

**CITY OF SOUTH JORDAN**  
**AMENDED PLANNING COMMISSION MEETING**  
**AGENDA**  
**CITY COUNCIL CHAMBERS**  
**TUESDAY, MARCH 11, 2025 at 6:30 PM**

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Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, March 11, 2025, 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. Please note that attendees joining virtually or by phone may not comment during public comment or a public hearing; to comment, individuals must attend in person.

If 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 any other action deemed inappropriate. The ability to participate virtually is dependent on an individual's internet connection.

To ensure comments are received, please have them submitted in writing to City Planner, Greg Schindler, at [gschindler@sjc.utah.gov](mailto: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 March 11, 2025 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 Nathan Gedge**
- B. **OATH OF OFFICE FOR NEW PLANNING COMMISSIONER - LORI HARDING**
- C. **MOTION TO APPROVE AGENDA**
- D. **APPROVAL OF THE MINUTES**
  - [D.1.](#) February 25, 2025 - Planning Commission Meeting Minutes
- E. **STAFF BUSINESS**
- F. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- G. **SUMMARY ACTION**

H. **ACTION**

I. **ADMINISTRATIVE PUBLIC HEARINGS**

I.1. **WHEADON ACRES FLAG LOT SUBDIVISION AMENDED**

Address: 10537 S 3010 W & 10555 S 3010 W

File No: PLPLA202400055

Applicant: Gordon Milar Construction LLC

I.2. **THE COMBINE ON REDWOOD PRELIMINARY  
CONDOMINIUM/SUBDIVISION PLAT APPLICATION**

Address: 11196 S Redwood Rd

File No: PLPP202400207

Applicant: Nate Reiner, CIR Engineering

J. **LEGISLATIVE PUBLIC HEARINGS**

K. **OTHER BUSINESS**

K.1. Planning Commission Discussion regarding Commission Rules for 2025.

**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](http://www.sjc.utah.gov) and on the Utah Public Notice Website [www.pmn.utah.gov](http://www.pmn.utah.gov).

Dated this 10th day of March, 2025.

Cindy Valdez

South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN  
ELECTRONIC  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
February 25, 2025**

**Present:** Commissioner Michele Hollist, Chair Nathan Gedge, Commissioner Laurel Bevens, Commissioner Steven Catmull, City Attorney Ryan Loose, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, Deputy City Engineer Jeremy Nielson, Planner Damir Drozdek, IT Director Matt Davis, GIS Coordinator Matt Jarman

**Absent:** Commissioner Sam Bishop

**Others:** Marc Holliday, Cal Hakamura, Tammy Hakamura, Michael Florin, Lily Perkins, Susan Hinds, Barbara Palmer Deyette, Annette Barney

**6:32 P.M.  
REGULAR MEETING**

**A. WELCOME AND ROLL CALL – *Chair Nathan Gedge,***

Chair Nathan Gedge welcomed everyone to the Planning Commission Meeting and noted that (4) of the (5) Planning Commissioner's were present. Commissioner Bishop absent and excused from tonight's Meeting.

The new Planning Commissioner replacing Commissioner Wimmer will be sworn in and will be attending our next Planning Commission Meeting.

**B. MOTION TO APPROVE AGENDA**

Commissioner Hollist motioned to approve tonight's agenda as published. Chair Gedge seconded the motion; Commissioner Bishop was absent . Vote was 4-0 unanimous in favor.

**C. APPROVAL OF THE MINUTES**

**C.1. February 11, 2025 - Planning Commission Meeting Minutes**

Commissioner Hollist motioned to approve the February 11, 2025 Planning Commission Meeting Minutes. Chair Hollist seconded the motion; Commissioner Bishop was absent and Commissioner Bevens did not vote because she did not attend the meeting . Vote was 3-0 unanimous in favor,

**D. STAFF BUSINESS**

Planner Schindler said the new Commissioner Lori Harding has received her first one hour of training before she could vote. So she will be ready to vote as well at her first meeting. She would have been here tonight, but she had previous commitments with her work that she was be out of town

#### **E. COMMENTS FROM PLANNING COMMISSION MEMBER**

Commissioner Bevans said just want to say thank you for allowing me to speak at the last meeting, even though I was virtual. I apologize for my appearance on that virtual meeting, but I'd had a really rough day sitting at the beach.

Commissioner Catmull said speaking of the last meeting, I think I misapplied rigor on the last item, so I just wanted to apologize to the commission and to the staff.

#### **F. SUMMARY ACTION – None**

#### **G. ACTION – None**

#### **H. ADMINISTRATIVE PUBLIC HEARINGS - None**

#### **I. LEGISLATIVE PUBLIC HEARINGS - None**

##### **I.1. ALTITUDE LAND USE AND REZONE WITH DEVELOPMENT AGREEMENT**

Address: 515 W. Ultradent Dr

File No: PLZBA202400018

Applicant: Krisel Travis, DAI

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

Chair Gedge said I believe this revised revision went to our committee as well.

Planner Drozdek said yes, it did and it was passed and recommended for approval.

Chair Gedge said you said, by 50% is the actual in the flood plain. So from the home that's closest on the west side of this property to the nearest homes that would be on the west side of the river. Do we know how much distance that is afoot? Because there's the property line on the development to the west across the river, then you have the actual River Trail, and you have the river. Do we know how much distance that is in width from property to property?



Planner Drozdek said it is about 300 feet from the river to these new buildings. That's for the river walk community and I think the distance is about the same to the river.

Chair Gedge said I'm glad you said about 300 feet. Is the public noticing typically 300 feet, or 600 feet for this type of property?

Planner Drozdek said typically it's 300 feet, in this case we extended the notice to 600 feet, but the standard is only 300 feet.

Commissioner Gedge said I just want to disclose that I was personally hand delivered a notice by residents of the South, and I think I'm within a third of a mile, so definitely more than 600 feet. But I want everyone to know that people in excess of 600 feet did receive copies of Damir's notice on that. And lastly on the noticing, because I couldn't understand one of the applicants emails. Did we hit all the required deadlines and noticing requirements by the state and city??

Planner Drozdek said yes. The noticing was sent out on February 13, 2025.

Commissioner Bevans said I have a question on the Development Agreement, on section 5.1 it talks about owner occupancy of the for sale units and that non leased units cannot be rented by the owner so they must be owner occupied. What is the enforceability of that? Because I'm struggling to understand how we're going to enforce that.

Planner Drozdek said it can be enforced by their HOA. They're going to be run by an HOA., so that's one way to enforce it. Another way to enforce it is in the case of complaints that they're being rented out. It is in their documents that some of these units are not to be rented out, so if they are being rented out they can make a complaint to the city.

Commissioner Bevans said in section 5.13, it talks about how the developer can build a retaining walls up to 12 feet in height without further review from the engineering department. Will they still be subject to building permits and inspections to ensure that those are properly constructed?

Planner Drozdek said yes, they will.

Commissioner Bevans said in section 5.16 it talks about allowing the developer to construct beyond 35 feet, and I get that's part of the transit zone. Is there a reason the city did not put a limit on that height? Obviously, we're doing a rezone tonight, and what we're seeing is conceptual, but if the development agreement doesn't put a limit on the product...

Planner Drozdek said it refers back to the to the attachments in the agreement, so it does show building heights in those attachments.

Commissioner Bevans said so they would be subject to the elevations that are on the conceptual drawings, even though they say concept only.

Assistant City Attorney Simonson said on that development agreement the exhibits are all incorporated, and even though it says concept, that doesn't mean that we're going to be able to

change the concept. The agreement sets it so that you can do minor changes through staff, and things such as height and so forth, those would have to be a complete amendment to the agreement.

Chair Gedge said just to make sure that we are making recommendations on the development agreement to the city council. Therefore, nothing has been agreed to or signed by the city council as of today, correct?

Planner Drozdek said yes, that is correct.

Commissioner Catmull said I had a similar question on 5.16, on the height. It would be nice to see in the future some sort of cap there and a reference instead of like "they may exceed". I would like to thank the developer for providing those trail or river view slides, that was helpful. I went there today to go walk that trail and kind of see what it looked like as well, but obviously, I couldn't see the buildings there.

Nate Shipp (Applicant) – said sometimes we go through these processes and we're asked to reconsider. That takes a little bit of swallowing of the pride, because we don't usually come forward with a project that we're not proud of and think would be a good addition to the communities where we're building. In this case, we had an experience where we were made aware of some additional concerns, and we were able to go back and we looked at what we had proposed. It started with sitting down with the Jordan River Commission representative of that entity that came and was willing to spend time with us and explain to us the purpose of the of the River Commission and the concerns that he had brought up in this meeting, were brief but poignant, he expanded on them and brought it to our attention. I know why he was really concerned about those things? It caused us to step back and re-evaluated a lot of what we had proposed. So we're super excited now to bring a new plan that's been modified that removes the buildings out of the floodplain. We did have the argument at one point. Well, you know, the projects up and down the river across from us have been gone through and they've raised the elevation of the properties, and they have built similar type town home products right next to us. We're here tonight to say this is a better way of doing it. We're excited to do it this way. I think the staff has done a great job of explaining what we're proposing. I'd be happy to go back to some of those pictures, we went through those fairly quickly. We're willing to live by those. We spent several months now revamping what we are doing, and not only are we moving buildings completely out of the flood plain, but we have been able to work with your South Jordan engineering department, and we've been able to now redesign the lower portion of that property, the proposal that we brought to you back in November. We didn't really get into the details of what we were doing down in the bottom there, but in our plans we were planning to raise that property by over 20 feet, as we raise the entire area up so that we could kind of level, and we've not done away with any of that. In fact, we still have to raise it a little bit, but we're talking a couple of feet. We've been able to avoid the walls, we've been able to re evaluate and establish nature viewing areas that we've worked on and we believe it will become an amenity as the property to the south of us is designated and owned by the federal government. I believe in Nature Preserve, we have enhanced it, not just added to, but enhanced the acreage that we're now preserving. So rather than just leave it as it is, we're now working with arborists and I always get

the botanists, the guys that come up with the right plants and floral to re establish in the bottom of the river to the original vegetation that existed, so that it will become what it once was. So our hope is that by doing this project, not only are we doing it better than it's been done in the past, but that we are improving what has been done to the river bottom. I believe that's why the Jordan River Commission, along with our application submitted a letter of support, because we were willing to go above and beyond what I think even Soren had hoped for. The other concern that we heard was affordability, and trying to find that balance of introducing residential community that's going to have some disturbance to what is there now, and balancing that with finding a place where people can live, own, and afford it. So we've gone back to the drawing board, and we have come up with the proposed product today. We believe that we have not had to sacrifice on the exterior look and feel the units. Instead of raising it up 20 feet, we're only raising it up a foot and a half to two feet. They're slightly taller, but the roof lines will actually be lower than what we had proposed previously, and we're able to bring that forward with the expectation that we'll start selling those in the 300's and that's an affordable price.

Commissioner Hollist said are they condominiums? And how many bedrooms?

Mr. Shipp said we have two, three ,and four bedroom options, starting in the 300's going up as high as 450,000.

Commissioner Hollist said how many parking units have you provided for each of these condominiums?

Chrissele Travis (Co-Applicant) said the parking ratio is 3.4 to every unit, the Condominiums are such that they have 10 garages per building. Two of the units will be assigned a covered parking stall that will be provided in that parking, and assigned at the time of the plat so that those that don't have garages will have two specific stalls. There will be 48 parking stalls total.

Commissioner Catmull said if I am remembering correctly, the visitor parking stalls will be distributed throughout?

Ms. Travis said yes, that is correct.

Chair Gedge said at our previous meeting there were some concerns from a neighbor to the North, regarding road access, shared access of the road, has that all been resolved, or is that still pending?

Mr. Shipp said So there's still two roads that are designated to be expanded in the future, should they decide to develop. It will stub to the property to the north, but not connect until the property owner to the north, if and when they ever chose to connect, and we have two access points going to the east. That does satisfy the requirements of two ways in and out, and they don't go to the property on the north.

Commissioner Bevans said I think he was asking about that second access that's coming through the private property that we received an email that said that easement was not going to be granted.

Ms. Travis said you're talking about the stuff that comes north of Ultradent on the East. We have been working with the engineering department, and we will be obtaining a wide enough width to comply with a fire access of 20 to 22 feet, in addition to whatever is existing there. I think there's another 12 that's granted on the plats that are previously recorded, and so we won't be seeking or needing anything from the property that's to the north of us to meet and satisfy the engineering requirements for that access. It will be widened enough to comply.

Commissioner Hollist said can you pull up the map on the screen so we can look at it.

Mr. Shipp said we are talking about this access, and we're purchasing property from the south owner through here to widen our access to meet the requirements of the city. We can comply with the property owner to the north's desire to not sell us any property, and this will always be accessible. This is not closed off just for emergency access, no access, full access, public, and publicly dedicated to you as the city.

Ms. Trevor said development agreement has some language in it that talks how it works through it. Along with that, there's the portion that will be purchased as an easement from Rocky Mountain Power to get under the power lines that will be dedicated and the city is party to that agreement.

Commissioner Bevans said does staff have any concern with purchasing that Southern property and creating a future conflict between the North business owner that did not want to sell or grant an easement. Are there any concerns that there's going to be conflict between them and people coming in and out of this property?

Planner Drozdek said we don't have any concerns.

Chair Gedge said Commissioner Bishop who could not be here this evening because he's ill sent us some comments. His one concern is more developments like this area and where its proximity to both the river trail and to the front runner station includes some sort of maybe bike parking for for that. Do you have this in the plans anywhere? And if so, could you show that on the map, or if you're not on the plans, there'd be something maybe to consider in the final to make sure that Commissioner Bishop is represented here this evening.

Mr. Shipp said it would make sense in my mind to add that down by the bridge and we have had some ongoing conversations. At one point, we proposed building a small playground for the kids with a park bench and some other things. Some of the feedback we got was that, because that would be public it's not necessarily planned. In your city plan we would be happy to add some bike parking in there. I mean, the intent is that what we're providing is more of a meditation area, some benches and some other things, where people can go and observe and watch the river and other things. But, the recommendations we've gotten from the staff was to not have a playground

area, I don't want to put words in anybody's mouth. I think the intent with this connection and the trail is to be able to provide a kind of a space that is halfway between the other connections that can get people up to the front runner station. It would be more transitory people that are going to be moving their bikes and riding their bikes past the space than stopping here. I have young kids, and I know that often when we go places, it's nice to have a place to park a bike and stop.

Chair Gedge said before I open up the public comment, I'm just going to recognize that we did receive four emails from citizens prior to our meeting today. So I just wanted to say they are part of the public record. The commissioners have all had a chance to review them, so thank you for taking time and sending those into us.

Chair Gedge opened the Public Hearing to comments.

Mark Halliday, South Jordan – said I'm one of the owners that's to the north of this property. This property used to be in the family since 1885. In looking here at the South Jordan general plan that you did in 2020 said that the eastern portion of South Jordan is known for its large lots, quiet neighborhoods and beautiful historic homes. South Jordan continues to experience rapid growth and I realized that that with that rapid growth they had Agricultural Preservation, and it says the future development shall be primary residential and serve to preserve the rural character in forms and character of the development. I believe that large lot homes that they're doing here and increasing kind of goes against that for the Agricultural Preservation within that area. Back in 2020 residents said they would like to take and keep the open space. The majority of housing units in South Jordan are owned occupied, single family homes with large lot sizes. In your 2020 plan, South Jordan has a variety of apartments and rental options already in there, 940 more units were already approved by the city. The future use of housing response of residents was a desire to preserve single family neighborhoods. During the public outreach, many complained about a high number of apartment complexes being built in the city. When we look at where we live and our goals and strategy that the city had in 2020, the number one goal was to ensure that development of well designed housing that qualifies as affordable housing to meet the needs of moderate income households. I believe he's looking at \$500,000 price tag, is what he had in the paperwork here, and rentals of upwards of right around \$4,000. I don't see how that is affordable housing. In the goals there, that was your number one goal. Number five was to reduce water waste. I believe you guys are having a problem with water on the west side. What are the houses going to do for water on the east side. Number Six goal was preserve desirable open space and natural open space areas within the city. You put that down on the list, I think that should be number one, agricultural and where is your food coming from. Number eight was to preserve South Jordan historical and agricultural properties. Seems like we have taken and moved that further down where that's no longer an issue. And on his plans, I see where he has the rail fence going on there, adjacent to my property to the north. I have large animals on that size side. How's a four foot rail fence going to protect children in that development? I believe that it needs to take and remain that six foot wall and, or an adequate chain link and or field fence to sustain large animals, horses, cattle, sheep, sheep will go right through that fence. I've had sheep, and I'm gonna have sheep down there again.



Barbara Palmer Deyette, South Jordan – said I am renting from The Harrisons. I've been there for many years. I own the large animals that are there right now. Mark spoke about protecting the kids from the animals. I think about protecting the animals from the kids. I don't want some kid going in there and getting hurt, and I don't want them to mess in with my animals. Anyways, I've lived there for many years. My husband is one of the original cowboys himself, from South Jordan. I tell people that I live in the country surrounded by the city. The proposal to me is to turn what is now a sweet little encapsulated pasture into a city. I would ride my horse or play with my horse and my dog and my goat. We would go down there. We could circle that place in minutes. I can't help but think, what if they were going to propose to put that on your street? You would hate it. I don't understand why they want to put something so big in such a small agricultural space. I will never understand. Put it where it's appropriate. That is so inappropriate for you to put it down there. And I also agree with Mark on the four foot wooden fence. Where I live, there's no cement. It's not easy to live there. It's rough. It's not a fancy house with a fancy garage, it's horses and goats and chickens and cats and dogs. To me, there's no logic in it. They keep pouring more cement and covering the pastures. We know growth is going to happen. I was reading this book to my five year old grandson over the weekend, and in the back it says the wild desert is a precious place. If it is preserved for future generations of tortoises, Jack rabbits and people, we will all be winners.

Susan Hines, South Jordan – said I am a teacher at South Jordan Elementary. This just came to my attention this weekend, so my comment is, what study has been done for the impact of 222 condominiums, not only on the bussing, but on the amount of students that could possibly go to South Jordan Elementary, which is already considered highly overcrowded. The bus that the kids would take is the bus my kids take right now. My kids sit three to four kids to a seat on the bus because the bus is overcrowded. The way they do that is my daughter sits on my son's lap. So what is the study that has been done to show the impact of adding 222 condominiums, plus the 120 units you approved at 1055 West, and what is the study of how many students could possibly be coming from that? So now you have over 300 units. I haven't seen a study about the impact not only on the elementary school but the district, as well as bussing, the number of teachers, and the classrooms that would be impacted. That is what I needed to say tonight.

Annette Barney, South Jordan – said my questions come from some items in the development agreement. I understand that there will be a donation for that future bridge. What information do we have on the actual cost of building that bridge in the future? Because, I don't think it should be my cost to build it in the future. So I would love to know if we have good data on that cost and the projection and a time frame, because \$350,000 right now might not build us anything in seven to 10 years. I hope that there's some good information about that. And also, along with that bridge, I have the question of, do we have information about what police presence that might have to be increased based on increased use of the River Parkway area. There are sections of the Jordan River that have been shown to be somewhat unsafe, and I do not want that to be what happens in our community. So that is a concern to me as well. So I would like to make sure that the council or commission pays attention to that concern for our residents. We want it safe for the people who would move into this new community, as well as those who already live there. Also, my next question has to do with the traffic that will be coming in and out of this new community. We're talking about as many as 222 units. So how many cars is that that's going to

be coming out? It's great. We have two accesses right now. I believe there's only a pedestrian crosswalk there. And if this is meant to be people who will use that front runner, we need an extremely safe method for them getting across that street. Will a traffic light be required? What kind of traffic studies are going to be necessary to justify this increase in people coming out trying to turn left because they're going to go to the freeway, and that's the direction to the freeway. Do we have information on the effect that that will have, and then also connected with that? Do we have information that says this will be people who will use the front runner. I think there's a lot of transit oriented communities in Salt Lake along the front runner. Do we find they actually use the front runner? And if they do, what kind of concerns do we have with increasing traffic to the transit hub itself? And do we need increased transit officer presence with that? And who's going to pay for that. Lastly, I saw something in one of the engineers comments, and I wish I could say exactly where that there are sewer lifts in this community. That makes sense. You have to move that stuff somewhere. But there was also a mention that it might possibly build a sewer line across the freeway. That's just ugly. I'm just gonna say that, which I know we're building a bridge and there might be ways to hide it, but would that affect the recreational quality of the river? What are those kinds of problems? So thank you for your time.

Michael Florin, South Jordan – said I've been here for 28 years. I've seen quite a bit of development going on. I'm assuring you that the pictures they've showed us, it will never look anything like that. Believe me, I've seen development. I've seen what happens. First of all, this is the entrance to South Jordan City. I think it's appropriate that we do something with it that makes the city a jewel that it is. If you approve a development like that, I'd make a proposal to change that tree, it will no longer be South Jordan with the trees. Put a big high complex apartment and They're gonna have to get a new logo. Okay? In Denver and in Boulder along the city lines. they have a parkway that covers both sides of that, the whole city. It's beautiful. That River is a beautiful That River is a beautiful diamond, and it's not something that high density houses should be put around. Can you imagine New York City without Central Park? I'm starting to imagine South Jordan without parks and without open fields. You were talking about a place to meditate. I'll be meditating on your building every day of my life at my kitchen table. When I see that building, I'll be able to see it from my kitchen table, masonry wall, that's what they were going to put on the end of my property there. When they built that road to build all those houses down there, they took 10 feet of my property. They were going to put 10 feet back and a bunch of grass and trees. It was nothing, nothing like what they proposed. I just want to let people know that there's a 12 year old girl that just won a science project. Her project was trying to figure out which plants absorb the most carbon dioxide. I wonder what she'd had to say about something like this. It was a beautiful place to live, and I hope it still is. You want to know what high density looks like. Take a ride on the front runner. Get on on 100 South, and then go north and look on either side where all that development is, isn't that a lovely site? Wouldn't you like South Jordan to look just like that? And my question for the nd my question for the developer is, where do you live? The wildlife, birds, squirrels, foxes, deer, raccoons, geese, eagles. I've even seen pelicans in and around Mulligan's golf course. And it's, it's amazing, just amazing. So for me, it's, it's, it's my dream to live here. It's a beautiful place, and I just don't think this is appropriate.

Tammy Kikuchi Nakamura, South Jordan - said I live in River Walk Executives, so we'll be looking at this every day. We moved here in April, and it's lovely, and it's been lovely. I would

like for it to stay lovely without that development. Also, what I'd like to see is he talked about not putting fill in to a certain level, so that the taller buildings won't be as tall, but they'll still be tall. I'd like to see a rendering of how that matches up, so we could have an idea, we would like to see a rendering of how that matches up, so if we could have an idea, you know, and see really what it would look like. Also, where would the bridge go? Because that makes a difference too, we are in the river walk executive, and how really high is that? Are those four stories? And is it necessary to have the four stories? When they came the first time, it was three stories, so why the sudden change? And I agree with the former gentleman speaking about the wildlife, it is one of the things we love. We're out on that river walk every day because we have a dog, and so we're out there all the time. And we love seeing all the wildlife there, and we don't want to see it destroyed by a development.

Carly White, South Jordan – said I'm a new resident. We've been to South Jordan for a year and one of the most charming things about South Jordan, particularly where we live, is the land with the open area and the wildlife. So I know it's been mentioned, but I just want to reiterate again that this is something that's paramount to how we see the value of our home. Secondly, is obviously the increase that would be anticipated in property tax with this type of change in the infrastructure of our community. Thirdly it just doesn't sit well that the property was zoned appropriately back in 2020 and now it's asked to be rezoned again and again. It just doesn't sit well. It seems out of integrity, and that's something to be considered as well.

Ian Chandler, South Jordan - said thanks for your time. I just have a couple questions in the general plan. I guess my question is simply, what is its purpose? If the purpose for future land use is really just the one mixed use, because it could be anything at any given time. If the right developer, the right person comes along with the right plan, then my question is, what is the point of having that outline and having designated zonings specifically? If we're saying in the 21st century we don't need agricultural preserve, right? That's 150 years ago and we don't need that. If that's the attitude, then then what is the purpose as a citizen to have a plan? And if the goal is the general plan goes out the window whenever the right developer comes along, then what do we as the public have as assurances for the future of what our city looks like? And that's the simple question. It's the logic of if we have a plan can we agree to stick to it if we choose to vary from that? Because you do have the legislative power to amend those plans, that's fine, but what what happens is that line gets pushed further and further and further, and at some point all of the other justifications for this type of a project as it's currently positioned kind of go out the window. We will run out of green space. So the next high density housing plan that's going to solve low income housing, or it's going to solve housing problems that won't be able to be solved. There's no more land to be developed, and at that point, we'll look back and say, what did we do with our city? What do we have left? We have a lot of buildings. Awesome. Midvale has a lot of buildings. I grew up in West Valley, and they have a lot of buildings. There's a lot of cities that have a lot of that development. And guess what, we still have a housing problem. So my comment would be, if we can't solve the housing problem, then can we solve the problem of sticking to the plan as we originally saw it? We elected leaders to see a plan through.. I'm not here to project an objection to the plan. I think they've made many changes from November that, as a developer I would say are more than rational, more than reasonable. I'm not talking about reason, I am talking about the purpose of a plan, the utility of the plan. And then my last question



is, how much of the current proposed project, as it currently stands, is still infringing on the natural area? It's one thing if you're saying we used to be agricultural, now we're urban, I get that. But if you're saying we're throwing out the baby with the bath water on natural areas. I struggle understanding that it was designated as a natural area. I'm curious how much of the current plan is now encroached upon that and a designated area.

Lily Perkins, South Jordan - said I wanted to start by apologizing for last time I was here, I said, I hate this. I meant public speaking. I respect your work, you're doing your job. Thank you. Talking about disturbancy, I heard that from the developer they are wanting to build 222 units. I know this is already been said, but It's so upsetting. I have lived in big cities. It's fun when you're young, but when you're this old, you don't want things to change anymore. You don't have the time to be creative, and you saved all your money to plant a tree, and you hope to see that tree grow. And I don't have that kind of timing to see a tree grow anymore. I thought I found this space, and I'm and I'm just gonna sit there until I'm here no more. But the disturbance is upsetting. I'm never going to be able to see the view of the mountains, now I'm going to see rooftop and people crossing to a private community. I'm not going to be feel safe anymore, and drugs flowing around the Jordan River. We know it's a little bit up north, but it's going to flow with the water eventually, and the house market value for our existing homes are going to drop significantly. A far as I'm concerned, my home right now, it's going to drop a big time with the new proposal. They say the prices are starting at 300,00 to 450,000, I'm sorry with everything so pricey right now, I doubt that you're going to keep that price, good luck with that. I am just very disappointed.

Chair Gedge closed the Public Hearing.

Chair Gedge said I want to start with Jordan School District, because I asked that when we had a similar property a few weeks ago, about the school with a similar proposal. The kids might be going to the same elementary school 11400 S in that same area. I am assuming that the school district has to legally provide a will serve letter. But was that done with 222 additional units,. Do we know if that was done?

Planner Schindler said I don't know of any rule that the school district has to supply that, but it would be up to the school district. They have been notified of this project, so it's up to them and what they are going to do, the city doesn't have any anything to do with how the schools are planned. They are planned by the Jordan District and the Jordan District State Agency, that's not, part of the city. We do give them notice that this is going to happen or could happen, and it's up to them to figure out how they're going to get the get students back and forth. The City doesn't have much to say about where they build it, or how they build it, or anything.

Chair Gedge said thank you. Hopefully, the last pathway is to share a concern about the bussing. The Current bussing situation with it being tripled and quadrupled up on a seat. Hopefully, we have someone from staff that can share that with our district representatives.

Planner Drozdek said so like Greg was saying, They're one of the affected entities so I did send out a letter to them stating the number of units and what type of housing units. They received the

same notice as everybody else did, so they can see what kind of housing they're proposing to do and the number of units. If they need more information, they can reach out to us and request it, but they haven't reached back out to us, so they have the information they need.

Chair Gedge said any concerns or prospects for having a sewer line? I think they said by the freeway, but I think they meant under the river. What would happen in the event that an expansion was needed with the utility services regarding either water or sewer, how would that be accommodated with the natural preserve of the area?

Assistant City Engineer Nielson said it's been done in other places. We have multiple utility crossings, crossing the river and there's some engineering challenges we need to work around, but it can easily be done and the space can be restored. We don't have detailed design. We don't know if it's going to be a lift station or if they're going to try to bore something under the river. Most likely they would bore the sewer, it wouldn't be like an open cut or something like that, but we have multiple utility crossings. It can be done in this space and it can be restored.

Chair Gedge said I know there is a proposal there, I think it's called a hot crossing. What is the current pedestrian crossing. I know there is a traffic light, which I don't think aligns with the current light with the front runner station. But there is a hot crossing with 222 units. What is the anticipated traffic volume at peak times, and what would be any potential traffic mitigation or concerns? Obviously, engineering had a chance to review this proposal, was there any concerns with the traffic?

Assistant City Engineer Nielsen said we did have a chance to review this and the applicant actually prepared a traffic impact study as part of their concept drawing. It will require the applicant to update that study as part of the subdivision, but looking at that study and all the intersections, were still at an acceptable level of service, and so traffic signals were not required. As part of this project, there's an expected pm peak with this development, there's expected about 130 vehicles being generated from this development, so to spread out over two accesses. That's about one vehicle a minute, traveling, you know, up and down those accesses during the pm peak. That's kind of the worst time of the day.

Commissioner Bevans said is that number reduced at all based on the proximity to the front runner station?

Assistant City Engineer Nielsen said no, it was not with the numbers we looked at. But there's a good argument why it could be, but they were not reduced as part of that.

Chair Gedge said with the neighboring properties being agricultural. And testimony was given that there are large animals present there, is there a four foot iron fence being proposed?

Planner Drozdek said it is in the city code that they need to do masonry, but obviously, if it's in the agreement that can be changed, so that's what's getting adopted. That is something that they proposed, and I think what I heard from them is that after meeting with the Jordan River Commission, it was one of the proposals that they made, because one of the concerns was

disruption to the wildlife. It will kind of to open that up and then allow for more to flow between the properties. I think that's kind of what they proposed to do. But, I mean, we can check with the applicant.

Chair Gedge said the height of the buildings got raised by several of the residents. I know that there's a neighboring residential development to the south of this proposal. Do you know the maximum height of those residential buildings, that are currently in this line? Is the proposal in line with the maximum height at the peak?

Planner Drozdek said are you referring to those apartment buildings on Durham gateway? They are four or five stories? So they would be just about the same height, just not as tall.

Chair Gedge said it was brought up about the proposed bridge that the developer has offered, I believe they would provide some funds for that. I think the amount has been presented because the city has a federal matching grant for that amount, is that correct?

Assistant City Engineer Nielson said that that is accurate. We have a grant, a federal grant, to build that bridge across the river. It would provide better access between the trail and the front runner station and the money that the developer would be contributing would be the city's match.

Chair Gedge said there was a concern of potential tax impacts. I believe in our staff report, there was a slide about the potential revenue to the city, but by actually turning the single 18 Acres into 18.5 acres, and into 222, units, there's probably actually an increase in revenue to the city, in tax revenue because of going from one property to 222, is that correct?

Planner Drozdek said that is correct.

Commissioner Hollist said there was one other concern that was brought up and I'm curious about it as well. It deals with our land use plan. Can you comment Damir about how the portion that they're keeping open and how it overlays with what we've already designated as natural area versus agricultural? To my eye and looking at these charts, it looks like it's probably lined up fairly reasonably.

Planner Drozdek said I did it in our GIS, and when I sketch it out the current natural area is about five acres, and with this new proposal it's been increased to six acres.

Commissioner Hollist said and does it match up with our current land plan?

Planner Drozdek said approximately It does.

Commissioner Hollist said is this statement generally correct that where we're developing and putting residential units and parking is the area that is currently zoned agricultural, land use is designated agricultural.

Planner Schindler said none of them that are in the preservation area. I would like to address the general plan and so forth. The question was why do we have one and so forth? We have one, but

it is dated from 2020 and things have changed. One of the things that has changed is that we are now by state mandate, required because we have a perimeter station there so we have to have area station plans. They do not expect the area station plans for a transit station to have low density or no density in their plan. We haven't been told that necessarily, but it's obvious to us that the state wants those plans to have density, because they see the only way they're going to get more housing is to require it in certain areas. And so this plan is for part of the property because it is within the stationary plan boundaries, which is a one and a half mile radius around the station, so it's right there at the end. This will help the city meet the requirement of the state is hasn't officially mandated, but we would anticipate that if we don't have some density in thist plan, they would probably do what they've done in a lot of things and try to take over our zoning, because were not doing it right.

Commissioner Hollist said is this included in the area that we saw or heard last time and looked at changing ordinances to allow density greater than eight units per acre.

Planner Drozdek said yes.

Commissioner Bevans said about density. In the development agreement, it says that they're allowed up to 12 units an acre. Their density is technically 12.03 is that minute enough that we're just going to ignore that, or does that need to be addressed so that it's correct in the development agreement?

Commissioner Hollist said what number did you use? Because I noticed that in our packet it said 18.5 but somebody, or somewhere, it said 18.56.

Commissioner Bevans said I am using the concept plan they have on their concept plan that their density is 12.03 units.

Planner Schindler said I think its minute enough that we don't need to correct that.

Commissioner Catmull said someone asked about the bridge location.

Chair Gedge said bring up the map so that the people who are attendance can just see where the map of the bridge is on the the aerial, so if that's the right that they can see it on concept. At the previous meeting I did raise that there are currently crossings 10400 S and on Shields Lane. However, this would allow basically a straight shot onto the front runner line, but also for this development to access the Jordan River Trail. So right there, you can see where the bridge would cross about south of the wetland, you could see it right there over the river. That's where it be located.

Commissioner Catmull said regarding water, is there a standard process? I am not well informed of it.

Assistant City Engineer Nielson said as far as water for this development, this area is already included in the Jordan Valley Water Conservancy area and it's already been annexed inside of their plan. And so there's adequate water to service this development.

Assistant City Attorney Greg Simonson said it's my understanding of the statute that the developer will be required to dedicate some water. It set forth in the code for the city to offset the burden that is posed on the city for for water use.

Mr. Shipp said I guess I want to start with saying, I really appreciate this process. We've now been at this with this specific project for almost two years. We've been working through different components of how to proceed, and tonight's just been another great step in, I believe, refining the project that we are proposing to you. The comments that have been made tonight are not lost on deaf ears. We have done our best to listen to what has been said, and we have made some notes, and hopefully we can bring them forward as we proceed with the process. There are some tweaks that will help address some of the things that have been raised we bring change, and we get that. It doesn't change our commitment to the open space. It doesn't change our commitment to doing the project the right way. We have shown pictures tonight, and we don't take that lightly. We will build what we have shown, that is our commitment. There have been a couple of issues raised, and maybe just proactively, I can run down them. The fencing question that came up that was a request from the Jordan River Commission. We would be happy with whatever fence you all feel is the right fence to put there. We just were responding to the Commission saying, it would be better to have more open rail fencing than closed for the purposes of their perspective. We would be happy with whatever you think is best we are planning on lifting the sewer. That was a proposal that we've been working out with the Sewer District. As part of that process, they asked us to look at alternative plans other than a lift station, and so we have evaluated that from an engineering standpoint, and believe it would be possible to bore under the river and connect it that way, but the sensitive environmental issues that are allowing that I would not expect us to end up that way. I would expect that we would be lifting and going out to the east, rather than West, under the river the water that was brought up, just to clarify there's there's two different parts of water. There's the culinary water, and that system, that's what we've known as adequate and conservative stuffs. There's also the secondary system we are bringing as part of this plan, secondary water rights to add to what the city already has, so that if there was ever an opportunity to connect the water system in any way, that the city would have adequate secondary water rights to service this property.

Commissioner Bevans said so are you signing those water rights over to the actual shares over to the city?

Mr. Shipp said yes, it is in the City Code.

Commissioner Bevans said how did you determine which units would be for sale versus which units you would be keeping for rental?

Mr. Shipp said we started with the units that were the most affordable and said, Let's sell all of those to hit the lower price point, and then we did our best to keep a variety of for sale and for rent, and kind of divided them up.

Commissioner Bevans said I know this has no bearing on our decision tonight, but I know in our arc meeting, we talked about on the site plan, I do see now you have the rental office on the site plan, but I still don't see anywhere for trash receptacles for those particular units that don't have a garage. Have we solved that issue yet?

Ms. Travis said the development agreement has been added to that and it will be private pickup, and our homeowners association will take care of that. More than likely we'll go with it a valet service where you put your trash out each day, and then it goes away. But, we do have some ideas where dumpsters and things could be located.

Commissioner Bevans said are they over enough that they could take out parking to put in a dumpster, or are they right there on parking where they can't alter that? Could we lose parking for a dumpster on half so they do show more parking than what the city requires. But are you planning on putting dumpsters in the parking spots?

Ms. Travis said we have a higher standard for our developments, because we know parking is a problem, especially in this type of housing. So we would hate to lose a parking stall to a dumpster, but we'd also hate to have trash piling up. So we have locations we think that they can work into the ends of roadways and not remove any parking stalls.

Commissioner Hollist said regarding the height you submitted a letter that the extra units were needed to make having more owner possible. But is there any possibility to bring those condo buildings down one story? It's a lot of height.

Mr. Shipp said ultimately the answer is yes. We can build a two story unit. It just impacts what the overall cost is that is amortized over certain number of units. So what's the benefit that we get, versus the cost of doing that? And you know, the impact of a three story building versus a four story building weighed against being able to provide additional affordable units, that's the question. I think our proposal is to go four stories, but we're open to hear your ideas.

Commissioner Hollist said we have a land use plan. I'm glad, glad that Greg spoke up about the pressures that we get from the state to consider what's around transit and to consider higher density. I know we've heard another section near transit in a similar area looking at raising our cap from what we typically have is a solid or a hard cap at eight units per acre to more than that, if it makes sense. But part of our land use plan is looking at what makes sense next to one another, and so I appreciate moving everything out of the floodplain, all the structures. I appreciate effectively maintaining that natural area designation, even though we would be rezoning the agricultural portion. The height has me a little concerned. I think that's probably the biggest issue I've got at this point. Even with our day break development, which is another area that's generating a lot of housing in our community, I haven't heard a price point in the three hundreds for several years. So this legitimately would be the most affordable that I'm aware of



new build in South Jordan. And so I I go back and forth. I that height has me a little concerned. I would prefer to see the condos limited to three stories, but I don't know what that does to the price point, starting in the three hundreds.

Commissioner Catmull said I wrote down height three level versus four level, I too would prefer a three level, mostly because of the proximity to a natural preservation area. And as I walked that trail area today and just looked around, I know we talked about the apartments that were further to the south, and they are taller, but they're also a lot further away, and they're obscured by lots of things. As I walked further over to where this target location is, and especially seeing the drawings today, you'll see it a lot more. And so I think that that presents a little bit of incompatibility to that natural preservation area. It's certainly not as bad as if you go further north and you're walking along the trail, and then next thing you know, you're standing next to someone's sports court, sort of thing, you know, like that always gives me pause when I'm on the trail. I don't know, it just doesn't feel in place. But the good news is we're talking about, how can we do things now to try to balance developmental rights with general plan and what people expect in the future. Then of course, the fencing is my other thing that I feel like we should take a second. I don't have a strong opinion, but I think that the city council should take as much and solicit as much feedback around that to find the right balance therebecause of what the city code does say generally there. But there's also an interest for the for the preservation of wildlife and everything else that's going around there. If I had unlimited funds, I would buy a lot of property and create a less dense South Jordan, right? But I don't have unlimited funds. And the reality is, this has been talked about. This is following a standard process of a property owner in the context of the city and the state and everything else. So those are some my concerns.

Commissioner Bevans said I appreciate the effort to move out of the natural preservation area, the effort to bring edge homes on board and to create a more affordable product. I appreciate the effort working with the city to provide the funding and create that natural preservation area. I don't have an issue with density here. I think this is the right place for density. I don't even have such a huge issue with the height. I am sensitive to what it does removing a full story that takes off 24 units, that has a huge impact on on the bottom line. However, what I'm actually really struggling with is the livability of this. As I look at this as a parent, I let my kids, who are nine and 10, go out front, they can play ball, they can ride scooters, they can ride their bikes and they can play with the neighbor kids. When I look at this, I don't see anywhere I'd be comfortable letting my kids go outside to play alone, let alone anywhere I could take them outside to play. I see their sidewalks, but a lot of the spaces that we're looking at on some of those concept plans and the maps, the slope in those areas is not flat. It's not it's not really a usable space. So I'm struggling with that. The other thing I'm struggling with is, like you said, the compatibility with the surrounding land use and the land to the South will never be developed, as far as we know. The land to the north, as far as we've been told, they have no plans to develop. It may never develop, or it may a long time in the future. And so it kind of feels like we're taking a concrete jungle and plopping it down in the middle of this natural area with without fully considering the livability of it, for not only the people who live surrounding it now, but the people who will live here once it's built, and those who live here and surrounding it in the future. So I don't know how you fix that. It's the right area. I think it's just the execution is still lacking for me.

Chair Gedge said thank you everyone for coming out on this tonight. As you know a lot of you live next door to me, three doors down, seven doors down. I know this area, and I've brought this on other applications in this area in the past and things have changed. When I moved into my home, I had open space all around me, and now homes have been built on all four corners of my property, blocking my access. Change is inevitable, but what's the right mix and the right property? I do appreciate the applicant coming back and addressing our concerns from November with the floodplain. I do have concerns with the fencing. I know they agreed to the Jordan River Commissions recommendations, but the property owners with animal rights, those need to be preserved as well and protected in our city, standard that we have as well, not just the Jordan River commissions, concerns with fencing. I would like to see that default to our city standards, dividing agricultural with residential uses, just because those animal right owners need to be protected for what they have currently. But I do like the improvements of this. I have the same concerns with height. I brought it up earlier. You know, it's already a brick wall from my back porch when I'm looking, I'm missing half the mountain, and so this will just complete that view on my horizon. But, I understand the concern, if you lower from four stories to three stories or two stories, that you're going to increase the price points. And we just reviewed the moderate housing plan at our last meeting with her recommendations to the city council, and we are mandated by the state to provide a moderate housing plan as well. And, of course, this is one of the ideal areas with the front runner station. I could see concerns on both sides, but I think a lot of concessions have been made. Hopefully, the citizens understand that we took their comments last time, and the applicant took them as well from our recommendation to the city council. And it's just how do we present this again tonight, this evening, to city council? Do we move forward with a motion to approve, but with changes we'd like to see? Do we take a motion to deny based on these reasons? This is just a difficult one. I'm fully aware that City Council is listing, and they'll review our minutes and listen to our comments. I know we've spoken to our particular elected official, and we encourage the residents to say, but just where do we go from here on this item?

Commissioner Bevans said think we have to enforce the fencing on the north I mean, it's animal rights. They protect people and the and the animals. I am okay with altering the fencing on the southern boundary, where there it's open space. There's nothing over there. I don't have an issue with that, but obviously that's up to city council I think people have a right to develop their property as they please. However, I feel like we as a commission, and I know the council feels the same there, we hold a stewardship to ensure that we are developing responsibly and sustainably and with everyone in mind, not just the people sitting in the seats tonight.

Commissioner Catmull said splitting where the the condos in the rear are three story instead of four is more approachable to me. I think that's a little more balanced. I could be on board with that. I could also just be on board on just saying to consider lowering the height on the east side, I mean, we could even settle on a compromise.

Commissioner Hollist said you indicated as you walked it, you get dwarfed by it. And so, if you push back from the trail where it gets tall, then maybe that has less of that looming impact. And then you're pushing where it's tallest, over to where it's industrial. Yeah, makes sense that you preserve that natural open to some degree.



Commissioner Bevans said just want to put on the record that we got some photographs this afternoon, and I don't know whoever took those, if you're here or not, but those were beautiful photos. They were beautiful. So the area, the area is gorgeous. I. I don't know that this has anything to do with our decision, but I just want that on the record that was some talent right there. If this goes forward and city council approves it I would like to see all 35 of the additional units for sale and none for rent. So we went from 187, to 222, that's 35 units. I would like all 35 of those additional units to be for sale units, rather than renting.

Commissioner Hollist moved that the planning commission recommend that the city council approve resolution R 2025, 12, authorizing the mayor to sign the development agreement with the recommendation to revisit the following items, either during City Council open discussion or a work session to

- (1) evaluate the overall height restrictions of the development and consider a reduction from four story units to three for some or all of the condo buildings.
- (2) to review the plan for livability aspects, specifically the potential for outdoor gathering and play areas.
- (3) to revisit item 5.6 in the development agreement concerning fencing to ensure that the property to the north is able to safely maintain their animal rights.
- (4) to revisit the percentage of units for rent versus own within the development as well.

I also move to approve resolution R2025-13, approving the land use amendment to approve ordinance 20-2025 Z, approving the zone change.

Chair Gedge seconded the motion. Roll Call Vote was 3-1 Commissioner Bevans voted no and Commissioner Bishop was absent from the vote.

## **OTHER BUSINESS**

- J.1. Planning Commission Discussion regarding Commission Rules for 2025.

Commissioner Hollist motioned to move Item J.1. to the next Planning Commission Meeting being held on Tuesday March 18, 2025. Chair Gedge seconded the motion. Vote was 4-0 unanimous in favor. Commissioner Bishop was absent from the vote

## **ADJOURNMENT**

**Commissioner Hollist motioned to adjourn the February 25, 2025 Planning Commission Meeting. Chair Gedge seconded the motion. Vote was 4 to 0 unanimous in favor. Commissioner Bishop was absent from the vote.**

**The Planning Commission Meeting adjourned at 8:45 p.m.**

DRAFT

# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: March, 11, 2025

## FILE OVERVIEW

<b>Item Name</b>	Wheadon Acres Flag Lot Subdivision Amended
<b>Address</b>	10537 S 3010 W & 10555 S 3010 W
<b>File Number</b>	PLPLA202400055
<b>Applicant</b>	Gordon Milar Construction, LLC
<b>Property Owner</b>	WHDTMR, LLC & MULBERRY COTTAGE, LLC
<b>Staff Author</b>	Miguel Aguilera
<b>Presenter</b>	Miguel Aguilera

## PROPERTY OVERVIEW

Acreage	1.9 acres		
Recorded Subdivision	Wheadon Acres		
Current Zone	R-1.8 Single Family Residential		
Current Land Use	Single Family Residential		
General Plan Designation	Stable Neighborhood (SN)		
Neighboring Properties	Zone		Land Use
	North	R-1.8	SN
	East	R-1.8	SN
	South	R-1.8	SN
	West	R-1.8	SN

## ITEM SUMMARY

The applicant is requesting the Planning Commission approve a subdivision amendment application for two properties located at 10537 S 3010 W and 10555 S 3010 W. The proposed amendment will create 4 lots from the Wheadon Acres Subdivision lots 14 & 15A. Two of these lots will be flag lots. Staff is recommending approval of the application.

## TIMELINE

- **April 4, 2024**, the applicant submitted a complete subdivision amendment application to Staff for review. The application was revised a total of 2 times to address all staff comments. The application was reviewed by the following departments:
  - Planning: Staff reviewed the application and worked with the applicant to revise the proposed plat to conform to applicable city regulations. Resubmitted materials addressed staff comments.
  - Engineering: Staff reviewed the application and worked with the applicant and revise the proposed plat to conform to applicable city regulations. Resubmitted materials addressed staff comments.
- **September 24, 2024**, this application along with the associated rezone application file No. PLZBA202400056 were brought before the Planning Commission at a public hearing. The Commission decided to table this application pending approval of the rezone.
- **December 3, 2024**, the rezone application was brought to the City Council at a public hearing where the rezone, but not the agreement, was approved.
- **February 18, 2025**, the City Council approved the development agreement associated with the before-mentioned rezone.
- **February 19, 2025**, engineering reviewer requested the applicant make a minor correction to the proposed plat's emergency access easement before this application was scheduled for a another public hearing.

## REPORT ANALYSIS

**Overview:** This application, in association with rezone application file No. PLZBA202400056, intends of establishing the first Flag Lot Overlay zone on the subject properties. With City Council approval of the rezone and development agreement, a hearing on the proposed plat can proceed.

**Amended Lots:** The Wheadon Acres Lots 14 and 15A Amended Subdivision will have two regular lots (Lots 101 and 102), and two flag lots (Lots 103 and 104). Lots 101 and 102 will be 0.335 and 0.381 acres, respectively. Lots 103 and 104 will be 0.50 and 0.685 acres, respectively. The flag lots 103 and 104 will share a firetruck turnaround and a driveway that will be 20 feet wide. The driveway will have access from 3010 W. The proposed concept plan shows that future homes on the flag lots will meet the zone requirements for setbacks and building lot coverage. The setbacks and lot coverage of the front remnant lots will also be within zone standards.

## FINDINGS AND RECOMMENDATION

### Findings:

- Both this application and the mentioned rezone application are part of the Wheadon Acres Lots 14 & 15A Amended development agreement.
- Due to existing flag lot subdivision requirements, and without the flag lot overlay rezone and development agreement, the subject properties would not meet the minimum flag lot requirements.
- Lots 101 and 102 will be under the lot size requirement to qualify for farm animal rights. The development agreement addresses this and removes the incompatible land use fencing requirements between all four properties and also restricts farm animal rights for all four properties in the amended subdivision.
- The agreement does not change the incompatible land use fencing requirement between the subject properties and properties outside the amended subdivision.
- The development agreement prohibits detached accessory dwelling units, guesthouses, within the amended subdivision.

### Conclusions:

- The application is in conformance with the minimum requirements of South Jordan Municipal Code [§16.14](#).

### Planning Staff Recommendation:

**Staff recommends approval of the application** based on the report analysis, findings, and conclusions listed above.

## PLANNING COMMISSION ACTION

### Required Action:

Final Decision

### Scope of Decision:

This is an administrative decision to be decided by the Planning Commission.

### 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 South Jordan Municipal Code [§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 South Jordan Municipal Code [§16.14](#), other City ordinances, and sanitary sewer and culinary water requirements.

**Motion Ready:**

I move that the Planning Commission approves:

1. File PLPLA202400055, Wheadon Acres Lots 14 & 15A Subdivision Amended

**Alternatives:**

1. Approve the application with conditions
2. Deny the application
3. Schedule the application for a decision at a future date

**SUPPORTING MATERIALS**

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Proposed Amended Plat
4. Attachment D, Approved Development Agreement

Brad Klavano  
Brad Klavano (Mar 5, 2025 13:26 MST)

Miguel Aguilera  
Miguel Aguilera (Mar 5, 2025 13:24 MST)










# Wheadon Acres March Report

Final Audit Report

2025-03-05

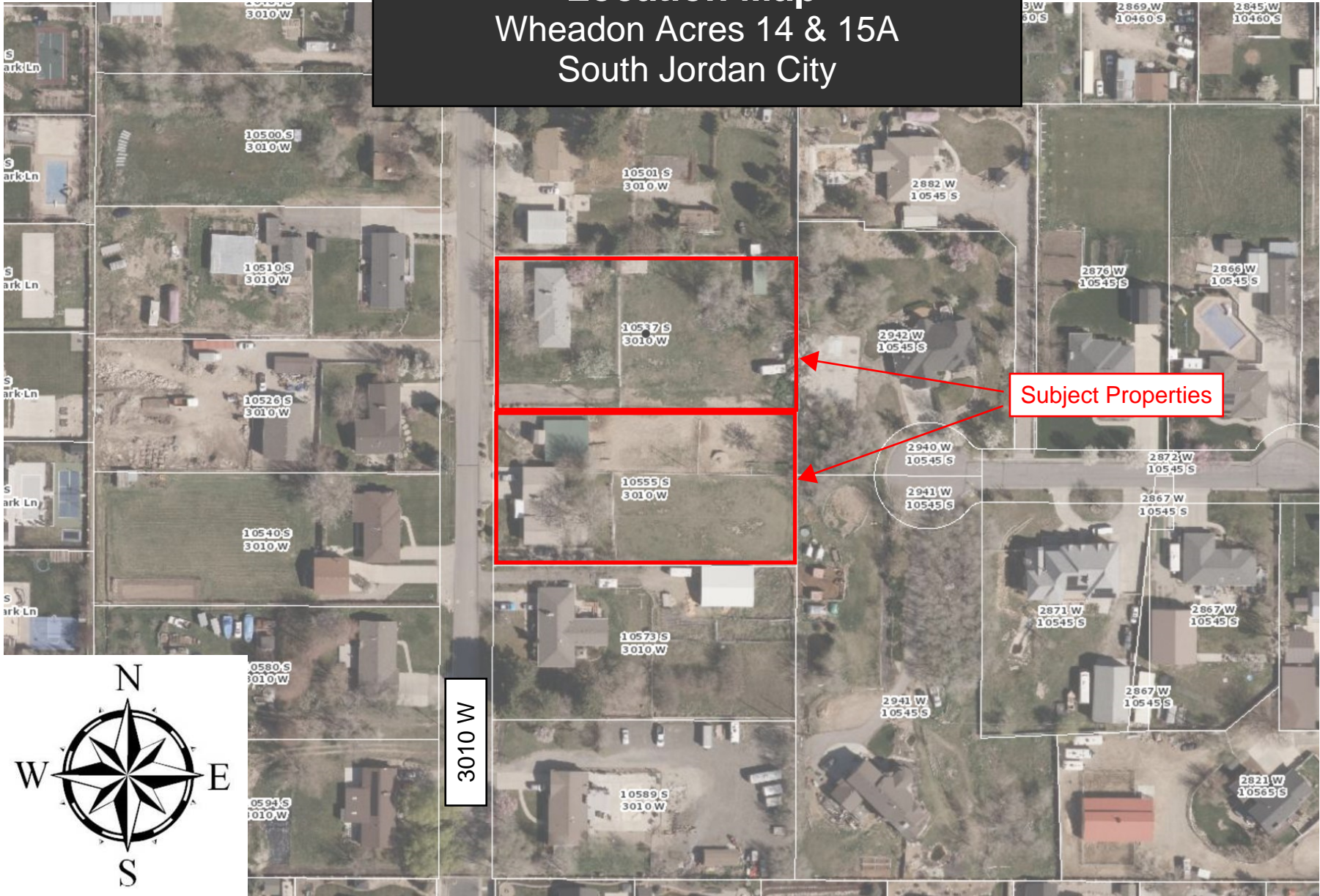
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By:	Becky Messer (rmesser@sjc.utah.gov)
Status:	Signed
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## "Wheadon Acres March Report" History

-  Document created by Becky Messer (rmesser@sjc.utah.gov)  
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-  Document emailed to maguilera@sjc.utah.gov for signature  
2025-03-05 - 7:57:07 PM GMT
-  Email viewed by maguilera@sjc.utah.gov  
2025-03-05 - 8:05:12 PM GMT- IP address: 54.193.71.145
-  Signer maguilera@sjc.utah.gov entered name at signing as Miguel Aguilera  
2025-03-05 - 8:24:37 PM GMT- IP address: 63.226.77.126
-  Document e-signed by Miguel Aguilera (maguilera@sjc.utah.gov)  
Signature Date: 2025-03-05 - 8:24:39 PM GMT - Time Source: server- IP address: 63.226.77.126
-  Document emailed to bklavano@sjc.utah.gov for signature  
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-  Email viewed by bklavano@sjc.utah.gov  
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-  Signer bklavano@sjc.utah.gov entered name at signing as Brad Klavano  
2025-03-05 - 8:26:24 PM GMT- IP address: 63.226.77.126
-  Document e-signed by Brad Klavano (bklavano@sjc.utah.gov)  
Signature Date: 2025-03-05 - 8:26:26 PM GMT - Time Source: server- IP address: 63.226.77.126
-  Agreement completed.  
2025-03-05 - 8:26:26 PM GMT



**Location Map**  
Wheadon Acres 14 & 15A  
South Jordan City

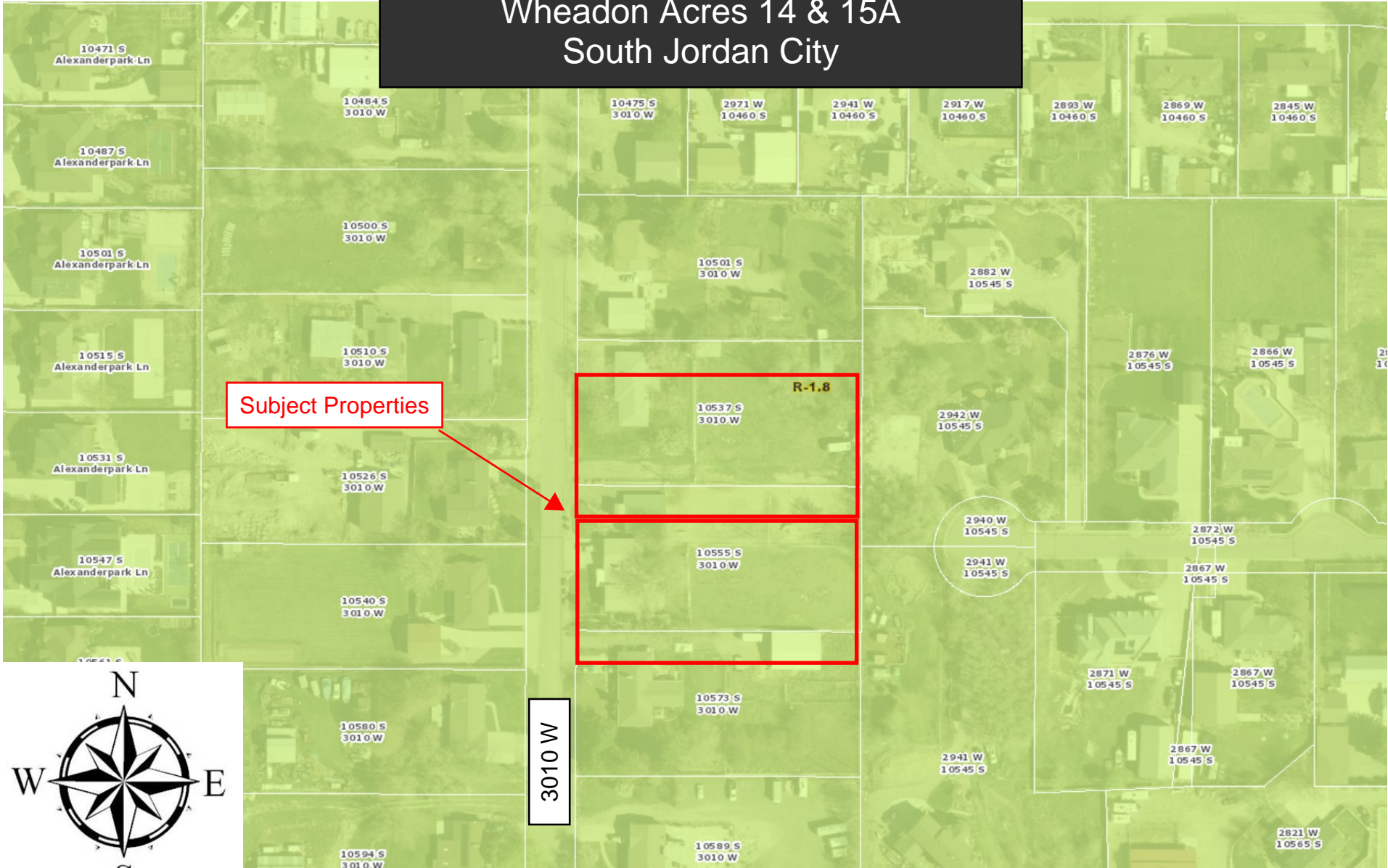




# Zoning Map

## Wheadon Acres 14 & 15A

### South Jordan City







## RESOLUTION R2025-09

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE MAYOR OF THE CITY OF SOUTH JORDAN TO ENTER INTO A DEVELOPMENT AGREEMENT WITH MULBERRY COTTAGE LLC AND WHDTMR LLC PERTAINING TO PROPERTY LOCATED AT 10537 S 3010 W AND 10555 S 3010 W.**

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

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

**WHEREAS**, Mulberry Cottage LLC and WHDTMR LLC now desires to enter into an agreement for the purpose of developing and changing the zoning designation on property it owns at 10537 S 3010 W and 10555 S 3010 W (the “Property”); and

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

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

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

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

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

[SIGNATURE PAGE FOLLOWS]

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,  
ON THIS 18 DAY OF February, 2025 BY THE FOLLOWING VOTE:

YES NO ABSTAIN ABSENT

Patrick Harris  
Kathie Johnson  
Donald Shelton  
Tamara Zander  
Jason McGuire

<u>X</u>	<u>  </u>	<u>  </u>	<u>  </u>
<u>  </u>	<u>X</u>	<u>  </u>	<u>  </u>
<u>X</u>	<u>  </u>	<u>  </u>	<u>  </u>
<u>X</u>	<u>  </u>	<u>  </u>	<u>  </u>
<u>  </u>	<u>X</u>	<u>  </u>	<u>  </u>

Mayor:

*Dawn R. Ramsey*  
Dawn R. Ramsey

Attest:

*Anna Crofford*  
City Recorder

Approved as to form:

*Rwan W. Loose*  
Rwan W. Loose (Feb 14, 2025 05:15 MST)

Office of the City Attorney



**Exhibit 1**

(Development Agreement)

## DEVELOPMENT AGREEMENT

The City of South Jordan, a Utah municipal corporation (the “City”), and Mulberry Cottage LLC and WHDTMR LLC (the “Developer”), enter into this Development Agreement (this “Agreement”) this 18 day of February, 2025 (“Effective Date”), and agree as set forth below. The City and the Developer are jointly referred to as the “Parties”.

### RECITALS

WHEREAS, the Developer is the owner of certain real property identified as Assessor’s Parcel Number(s) 27-16-178-011 and 27-16-178-012 specifically described in attached Exhibit A (the “Property”) and intends to develop the Property consistent with the Concept Plan attached as Exhibit B (the “Concept Plan”); and

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

WHEREAS, the Property is currently subject to the City Code and is within the Single-Family Residential R-1.8 zone (the “R-1.8 Zone”). A copy of the provisions of such zone designation in the City Code is attached as Exhibit C; and

WHEREAS, the Developer desires to make improvements to the Property in conformity with this Agreement and desires a zone change on the Property from R-1.8 to R-1.8 with the Flag Lot Overlay (the “The R-1.8 (FL) Zone”). A copy of the provisions of the Flag Lot Overlay Zone designation in the City Code is attached as Exhibit D; and

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

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

WHEREAS, this Agreement shall only be valid upon approval of such by the South Jordan City Council, pursuant to Resolution R2024-42 a copy of which is attached as Exhibit E; and

WHEREAS, the City and the Developer acknowledge that the terms of this Agreement shall be enforceable and the rights of the Developer relative to the Property shall vest only if the

South Jordan City Council, in its sole legislative discretion, approves a zone change for the Property currently zoned as R-1.8 to a zone designated as R-1.8 (FL) Zone.

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

#### TERMS

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

**B. Enforceability:** The City and the Developer acknowledge that the terms of this Agreement shall be enforceable, and the rights of the Developer relative to the Property shall vest, only if the South Jordan City Council in its sole legislative discretion approves a zone change for the Property currently zoned as R-1.8 to a zone designated as R-1.8 (FL) Zone.

**C. Conflicting Terms.** The Property shall be developed in accordance with the requirements and benefits provided for in relation to an R-1.8 zone under the City Code as of the Effective Date. In the event of a discrepancy between the requirements of the City Code including the R-1.8 zone, and this Agreement, this Agreement shall control.

**D. Developer Obligations:**

1. Concept Plan. The Developer agrees to construct the development consistent with the Concept Plan and the requirements set forth in this Agreement and the City Code.
2. Single Family Housing. Only single-family detached housing shall be allowed in the Wheadon Acres Lots 14 and 15A Amended Subdivision.
3. Accessory Dwelling Units. Internal Accessory Dwelling Units (IADUs) are permitted under this agreement. Guesthouses as defined in Section 17.08.010 of the City Code will be prohibited on the property and Developer agrees to execute further documents that may be necessary such as plat restrictions or deed restrictions that will be recorded and run with the land to memorialize and enforce this restriction.
4. Public Right of Way. The Developer will give to the City cash in-lieu of constructing the required future road improvements in the amount of \$32,098.00.
5. Fencing. The Developer agrees that there are no animal rights on the subject properties pursuant to City Code § 17.130.040 in exchange for not being required to erect masonry walls along the property lines between Lots 101 and 102 and Lots 103 and 104 of the Wheadon Acres Lots 14 and 15A Amended Subdivision. The developer agrees and acknowledges this



restriction will be noted on the official recorded amended subdivision plat. Should future property owners of the amended subdivision plat want to restore animal rights under the Farm Animal Floating Zone, they will need to apply to the City to amend the subdivision plat and comply with the City Code as it exists at that time. This agreement does not change the incompatible land use fencing requirements between the properties of the Wheadon Acres 14 and 15A Amended Subdivision and properties outside of said amended subdivision.

6.

#### **E. City Obligations.**

1. Development Review. The City shall review development of the Property in a timely manner, consistent with the City's routine development review practices and in accordance with all applicable laws and regulations. .

#### **G. Vested Rights and Reserved Legislative Powers.**

1. Vested Rights. Consistent with the terms and conditions of this Agreement, City agrees Developer has the vested right to develop and construct the Property in accordance with: (i) the R-1.8 and Flag Lot Overlay (Exhibits C and D) zoning designation; (ii) the City Code in effect as of the Effective Date and; (iii) the terms of this Agreement.

2. Reserved Legislative Powers. Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of Developer under this Agreement and with respect to use under the zoning designations as referenced in *Section III.A.* above under the terms of this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Property shall be of general application to all development activity in the City and Salt Lake County (the "County"); and, unless in good faith the City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Property under the compelling, countervailing public interest exception to the vested rights doctrine. The notice required by this paragraph shall be that public notice published by the City as required by State statute

**H. Term.** This Agreement shall be effective as of the date of recordation, shall run with the land and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised; provided, however, that unless the parties mutually agree to extend the term, this agreement shall not extend further than a period of 10 years from its date of recordation in the official records of the Salt Lake County Recorder's Office.

#### **I. General Provisions.**



1. Notices. All Notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to the following addresses or to such other addresses as either party may from time to time designate in writing and deliver in like manner. Any such change of address shall be given at least 10 days before the date on which the change is to become effective:

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

If to Developer:

Mulberry Cottage LLC & WHDTMR LLC  
 10696 S Bison View Cv  
 South Jordan, Utah 84095

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

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

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

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

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

contain the entire agreement of the parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the parties which are not contained in such agreements, regulatory approvals and related conditions.

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

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

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

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

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

12. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

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

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

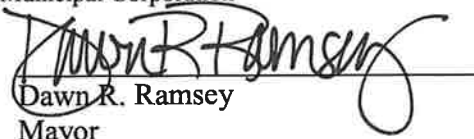
15. No Agency Created. Nothing contained in the Agreement shall create any partnership, joint venture, or agency relationship between the parties.

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

*{Signatures follow on next page}*

CITY OF SOUTH JORDAN,  
a Utah Municipal Corporation

By:

  
Dawn R. Ramsey  
Mayor

APPROVED AS TO FORM:

  
Rwan W. Loose (Feb 14, 2025 05:15 MST)

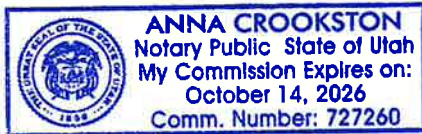
Attorney for the City

State of Utah )

:ss

County of Salt Lake )

On this 18 day of February, 20 25, personally appeared before me Dawn R. Ramsey, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that she is the Mayor, of the City of South Jordan, a Utah municipal corporation, and said document was signed by her on behalf of said municipal corporation by authority of the South Jordan City Code by a Resolution of the South Jordan City Council, and she acknowledged to me that said municipal corporation executed the same.



  
Notary Public

**MULBERRY COTTAGE LLC**  
a Utah limited liability company

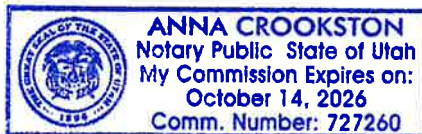
By:



Name: Daniel T. Milar

Title: President

On the 18 day of February, 2025, personally appeared before me Daniel T. Milar who being by me duly sworn, did say that he, the said Daniel T. Milar is the President of MULBERRY COTTAGE LLC, a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Daniel T. Milar duly acknowledged to me that said corporation executed the same.



  
Notary Public

**WHD TMR LLC**  
a Utah limited liability company

By:



Name: Daniel T. Milar

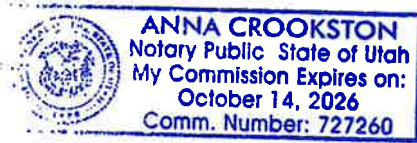
Title: President

State of Utah )

:ss

County of Salt Lake )

On the 18 day of ~~September, 2024~~ <sup>February, 2025</sup> personally appeared before me Daniel T. Milar who being by me duly sworn, did say that he, the said Daniel T. Milar is the President of WHDTMR LLC, a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Daniel T. Milar duly acknowledged to me that said corporation executed the same.



*Anna Crookston*  
Notary Public

Exhibit A

## (Legal Description of the Property)

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WEST 1320.04 FEET AND NORTH 00°00'31" EAST 295.95 FEET FROM THE CENTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 14, WHEADON ACRES SUBDIVISION ON RECORD AT THE SALT LAKE COUNTY RECORDERS OFFICE AS ENTRY #2317193; THENCE ALONG THE SOUTH LOT LINE OF SAID LOT 14 WEST 285.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF 3010 WEST STREET; THENCE ALONG SAID RIGHT OF WAY NORTH 00°00'31" EAST 290.40 FEET TO THE NORTHWEST CORNER OF LOT 15A OF SAID WHEADON ACRES SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT 15A EAST 285.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 15A; THENCE ALONG THE EAST LINE OF SAID LOTS 14 & 15A SOUTH 00°00'31" WEST 290.40 FEET TO THE POINT OF BEGINNING.

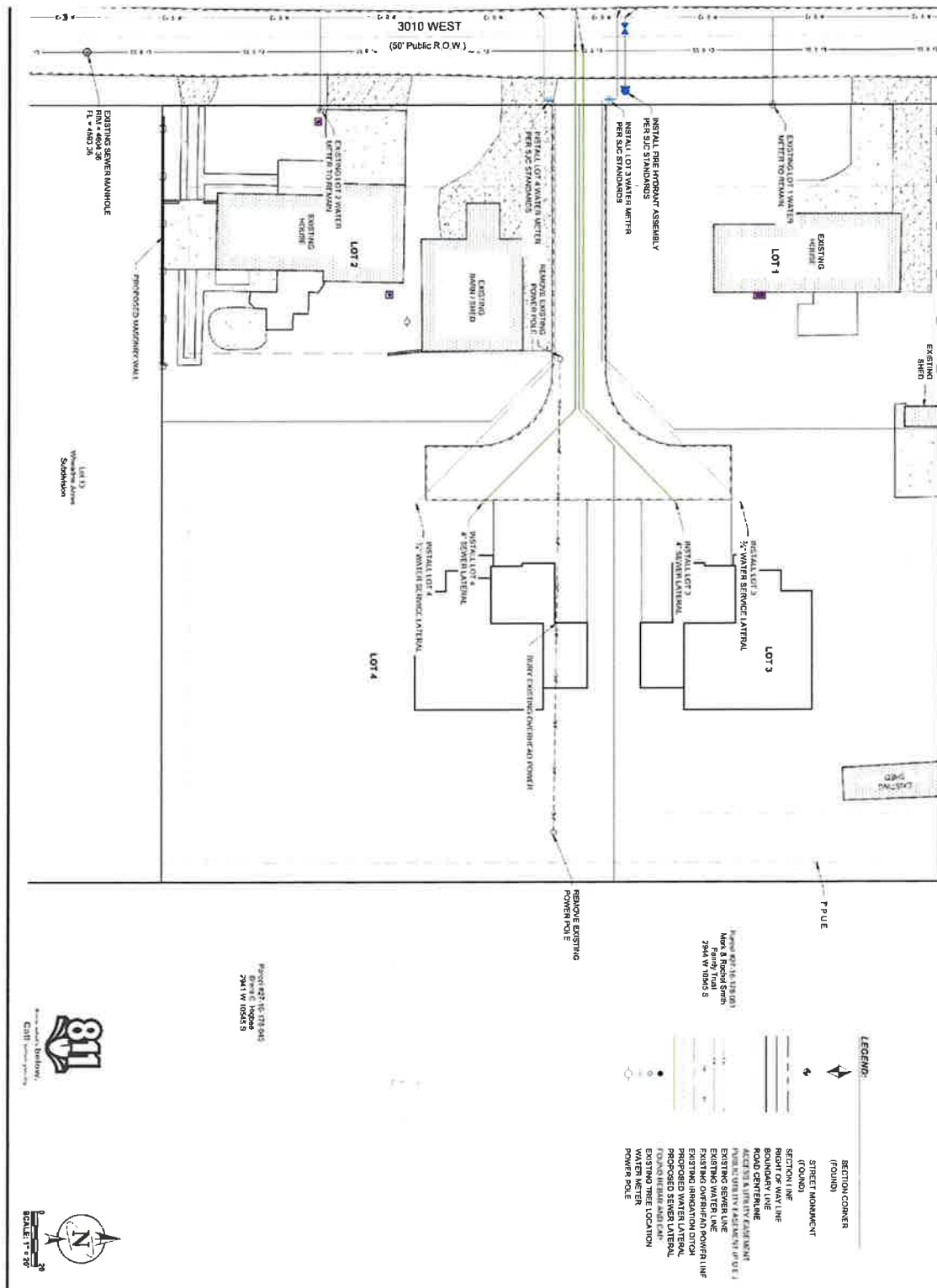
CONTAINS 82,764 SF OR 1.90 ACRES MORE OR LESS



Exhibit B

CONCEPT PLAN

[illegible]



## Exhibit C

R - 1.8 ZONE City Code Provisions**CHAPTER 17.40 RESIDENTIAL ZONES****17.40.010: PURPOSE****17.40.020: DEVELOPMENT AND DESIGN STANDARDS****17.40.030: OTHER REQUIREMENTS****17.40.010: PURPOSE**

This chapter is established to provide standards and regulations, consistent with the city's general plan and the purposes and provisions of this title, for single-family residential areas in the city. This chapter shall apply to the following residential zones as established in chapter 17.20, "Zone Establishment", of this title: R-1.8, R-2.5, R-3, R-4, R-5, and R-M zones. Uses may only be conducted in residential zones in accordance with the regulations of this code. Allowed use (permitted and conditional), accessory use, temporary use and other associated use regulations may be found in chapter 17.18, "Uses", of this title.

**HISTORY**

*Repealed & Replaced by Ord. 2016-05 on 5/3/2016*

**17.40.020: DEVELOPMENT AND DESIGN STANDARDS**

1. Development Review: Uses proposed in residential zones may only be established in conformance with development review procedures of the city. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in residential zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as otherwise allowed under state law.
2. Lot Area: The area of any lot in residential zones shall not be less than the minimum lot area requirement identified in the minimum lot area table below. Every portion of a parcel being subdivided shall be included as a lot or lots in the proposed subdivision plat, right of way or as common, limited common or private ownership.

<b>Zone</b>	<b>Minimum Lot Area (Square Feet)</b>
R-1.8	14,520
R-2.5	12,000
R-3	10,000
R-4	8,000
R-5	6,000
R-M	5,000

3. Lot Density: The maximum gross density (number of lots or primary dwelling units per acre) in any residential development in a residential zone shall not exceed the density

shown in the lot density table below. The primary dwelling density of each area zoned R-M shall be determined, according to the densities established in the lot density table, with approval of a rezoning application per chapter 17.22, "Zoning Amendments", of this title and indicated on the official zoning map with a numerical suffix matching the approved density.

<b>Zone</b>	<b>Maximum Gross Density</b>
R-1.8	1.8
R-2.5	2.5
R-3	3
R-4	4
R-5	5
R-M-5	5
R-M-6	6

4. **Lot Width And Frontage:** Each lot or parcel in a residential zone shall have a minimum lot width not less than the dimension in the minimum width column of the lot width and frontage table below. The minimum lot width shall be measured at the minimum front yard requirement (see subsection F of this section) that shall be determined from a point which corresponds to the midpoint of the front lot line. Each lot or parcel shall abut the right of way line of a public street a minimum distance not less than the dimension in the frontage (standard) column of the lot width and frontage table below, except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall abut the right-of-way or landscaped open space a minimum distance not less than the dimension in the frontage (diverged) column.

<b>Zone</b>	<b>Minimum Width</b>	<b>Frontage (Standard)</b>	<b>Frontage (Diverged)</b>
R-1.8	90'	90'	50'
R-2.5	90'	90'	50'
R-3	85'	85'	50'
R-4	80'	80'	50'
R-5	75'	75'	50'
R-M-5	65'	65'	40'
R-M-6	60'	60'	40'

5. **Lot Coverage:** The area of lot, parcel or private ownership area in a residential zone covered by buildings shall not exceed the percentage identified in the lot coverage table below of the total lot, parcel or private ownership area.

<b>Zone</b>	<b>Maximum Building Coverage</b>
R-1.8	40%
R-2.5	40%
R-3	40%
R-4	40%
R-5	50%
R-M	60%

6. **Yard Area:** The yard area (setback) requirements below shall apply in all residential zones. Minimum yard areas are measured from the corresponding front, side and rear property lines of lots or from the boundaries of private ownership areas. A land use permit shall be obtained prior to the construction of any accessory building for which a building permit is not required. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks of the proposed accessory building and other information as needed shall be submitted for review.

1. **Main Buildings:** Minimum yard area requirements for main buildings are as follows:

<b>Zone</b>	<b>Front Yard (Interior And Corner Lots)</b>	<b>Garage Opening<sup>1</sup> (Front Or Street Side)</b>	<b>Front Yard (Cul- De- Sac Lots)</b>	<b>Side Yard (Stand ard)</b>	<b>Side Yard (Corner Lot Street Side)</b>	<b>Rear Yard (Inte- rior Lot)</b>	<b>Rear Yard (Cor- ner Lot)</b>
R-1.8	30'	30'	25'	10'	30'	25'	10'
R-2.5	25'	30'	20'	10'	25'	25'	10'
R-3	25'	30'	20'	10'	25'	25'	10'
R-4	20'	25'	20'	8'	20'	20'	10'
R-5	20'	25'	20'	8'	20'	20'	10'
R-M-5	20'	25'	20'	8'	10'	20'	10'
R-M-6	20'	25'	20'	8'	10'	20'	10'

2.

1. **Accessory Buildings:** Minimum yard area requirements for accessory buildings

are as follows:

1. Location: Accessory buildings may not be located between the front building line of a main building and the right-of-way that determines the front yard area.
2. Side Yard: An accessory building may be located in a side yard, including a street side, if located no closer than the minimum side yard requirement for the main building pursuant to this subsection F, except that accessory buildings less than ten feet (10') in height and not containing habitable space may be located no closer than five feet (5') from the side property line.
3. Rear Yard: An accessory building may be located in a rear yard no closer than three feet (3') from the side or rear property line or boundary and increased by one foot (1') for each foot of building height in excess of sixteen feet (16'), except that the setback shall be increased to no closer than five feet (5') from the side or rear property line or boundary when adjacent to a right-of-way, which shall be increased by one foot (1') for each foot of building height in excess of sixteen feet (16').
2. Buildings Used To Shelter Animals: Buildings used for the housing or shelter of animals shall be located a minimum distance of forty feet (40') from any existing dwelling or neighborhood street right-of-way or, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right-of-way line.
3. Projections: The following may be erected on or projected into any required yard space in Residential Zones:
  1. Fences and walls in conformance with this Code.
  2. Agricultural crops and landscape elements, including trees, shrubs and other plants.
  3. Utility or irrigation equipment or facilities.
  4. Decks not more than two feet (2') high.
  5. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks, awnings or similar architectural features attached to the building and not enclosed by walls, extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
  6. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building no greater than eight feet (8') wide and extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.

G. Parking And Access: Parking areas and vehicle access in Residential Zones shall meet the requirements of title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title, and title 10 of this Code (Traffic Code). A driveway may only directly access a collector or arterial street with approval of the Utah Department of Transportation ("UDOT") for UDOT streets or with approval of the City Engineer for City streets.

1. H. Fencing, Screening And Clear Vision : The fencing, screening and clear vision requirements of this section shall apply in Residential Zones.
  1. Utility Screening: In nonresidential developments, all mechanical equipment,



antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles in nonresidential developments shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.

2. Incompatible Land Use Screening: Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.
3. Rear And Side Yard Fencing: A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.
4. Front Yard Fencing: A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in Clear Vision Areas, according to Section 16.04.200 (J). A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.
5. Clear Vision Area: Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
6. Collector Street Fencing: Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right-of-way in a Residential Zone shall be constructed according to section 16.04.200 of this Code.

I. Architecture: The following exterior materials and architectural standards are required in Residential Zones:

1. General Architectural Standards:

- a. All building materials shall be high quality, durable and low maintenance.
- b. The exteriors of buildings in Residential Zones shall be properly maintained by the owners or owners' association.
- c. Signs shall meet requirements of title 16, chapter 16.36, "Sign Ordinance", of this Code and shall be constructed of materials that are consistent with the buildings they identify.
- d. Main buildings shall be no greater than thirty five feet (35') high.

2. Architectural Standards For Main Buildings:

- a. Residential main buildings shall include a minimum two car garage (minimum twenty-two feet (22') by twenty-two feet (22'), or an approved equivalent area).
- b. The minimum total floor area, finished and unfinished, of any residential main building shall be one thousand (1,000) square feet not including a garage.

- c. The front of the house shall be accessible by a pedestrian from the adjacent right-of-way.

3. Architectural Standards For Accessory Buildings:

- a. Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.
- b. The footprint of accessory buildings in the R-2.5, R-3, R-4, R-5 and R-M Zones shall not exceed sixty percent (60%) of the footprint of the main building, including the footprint of an attached garage, except that the Planning Commission may approve a conditional use permit for an accessory building with a footprint that is greater than sixty percent (60%) but in no case shall exceed the footprint of the main building. In the R-1.8 Zone, the footprint of an accessory building, such as a barn or a stable, shall not exceed the footprint of the main building, except with a conditional use permit approved by the Planning Commission.
- c. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:
  - 1. Openings (e.g., windows and doors) that are visible from the property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.
  - 2. The average wall height shall not exceed sixteen feet (16') above grade.
- d. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum one to twelve (1:12) roof pitch in the R-1.8 Zone, and a minimum three to twelve (3:12) roof pitch over a majority of the structure in all other Residential Zones.
- e. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled Planning Commission meeting.

J. Landscaping: The following landscaping requirements and standards shall apply in Residential Zones. Landscaping in Residential Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.

- 1. The front and street side yards of single-family lots shall be fully improved and properly maintained with not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area

covered in acceptable live plant material unless otherwise approved with a conditional use permit.

2. All collector street and other public and private park strips in Residential Zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the City unless otherwise allowed with development approval.
3. Where an adjacent park strip in a residential right-of-way is a minimum of five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip, except that park strip trees shall not be planted within thirty feet (30') of a stop sign. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.
4. In developments that have a principal use other than single-family, detached, the following landscaping requirements shall apply:
  1. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.
  2. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sports or play areas, is required. At least thirty percent (30%) of all required trees shall be a minimum seven foot (7') evergreen. Deciduous trees shall be a minimum two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.
  3. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.
  4. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.
  5. All landscaped areas shall be curbed.
5. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any area so included and perpetually preserved as open space may be counted toward required open space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without approval of any entity or agency having jurisdiction over said waterways.

6. All required landscaping in yard areas and open spaces shall be installed prior to occupancy unless deferred pursuant to section 16.04.300, "Deferred Improvements", of this Code.
7. Property owners shall properly irrigate and maintain all landscaped areas, including those in adjacent public rights-of-way that are not maintained by the City.
8. Required trees may not be topped and required landscape material may not be removed in Residential Zones without City approval.
9. Dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

1. Lighting:

1. A lighting plan shall be submitted with all new nonresidential developments in Residential Zones.
  2. Lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.
  3. Lighting fixtures in all developments that have a principal use that is not agricultural or residential shall be architectural grade and consistent with the architectural theme of the development.
  4. Lighting fixtures on public property shall be approved by the City Engineer.
2. Streets: Streets in Residential Zones shall meet the requirements of section 16.04.180, "Streets", of this Code, except that private streets and gated communities are prohibited in Residential Zones unless otherwise provided for in this chapter.

**17.40.030: OTHER REQUIREMENTS**

1. Grading: All developments shall be graded as required by the City Engineer to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel.
2. Maintenance: All private areas of lots or parcels shall be properly maintained by the owners.
3. Phasing Plan: A project phasing plan shall be submitted for review at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the City.
4. Common Areas: All common area improvements in developments, including, but not limited to, buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, streetlights and signs not specifically dedicated to the City or accepted for ownership or maintenance by the City shall be perpetually owned and maintained by the property owners of the development or their agents through a special

taxing district or owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the City.

5. **Prior Created Lots:** Lots or parcels of land that legally existed or were created by a preliminary or final plat approval prior to the establishment of a Residential Zone shall not be denied a building permit solely for reason of nonconformance with the requirements of this chapter.
6. **Approval:** Before building permits are issued, all projects shall have been approved according to the provisions and requirements of this Code and the applicable plat recorded with the Salt Lake County Recorder's Office.
7. **Open Space:** Any open space provided within a subdivision to be jointly owned, maintained and preserved by a homeowners' association and/or special assessment area acceptable to the City shall be labeled and recorded as common area or as a perpetual open space easement. Private yard areas may not be counted as required open space. The City may determine the location of open space in a subdivision by considering topography, drainage or other land features. The City may require a cash bond or a letter of credit to guarantee installation of improvements.
8. **Developer Requirements:** Developers of projects that will include common area, private streets, shared private improvements, or shall otherwise include restrictive covenants shall submit a proposed declaration of conditions, covenants and restrictions ("CC&Rs") to the City for staff review. The CC&Rs shall be recorded concurrently with the final plat and, except where the City has agreed to and executed documents to guarantee the establishment of a special assessment area, shall include the following:
  1. An opinion of legal counsel licensed to practice law in the State that the project meets requirements of State law.
  2. Provisions for a homeowners' association, maintenance of all buildings, streets, sidewalks, other improvements and common areas, adherence to City conditions and standards applicable to the development at the time of approval, snow removal, and other items recommended by City staff and approved by the Planning Commission.
  3. Language consistent with section 17.04.300 of this title.

## Exhibit D

### Flag Lot Overlay ZONE City Code Provisions

#### **17.130.060.010: PURPOSE**

The purpose of the Flag Lot Overlay Zone (FL) is to allow for the creation of a flag lot in an existing subdivision that does not meet the minimum area requirement in subsection 16.04.160D of Title 16. The FL may be applied to an existing lot under unique circumstances as determined by the City Council and its consideration of following provisions.

#### **HISTORY**

*Adopted by Ord. 2020-03 on 9/15/2020*

#### **17.130.060.020: ESTABLISHMENT**

1. Procedure:
  1. Concept: Applicants are encouraged to submit a concept plan and work with staff prior to application to understand the surrounding area, the goals and policies of the City's General Plan, and to ensure the minimum requirements of the FL can be met.
  2. Rezone: An FL shall only be established upon approval by the City Council as a rezone according to the provisions of Chapter 17.22, "Zoning Amendments", of this Title and as may be required elsewhere in this Title. City Council rezone approval of the FL shall be by development agreement.
  3. Concurrent Preliminary Subdivision (Optional): At the applicant's option and with the approval of the Planning Director, the applicant may submit a preliminary subdivision application to be processed concurrently with an FL rezone. In the case of concurrent applications, Planning Commission approval of a concurrent preliminary subdivision shall be contingent on the City Council's approval of the FL rezone.
2. Application Requirements:
  1. The subject lot shall have a minimum lot width not less than one hundred twenty-five feet (125') as measured along the property line adjacent to the public right-of-way.
  2. The applicant shall provide a letter that justifies the establishment of the FL and addresses any efforts to limit the impact of development on neighboring properties.
  3. The applicant shall provide a concept plan that shall include a preliminary subdivision layout showing the location, footprint and building elevations of the proposed house.
  4. Notices of the public hearing shall be sent in accordance with the requirements in Subsection 16.04.060 of Title 16 and the Utah Code Annotated, except that:
    1. The area requirement for notices shall include all property owners within the subdivision and adjacent to the subject property.
3. Effect Of Approval:
  1. All of the provisions of this Code, including those of the base zone, shall be in full force and effect (with the exception of the flag lot requirement contained in subsection 16.04.160D1a in Title 16), unless such provisions are expressly waived or modified by the approved development agreement.



2. An approved FL shall be shown on the zoning map by a "-FL" designation after the designation of the base zone district.
3. The city shall not issue permits for development within an approved FL unless the development complies with the approved development agreement.

#### HISTORY

*Adopted by Ord. 2020-03 on 9/15/2020*

#### **17.130.060.030: AMENDMENTS**

Any application to amend an approved FL shall be processed as a zone text amendment. Any amendment to an approved FL requires that the corresponding development agreement also be amended.

# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: March, 11, 2025

## FILE OVERVIEW

Item Name	The Combine on Redwood Preliminary Condominium / Subdivision Plat Application
Address	11196 S. Redwood Rd.
File Number	PLPP202400207
Applicant	Nate Reiner, CIR Engineering
Property Owner	5490 Investments, LLC
Staff Author	Damir Drozdek, Planner III
Presenter	Damir Drozdek, Planner III

## PROPERTY OVERVIEW

Acreage	Approximately 5 acres		
Current Zone	MU-South (Redwood Rd. Mixed Use – South Center)		
Current Land Use	Commercial Lot under Construction		
General Plan Designation	MU (Mixed Use)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	A-5	Residential / Semi Rural
	<i>East</i>	P-O and R-1.8	Residential and Redwood Rd.
	<i>South</i>	MU-South (PD)	Senior Living Community
	<i>West</i>	R-2.5	Residential

## ITEM SUMMARY

The applicant is seeking City approval of a preliminary condominium plat. The plat will create two building units, one lot and will dedicated property for public right-of-way. Staff is recommending approval of the application.

## TIMELINE

- On October 18, 2024, the applicant submitted a complete preliminary condominium plat application to Staff for review. The application was revised two times to address all staff comments. The following departments reviewed the application: Planning, Engineering, Fire, Parks, Building, Storm water, Streets and Water. The City staff worked with the applicant to revise the plat to conform to the applicable city regulations.

## REPORT ANALYSIS

This commercial project received the Planning Commission site plan approval in March of 2024. The project consists of two buildings, one being approximately 40,000 sq. ft. and the other 25,000 sq. ft. Since then, they have had building permits issued and the two buildings are currently under construction.

This condominium plat seeks to consolidate three existing parcels on the property into one lot, create two building condominium units and dedicate property for right-of-way.

## FINDINGS AND RECOMMENDATION

### Findings:

- For final plat approval, the applicant will have to submit a declaration of covenants, and a legal opinion of a licensed attorney that those covenants meet the requirements of the Utah State Condominium Act.
- For final plat approval, the applicant will have to record a waterline easement either via a separate document or via the plat map.

### Conclusions:

- The application is in conformance with the minimum requirements of South Jordan Municipal Code §16.10.

## Planning Staff Recommendation:

**Staff recommends approval of the application** based on the report analysis, findings, and conclusions listed above.

## PLANNING COMMISSION ACTION

### Required Action:

Final Decision

### Scope of Decision:

This is an administrative decision to be decided by the Planning Commission.

### Standard of Approval:

The Planning Commission shall receive public comment at a public hearing regarding the proposed preliminary condominium / subdivision in accordance with of South Jordan Municipal Code §16.10.060. The Planning Commission may approve, approve with conditions or if the proposed subdivision does not meet South Jordan Municipal Code §16.10, other City ordinances, and/or sanitary sewer and culinary water requirements, deny the preliminary condominium / subdivision plat application.

### Motion Ready:

I move that the Planning Commission approves:

1. File PLPP202400207, The Combine on Redwood Condominium

### Alternatives:

1. Recommend approval with conditions.
2. Recommend denial of the application.
3. Schedule the application for a decision at some future date.

## SUPPORTING MATERIALS

1. Attachment A, Aerial Map
2. Attachment B, Zoning Map
3. Attachment C, Proposed Preliminary Condominium Plan







**Legend**

STREETS

PARCELS

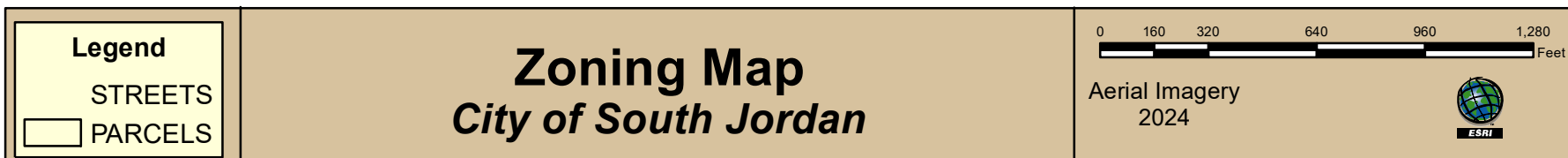
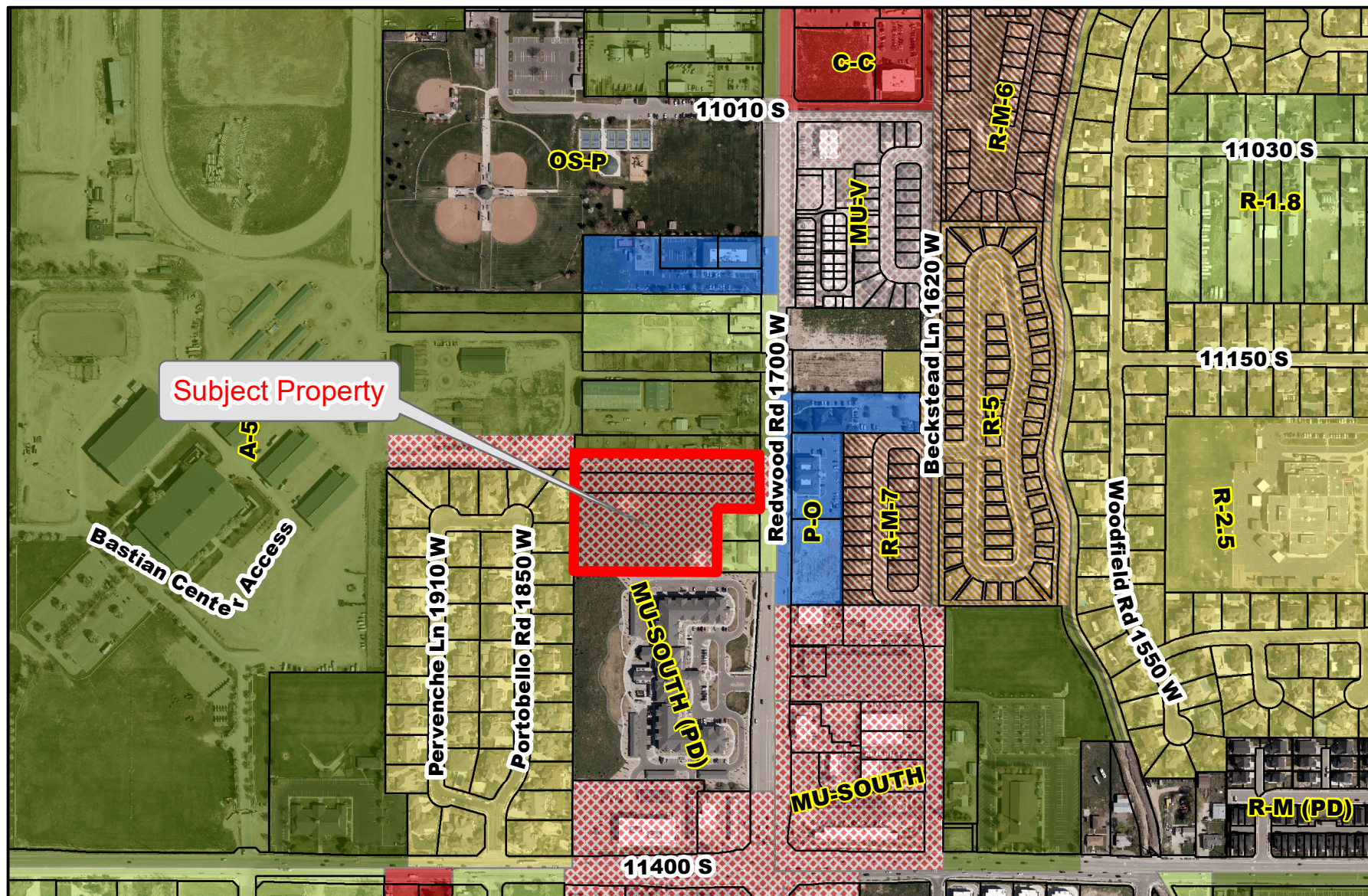
**Aerial Map**  
*City of South Jordan*

0 160 320 640 960 1,280 Feet

Aerial Imagery  
2024





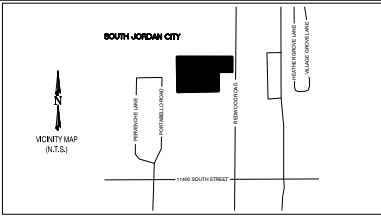




PLAT NOTES:

1. Offset pins to be set in top back of curb and 5/8" x 24" rebar and cap stamped "CIR" to be set at all other lot and boundary corners.
2. Benchmark Elevation: 4442.13  
Datum is NAVD 88 derived from Utah TurnGPS System.  
North Quarter Corner of Section 22, Township 3 South, Range 1 West.  
Building 14-4446.50  
Building 24-4446.00
3. Owners and potential purchasers of property legally described by this plat (the "Property") should familiarize themselves with all notes, lot information, easements, and other pertinent information contained with this plat and also with any conditions, covenants, and restrictions (CC&Rs) documents that may be recorded against the Property. Owners and potential purchasers of the Property must comply with all notes, easements, CC&Rs, and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended. Failure to adhere to the notes, lot information, easements, CC&Rs, or other documents recorded against the Property could result in financial loss or changes in expected property use.
4. Many areas in the City of South Jordan have groundwater problems due to a high or fluctuating water table. City approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems, if any.
5. The Owner certifies that the title report dated January 13, 2025, which was prepared by Old Republic National Title Insurance Company, was provided to Owner's surveyor and that the plat shows all easements and encumbrances listed in said title report.
6. 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 sewers and other drainage facilities to protect individual properties. Approval of this plat does not constitute representation by the City that sewers and other drainage facilities are appropriate and maintained nor that drainage from adjacent properties is prevented.

THE COMBINE ON REDWOOD CONDOMINIUM  
LOCATED IN THE NORTHEAST QUARTER SECTION 22,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.L.B.&M.  
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, BRIAN MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and I hold License No. 5707671 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act; I further certify that by authority of the owner I have made a survey of the tract of land in accordance with Section 17-20-17 and have verified all measurements and that the description describes the land known as **THE COMBINE ON REDWOOD CONDOMINIUM**. I further certify that this condominium plat is accurate and has been prepared in compliance with the provisions of the Utah Condominium Ownership Act, and that the same has been surveyed and staked on the ground as shown on this map, and that the building dimensions are or will be as shown on this plat.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2025



BOUNDARY DESCRIPTION

An entire tract of land described in that Special Warranty Deed recorded March 14, 2022 as Entry No. 13910610 in Book 11316, at Page 6663 in the Office of the Salt Lake County Recorder. Said entire tract is located in the Northeast Quarter of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point on the westerly right-of-way line of Redwood Road, which is 1223.21 feet N. 0°07'41" E. along the Section line and 54.96 feet N. 89°52'19" W. from the Center of said Section 22; thence N. 89°52'19" W. 145.70 feet; thence S. 0°07'41" W. 217.23 feet to the northerly line of Commerce Corner Subdivision Amended November 22, 2019 as Entry No. 13130628 in Book 2019 of Plats, at Page 319 in the Office of said Recorder; thence N. 89°52'19" W. 484.33 feet along said northerly line to the easterly line of Nelson Farms Subdivision recorded September 2, 2005 as Entry No. 9484249 in Book 2005 of Plats, at Page 282 in the Office of said Recorder; thence along said Nelson Farms Subdivision the following two (2) courses: 1) N. 0°07'24" E. 345.52 feet; 2) N. 89°57'18" W. 1.52 feet to a southeasterly corner of Equinepark Park Subdivision recorded March 15, 2022 as Entry No. 13906564 in Book 2022 of Plats, at Page 077 in the Office of said Recorder; thence N. 0°07'27" E. 52.83 feet along the easterly line of said subdivision; thence S. 89°52'19" E. (R- East) 631.26 feet to said westerly right-of-way line; thence along said westerly right-of-way line the following two (2) courses: 1) S. 0°07'12" W. 82.72 feet; 2) S. 0°07'34" W. 99.49 feet to the Point of Beginning.

The above-described tract contains 220,091 Sq. Ft. in area of 5.051 acres, more or less. 1 Lot.

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owner(s) of the above described tract of land, and hereby cause the same to be divided into Lots, Parcel and Streets, together with easements as set forth to be hereafter known as:

**THE COMBINE ON REDWOOD CONDOMINIUM**

And do hereby dedicate for perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements and shown on this plat to the parties indicated and for the purposes shown herein.

5480 INVESTMENTS, LLC

By: \_\_\_\_\_

Title Name: \_\_\_\_\_

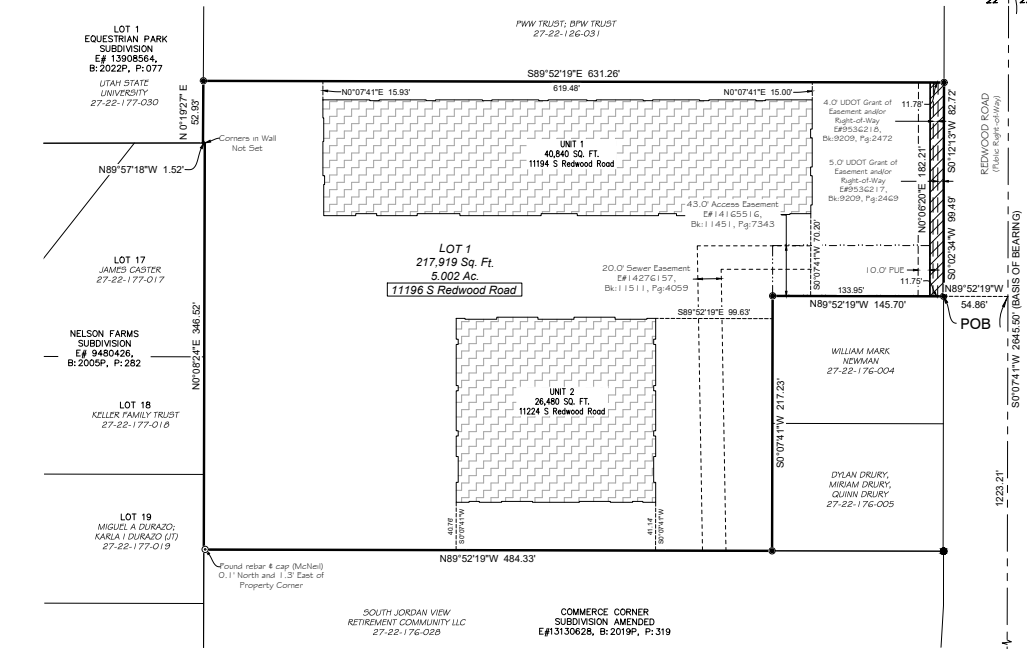
Print Name: \_\_\_\_\_

NOTARY ACKNOWLEDGMENT

State of Utah )  
County of Salt Lake ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding **THE COMBINE ON REDWOOD CONDOMINIUM** and was signed by/under on behalf of said BCOJ Property View, LLC and acknowledged that he/she/they subscribed the same.

Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
A Notary Public Commissioned in Utah



Legend of Symbols & Abbreviations

- Boundary Line
  - Section Line
  - Tie
  - Adjacent Parcel
  - 10' PUE Easement Line
  - Access Easement Existing
  - Sewer Easement Existing
  - Area Hereby Dedicated to South Jordan City  
4,443 Sq. Ft., 0.102 Ac.
  - Private Ownership
- Set Rebar and Cap stamped "CIR"  
○ Found rebar/cap stamped "McNeil"  
○ Found monument X scribe PC  
● Found rebar with flagging

ENBRIDGE GAS UTAH -

Questar Gas Company, d/b/a Enbridge Gas Utah hereby approves this plat solely for purpose of confirming that the plat contains public utility easements. Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute allocation 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 Enbridge Gas Utah's Right-of-Way Department at 1-800-366-8532.

QUESTAR GAS COMPANY  
d/b/a ENBRIDGE GAS UTAH

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

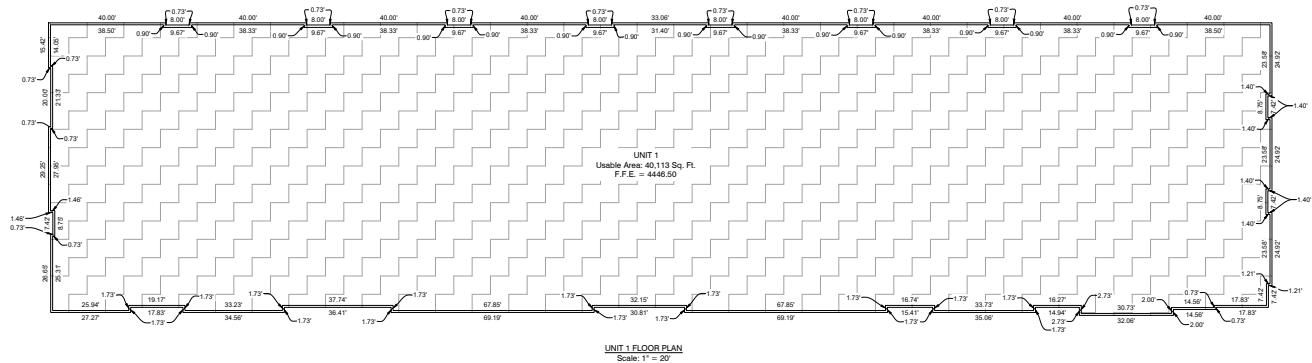
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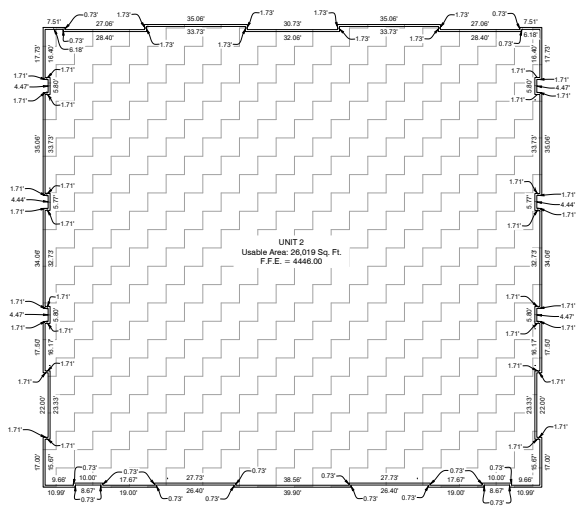
<p>CENTURY LINK</p> <p>Approved this _____ day of _____, A.D. 20____.</p> <p>Century Link</p>	<p>COMCAST CABLE TELEVISION</p> <p>Approved this _____ day of _____, A.D. 20____.</p> <p>Comcast Cable Television</p>	<p>SOUTH JORDAN CITY MAYOR</p> <p>Approved as to form this _____ day of _____, A.D. 20____.</p> <p>Attest: _____ City Clerk _____ Mayor</p>	<p>JORDAN BASIN IMPROVEMENT DISTRICT</p> <p>The signature of Jordan Basin Improvement District on this plat does not constitute approval of the owner's sewer lines or facilities. The owner(s) of the property must provide satisfactory plans to the 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.</p> <p>OWNER: 5480 INVESTMENTS, LLC 7221 S 5480 W West Jordan UT 84066</p> <p>DEVELOPER: Alec Wacker 10757 South River Front Parkway South Jordan, UT 84065 Phone: (435) 503-7641</p>	<p>PREPARED BY: <b>CIR CIVIL ENGINEERING + SURVEYING</b> 10718 South Beckfield Lane, Suite 102, South Jordan, Utah 84065 Phone: (435) 503-7641</p>	<p>THE COMBINE ON REDWOOD CONDOMINIUM LOCATED IN THE NORTHEAST QUARTER SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH</p>
<p>SALT LAKE COUNTY SURVEYOR</p> <p>ROS # _____</p> <p>Plat Reviewer Date</p>	<p>BOARD OF HEALTH</p> <p>Approved this _____ day of _____, A.D. 20____.</p> <p>Board of Health</p>	<p>SOUTH JORDAN CITY ENGINEER</p> <p>I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office.</p> <p>South Jordan City Engineer Date</p>	<p>JORDAN BASIN IMPROVEMENT DISTRICT</p> <p>Approved by Jordan Basin Improvement District this day of _____, 20____.</p> <p>By: _____ General Manager</p>	<p>SOUTH JORDAN CITY ATTORNEY</p> <p>Approved as to form this _____ day of _____, A.D. 20____.</p> <p>Attorney for South Jordan City Date</p>	<p>CITY PLANNER</p> <p>Approved this _____ day of _____, A.D. 20____.</p> <p>City Planner</p>
				<p>CITY RECORDER</p>	<p>SALT LAKE COUNTY RECORDER</p> <p>Recorded # _____ State of Utah, County of Salt Lake, Recorded and filed at the request of _____ Date: _____ Time: _____ Book: _____ Page: _____ Fee \$ _____ Deputy, Salt Lake County Recorder</p>



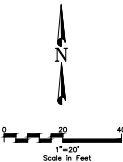
THE COMBINE ON REDWOOD CONDOMINIUM  
LOCATED IN THE NORTHEAST QUARTER SECTION 22,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.L.B.&M.  
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



UNIT 1 FLOOR PLAN  
Scale: 1" = 20'



UNIT 2 FLOOR PLAN  
Scale: 1" = 20'



Legend of Symbols  
& Abbreviations

- Boundary Line
- Section Line
- Tie
- Adjacent Parcel
- 10' PUE Easement Line
- Access Easement Existing
- Sewer Easement Existing
- Area Hereby Dedicated to South Jordan City  
4,443 Sq. Ft., 0.102 Ac.
- Private Ownership
- Set Rebar and Cap stamped "CR"
- Found rebar/cap stamped "McNeil"
- Found monument X scribe PC
- Found rebar with flagging

SHEET  
2  
4

PREPARED BY:  
**CIR** CIVIL ENGINEERING  
+ SURVEYING  
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095  
Phone: (435) 503-7641

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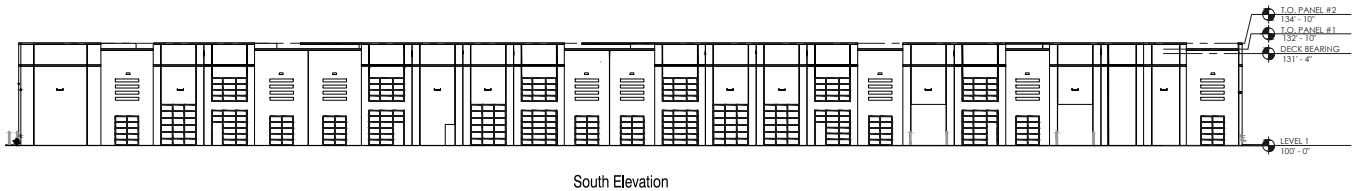
CITY RECORDER

SALT LAKE COUNTY RECORDER

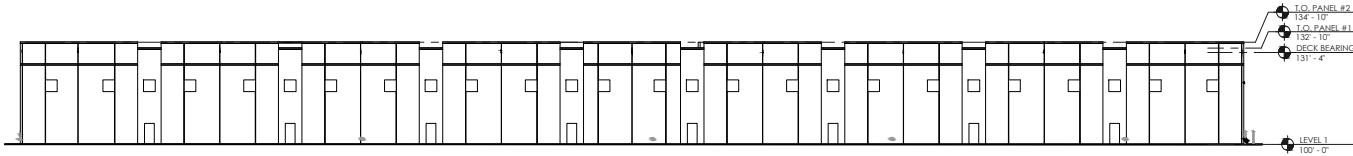
Recorded # \_\_\_\_\_  
State of Utah, County of Salt Lake, Recorded and filed at the request of \_\_\_\_\_  
Date: \_\_\_\_\_ Time: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Fee \$ \_\_\_\_\_ Deputy, Salt Lake County Recorder

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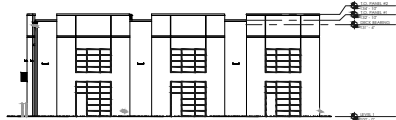
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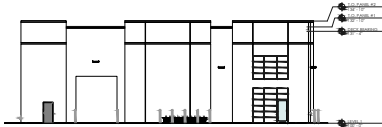
South Elevation



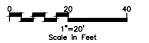
North Elevation



East Elevation



West Elevation



SHEET  
3  
4

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+ SURVEYING  
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SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

CITY RECORDER

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66

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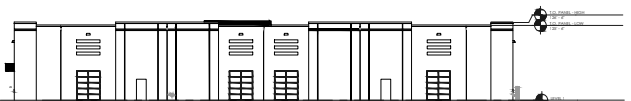
West Elevation



South Elevation

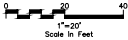


East Elevation



North Elevation

UNIT 2



SHEET  
4  
4

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