subdivision, which includes a commercial area to the north of the townhomes, comes out with a density of over 9 units to the acre. The townhome portion itself comes out to over 20 units to the acre.

Commissioner Bevans noted that the site plan does show some sidewalks on the south end of the private road, but that's the only ones inside the project. She asked about the distance between the road and the fence on the north side. She also asked about the lighting requirements on a street like that.

Planner Drozdek assumes that the fence is adjacent to the curb. Regarding lighting, it will be required to submit their lighting plan as part of the site plan process and they will take into account how close the homes are.

Commissioner Darby thanked the public for being here and expressing their concerns. He reassured them this is the first meeting they would have been noticed for, as this is the very first step being taken with the decision whether to rezone or not. There will be opportunities with the next steps for the public to continue to weigh in. He shares many of the residents' concerns about parking and speed on the roads. He doesn't believe the developer, in any case, would have any control over people speeding on the road so it's not on their shoulders, but parking could be an issue and they will ensure they have the appropriate number of parking spaces as stated in the city code.

Assistant Attorney Simonsen shared some language from the development agreement draft in regards to parking, which states the developer will “provide garage, driveway and guest parking stalls for the project as set forth in the concept plan,” and asked about spaces 15-20.

Planner Drozdek said it has been discussed whether to have those intended commercial parking spaces be shared parking between the residents and business. Hours could be limited as mentioned, and that may be able to be built into the agreement.

Chair Hollist asked about a possible restriction on percentage of lot that can be covered in a zone like this.

Planner Drozdek responded that no, the requirements are different for residential areas.

Commissioner Gedge suggested possible traffic mitigation being included in the development agreement, as well as possibly signage or other measures to help slow that down as a direct cut through. Also, they might want to think about including requirements for parking.

Chair Hollist noted there is one official connection by the fields, and there are others nearby. She wouldn't personally cut through a parking lot when there are options for official roads.

Deputy Engineer Nielson noted that the access to the north is a signalized intersection on to Redwood Road. On review, he wasn't overly concerned about the cut through, and this is why they try to have multiple connections, to avoid any one being overly concentrated. In this case, he saw there were enough connections that wouldn't be a strong desire to use that as a cut through. They can always add speed bumps and other things in the future. With the width of the private roads in the project, they will also probably have on-street parking allowed.

Commissioner Bevans shares the concerns regarding no guest parking, but she assured everyone that the city council members listen to these recordings and they will hear all the resident concerns from tonight, as well as the commissioners' concerns. Those will all be taken into account before a decision is made. Most of her concerns are related to the site plan and development, she does not have an issue with recommending a positive recommendation for the rezone.

Commissioner Darby is in the same position.

Commissioner Gedge is fine with the rezone as well, but he does want the height to be discussed.

Commissioner Catmull noted that the zone attempting to be applied allows for this kind of mixed use in a smaller area, that wouldn't be easily done if they tried to split this with something along Redwood Road and then something on the back side of Beckstead like residential homes, and still have the required buffer. He does share the concerns around pedestrians and the access on the private road, as in the future there will be more autonomous cars on the roads and perhaps more pedestrians, so he wants to make sure that is safe and accessible. He also shares the concerns regarding guest parking and proximity to the houses to the north.

Chair Hollist is leaning against this rezone, because they are playing some density games while going for a mixed use zoning. She understands the purpose, but has concerns that this mixed use isn't addressing the walkability, or the parking reality. She is aware they can't require more than the ordinance states, but when they allow this density, especially when it's concentrated on such a small portion of the total acreage, they are probably creating this problem that otherwise wouldn't be there if there were more street parking that would occur with less density. Having seen the site plan and knowing this is just a rezone, but knowing what the intent is to put all those homes in a small portion of the property, she believes she is opposed to the rezone. Her issue is that the actual residences are significantly more dense in the actual building portion, and she anticipates problems with that, no guest parking, and the lack of walkability which is supposed to be one of the primary selling points on a mixed use. She also has concerns with the wall being right up against the private lane, which in theory can work but people need a little bit of buffer and shoulder. She knows on public roads parking is allowed, and that is great for things like special events, but when it is regular it is harder to drive on; she prefers the open feel and having less street parking personally. She knows that's what's done out in Daybreak, but it's one of the things they hear the most complaints about when citizens come to these forums, that while on street parking is allowed, it doesn't appear to be very desirable to many residents.

Commissioner Catmull discussed the recommended language for action, and that whenever they do a rezone it is often just a rezone being approved; however, this rezone has an ordinance number. He asked if there is something different with that.

Planner Schindler noted that they are only recommending approval of that ordinance, not approving it. The ordinance itself is what approves a rezone, and he believes it has been fairly common recently.

Commissioner Catmull asked to confirm that this type of zoning change requires a development agreement to be in place.

Planner Schindler responded that yes, when this is reviewed by the city council there will be a resolution number specifically for the development agreement, and then the ordinance for the rezone will be discussed and either passed or rejected. The planning commission is not making a recommendation on this development agreement, as there is not a completed copy for them to review at this time, as it does not affect the zone change. If the rezone is approved, and comes back with the subdivision and site plan, at that time it will be the planning commission's charge to ensure that what is presented at that meeting is in compliance with the development agreement approved by the city council. The commissioners should definitely share their concerns and anything they'd like added to the development agreement with their council members.

Commissioner Gedge recommended approval of File No. PLZBA201900236, Rezone from A-5 and R2.5 to R-M-PD Zone, with the recommendation to address the following in the creation of the development agreement between the developer and the city:

- **Pedestrian access, including sidewalks; as well as guest parking and overall parking.**
- **Overall density.**
- **Overall height of the residential buildings.**
- **Placement of the drive along the north boundary of the property**

Commissioner Bevans noted that after hearing the other commissioners' thoughts, and reviewing her notes, she doesn't know if many of her concerns can be quickly addressed in the way this is drawn and may affect the way this moves forward. Due to that, she noted she is being swayed in the other direction.

Chair Hollist wanted to point out that they are discussing changing this to a mixed use, which is pretty open. Our city council is very responsible and answers to their public; they are elected officials and will ultimately make that decision.

Chair Hollist seconded the motion. Roll Call Vote was 3-2, majority in favor with Chair Hollist and Commissioner Bevans issuing no votes. Commissioner Starks was absent from the vote.

Commissioner Catmull spoke to the public and noted that any evidence, whether physical or personal feelings, brought to the public hearing at the council meeting where this is addressed, needs to be as detailed and professional as possible as that is the more persuasive type of evidence.

J. OTHER BUSINESS

City Planner Greg Schindler discussed the agenda for the next meeting.

ADJOURNMENT

Chair Hollist motioned to adjourn the May 9, 2023 Planning Commission Meeting. Commissioner Gedge seconded the motion; vote was unanimous in favor. Commissioner Starks was absent from the vote.

The May 9, 2023 Planning Commission Meeting adjourned at 8:06 p.m.

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 05-23-2023

Issue: DAYBREAK VILLAGE 12A PLAT 1 AMENDED
SUBDIVISION AMENDMENT
Address: Lots 170 through 179 and lot P-103
File No: PLPLA202300060
Applicant: LHM Real Estate

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

Staff Recommendation (Motion Ready): Approve File No. PLPLA202300060

BACKGROUND

ACREAGE	1.078 Acres
CURRENT LU DESIGNATION	Residential Development Opportunity (RDO)
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 Village 12A Plat 1 Subdivision. The proposed amendment, if approved will accomplish the following:

1. Eliminate lots 177 through 179 by enlarging lots 170 through 176. Lot P-103 will be relocated to be between lots 170 and 171.

For market reasons, the applicant has determined that larger lots similar in size to those across the lane to the south would be will be more appropriate in this location.

Since lot P-103 is also a Public Utility and Drainage Easement (PU&DE), the existing easement will be vacated with the recordation of this plat after City Council approval of the easement vacation.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Good cause exists for the amendment since the lots are currently vacant and lots of increased size may be advantageous for development opportunity.
- 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:

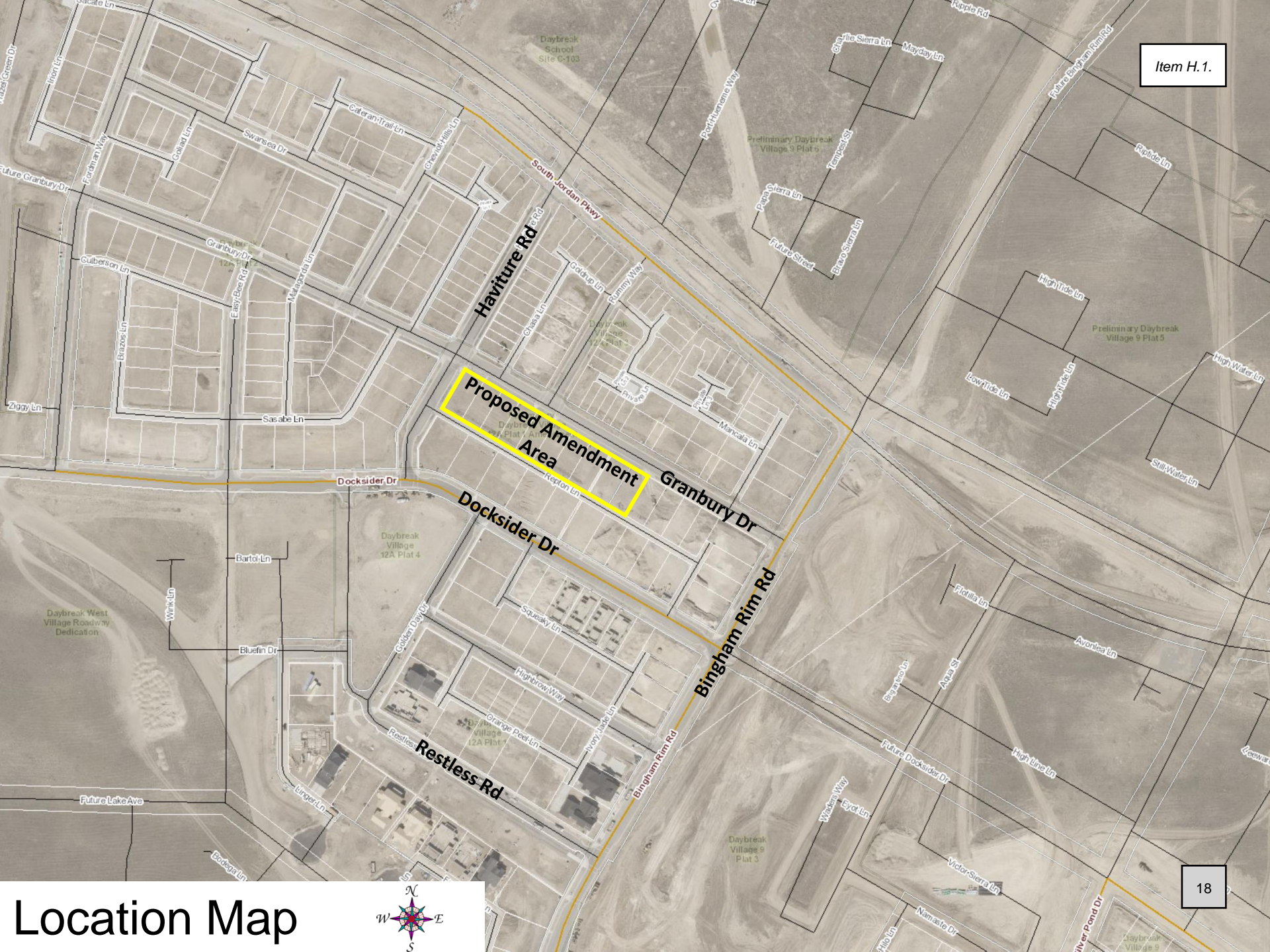
- None.

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

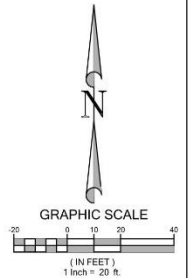


Item H.1.

Proposed Amendment Area

Location Map





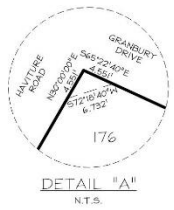
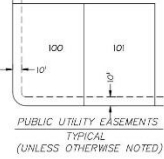
Sheet 2 of 3

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



LEGEND

	FOUND SALT LAKE COUNTY SECTION CORNER
	EXISTING STREET MONUMENT
	ADDRESS WITH ABBREVIATION OF STREET OR LANE
	1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 1024 PAGE 3900



Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	44.375	473.000	008°22'40"	S62°41'20"E	44.376

DAYBREAK VILLAGE 12A PLAT 1 AMENDED
ATTENDING LOTS 170 THROUGH 176 AND LOT
P-103 OF THE DAYBREAK VILLAGE 12A PLAT 1

Located in the Northwest Quarter of Section 22,
T35, R24, Salt Lake Base and Meridian

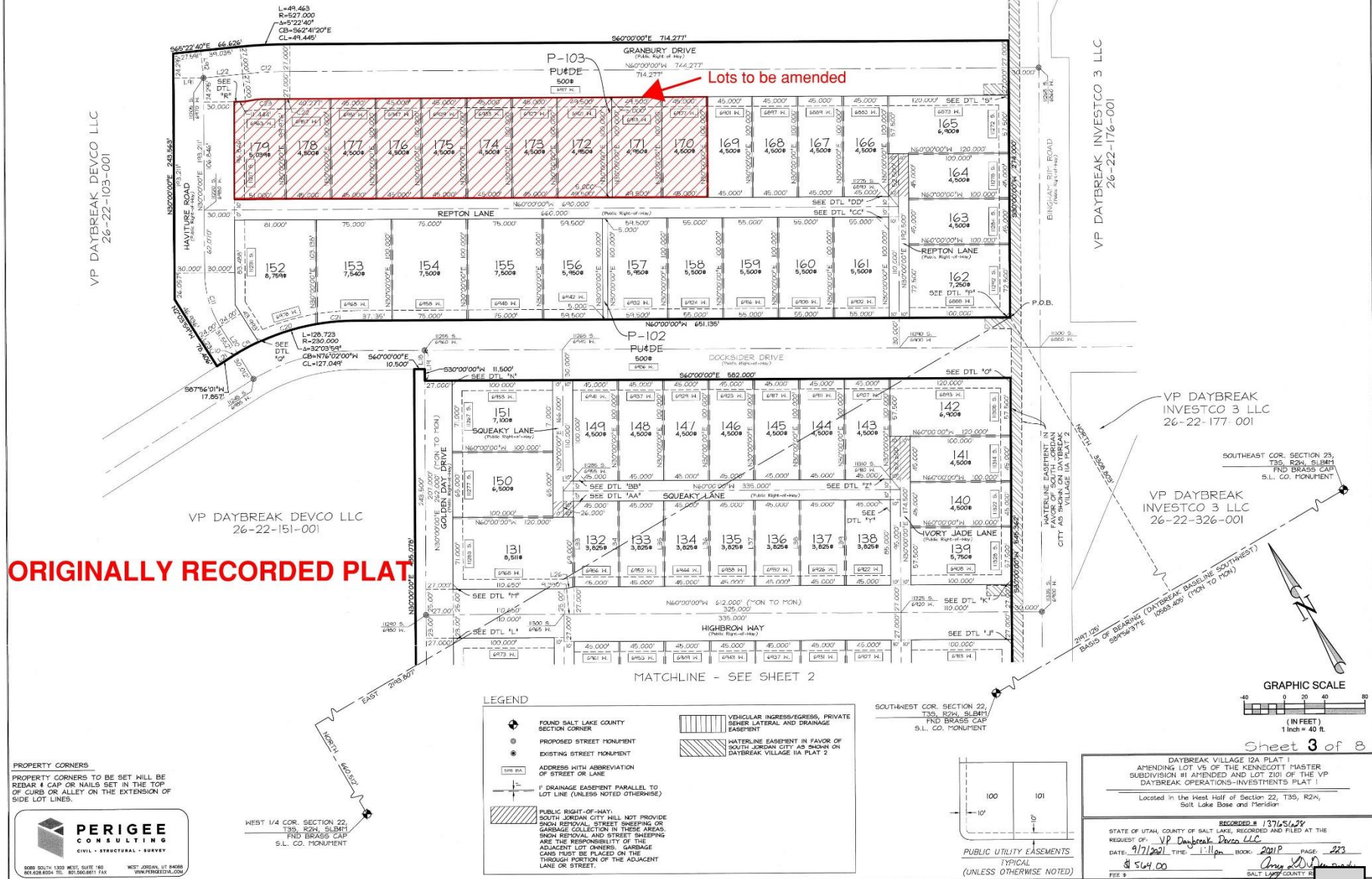
SALT LAKE COUNTY RECORDER **RECORDED #**

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

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

FEE \$ _____ DEPUTY, SALT LAKE COUNTY

VP DAYBREAK DEVCO LLC
26-22-103-001



SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 04/23/2023

Issue: Harvest Crossing Villas 2
PRELIMINARY SUBDIVISION AMENDMENT
Address: 3244 W Harvest Chase Dr
File No: PLPLA202300010
Applicant: Jeff Seaman

Submitted by: Miguel Aguilera, Planner I
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Harvest Crossing Villas 2 Subdivision Amendment, File No. PLPLA202300010.

ACREAGE:	Approximately 0.26 Acres
CURRENT ZONE:	Residential (R-M-7) Multi-Family
CURRENT USE:	Multi-Family Residential
FUTURE LAND USE PLAN:	SN (Stable Neighborhood)
NEIGHBORING ZONES/USES:	North – R-2.5 / Single-family residential South – R-2.5 / Single-family residential West – R-2.5 / Single-family residential; P-O (PD) / Office (Planned Development) East – C-C / Commercial Community; P-O / Office

STANDARD OF APPROVAL:

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

BACKGROUND:

The applicant is requesting that the Planning Commission approve a preliminary subdivision amendment for the Harvest Crossing Villas 2 subdivision generally located at 3244 W Harvest Chase Dr. The proposed amendment will correct the dimensions of four lots of a four-plex building that had the unit types swapped during construction. The subdivision amendment will allow the recorded lot dimensions to match the constructed units.

The units constructed on lots 209 and 210 require a lot depth of 60.08 feet while the recorded plat shows a lot depth of 68.50 feet. The units constructed on lots 211 and 212 require a lot depth of 68.85 feet while the recorded plat shows 60.17 feet.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The subject property is located in the R-M-7 Zone, and its future land use is SN (Stable Neighborhood). It complies with City Code § 16.14, other requirements of the South Jordan City Municipal Code, and sanitary sewer and culinary water requirements.
- This property is part of the Harvest Crossing Villas 2 recorded subdivision
- The correction to the plat will fix the swapped dimensions of the four lots

Conclusion:

- Based on the Findings above, there is good cause for amending the subdivision.

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 proposed Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Current Zoning Map
- Future Land Use Map
- Recorded Plat
- Proposed Subdivision Amendment Plat


Miguel Aguilera
Planner I, Planning Department

South Jordan Parkway

Willow Valley Rd

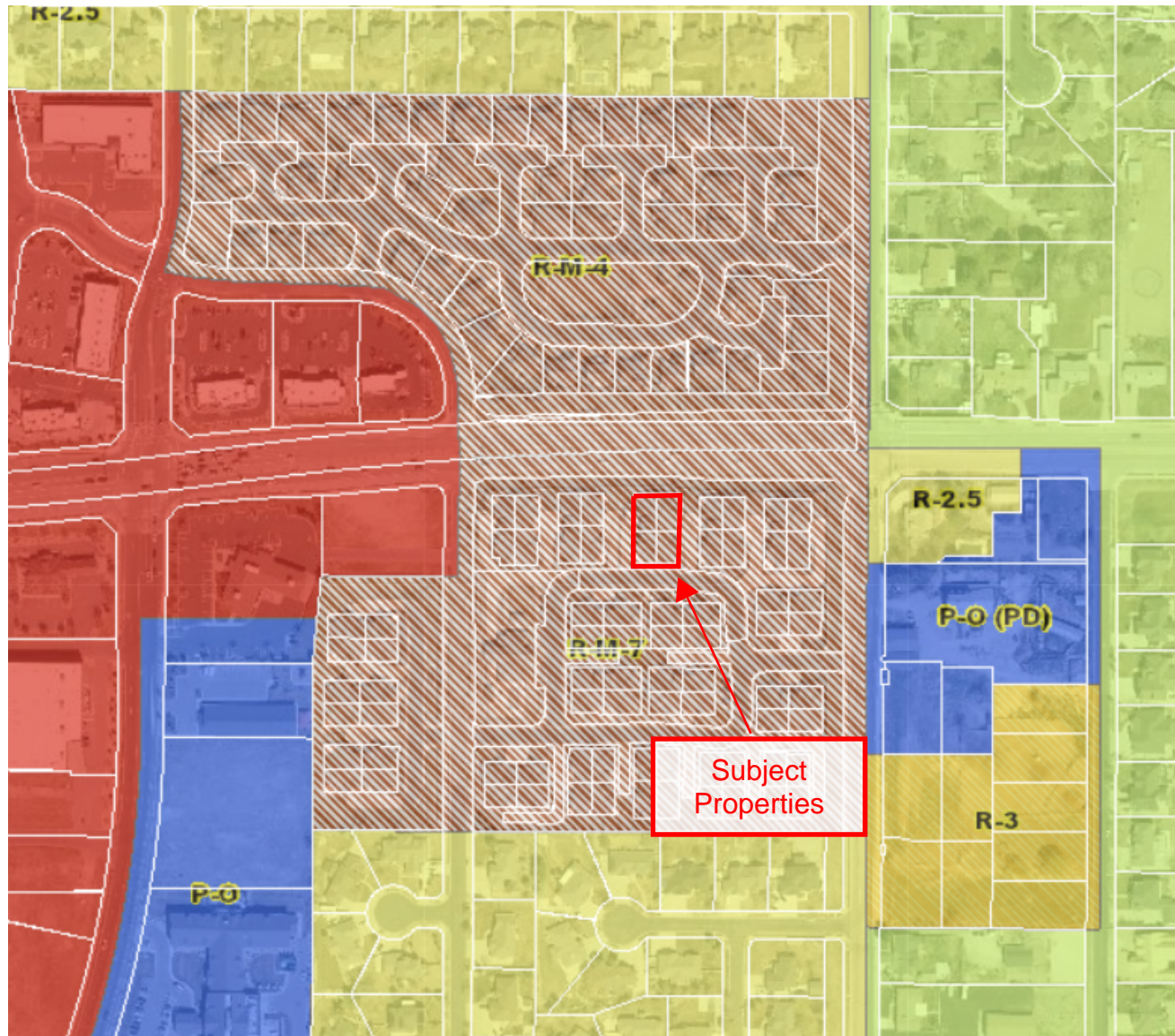
3200 W

Subject Property

Location Map
City of South Jordan
Harvest Crossing Villas 2

Harvest Crossing Villas 2 Zoning Map

City of South Jordan



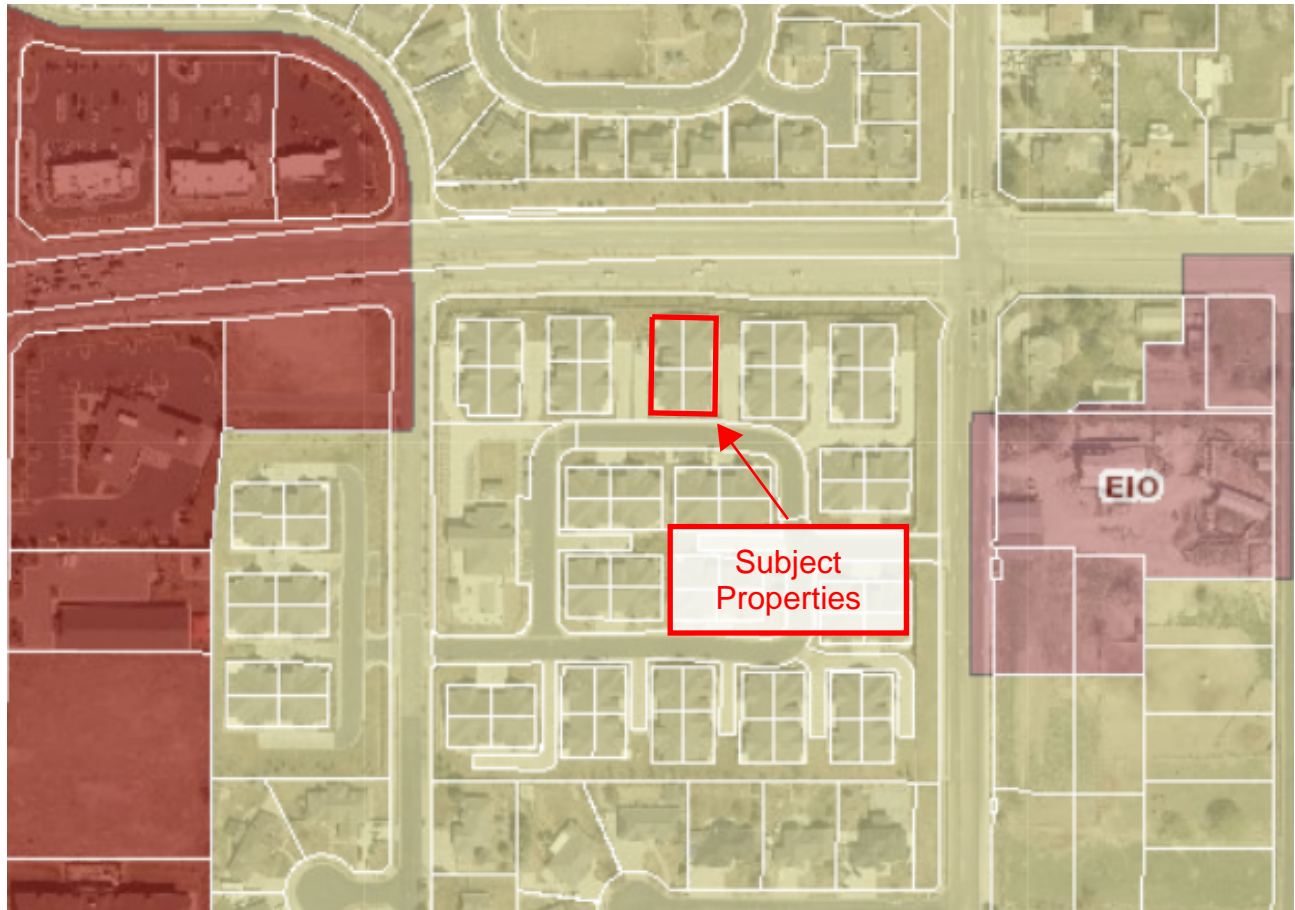
Legend

Community-Commercial
Professional Office
Single-Family Residential (R-1.8)
Single-Family Residential (R-2.5)
Single-Family Residential (R-3)
Multi-Family Residential (R-M-4/R-M-7)



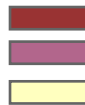
Harvest Crossing Villas 2 Land Use Map

City of South Jordan



Legend

Economic Center (EC)
Economic Infil Opportunity (EIO)
Stable Neighborhood (SN)



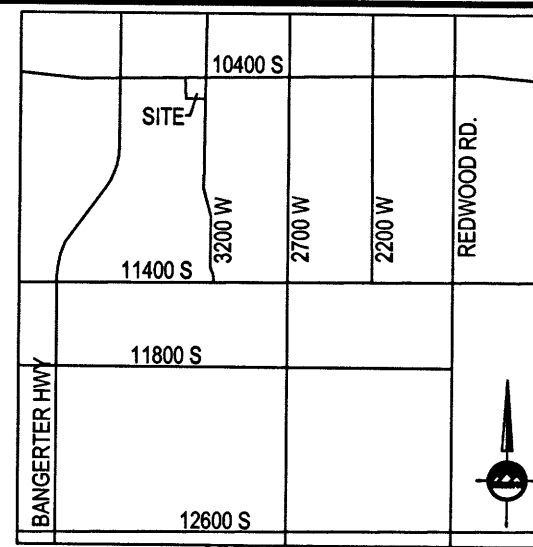
HARVEST CROSSING VILLAS PHASE 2 P.U.D. SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

NOTE: THERE ARE 15 ENCROACHMENT AGREEMENTS
RECORDED THAT ALLOW FOR ROADWAY
IMPROVEMENTS AND UTILITIES TO BE CONSTRUCTED
WITHIN THE JORDAN VALLEY WATER CONSERVANCY
DISTRICT EASEMENT AS DESCRIBED WITHIN THE
PIPELINE AGREEMENTS LISTED BELOW.

SOUTH JORDAN PARKWAY
(PUBLIC STREET)

NORTHEAST CORNER
SECTION 17
T3S, R1W
SLB&M
(FOUND BRASS CAP)



SURVEYOR'S CERTIFICATE

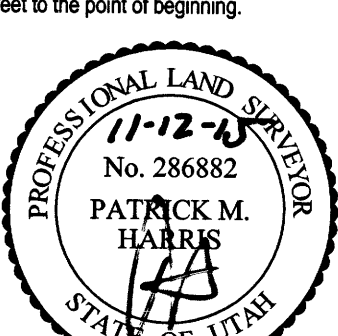
I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereinafter to be known as **HARVEST CROSSING VILLAS PHASE 2 P.U.D. SUBDIVISION**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point on the west line of 3200 West Street, said point also being the Northeast Corner of Harvest Crossing Villas Phase 1 Subdivision, said point also being North 0°01'15" East 915.04 feet along the section line and West 36.23 feet from the East Quarter Corner of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running

thence West 151.34 feet along the Northern Line of Harvest Crossing Villas Phase 1 Subdivision;
thence North 80°32'16" West 6.08 feet along the Northern Line of Harvest Crossing Villas Phase 1 Subdivision;
thence North 87°53'00" West 11.51 feet along the Northern Line of Harvest Crossing Villas Phase 1 Subdivision;
thence Northwesterly 26.84 feet along the arc of a 24.00 foot radius curve to the right (center bears North 20°15'53" East and the chord bears North 37°41'50" West 25.46 feet with a central angle of 64°04'34") along the Northern Line of Harvest Crossing Villas Phase 1 Subdivision;
thence South 84°20'27" West 38.00 feet along the Northern Line of Harvest Crossing Villas Phase 1 Subdivision;
thence Southeasterly 14.97 feet along the arc of a 518.00 foot radius curve to the left (center bears North 84°20'27" East and the chord bears South 06°29'14" East 14.97 feet with a central angle of 01°39'21") along the Northern Line of Harvest Crossing Villas Phase 1 Subdivision;
thence North 64.64 feet along the Northern Line of Harvest Crossing Villas Phase 1 Subdivision;
thence Northeasterly 36.20 feet along the arc of a 24.00 foot radius curve to the right (center bears East and the chord bears North 43°12'30" East 32.86 feet with a central angle of 86°25'00") along the Northern Line of Harvest Crossing Villas Phase 1 Subdivision;
thence North 58.05 feet along the Northern Line of Harvest Crossing Villas Phase 1 Subdivision;
thence Southeasterly 21.61 feet along the arc of a 59.48 foot radius curve to the left (center bears South 01°02'03" West and the chord bears South 80°37'36" West 21.49 feet with a central angle of 20°48'54") along the Northern Line of Harvest Crossing Villas Phase 1 Subdivision;
thence West 170.58 feet along the Northern Line of Harvest Crossing Villas Phase 1 Subdivision to the Easterly Line of Willow Valley Road (3280 West);
thence North 147.08 feet along said Easterly Line of Willow Valley Road;
thence Northwesterly 29.82 feet along the arc of a 19.50 foot radius curve to the right (center bears East and the chord bears North 43°48'54" East 27.00 feet with a central angle of 07°37'47") along said Easterly Line of Willow Valley Road to the Southerly Line of 10400 South Street;
thence Northwesterly 307.55 feet along the arc of a 7.447.00 foot radius curve to the right (center bears South 02°22'13" East and the chord bears North 88°48'47" East 307.53 feet with a central angle of 02°21'59") along said Southerly Line of 10400 South Street;
thence North 89°59'46" East 28.64 feet along said Southerly Line of 10400 South Street;
thence South 86°01'00" East 93.48 feet along said Southerly Line of 10400 South Street;
thence North 89°59'46" East 213.26 feet along said Southerly Line of 10400 South Street to the Westerly Line of 3200 West Street;
thence South 44°27'50" East 36.88 feet along said Westerly Line of 3200 West Street;
thence South 00°01'15" West 286.28 feet along said Westerly Line of 3200 West Street to the point of beginning.

Contains 189,059 Square Feet or 4.340 Acres and 32 Lots



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, hereinafter known as the

HARVEST CROSSING VILLAS PHASE 2 P.U.D. SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Also, the owner(s) hereby dedicate a non-exclusive public utility easement within the common area, limited common area, private roads and private drives shown hereon for the purpose of providing access for utility installation, maintenance, use and eventual replacement, and to provide emergency services, with respect to the subdivision. 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 20th day of November, A.D., 20 15.

GA Villas, LLC

By: Barrett Peterson

Its: Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake

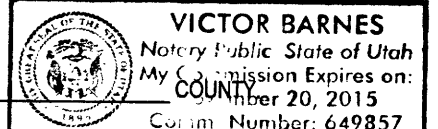
I, S.S.,

On the 20th day of November, A.D., 20 15, personally appeared before me Barrett Peterson, the signer of this foregoing instrument, who duly acknowledged to me that he/she is a GA Villas, LLC (a 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: 11/20/15

NOTARY PUBLIC

RESIDING IN Druid



HARVEST CROSSING VILLAS PHASE 2 P.U.D. SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

RECORDED # 12185688

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

REQUEST OF: Brandon Peterson

DATE: 12-10-15 TIME: 9:34 a.m. BOOK: 2015 P PAGE: 219

#63.00

FEES

DEPUTY SALT LAKE COUNTY RECORDER

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	24.00'	26.84'	64°04'34"	N37°41'50"W	25.46'
C2	518.00'	14.97'	1°39'21"	S6°29'14"E	14.97'
C3	24.00'	36.20'	86°25'00"	N43°12'30"E	32.86'
C4	59.48'	21.61'	20°48'54"	S80°37'36"W	21.49'
C5	500.00'	59.90'	6°51'51"	S2°13'37"E	59.87'
C6	42.00'	62.85'	85°44'17"	N41°39'50"W	57.15'
C7	497.50'	47.47'	5°28'01"	N87°15'59"W	47.45'
C8	480.00'	57.51'	6°51'51"	S2°13'37"E	57.47'
C9	62.00'	28.14'	26°00'18"	S11°47'51"E	27.90'
C10	62.00'	20.68'	19°06'41"	N34°21'20"W	20.58'
C11	62.00'	43.96'	40°37'18"	N64°13'20"W	43.04'
C12	517.50'	3.90'	0°25'56"	N84°44'57"W	3.90'
C13	517.50'	45.47'	5°02'05"	N87°28'58"W	45.46'
C14	20.00'	20.65'	59°09'22"	S60°25'19"E	19.74'
C15	5.00'	2.69'	30°48'29"	S15°24'15"E	2.66'
C16	23.04'	12.38'	30°46'36"	S15°25'11"E	12.23'
C17	10.00'	7.54'	43°13'23"	S21°36'41"E	7.37'
C18	15.00'	6.69'	25°32'47"	N12°52'30"W	6.63'
C19	15.00'	6.71'	25°38'53"	S12°49'27"E	6.66'
C20	20.00'	16.88'	47°46'14"	N23°53'07"E	16.20'
C21	10.00'	15.74'	90°12'38"	S44°53'39"W	14.17'
C22	30.00'	47.12'	90°00'01"	N44°59'58"E	42.43'
C23	518.00'	77.03'	8°31'12"	S3°03'16"E	76.96'
C24	24.00'	35.91'	85°44'17"	N41°39'50"W	32.66'
C25	479.50'	45.75'	5°28'01"	N87°15'59"W	45.73'
C26	24.00'	37.70'	90°00'00"	S45°00'00"W	33.94'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S30°50'38"E	23.34'
L2	N30°48'29"W	23.93'
L3	S25°38'53"E	9.64'
L4	S0°13'32"E	3.06'
L5	N47°46'14"E	21.89'
L6	S0°00'00"E	14.00'
L7	N60°00'00"W	12.00'

15' Wide Water Line Easement
Beginning at a point being North 0°01'15" East 936.44 feet along the section line and West 223.00 feet from the East Quarter Corner of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 84°20'27" West 15.07 feet; thence North 11°20'23" West 5.97 feet; thence South 78°35'37" West 23.00 feet; thence North 78°50'23" West 7.50 feet; thence North 78°39'37" East 23.00 feet; thence North 00°05'23" West 51.64 feet; thence North 22°35'23" West 26.97 feet; thence North 67°35'23" West 22.62 feet; thence North 78°50'23" West 30.62 feet; thence South 11°09'37" East 25.50 feet; thence North 78°50'23" West 5.00 feet; thence North 11°09'37" East 25.50 feet; thence North 78°50'23" West 28.60 feet; thence South 32.02 feet; thence North 25.50 feet; thence West 7.50 feet; thence North 25.50 feet; thence West 14.44 feet; thence North 15.00 feet; thence East 17.59 feet; thence North 5.00 feet; thence East 7.50 feet; thence South 5.00 feet; thence East 9.24 feet; thence North 5.00 feet; thence East 7.50 feet; thence South 5.00 feet; thence East 27.02 feet; thence North 5.00 feet; thence East 7.50 feet; thence South 5.00 feet; thence East 32.01 feet; thence South 78°50'23" East 31.74 feet; thence North 11°09'37" East 7.00 feet; thence South 78°50'23" East 16.00 feet; thence South 11°09'37" West 7.00 feet; thence South 78°50'23" East 17.42 feet; thence South 67°35'23" East 7.55 feet; thence North 22°24'37" East 9.00 feet; thence South 57°09'08" East 19.32 feet; thence South 22°24'37" West 5.50 feet; thence North 67°35'23" East 3.37 feet; thence South 22°35'23" East 36.17 feet; thence South 00°05'23" East 4.61 feet; thence North 88°54'37" East 13.76 feet; thence South 00°05'23" East 17.50 feet; thence South 89°54'37" West 13.76 feet; thence South 00°05'23" East 31.04 feet; thence South 11°20'23" East 16.48 feet to the point of beginning.
Contains 7.344 Square Feet or 0.169 Acres

NOTES

- OWNERS AND 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 COVENANTS AND 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, COVENANTS, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
- MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO HIGH OR FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS, IF ANY.
- THE OWNER CERTIFIES THAT THE TITLE REPORT DATED 11/20/15, WHICH WAS PREPARED BY MERIDIAN TITLE COMPANY, WAS PROVIDED TO THE OWNERS SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- EASEMENTS: QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8552.
- ALL INTERIOR STREET LIGHTING IS PRIVATE AND WILL BE MAINTAINED BY THE HOA AND WILL BE METERED SEPARATELY. ALL INTERIOR STREET LIGHTING POWER COSTS WILL BE PAID FOR BY THE HOA.
- THE PARK STRIPS ON 3200 WEST, WILLOW VALLEY ROAD AND SOUTH JORDAN PARKWAY ALONG THE FRONTAGE OF THE HARVEST CROSSING VILLAS WILL BE MAINTAINED BY THE HOA.
- THIS PLAT IS SUBJECT TO THAT CERTAIN DEVELOPMENT AGREEMENT DATED DECEMBER 22, 2011, BY AND BETWEEN THE CITY OF SOUTH JORDAN AND WHITMARK LLC, INCLUDING ALL PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS, LIENS OR RIGHTS, IF ANY, CREATED THEREIN AND RECORDED JANUARY 6, 2012 AS ENTRY NO. 11309489, IN BOOK 9981, AT PAGE 861-921 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY.
- PLEASE TAKE NOTICE THAT THE JORDAN VALLEY WATER CONSERVANCY DISTRICT, FORMERLY KNOWN AS SALT LAKE COUNTY WATER CONSERVANCY DISTRICT, THE OWNER OF AN EASEMENT AND/OR RIGHT OF WAY RECORDED APRIL 14, 1997 AS ENTRY NO. 6618726, IN BOOK 7642, AT PAGES 0923 TO 0933 AND AN EASEMENT AND/OR RIGHT OF WAY RECORDED APRIL 1, 1998, AS ENTRY NO. 6910882, IN BOOK 7629, AT PAGES 1660 TO 1667, IN THE SALT LAKE COUNTY RECORDERS OFFICE, FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PIPELINE(S), FACILITIES, WATER WORKS, AND OTHER APPURTENANCES OVER, UNDER ACROSS, AND THROUGH PORTIONS OF THE PROPERTY DEDICATED FOR PUBLIC USE HEREIN, SUBJECT TO THE TERMS AND PROVISIONS SET FORTH BELOW AND SUBJECT TO THE DISTRICT'S EASEMENT AND/OR RIGHT OF WAY, HEREBY DEDICATES TO THE PUBLIC FOR USE AS A STREET THOSE PORTIONS OF THE SURFACE AREA OF THE DISTRICT'S EASEMENT AND/OR RIGHT OF WAY LOCATED WITHIN THE AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. HOWEVER THE DISTRICT RESERVES UNTO ITSELF THE RIGHT TO REQUIRE ANY ENTITY, PUBLIC OR PRIVATE, REQUESTING THE RELOCATION OF THE DISTRICT PIPELINE(S), FACILITIES, WATER WORKS, OR APPURTENANCES WITHIN ITS EASEMENT AND/OR RIGHT OF WAY TO PAY ALL COSTS OF SUCH RELOCATION. THE DISTRICT'S EASEMENT AND/OR RIGHT OF WAY IS EXCLUSIVE AND, THEREFORE, NO UTILITIES, PUBLIC OR PRIVATE, MAY BE INSTALLED ANYWHERE WITHIN THE EASEMENT AND/OR RIGHT OF WAY WITHOUT THE DISTRICT'S PRIOR WRITTEN CONSENT. THE DISTRICT DOES NOT HEREBY DEDICATE OR OTHERWISE GRANT TO THE OWNER, SUBDIVIDER, PURCHASER(S) OF LOTS, OR ANY PARTY, ANY SPECIFIC RIGHT IN THE DISTRICT'S EASEMENT AND/OR RIGHT OF WAY OTHER THAN THAT WHICH IS HEREBY GIVEN TO THE PUBLIC GENERALLY.
- 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.
- THE DWELLING UNITS DEPICTED ON THIS PLAT ARE SERVED BY A COMMON SANITARY SEWER LATERAL THAT SERVES MULTIPLE UNITS WITHIN A COMMON STRUCTURE OR BUILDING. ALL SUCH SANITARY SEWER LATERALS LIE WITHIN THE "COMMON AREA" SHOWN ON THIS PLAT AND SHALL BE OWNED, OPERATED AND MAINTAINED BY THE OWNERS ASSOCIATION FOR THE PROJECT. SOUTH VALLEY SEWER DISTRICT SHALL HAVE NO DUTY TO OPERATE OR MAINTAIN ANY SANITARY SEWER LATERAL SHOWN ON THE PLAT, INCLUDING THOSE PORTIONS OF A LATERAL THAT MAY LIE IN A PUBLIC RIGHT OF WAY.

TYPICAL STREET CROSS SECTION

SHEET 1 OF 1

PROJECT NUMBER: 5305

MANAGER: BDM

DRAWN BY: KFW

CHECKED BY: PMH

DATE: 11/12/15



SALT LAKE CITY

45 West 10000 South 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: 435.865.1433

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS 19 DAY OF November, 20 15

BY THE SOUTH VALLEY SEWER DISTRICT

Richard P. Bay

SOUTH VALLEY SEWER DISTRICT, MANAGER

OFFICE OF CITY ATTORNEY

APPROVED AS TO FORM THIS 4th DAY OF DECEMBER, 20 15

THIS OFFICE AND IS HEREBY APPROVED.

Attorney for South Jordan City

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.

Paul Kluwar

SOUTH JORDAN CITY ENGINEER

DATE: 12/1/15

CITY PLANNER

APPROVED THIS 3rd DAY OF December, 20 15

BY THE SOUTH JORDAN PLANNING DEPARTMENT.

Shirley L. Schindler

CITY PLANNER

HORIZONTAL GRAPHIC SCALE

(IN FEET)

HORZ: 1 inch = 50 ft.

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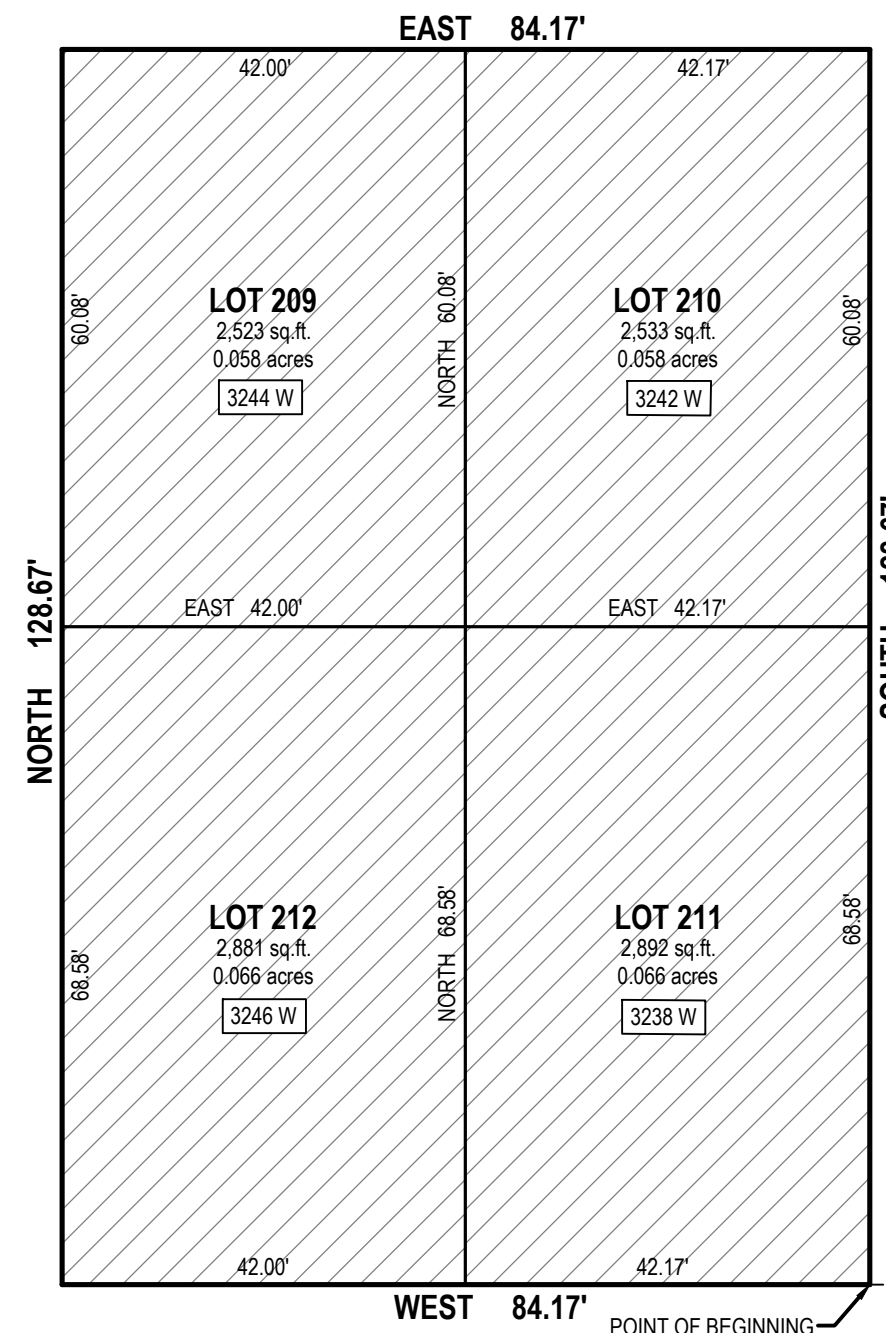
50 0 25 50 100

HARVEST CROSSING VILLAS PHASE 2 P.U.D. SUBDIVISION AMENDED

AMENDING ALL OF LOTS 209, 210, 211 AND 212 OF HARVEST CROSSING VILLAS PHASE 2 P.U.D. SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

SOUTH JORDAN PARKWAY
(PRIVATE STREET)

HARVEST CROSSING VILLAS
OWNERS ASSOCIATION, INC
27-17-279-073
HARVEST CROSSING PHASE 2
BK. 2015P PG. 279
PARCEL F



HARVEST CHASE DRIVE
(PRIVATE STREET)

HARVEST CROSSING PHASE 2
BK. 2015P PG. 279
PARCEL D

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.

NOTE: THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY SEWER SERVICE TO THE PROPERTY OR ANY APPROVAL OF SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.
NOTE: 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.

Domion Energy Utah - Note:
Questar Gas Company dba Domion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grants. Domion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Domion 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 Declaration or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Domion Energy Utah's Right-of-Way Department at 800-366-8532.

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 AS TO FORM THIS _____ DAY OF _____, A.D. 20____

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

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. **28682** 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 county recorder's office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

All of Lots 209, 210, 211 and 212 of Harvest Crossing Villas Phase 2 P.U.D. Subdivision recorded December 10, 2015 as Entry No. 12185688 in Book 2015P, at Page 279 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Northeast Quarter of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian and described as follows:

Beginning at a point being North 00°01'15" East 1073.07 feet along the section line and North 89°58'45" West 345.10 feet from the East Quarter Corner of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence West 84.17 feet;
thence North 128.67 feet;
thence East 84.17 feet;
thence South 128.67 feet to the point of beginning.

Contains 10,829 Square Feet or 0.249 Acres.

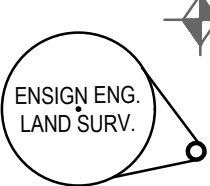


Patrick M. Harris

PATRICK M. HARRIS
P.L.S. 28682

04/04/23
DATE

LEGEND



SECTION CORNER

SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSGN 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
ADJACENT RIGHT-OF-WAY
PRIVATE OWNERSHIP

NOTES

- OWNERS AND 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.
- MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO HIGH OR 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.
- THE OWNER CERTIFIES THAT THE TITLE REPORT DATED NOVEMBER 4, 2015, WHICH WAS PREPARED BY MERIDIAN TITLE COMPANY, WAS PROVIDED TO THE OWNERS SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT.
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OWNER'S DEDICATION

Know 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

HARVEST CROSSING VILLAS PHASE 2 P.U.D. SUBDIVISION AMENDED

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: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH, County of Salt Lake, ss. _____, 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

HARVEST CROSSING VILLAS PHASE 2 P.U.D. SUBDIVISION AMENDED

AMENDING ALL OF LOTS 209, 210, 211 AND 212 OF HARVEST CROSSING VILLAS PHASE 2 P.U.D. SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SOUTH JORDAN, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

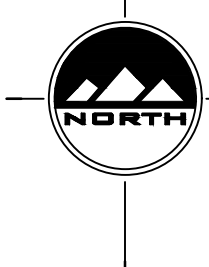
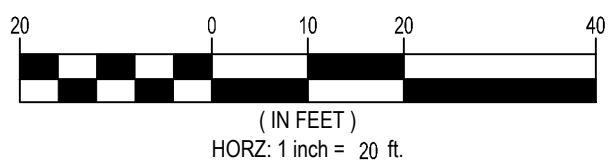
RECORDED # _____

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

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

FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

HORIZONTAL GRAPHIC SCALE



DEVELOPER
PETERSON DEVELOPMENT
225 SOUTH 200 EAST #300
SALT LAKE CITY, UTAH 84117
801-532-2233

RECORD OF SURVEY

ROS NO. _____

COUNTY SURVEYOR REVIEWER DATE



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSGNENG.COM

LAYTON
Phone: 801.947.1100
TOOELE
Phone: 435.841.2096
CEDAR CITY
Phone: 435.855.1453
RICHFIELD
Phone: 435.886.2983

SHEET 1 OF 1

PROJECT NUMBER : 5305F

MANAGER : ROE

DRAWN BY : SJL

CHECKED BY : PMH

DATE : 4/4/23

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 05/23/2023

Issue: PARK PLACE PHASE 2 AMENDED
SUBDIVISION AMENDMENT

Address: 1079 W. Jordan River Dr.

File No: PLPLA202100136

Applicant: Josh Gera, Ensign Engineering

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

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Park Place Phase 2 Amended Subdivision, File No. PLPLA202100136 subject to all public utility easements from the previous phases, and not showing on the proposed plat, are vacated by the City Council.

ACREAGE:	Approximately 2.3 acres
CURRENT ZONE:	R-2.5 (Single-family residential, 2.5 lots per acre)
CURRENT USE:	Residential
FUTURE LAND USE PLAN:	SN (Stable Neighborhood)
NEIGHBORING ZONES/USES:	North – R-2.5 / Jordan River Dr. South – R-1.8 / Midas Creek West – R-2.5 / Single-family residences East – R-2.5 / Boyleston Ct.

STANDARDS FOR SUBDIVISION AMENDMENT REVIEW

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

BACKGROUND:

The applicant is requesting that the Planning Commission approve a subdivision plat amendment between lots 123 and 124 of the Park Place Phase 1 subdivision and lots 202 and 203 of the Park

Place Phase 2 subdivision. The proposed amendment is generally located at 1079 W. Jordan River Dr.

The proposed subdivision amendment will not create any new lots. It will only shift property lines between lots. Lot 211 will substantially increase in size while all other lots will decrease in size. Lot 211 will generally expand east into lot 212 with some minor increase to the north by pushing into lots 123 and 124.

No public improvements will be constructed with this amendment. The subdivision developer already constructed all required public improvements with the previous two phases.

A building permit for a new single-family home has been issued on lot 211 and the home is currently under construction. The owner of lot 211 intends to add a detached garage as well as a swimming pool to the property. The property will be fully fenced. These improvements, except for fencing, will be reviewed under the various building permit applications and are not part of the subdivision amendment application. This paragraph is informational only and provided as background information to the project.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- There is good cause to approve the proposed subdivision amendment because it will allow the owner of 211 to utilize the property to its full potential.
- Lot 211 will increase from 0.87 acres to 1.4 acres. Lot 212 will decrease in size from 0.82 to 0.34 acres, while lots 209 and 210 will decrease in size by approximately 1,000 sq. ft. to roughly 13,000 sq. ft. and 12,000 sq. ft. respectively.
- No new lots will be created by the proposed subdivision plat amendment. There will be no density change.
- All lots will still meet the minimum size requirements of the zone.

Conclusion:

- The proposed subdivision amendment meets all City Code requirements and thus the application 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:

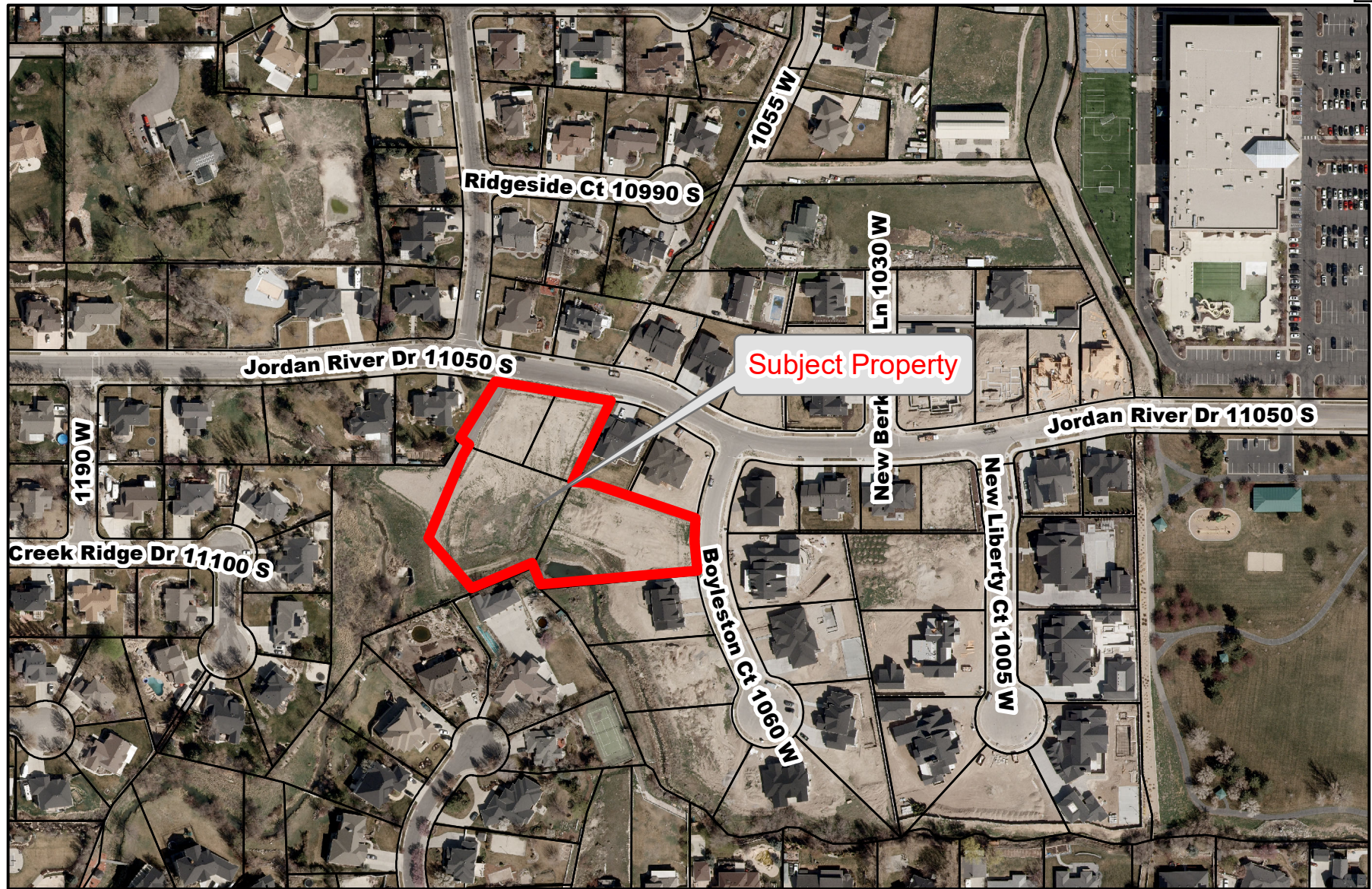
- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.


SUPPORT MATERIALS:

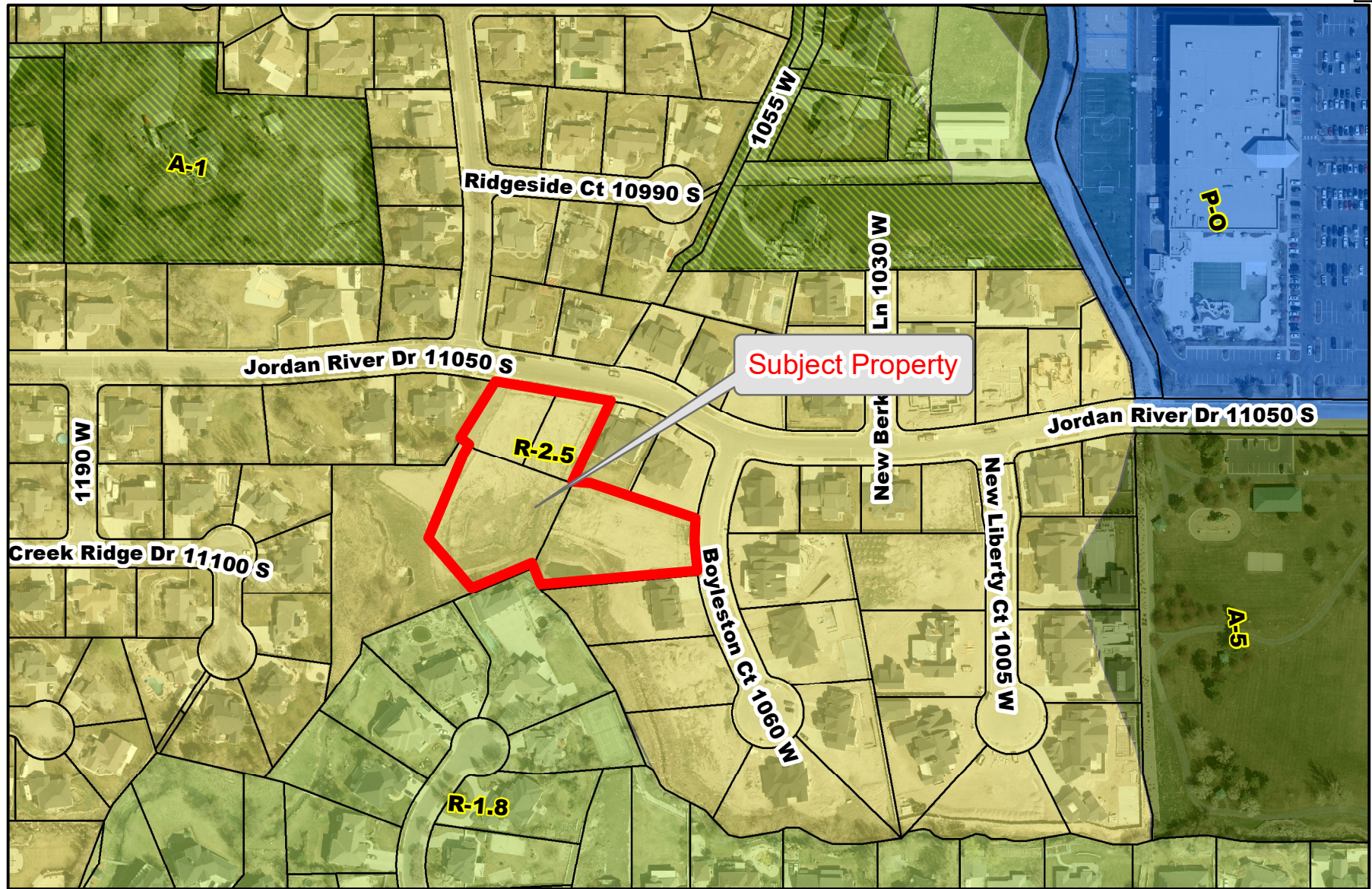
- Aerial Map
- Zoning Map
- Park Place Phase 1
- Park Place Phase 2
- Park Place Phase 2 Amended
- Site Plan
- Fencing Plan




Damir Drozdek, AICP
Planner III, Planning Department



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Aerial Map</p> <p><i>City of South Jordan</i></p>	<p>0 80 160 320 480 640 Feet</p> <p>Aerial Imagery 2021</p> 
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<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2 style="text-align: center;">Zoning Map</h2> <p style="text-align: center;"><i>City of South Jordan</i></p>	<p>0 80 160 320 480 640 Feet</p> <p>Aerial Imagery 2021</p> 
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PARK PLACE PHASE 2 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25

JORDAN RIVER DRIVE (PUBLIC ROW)

PARK PLACE PHASE 1

PARKWAY PALISADES NO. 1 (AMENDED)

PARKWAY PALISADES NO. 2

BOLTON COURT

LOT 101 LOT 102 LOT 103 LOT 104 LOT 105 LOT 106 LOT 107 LOT 108 LOT 109 LOT 110 LOT 111 LOT 112 LOT 113 LOT 114 LOT 115 LOT 116 LOT 117 LOT 118 LOT 119 LOT 120 LOT 121 LOT 122 LOT 123 LOT 124 LOT 125

LOT 101 56,772 sq ft
1.300 acres
(0.007)

LOT 102 38,094 sq ft
0.873 acres
(0.005)

LOT 103 35,718 sq ft
0.822 acres

LOT 104 24,773 sq ft
0.569 acres

LOT 105 35,718 sq ft
0.822 acres

LOT 106 25,348 sq ft
0.581 acres

LOT 107 25,348 sq ft
0.581 acres

LOT 108 25,348 sq ft
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LOT 104 24,77

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	350.00	178.32	23°11'31"	S10°59'55"E	176.47
C2	377.50	90.96	13°42'11"	S11°48'20"E	90.74
C3	322.50	132.17	23°28'53"	S8°40'56"E	131.25
C4	322.50	24.41	4°20'13"	S22°35'51"E	24.41
C5	18.00	17.31	55°05'14"	S52°18'15"E	16.65
C6	61.50	33.74	31°25'56"	N64°07'55"W	33.32
C7	61.50	94.24	87°47'42"	N4°31'05"W	75.58
C8	61.50	81.26	72°45'51"	N77°14'41"E	80.28
C9	377.50	107.39	61°17'54"	N16°21'28"W	107.03

LINE TABLE		
LINE	BEARING	LENGTH
L1	S41°32'14"W	17.06'
L2	S31°28'13"W	24.67'
L3	S19°03'07"E	16.54'
L4	S32°02'08"W	25.96'
L5	S25°58'41"W	15.54'
L6	S13°01'14"E	24.14'
L7	S66°42'27"W	25.44'
L8	S97°03'44"E	24.66'
L9	S36°34'23"E	16.40'

ROCKY MOUNTAIN POWER NOTES:

1. PURSUANT TO UTAH CODE ANN. §54-327 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL RIGHTS AND DUTIES DESCRIBED THEREIN.
2. THIS PLAT IS A RECORDED EASEMENT (CIRCLE) (ROCKY MOUNTAIN POWER ACROSS DELIVERY) OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLD FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS. IT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY RELOCATE THE EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - a. 1. A RECORDED EASEMENT OR RIGHT-OF-WAY
 - b. 2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - c. 3. CHAPTER 54A, UTAH CODE ANN., REGARDING UTILITY FACILITIES OR
 - d. 4. ANY OTHER PROVISION OF LAW.

Overseer Company does Domination Energy, Utah, approves this plat for its purpose of accompanying the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grants. The plat is not intended to be a warranty of the accuracy of confirmation that the plat contains public utility easements; however, Domination Energy, Utah may require additional recordings in order to serve this development. This approval does not constitute attestation 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 herein. This plat is not intended to constitute a warranty of title. Noles, and does not constitute a guarantee of particular terms or conditions of natural gas service, for further information please contact Domination Energy, Utah's Right of Way Department at 800-369-8532.

NOTE: THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY SEWER SERVICE TO THE PROPERTY OR ANY APPROVAL OF SEWER LINES OR FACILITIES. THE OWNERS(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.

NOTE: 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.

DEVELOPER
BACH LAND & DEVELOPMENT, L
11650 STATE ST #300
DRAPER, UTAH 84020
(801) 727-9500

ENSIGN

LAYTON
Phone: 435.547.1100

TOOELE
Phone: 435.543.3990

CEBAR CITY
Phone: 435.865.1463

RICHFIELD
Phone: 435.896.2983

PROJECT NUMBER : 8420

MANAGER : ROE

DRAWN BY : JNJ

CHECKED BY : KFW

DATE : 1/24/20

PARK PLACE PHASE 2 SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # 13198078

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: Development at Park Place 111

DATE 02/20/2020 TIME: 1:40 on BOOK 2020P PAGE: 033

MS
DEPUTY SALT LAKE COUNTY RECORDER

度 100 20200 - 033

PATRICK M. HARRIS

SURVEYOR'S CERTIFICATE

do hereby certify that I am

PROFESSIONAL

Surveyor, as evidenced by my professional seal and the State of

Owners, I have a true and correct copy of the land shown on this plat and attached

maps and sheets, heretofore to be known as

PARCEL 156

and the same has been carefully surveyed and

area requirements of the applicable zoning ordinances.

Item H.3.

BOUNDARY DESCRIPTION

Beginning at a point of the Southern Boundary Line of the Southern Boundary Subdivision, recorded as Entry No. 42708213, the S-64-49, at Parcel 15 in the Office of the Salt Lake County Recorder, said point being North 07°07'07" West, 420.38 feet along the section line and East 1°38.54 feet along the Northwest Corner of Section 23, Township 3 South, Range 1 West, Lake Utah East and Meridian, and surveying

thence South 88°37'47" East 190.57 feet along the Southern Boundary Line of Jordan River Estates Subdivision to the Southwest

Corner of said Jordan River Estates Subdivision;

thence North 11°02'02" East 176.07 feet along the Eastern Boundary Line of said Jordan River Estates Subdivision;

thence South 88°37'47" East 30.00 feet;

thence South 79°04'07" East 176.178 feet;

thence North 88°37'47" East 32.32 feet;

thence North 71°27'27" East 191.91 feet;

thence North 88°37'47" East 191.91 feet;

thence North 74°42'17" East 202.22 feet;

thence South 88°37'47" East 63.037 feet to the Northern Boundary Line of Parkway Palisades No. 2 Subdivision, recorded as Entry No. 422713, S-Book 45-24, at Page 42, of the Office of the Salt Lake County Recorder;

thence North 88°37'47" West 71.85 feet along said Northern Boundary Line;

thence North 88°37'47" West 43.81 feet along said Northern Boundary Line;

thence North 88°37'47" West 71.85 feet along said Northern Boundary Line;

thence North 71°27'27" East 43.81 feet along said Northern Boundary Line;

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thence North 88°37'47" West 43.81 feet along said Northern Boundary Line;

thence North 88°37'47" West 16.10 feet along said Northern Boundary

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

PARK PLACE PHASE 2 SUBDIVISION

In witness whereof I have hereunto set our hand (s) this 31st day of January A.D. 20 20
The Development at Park Place, LLC

By: S. Rini Manager

STATE OF UTAH

CORPORATE ACKNOWLEDGMENT

County of Salt Lake ^{State of} Utah
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 instrument in his/her name and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY, _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH _____

On the 31 day of JANUARY, A.D. 20 20, personally appeared before me
VEREND LUBACHER, the signer of the foregoing instrument, who duly acknowledged to me that
he/she is a MANAGER of THE DEVELOPMENT AT PARK PLACE LLC, a

MY COMMISSION EXPIRES: JULY 5, 2023

NIC 486 077
 NOTARY PUBLIC
 RESIDING IN SALT LAKE CITY
 COMM. # 70707
 COMMISSION EXPIRES
 JULY 5, 2023
 STATE OF UTAH

PARK PLACE PHASE 2 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # 13198078

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: DEVELOPMENT AT PARK PLACE, LLC
DATE: 02/20/2020 TIME: 1:40 PM YEAR: 2020 PAGE: 033

DATE 8/28/2008 TIME 1:15 PM BOOK 2001 PAGE 68
868
 FEES
 DEPUTY SALT LAKE COUNTY RECORDER
68 - 2008-033

