

**CITY OF SOUTH JORDAN**  
**PLANNING COMMISSION MEETING AGENDA**  
**CITY HALL**  
**TUESDAY, MAY 10, 2022 at 6:30 PM**



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, May 10, 2022, in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah with an electronic option via Zoom phone and video conferencing. Persons with disabilities who may need assistance should contact the City Recorder at least 24 hours prior to this meeting.

In addition to in-person attendance, individuals may join via phone or video, using Zoom. Note, attendees joining virtually may make public comments through video conferencing, and participant must have their video on and working to speak. Attendees who wish to present photos or documents to the Planning Commission must attend in person. Those who join via phone may listen, but not comment.

In the event the electronic portion of the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end virtual access to the meeting. Reasons for removing an individual or ending virtual access to the meeting include but are not limited to the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements or actions, and other any action deemed inappropriate.

Ability to participate virtually is dependent on an individual's internet connection. To ensure comments are received regardless of technical issues, please have them submitted in writing to Planner III, Damir Drozdek, at [ddrozdek@sjc.utah.gov](mailto:ddrozdek@sjc.utah.gov) by 3:00 p.m. on the day of the meeting.

Instructions on how to join the meeting virtually are below.

**Join South Jordan Planning Commission Electronic Meeting May 10, 2022 at 6:30 p.m.**

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

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

- A. **WELCOME AND ROLL CALL – Commission Vice Chair Nathan Gedge**
- B. **MOTION TO APPOINT A COMMISSIONER TO CONDUCT THE MAY 10, 2022 MEETING**
- C. **MOTION TO APPROVE AGENDA**
- D. **APPROVAL OF THE MINUTES**
  - [D.1.](#) April 26, 2022 Planning Commission Meeting
- E. **STAFF BUSINESS**
- F. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- G. **SUMMARY ACTION**

H. **ACTION**

I. **ADMINISTRATIVE PUBLIC HEARINGS**

I.1. **WALMART FUEL STATION SITE PLAN AND CONDITIONAL USE PERMIT**

Location: 3590 W South Jordan Parkway

File No: PLSPR202100290

Applicant: Antonio Flores

I.2. **RIDGECREST ESTATES SUBDIVISION AMENDMENT**

Location: 892 W Brookcrest Circle

File No: PLPLA202100128

Applicant: Jerry Ohrn

I.3. **COUSINS LANE PRELIMINARY SUBDIVISION**

Location: 2726 W Cousins Lane

File No: PLPP202100283

Applicant: Jay Mortensen

I.4. **MUMFORD ESTATES PRELIMINARY SUBDIVISION PLAT**

Location: 972 W Shields Ln.

File No: PLPP202100231

Applicant: Tina Franco, Howland Partners Inc.

I.5. **DISH COLLOCATION / PERFORMANCE PLACE TOWER CONDITIONAL USE PERMIT AMENDMENT**

Location: 10246 S Redwood Rd.

File No: PLCUP202200082

Applicant: Kate Hanstrom, Crown Castle

J. **LEGISLATIVE PUBLIC HEARINGS**

J.1. Resolution R2022-26 – Adopting the City of South Jordan Annexation Policy Plan

K. **OTHER BUSINESS**

**ADJOURNMENT**

**CERTIFICATE OF POSTING**

STATE OF UTAH )

: §

COUNTY OF SALT LAKE )

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

Dated this 5th day of May, 2022.

Cindy Valdez

South Jordan City Deputy Recorder



**CITY OF SOUTH JORDAN  
ELECTRONIC  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
April 26, 2022**

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

Others: Cody, Shannon Ellsworth, Ashley Atkinson

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

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

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

**B. MOTION TO APPROVE AGENDA**

Commissioner Gedge motioned to approve the April 26, 2022 Planning Commission Agenda as published. Chair Hollist seconded the motion; vote was unanimous in favor.

**C. APPROVAL OF THE MINUTES**

Commissioner Gedge motioned to approve the April 12, 2022 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion; vote was unanimous in favor.

**D. STAFF BUSINESS - *None***

## **E. OTHER BUSINESS**

### **E.1. South Jordan City proposed annexation policy plan**

Chair Michele Hollist noted that there will not be a public hearing for this item tonight, but there will be one in the future.

Planning Director Steven Schaefermeyer reviewed background information from the Staff Report and his prepared presentation (Attachment A).

Chair Hollist asked if the county was encouraging annexation prior to the development occurring.

Director Schaefermeyer said yes, but sometimes it can be tricky. With Olympia Hills they had some version of a development agreement, but then either they needed to incorporate as a city or into a neighboring municipality. If Olympia Hills had come and wanted to incorporate into South Jordan, we would have negotiated with them directly as the landowner. He is not sure exactly what the county's policy will be, but they do have a duty to master plan the west side of the county within the state law requirements.

Chair Hollist asked if cities still have the right to evaluate any area asking to be incorporated and make that decision.

Director Schaefermeyer said yes, as did Herriman when they ultimately sat down with the developers of Olympia Hills. He talked about continued discussions with Kennecott, that they were the original owners of Daybreak and are based on South Jordan, so we have an established relationship with them. He referred to the annexation map in Attachment A and discussed some of the things on there. At some point, Kennecott will request portions of their land be annexed with the city. The goal is to avoid overlap, but according to the map there is still some overlap existing between communities. He continued to review information from the Staff Report. We will not be proactively extending our services to these unincorporated and undeveloped areas, we will expand infrastructure as the growth comes.

Commissioner Steve Catmull asked about water and current conditions, how that would work.

Director Schaefermeyer said that Jordan Valley is constantly thinking through all of this. There are different rate structures if you get added into Jordan Valley. They are looking at their entire service area and whether or not they can provide water to these additional areas. With Daybreak, we have plans that are consistently evaluated in terms of water tanks and how we are getting water for the growth.

Commissioner Catmull discussed reasons why we would get our water from Jordan Valley versus a well.

Director Schaefermeyer said that South Jordan is unique in that we have ground water, but no rights to it; it is being cleaned under a consent decree that he doesn't have all the details of. The mayor is on the sewer board and they are actively talking about building the capacity so that when the growth comes, they can hook into our system.

Commissioner Laurel Bevans asked if we anticipate that by the time these areas develop, Mountain View Corridor will be more of a freeway and able to handle the capacity.

Deputy City Engineer Jeremy Nielson said UDOT has funded the freeway section of Mountain View through South Jordan City, their goal is to have that completed by 2028.

Director Schaefermeyer said this is why we're looking as far west as Bacchus Highway (U-111), and there is an environmental review happening right now in relation to that. He continued reviewing information from the Staff Report. He said that if there are any questions before the public hearing, the commissioners can ask him beforehand. Specific questions about tax rates or financing infrastructure can be brought as data at the next meeting.

Chair Hollist asked why some things are allowed to assess an impact fee and others aren't. She discussed how this puts an enormous burden on existing areas, where older residents are going to older schools while newer schools are built in these areas.

Director Schaefermeyer said the impact fee is something that is looked at by the legislature each year, and it goes back and forth based on what developers and cities are doing and saying. The law is very specific how those fees are adopted, how you can charge for those fees, etc.

Chair Hollist has spoken to her representatives and was told the same thing, that there are tons of lobbyists trying to block those kinds of things.

Director Schaefermeyer noted that because of state laws we have to be very careful with our impact fees; recently we reviewed them and some went up, some went down. The school district has the capacity to do this but they are currently not allowed to under state law.

Commissioner Catmull asked for the criteria of an affected entity.

Assistant City Attorney Greg Simonsen said there is a definition, but it's not in the same section. Any city that has boundaries with our city, that could be affected by this, is considered is an affected entity; in our case it would be West Jordan, Herriman and a little bit of Sandy. Our Special Improvement Districts and School Districts are also a part of it.

Commissioner Catmull said it sounds like a public entity, not a private owner like Rio Tinto.

Director Schaefermeyer said zoning notices are sent to affected entities, but that is a broad term in the annexation context. He got a call from West Jordan's Planning Department, and our city has heard from Kennecott; so, whether they are defined as an affected entity or not, they are aware of what's going on. We sent out 12 letters, which is 12 affected entities, and you can see in section F.I. that Sandy was not included; he is going to add them as one of our affected entities.

Commissioner Catmull asked how binding this policy is.

Attorney Simonsen said there are some things we do in life, just so we're not embarrassed. If a developer showed up and said he has a grand plan to develop, and we liked it, and they said they wanted to annex in as fast as they can but we have to respond that we didn't realize the requirement for an annexation policy, they couldn't petition us for at least six months while we set that up. This isn't being done with something particular in mind, it's just to prepare for something that will happen sooner or later.

Chair Hollist asked what they are wanting from the commission, their approval on the map or for them to propose changes to the map?

Director Schaefermeyer said this map includes Bingham Copper Pit, and it depends on if we want it, and if they want to give it to us. On the last page there is a consideration about agriculture, recreation and wild life management areas in the city; the Oquirrh's are the closest opportunity we have. He doesn't know what our access would be to those untouched areas, or if there would even be a benefit to having that annexed into our city. He could see a scenario where we could have some influence or control over it, and maybe the property owner would petition us to annex. If there are borders that the commission feels should be changed, that's the type of input he would need to add to the plan before it goes to the city council.

Chair Hollist understands the western boundary, but she asked what determined the northern and southern boundaries.

Director Schaefermeyer said the southern boundary is Butterfield Canyon Road, it goes south of that because it's Kennecott's property. Any further south and there are a ton of smaller parcels which we have no relation to, or communication with. Also, to access that area you'd have to drive through Herriman, and that would be part of the consideration. He is not sure why the northern boundary was chosen more than two decades ago, but without further direction from the commission or City Council he didn't have a reason to change it. He continued reviewing information from the Staff Report. The infrastructure estimates are based on our experience, and even though other cities don't agree with our calculations, we feel confident with the estimates for the backbone infrastructure.

Commissioner Catmull said we talk about not putting infrastructure in the pit as we see things now, but he referenced Elon Musk and his ideas of burying tunnels and boring out areas; that may get to an economic point where we could connect to somewhere like Tooele County.

Director Schaefermeyer continued reviewing the staff report. We have learned a lot about planned communities, and there is a lot we would request and modify from the Daybreak model if presented with the opportunity in the future.

Commissioner Catmull asked if we accepted an annexation request that involved foothills, do we have enough in our code to develop the way we want to in those foothills.

Director Schaefermeyer said the legislature has gotten involved in building in the foothills.

Engineer Nielson said there are some things we would need to do, some geologic hazard policies in place for rockslides and landslides.

Commissioner Catmull noted that's from a technical perspective, but asked if we would also need to start taking positions in our general plan about potential future foothill development.

Director Schaefermeyer said that is a bit down the road based on Kennecott's info if they were to annex, and the areas they would request first, but if we did start to accept annexation that is something that would be discussed. They are not stopping mining, and they are very sensitive about wanting a buffer around their mines. The foothills on the Oquirrh are different from the Wasatch, but that would still be a consideration.

Chair Hollist asked if it would be appropriate to include language in this document that would guide developers towards coming to us and annexing before they develop and build, essentially to get preapproval rather than developing and then asking.

Director Schaefermeyer said that based on what happened with Olympia Hills, they would have to get some kind of zoning approval; maybe that's the task, to look and see what land entitlements they have right now under the county ordinances. This is the reason Olympia Hills went to the county, because they had no entitlements. Different from this area of Herriman, where there is a bunch of smaller parcels and development has happened in unincorporated areas, we are dealing with the one property owner. Unless it is related to their current operations, they will want some sort of overall entitlement to their property. They could certainly look at adding some language, but they would have to find the best place to put it. He believes Chair Hollist is trying to say that we would encourage people to come to us first, rather than starting with the county, because we don't love the idea of them developing and then bringing us what they've already developed, asking for annexation.

Chair Hollist agreed and noted that we just want to encourage partnering with the city sooner than later.

Commissioner Catmull said that seems to be how we will align with the general plan at that point in time.

Attorney Simonsen said this is a very general statement made to comply with the bare bones of state law in terms of an annexation policy. The way the annexation would actually occur would almost for sure be a petition. Kennecott, or any other property owner, can choose the jurisdiction they want to petition for annexation as long as their property is contiguous. Before that petition is submitted, there will be discussions with the city about entitlements and specifically what a development agreement would look like. We just want the door to be open, and make it legally possible to annex, in case we want to accept a petition at a later time.

Director Schaefermeyer said this will be on the agenda in two weeks. If they get comments from affected entities or others they will have to be addressed, but otherwise he will wait for any comments or changes the commission members might have.

Commissioner Nathan Gedge will not be at the next meeting in person, but he can join via Zoom if needed. If he has specific thoughts in the next two weeks he will send those to Chair Hollist.

Chair Hollist asked if Commissioner Mike Peirce was still the alternate.

Director Schindler said yes, but he still needs to be reappointed. Under the ordinance, it says you need to be reappointed, but until you are, if you haven't been replaced, you can still continue to attend and vote.

Commissioner Trevor Darby noted that Commissioner Peirce will not have access to his city email until he contacts the city to have that fixed.

Director Schaefermeyer noted that he has a personal email for Commissioner Peirce and he will send him an email, as will Chair Hollist.

**F. COMMENTS FROM PLANNING COMMISSION MEMBNNERS – *None***

**G. SUMMARY ACTION – *None***

**H. ACTION – *None***

**I. ADMINISTRATIVE PUBLIC HEARINGS**

**I.1. DISTRICT HEIGHTS RESIDENTIAL PRELIMINARY  
SUBDIVISION PLAT AND CONDITIONAL USE PERMIT AMENDMENT**

Location: 11210 S. River Heights Drive

File No: PLPP202200009

Applicant: Ashley Atkinson, Sequoia Development

Planner Damir Drozdek reviewed background information from the Staff Report and a prepared presentation (Attachment B).

Chair Michele Hollist noted that this plan is still showing 62 units, and asked what has changed.

Planner Drozdek said that the slide in Attachment B showing 62 units was the plan they got their conditional use permit on back in October of 2021; the new plan has 60 units versus the previous 62.

Chair Hollist asked how long a development agreement is valid.

Drozdek said they are generally valid for 10 years.

Planning Director Steven Schaefermeyer said the agreement would specify the length of the agreement, but since this is older he is not sure if that was in there. We recently started adding that they have to start building within the 10 years. This agreement was fairly unique because it's such a big area being covered, but things are done differently these days.

Chair Hollist noted there are changes from the initial agreement that she doesn't see a paper trail for. The agreement in the staff report talked about single family homes at one part of the property, building up to higher density; it also specifically talked about green space, as well as third acre lots in a portion.

Planner Drozdek said that from what he can remember, they were granted or allotted so many units in this zone. As long as they don't exceed the number of units they were given then the density wasn't an issue. The single family homes she was referring to are located at the east end of the district.

Chair Hollist noted that this appears to have initially been a much bigger area when first applied for, and asked if this is the final area to be developed.

Director Schaefermeyer said there may still be a few parcels left over, and there certainly could be changes one day to The District if there is further entitlement left as he believes this included The District in the development agreement.

Chair Hollist asked Planner Drozdek if he's gone through the development agreement to ensure they haven't exceeded their allowed number of units and that everything is in compliance.

Planner Drozdek responded yes, that he and other staff have reviewed everything.

Director Schaefermeyer said they actually could have built more units on this property than they are building based on the development agreement.

Chair Hollist invited the applicant forward.

**Ashley Atkinson (Applicant)** noted that there were 140 units they could have put on this property, and they are choosing to do for sale units instead of rental apartments because there is a lack of that. They city staff had expressed they wanted more for sale units and townhomes is something the city really needed. She also added that there was another reason they changed the site plan that was missed during the presentation. They changed the architecture, as it created more variability in the facades of the units and much bigger front porches and lawns to the individual units. In other areas they are building in, that is really important to people that don't have a yard, that they have private space for their kids or entertaining.

Chair Hollist asked how tall these units will be.

Ms. Atkinson said the duplexes in the front will probably be three stories, everything else is planned to be two stories.

Chair Hollist said that she isn't worried too much about the two stories, but she asked if Ms. Atkinson anticipates any regions of permanent shadowing which has been seen with some other developments.



Ms. Atkinson said that where the three stories are just in the front, they specifically placed those near the road so they shouldn't create any shadowing issues.

Commissioner Gedge noted that in the original concept plan from October there were a lot of trees lining Bangerter and River Heights to mitigate sound. With this new design having more xeriscaping, he asked if there will still be some sort of sound barrier besides the sound wall on Bangerter.

Ms. Atkinson said they didn't get rid of any trees, in fact she believes they added some trees. The city should have the full landscape plans, and they have been approved.

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

Commissioner Gedge liked how the developer has taken staff's recommendation for more inventory for the market for sale, rather than temporary rentals. He also appreciated that all of their concerns with density, when they could have done almost twice as much initially and with this revision, were addressed.

**Commissioner Darby motioned to recommended approval of File No. PLPP202200009, Preliminary subdivision plat and conditional use permit amendment, and to amend PLCUP202100227, to allow for a slight reduction in project density and change to the site layout. Chair Hollist seconded the motion. Roll Call vote was 5-0, unanimous in favor.**

**J. LEGISLATIVE PUBLIC HEARINGS – None**

**K. OTHER BUSINESS**

Commissioner Nathan Gedge asked to dedicate time at a future meeting and/or training to address commission rules and procedures with public comments, emails and information being submitted before meetings.

Chair Michele Hollist agreed and asked staff when the planning commission usually meets with the city council during the year and if they would want to address this at that time.

Assistant City Attorney Greg Simonsen said it could be done in that setting, but having separate bylaws for the planning commission might be the answer. Setting aside a meeting for that might be the best option, with possibly some training being done at the same time. The staff could research bylaws from other cities to see what they have done beforehand to help. He told the commission to make their wishes known, work with Director Schaefermeyer and set up a time for that.

Planning Director Steven Schaefermeyer said there is a resolution for some bylaws for other committees, but the since the planning commission is statutory and in the code he doesn't believe those bylaws apply to them, but they can still look. They can also pull from City Council's rules in the code, like not going past 11:00 p.m. without a motion, and that would be another source to start with. In the past, we have had regular quarterly or bi-annual joint sessions during study sessions between Planning Commission and City Council. He suggested Chair Hollist reach out to the mayor directly to get that scheduled during a study session, he doesn't believe there is

currently one on the schedule.

Chair Hollist asked Director Schaefermeyer to email the planning commission the current bylaws for our city council, as the planning commission tends to be inclined to follow what they do.

Director Schaefermeyer said they fall on to Robert's Rules, but there are some things in our ordinances. He will send out a primer of sorts with some questions and they can get that process going.

Chair Hollist asked Planner Drozdek if he knows what the meeting will look like in two weeks.

Planner Damir Drozdek said there are possibly around five to six items.

Chair Hollist requested that when there is a light meeting in the future she'd like to have another training meeting to get that on the books and done before the end of the year meetings.

Attorney Simonsen asked to revisit the alternate commissioner issue. It sounds like it might be a serious issue if it's not sorted out by the next meeting, but in the last training it was brought up that whether it's the current or a future alternate, our code assumes the alternate will attend all the meetings but wouldn't vote unless there was a commissioner absent. That is not happening and he thinks that needs to be sorted out before we have a problem and wish we had the alternate present. We have been spoiled by the dedication of our current commission members, but as was pointed out, summer is coming up and commissioners will be gone, and we will be wishing we had that alternate.

Chair Hollist said that she and Director Schaefermeyer will see what they can do in the next two weeks.

Commissioner Gedge noted that from the training, before the current or other alternate takes their place they have to be trained. Since this is someone who has already been appointed, does he have to go through a training before sitting in on the first meeting.

Attorney Simonsen said that if it's someone new they'll make sure that happens beforehand, possibly combining it like last time with another training for everyone.

Director Schaefermeyer reminded everyone that they need four hours of training. The city provides three of those four hours of training.

Chair Hollist asked if their attendance counts as one of those three provided hours.

Director Schaefermeyer said he will check the rules, he doesn't remember if that counts for the three city provided hours, or the additional fourth hour. He believes the requirement for training before sitting in a meeting only applies to new commissioners, but he will double check that as well.

## **ADJOURNMENT**

**Chair Hollist motioned to adjourn the April 26, 2022 Planning Commission meeting. Commissioner Gedge seconded the motion; vote was unanimous in favor.**

The April 26, 2022 Planning Commission Meeting adjourned at 7:38 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

UNAPPROVED

# SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 5/10/2022

**Application:** WALMART FUEL STATION SITE PLAN AND CONDITIONAL USE PERMIT

**Address:** 3590 W South Jordan Parkway

**File No:** PLSPR202100290

**Applicant:** Antonio Flores

**Submitted By:** David Mann, Long Range Planning Analyst  
Shane Greenwood, Supervising Senior Engineer

## Staff Recommendation (Motion Ready):

I move that the Planning Commission **approve** file no. PLSPR202100290 for the construction of a fuel station located at 3590 W South Jordan Parkway, with the following provision:

- That the Applicant provide a 15 foot wide waterline easement to the city for a water lateral between the meter and the main waterline.

<b>ACREAGE:</b>	17.68 acres
<b>CURRENT ZONE:</b>	C-C
<b>CURRENT USE:</b>	Retail Center
<b>FUTURE LAND USE PLAN:</b>	Economic Center
<b>NEIGHBORING LU DESIGNATIONS, (ZONING)/USES</b>	North - Economic Center, (C-C) / Retail Center South - Economic Center, (C-C) / Commercial East - Economic Center, (C-C) / Commercial West - Economic Center, (C-C) / Retail Center

## STANDARD OF REVIEW:

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

## CONDITIONAL USE REVIEW:

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

To impose a condition, the detrimental effect must be identified and be based on substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect. Further, under City Code Section 17.18.050:

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

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

### **BACKGROUND & ANALYSIS:**

The subject property is located on the north side of South Jordan Parkway and borders Bangerter Highway. The property includes the existing Walmart shopping center and associated parking lot. The proposed development will be located in the south east corner of the property adjacent to South Jordan Parkway. The site plan shows the additional parking stalls that will be constructed to make up for the stalls that will be removed with this development. The required landscaping areas were installed at the time the Walmart store was built.

### **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:**

#### **Findings:**

- The C-C Zone permits gas stations as a conditional use and require a conditional use permit.
- Staff reviewed the proposed use for potential detrimental effects and found none that would require mitigation.
- Based on the proposed use, the subject property will require adding 57 stalls based on the existing stalls that will be removed with this development and the requirement of the fuel station.
- Staff received a complete application on January 18, 2022.

#### **Conclusion:**

- Based on the application materials submitted by Applicant, staff review of the Application, and the findings listed above, staff concludes that the proposal is consistent with the City's General Plan and the pertinent sections of the City's Planning and Land Use Code (including section 17.60).

**ALTERNATIVES:**

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

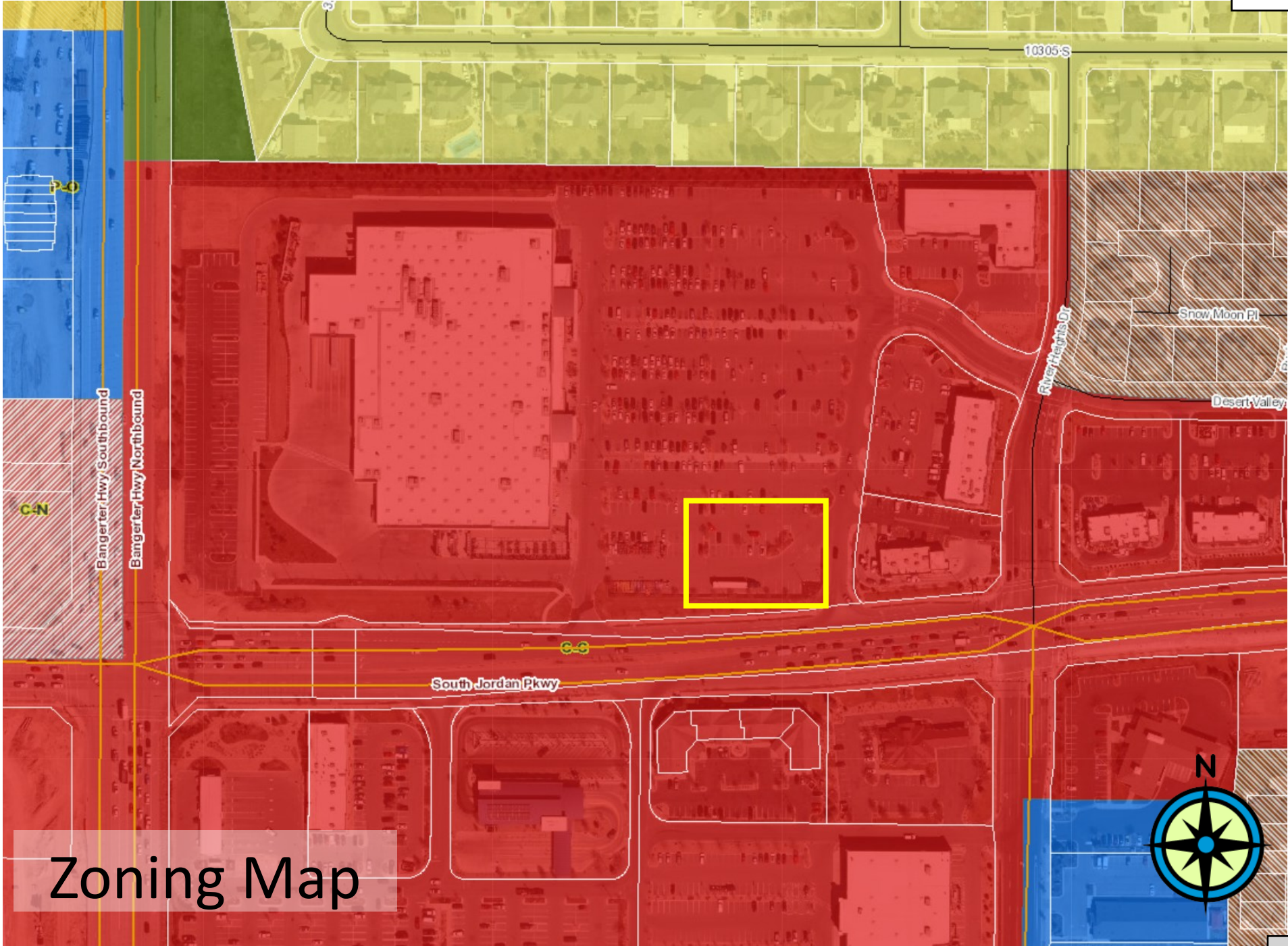
**SUPPORT MATERIALS:**

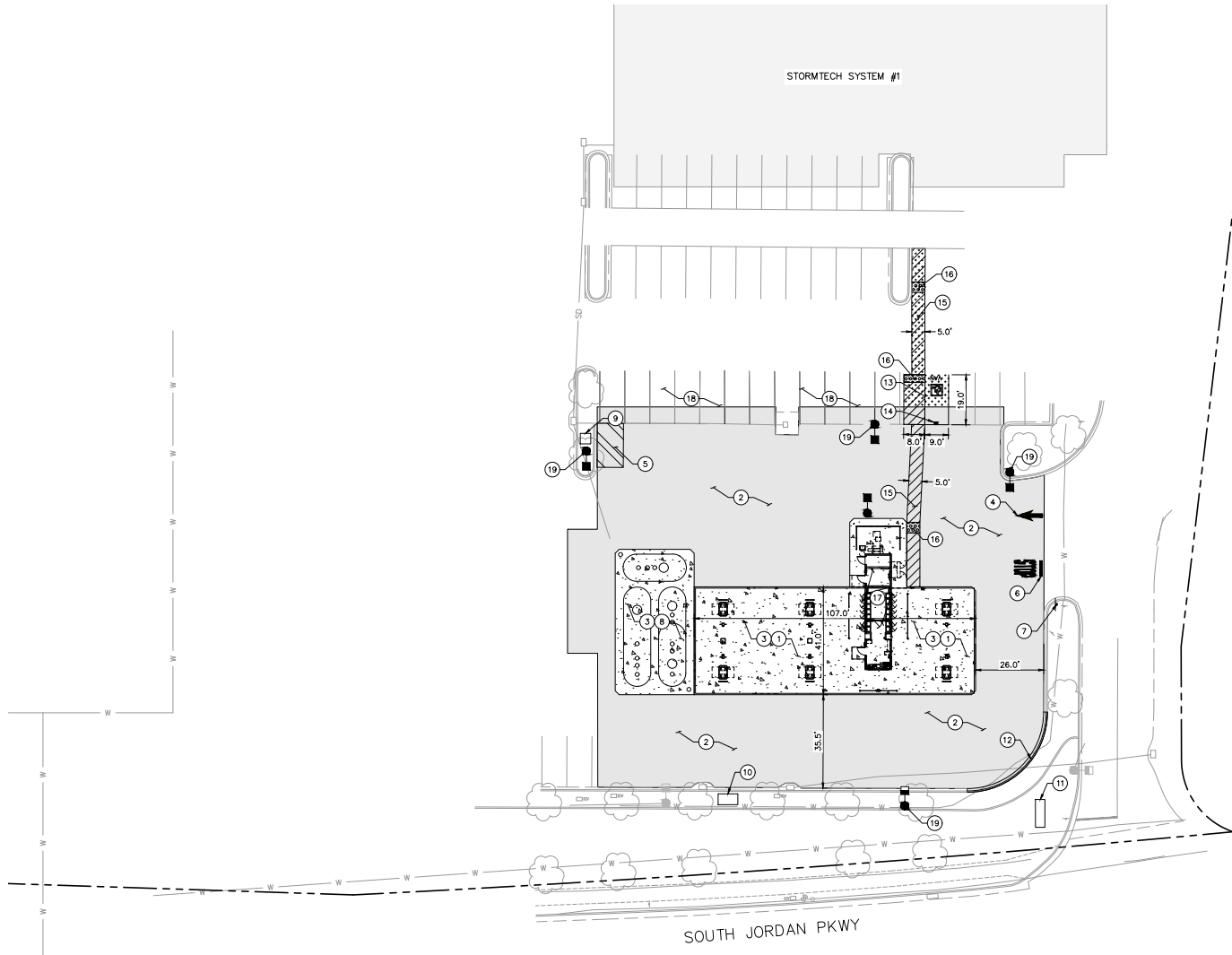
- Location Map
- Zoning Map
- Site Plan
- Elevations











## LEGEND

---	PROPERTY LINE
[Solid Grey]	HEAVY DUTY ASPHALT PAVING
[Dotted Pattern]	CONCRETE PAVEMENT
[Cross-hatched Pattern]	1-4" MILL AND OVERLAY
[Diagonal Lines]	TRUNCATED DOMES

Item I.1.

## CONSTRUCTION NOTES

- (1) PROPOSED CANOPY.
- (2) PROPOSED HEAVY DUTY ASPHALT PAVEMENT.
- (3) PROPOSED CONCRETE PAVEMENT.
- (4) STRIPE DIRECTIONAL ARROW PAVEMENT MARKING.
- (5) STRIPE WHITE 4" STRIPE, 60 DEGREES, SPACED AT 36" O.C.
- (6) STRIPE STOP BAR PAVEMENT MARKING.
- (7) PROPOSED STOP SIGN ON POST.
- (8) PROPOSED UNDERGROUND GAS TANKS, ONE 20,000 GAL UNL, ONE 20,000 GAL SPLIT (12,000 UNL/8,000 PRM), AND ONE 10,000 GAL DSL. (TANK PAD IS SMALLER IN SIZE THAN WHAT IS SHOWN)
- (9) PROPOSED AIR PEDESTAL.
- (10) PROPOSED VAPOR RECOVERY LOCATION/PAD.
- (11) PROPOSED MONUMENT SIGN. *Pylon sign not allowed.*
- (12) PROPOSED CONCRETE CURB AND GUTTER.
- (13) PROPOSED VAN ACCESSIBLE PARKING.
- (14) PROPOSED VAN ACCESSIBLE PARKING SIGN ON POST AND BOLLARD.
- (15) PROPOSED ACCESSIBLE PATH OF TRAVEL.
- (16) PROPOSED TRUNCATED DOMES.
- (17) PROPOSED 440 KIOSK.
- (18) PROPOSED REGULAR PARKING.
- (19) PROPOSED SITE LIGHTING. REFER TO PHOTOMETRIC PLANS FOR CONTINUATION.

**WALMART FUEL STATION - STORE #5763**  
**3590 W SOUTH JORDAN PKWY, SOUTH JORDAN, UT 84095**  
**CIVIL SITE PLAN**

**City Engineer**  
City of South Jordan  
Approved 05/03/2022  
*Ben K. Kline* City Engineer



GRAPHIC SCALE IN FEET  
0 10 20 40  
SCALE: 1" = 20'  
WHEN PRINTED AT FULL  
SIZE 24"x36"

**Kimley-Horn**

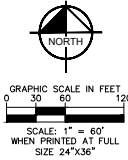
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
1100 W TOWN AND COUNTRY RD, SUITE 700, ORANGE, CA 92668  
PHONE: 714-939-1030 FAX: 714-938-9488

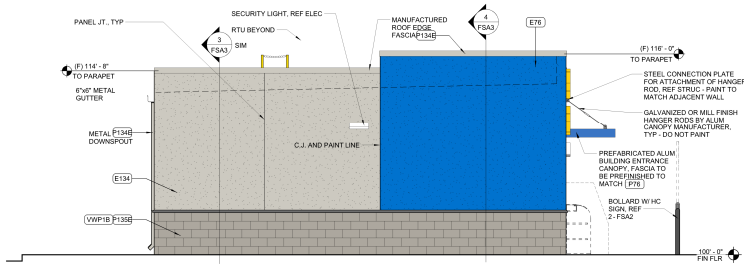




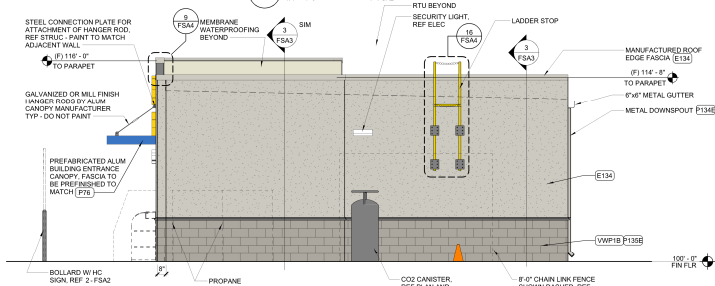
PARKING DATA	
EXISTING TOTAL PARKING	760
TOTAL PARKING WITH FUEL STATION	701
REQUIRED TOTAL PARKING	758
DEFICIENCY WITH FUEL STATION	57
PROPOSED ADDITIONAL PARKING	57

WALMART FUEL STATION - STORE #5763  
3590 W SOUTH JORDAN PKWY, SOUTH JORDAN, UT 84095  
CIVIL PARKING EXHIBIT

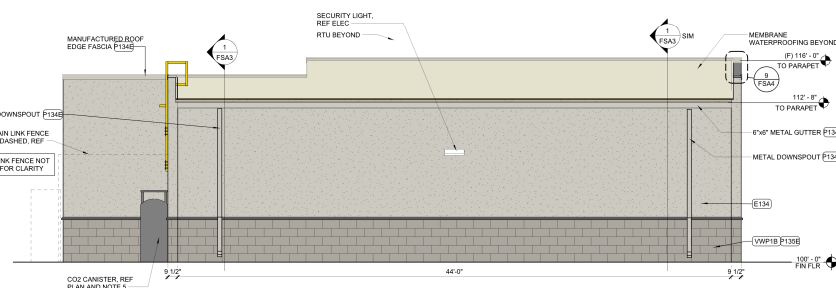




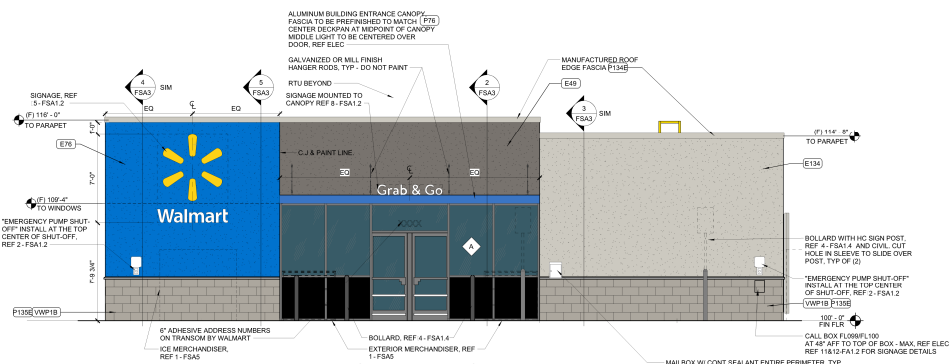
5 SIDE ELEVATION  
1/4" = 1'-0"  
1 FSA2



4 SIDE ELEVATION  
1/4" = 1'-0"  
1 FSA2



3 REAR ELEVATION  
1/4" = 1'-0"  
1 FSA2



2 FRONT ELEVATION  
1/4" = 1'-0"  
1 FSA2

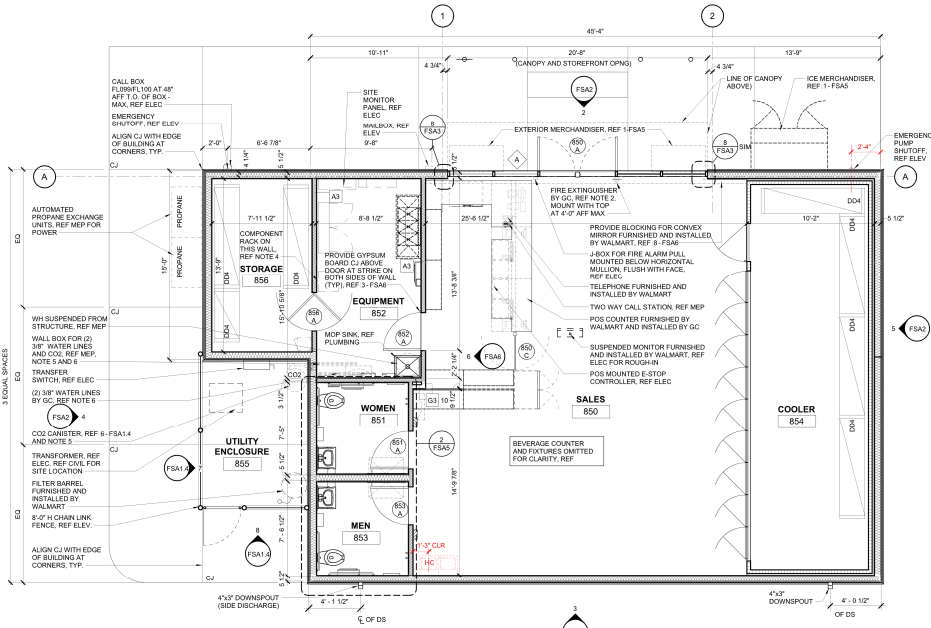
COLOR LEGEND		SHEET NOTES	
E40	IPS TO MATCH DARK GRAY	1	REFER TO MEP FOR MORE INFORMATION. REF SHEET FST6 FOR EQUIPMENT ITEMS. (FUSO) NOT SCHEDULED HERE.
E76	IPS TO MATCH MEDIUM WALMART BLUE #070	2	24-06VC, 13 LB MINIMUM RATED FIRE EXTINGUISHER PROVIDED BY GC. IN ACCORDANCE W/ NFPA 10, FIRE EXTINGUISHER LOCATIONS AND SIZE SHALL BE AS THE OFFICE OF THE FIRE MARSHAL PRIOR TO OCC.
E134	IPS TO MATCH LIGHT GRAY	3	INTERIOR PLAN DIMENSIONS ARE TO FACE OF STU.
P76	MEDIUM WALMART BLUE #070	4	RETAIL COMPONENT BACK SUPPLIED WITH DATA (FUSO) AND UPS (FUSO). REF ELEC FOR LOCATION. DWR WILL BE INSTALLED IN PLACE BY WALMART.
P134E	LIGHT GRAY	5	CO2 CANISTER BY VENDOR. GC TO PROVIDE STRAPS PER 5-FSA1.4 AND 2" PVC THRU WALL AT 2'-4" TO WALL BOX AT BEVERAGE COUNTER FOR CANISTER INSTALL BY VENDOR (WITH SEALANT AFTER INSTALL).
P135E	MEDIUM GRAY	6	PROVIDE (2) 3/8" ID BRAIDED FOD GRADE VINYL TUBING RUNS FROM FILTERS IN EQUIPMENT ROOM TO WALL BOX AT BEVERAGE COUNTER (W/ 5' EXTRA BEYOND WALL BOX). REF MEP.
VENEER WALL LEGEND		7	REFERENCE SHEET FSA4 FOR PARTITION TYPE INFORMATION.
VWP18	SPLIT FACE BEEB CEMENT WALL PANEL	8	ALL WOOD BLOCKING BELOW ROOF DECK BY GC UND.

Item 1.1.

FLOOR FINISH LEGEND	
REF SHEET AS FOR ADDITIONAL FINISH INFORMATION	
CT46	TAUPE PORCELAIN FLOOR TILE
EC2	NATURAL COLORED CONCRETE
LYT3	CREAM TERRAZO LVT



6 FLOOR FINISH PLAN  
3/16" = 1'-0"  
2 FSA2



1 FLOOR PLAN  
1/4" = 1'-0"  
2 FSA2

STIPULATIONS FOR REVIEW  
THIS DRAWING IS THE PROPERTY OF WALMART STORE DEVELOPMENT. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WALMART STORE DEVELOPMENT. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND SUBJECT TO LEGAL ACTION.

Walmart  
CITY, STATE  
STOCK NO. 00000000  
JOB NUMBER: 00000000000000000000  
SUPPLY NUMBER: 00000000000000000000

ISSUE BLOCK	
	09/27/19
	10/25/19
	12/27/19
	04/24/20
	06/26/20
	07/31/20
	10/30/20
	12/04/20
	01/29/21
	02/26/21
	07/30/21
	08/27/21
	09/24/21

CHECKED BY: Checker  
DRAWN BY: Author  
FILE NAME: 14409-FSA2  
PROTO CYCLE: 092719  
DOCUMENT DATE: XXXXXXXX

NOT FOR CONSTRUCTION

SERVICE BUILDING

SHEET  
FSA2

# SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 5/10/22

**Application:** RIDGECREST ESTATES SUBDIVISION AMENDMENT

**Address:** 892 W Brookcrest Circle

**File No:** PLPLA202100128

**Applicant:** Jerry Ohrn

**Submitted By:** David Mann, Long Range Planning Analyst  
Shane Greenwood, Supervising Senior Engineer

## Staff Recommendation (Motion Ready):

**Approve** file no. PLPLA202100128 to create a 2-lot subdivision, located at 892 W Brookcrest Circle, as presented to the Planning Commission.

<b>ACREAGE:</b>	1.15 acres
<b>CURRENT ZONE:</b>	R-2.5
<b>CURRENT USE:</b>	Residential
<b>FUTURE LAND USE PLAN:</b>	Stable Neighborhood
<b>NEIGHBORING LU DESIGNATIONS, (ZONING)/USES</b>	<p>North - Agricultural Preservation, (A-5) / Agriculture</p> <p>South - Stable Neighborhood, (R-2.5) / Single Family Residential</p> <p>East - Stable Neighborhood, (R-2.5) / Single Family Residential</p> <p>West - Stable Neighborhood, (R-2.5) / Single Family Residential</p>

## STANDARDS FOR SUBDIVISION REVIEW

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

## BACKGROUND & ANALYSIS:

On February 28, 2022, the Applicant submitted a complete application seeking approval to create a 2-lot subdivision from the existing parcel. The existing house on the south side of the subject property will remain and a new residential lot will be created on the north side. The new lot will be accessed from a private driveway connected to Brookcrest Circle. Half of the subject property is within the Ridgcrest Estates subdivision, so the new lot will be added to the subdivision and the

border will be amended. A six foot tall masonry wall is required to be installed along the property line that borders the agricultural property to the north.

**STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:**

**Findings:**

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

**Conclusions:**

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

**ALTERNATIVES:**

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

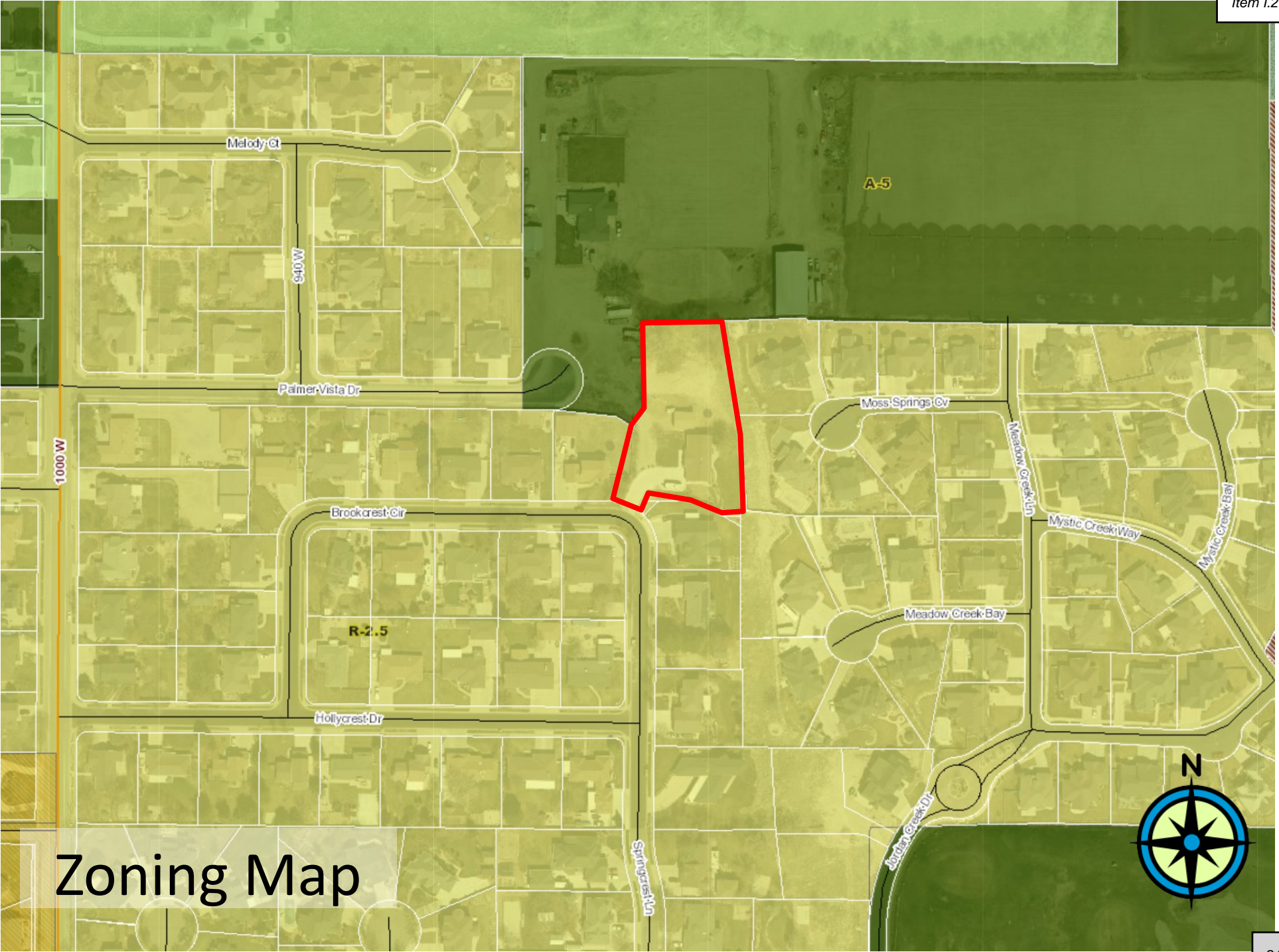
**SUPPORT MATERIALS:**

- Location Map
- Zoning Map
- Subdivision Plat









Zoning Map

**RIDGECREST ESTATES 1ST AMENDMENT  
AMENDING LOT 29 OF RIDGECREST ESTATES**

LOCATED IN THE NORTHEAST QUARTER OF SECTION 14 AND  
THE SOUTHEAST QUARTER OF SECTION 11 TOWNSHIP 3  
SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
APR 2022

LOT 208  
ANDREW & SUSAN HINDS  
PARCEL: 27-11-452-015  
894 WEST PALMER VISTA DR

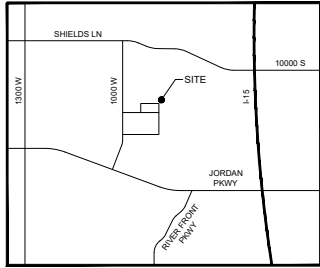
PALMER VISTA ESTATES  
SUBDIVISION No. 2

LOT 209  
VAN & SHARON PALMER, LLC  
PARCEL: 27-11-476-026  
890 WEST PALMER VISTA DR

LOT 2  
19,540 SQ. FT.  
0.45 ACRES  
888 WEST

LOT 28  
COLBY & COURTNEY BARKER  
PARCEL: 27-11-434-001  
886 WEST MOSS SPRINGS CV

**PALMER VISTA DRIVE**  
(PUBLIC RIGHT-OF-WAY)



**VICINITY MAP**

**BROOKCREST CIRCLE**  
(PUBLIC RIGHT-OF-WAY) (10220 SOUTH STREET)

**CURVE DATA**  
L=58.91  
R=75.00  
Δ=45°00'12"  
CB=N67°03'11"W  
CD=57.41'

LOT 1  
30,835 SQ. FT.  
0.71 ACRES  
892 WEST

RIDGECREST ESTATES  
LOT 29  
JERRY & KARI OHRN  
PARCEL: 27-14-203-034  
892 W. BROOKCREST CIR

LOT 29  
RICHE-BUTTERS LIVING TRUST  
PARCEL: 27-14-204-001  
807 WEST MOSS SPRINGS CV

**LEGEND**

- BOUNDARY LINE
- DEED AND ADJACENT SUBDIVISIONS
- FIRE HYDRANT
- STREET MONUMENT FOUND
- FOUND REBAR AND CAP
- RISET FOUND
- SET REBAR AND CAP

**SURVEYOR'S CERTIFICATE**

I, C. DAVID MCKINNEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 52, ISSUED BY THE BOARD OF LAND SURVEYORS OF THE STATE OF UTAH. I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN HEREON, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AS SHOWN ON THE ATTACHED MAP. I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN HEREON, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AS SHOWN ON THE ATTACHED MAP. I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN HEREON, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AS SHOWN ON THE ATTACHED MAP.

Item I.2.

C. DAVID MCKINNEY  
LIC. 5251295  
DATE 04/08/22



**BOUNDARY DESCRIPTION**

BEGINNING AT THE NORTHWEST CORNER LOT 29, RIDGECREST ESTATES, SAID POINT ALSO BEING NORTH 01°11'41" WEST 70.43 FEET; SOUTH 80°21'48" EAST 803.78 FEET; SOUTH 84°10'19" EAST 99.27 FEET; AND SOUTH 58°21'00" EAST 31.97 FEET FROM THE CALCULATED NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 31°41'50" EAST 30.00 FEET; THENCE NORTH 1°07'00" WEST 141.80 FEET; NORTH 87°45'22" EAST 133.55 FEET TO THE WEST BOUNDARY LINE OF THE VILLAGE AT RIVERWALK SUBDIVISION AND RUNNING THE FOLLOWING (4) FOUR COURSES: (1) SOUTH 8°02'05" EAST 176.35 FEET, (2) SOUTH 4°04'44" EAST 133.06 FEET, (3) NORTH 89°17'37" WEST 9.51 FEET, (4) SOUTH 00°10'59" WEST 8.68 FEET; THENCE WEST 28.90 FEET TO THE NORTH BOUNDARY LINE OF LOT 28, RIDGECREST ESTATES AND RUNNING THE FOLLOWING (4) FOUR COURSES: (1) NORTH 80°39'58" WEST 24.78 FEET, (2) NORTH 89°44'26" WEST 37.05 FEET, (3) SOUTH 88°1'23" WEST 47.39 FEET, (4) THENCE SOUTH 45°26'43" WEST 33.50 FEET TO A POINT ON A CURVE AND THE NORTH RIGHT-OF-WAY LINE OF RIDGECREST CIRCLE, CENTER BEARS SOUTH 45°26'55" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE LEFT 58.91 FEET TO THE WEST BOUNDARY LINE OF LOT 29 (CHORD NORTH 67°03'11" WEST 57.41 FEET); THENCE NORTH 16°16'42" EAST 125.40 FEET TO THE POINT OF BEGINNING, CONTAINING 2 LOTS AND 1.16 ACRES.

**OWNER'S DEDICATION**

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CALLED SAME TO BE SUBDIVIDED INTO LOTS, TOGETHER WITH EASEMENTS TO BE HEREINAFTER KNOWN AS THE

**RIDGECREST ESTATES 1ST AMENDMENT  
AMENDING LOT 29 OF RIDGECREST ESTATES**

DO HEREBY DEDICATE AND 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 AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON, IN WITNESS WHEREOF, I HAVE HEREUNTO SET THIS DAY OF A.D., 20

JERRY & KARI OHRN LIVING TRUST

**ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF SALT LAKE  
ON THE DAY OF A.D., 20, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN END FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER (1) OF THE ABOVE OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED. MY COMMISSION EXPIRES

NOTARY PUBLIC  
RESIDING IN SALT LAKE COUNTY

**GENERAL PLAT NOTES**

- 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 WITHIN 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.
- 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.
- APPROVAL OF THIS PLAT BY SOUTH JORDAN CITY DOES NOT MEAN THAT INDIVIDUAL LOT DRAINAGE TO A ROAD OR RETENTION FACILITY IS ASSURED. DEVELOPMENT AND GRADING MAY NECESSITATE SWALES AND OTHER DRAINAGE FACILITIES TO PROTECT INDIVIDUAL PROPERTIES. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT SWALES AND OTHER DRAINAGE FACILITIES ARE APPROPRIATE AND MAINTAINED NOR THAT DRAINAGE FROM ADJACENT PROPERTIES IS PREVENTED.
- A FULL GRADING AND DRAINAGE PLAN IS TO BE COMPLETED FOR LOT 2 ONCE HOUSING PLAN IS DEVELOPED ACCORDING TO SOUTH JORDAN CITY STANDARDS.

**RIDGECREST ESTATES 1ST  
AMENDMENT AMENDING LOT 29 OF  
RIDGECREST ESTATES**

LOCATED IN THE NORTHEAST QUARTER OF  
SECTION 14 AND THE SOUTHEAST QUARTER OF  
SECTION 11 TOWNSHIP 3 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
APR 2022

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF  
DATE TIME BOOK PAGE

FEE \$ CLERK SALT LAKE COUNTY RECORDER

**HORROCKS  
ENGINEERS**  
2162 West Grove Pkwy, Suite 400  
Pleasant Grove, UT 84062  
(801) 763-5100

**SOUTH VALLEY SEWER DISTRICT**

APPROVED THIS DAY OF A.D., 20

BY THE SOUTH VALLEY SEWER DISTRICT

SOUTH VALLEY SEWER DISTRICT MANAGER

**DOMINION ENERGY**

APPROVED THIS DAY OF A.D., 20

DOMINION ENERGY REPRESENTATIVE

**ROCKY MOUNTAIN POWER**

APPROVED THIS DAY OF A.D., 20

ROCKY MOUNTAIN POWER REPRESENTATIVE

**COMCAST**

APPROVED THIS DAY OF A.D., 20

COMCAST REPRESENTATIVE

**CENTURY LINK**

APPROVED THIS DAY OF A.D., 20

CENTURY LINK REPRESENTATIVE

**OWNER-DEVELOPER**

JERRY OHRN  
892 WEST BROOKCREST CIRCLE  
South Jordan, UT 84088  
johrn@comcast.net

**SALT LAKE VALLEY HEALTH DEPARTMENT**

APPROVED THIS DAY OF A.D., 20

SALT LAKE VALLEY HEALTH DEPARTMENT REPRESENTATIVE

**CITY PLANNER**

APPROVED THIS DAY OF A.D., 20

CITY PLANNER

**SOUTH JORDAN CITY ENGINEER**

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED  
THIS PLAT AND IT IS CORRECT IN THIS OFFICE.

DATE CITY ENGINEER

**OFFICE OF THE CITY ATTORNEY**

APPROVED AS TO FORM THIS DAY OF A.D., 20

ATTORNEY FOR SOUTH JORDAN CITY

**SOUTH JORDAN CITY MAYOR**

APPROVED AS TO FORM THIS DAY OF A.D., 20

ATTEST: CITY CLERK

MAYOR

B-2015-086

# SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 5/10/22

**Application:** COUSINS LANE PRELIMINARY SUBDIVISION

**Address:** 2726 W Cousins Lane

**File No:** PLPP202100283

**Applicant:** Jay Mortensen

**Submitted By:** David Mann, Long Range Planning Analyst  
Shane Greenwood, Supervising Senior Engineer

## Staff Recommendation (Motion Ready):

**Approve** file no. PLPP202100283 to create a 2-lot subdivision, located at 2726 W Cousins Lane, as presented to the Planning Commission.

<b>ACREAGE:</b>	1.16 acres
<b>CURRENT ZONE:</b>	R-1.8
<b>CURRENT USE:</b>	Residential
<b>FUTURE LAND USE PLAN:</b>	Stable Neighborhood
<b>NEIGHBORING LU DESIGNATIONS, (ZONING)/USES</b>	<p>North - Stable Neighborhood, (R-2.5) / Single Family Residential</p> <p>South - Stable Neighborhood, (R-1.8) / Single Family Residential</p> <p>East - Stable Neighborhood, (R-1.8) / Single Family Residential</p> <p>West - Stable Neighborhood, (R-2.5) / Single Family Residential</p>

## STANDARDS FOR SUBDIVISION REVIEW

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

## BACKGROUND & ANALYSIS:

On February 28, 2022, the Applicant submitted a complete application seeking approval to create a 2-lot subdivision from the existing parcel. The existing house on the east side of the subject property will remain and a new residential lot will be created on the west side. Both lots will still have farm animal rights.

**STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:****Findings:**

- The proposed subdivision will meet the requirements of the R-1.8 Zone, including the maximum density.

**Conclusions:**

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

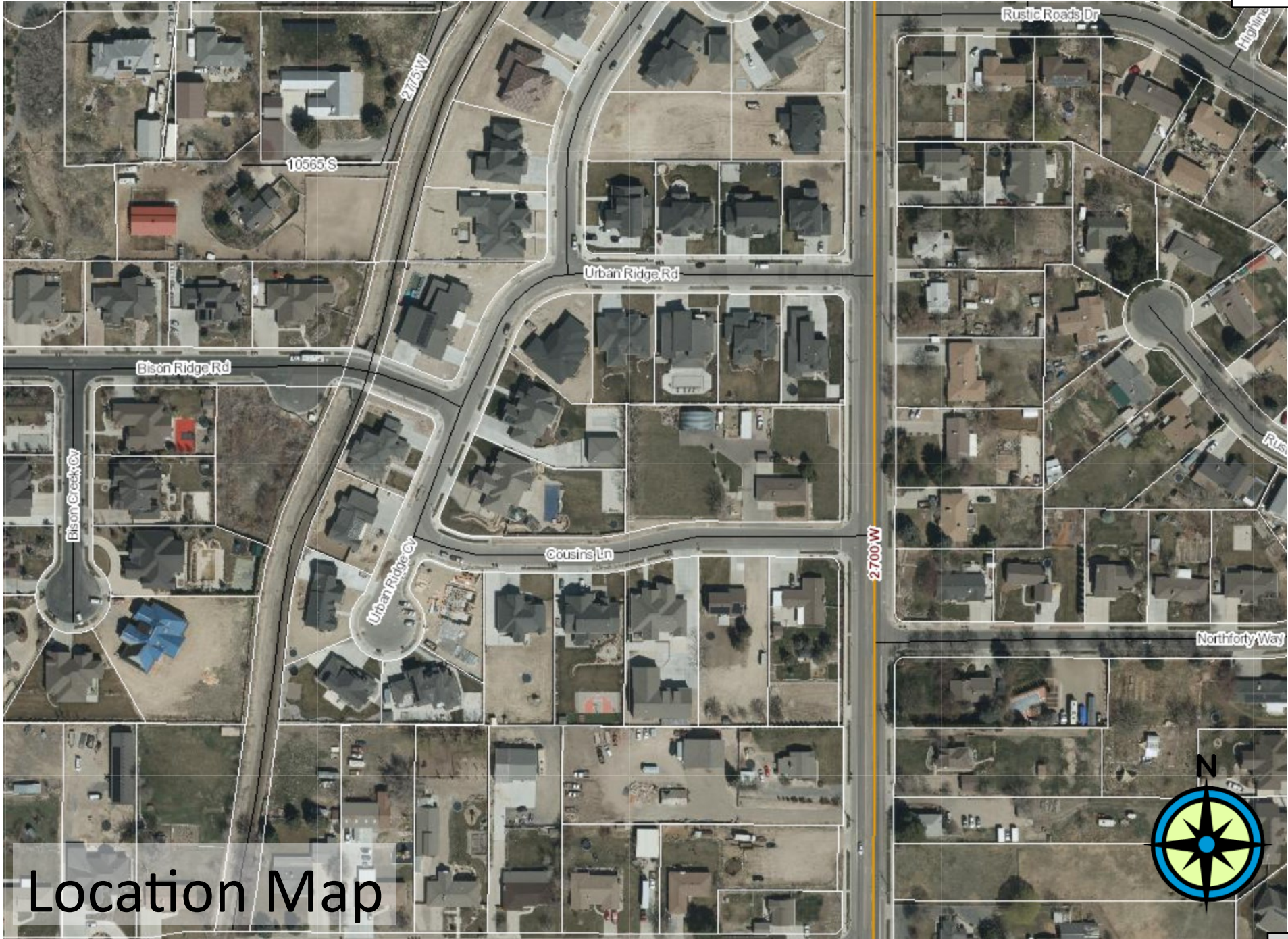
**ALTERNATIVES:**

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

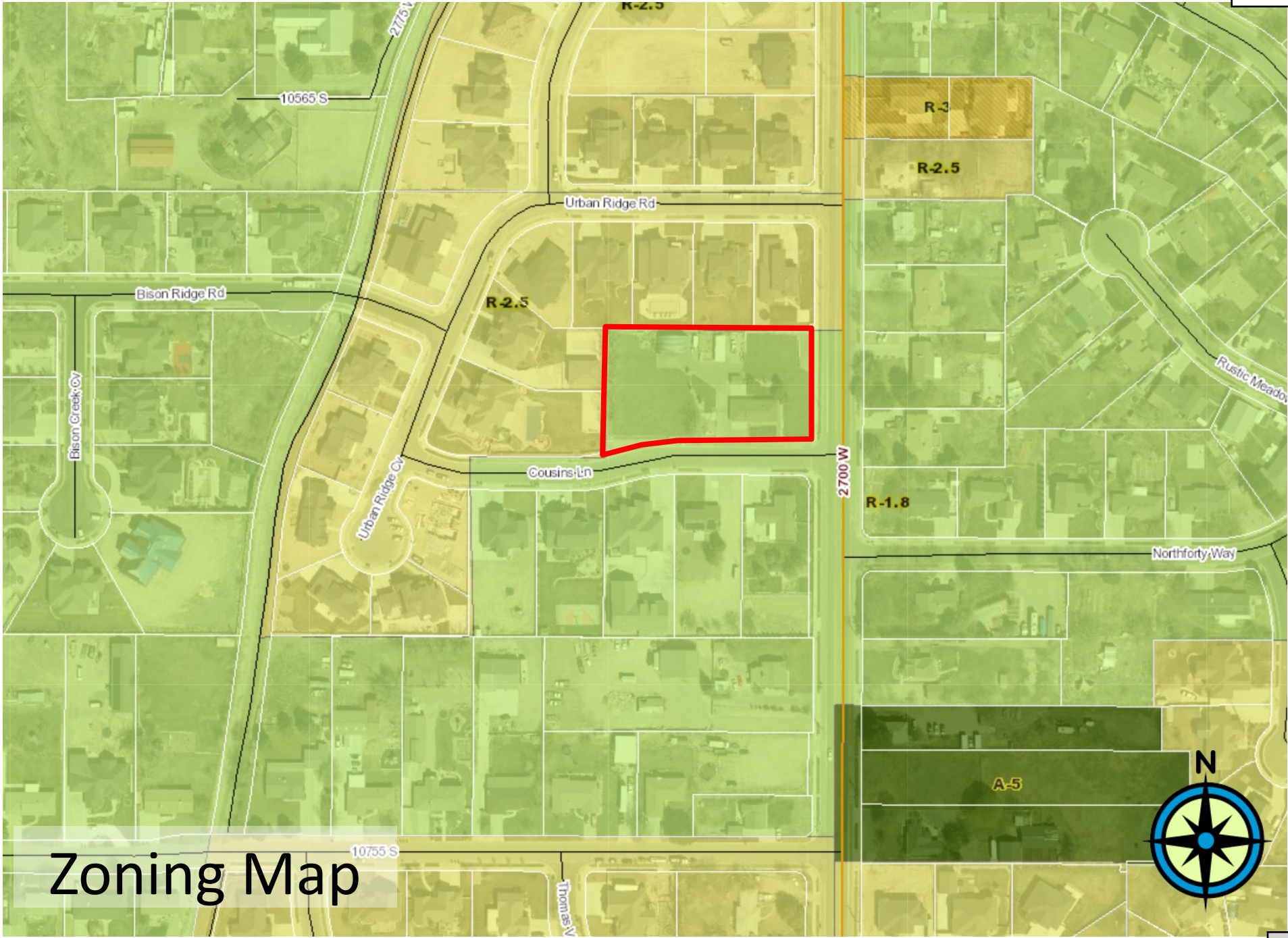
**SUPPORT MATERIALS:**

- Location Map
- Zoning Map
- Subdivision Plat













# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 05/10/2022**

**Issue:** MUMFORD ESTATES  
PRELIMINARY SUBDIVISION PLAT  
**Address:** 972 W. Shields Ln.  
**File No:** PLPP202100231  
**Applicant:** Tina Franco, Howland Partners Inc.

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

**Staff Recommendation (Motion Ready):** I move that the Planning Commission **approve** the Mumford Estates preliminary subdivision plat, File No. PLPP202100231.

<b>ACREAGE:</b>	Approximately 4 acres
<b>CURRENT ZONE:</b>	R-1.8 (Single-Family Residential, 1.8 lots per acre)
<b>CURRENT USE:</b>	Raw land
<b>FUTURE LAND USE PLAN:</b>	SN (Stable Neighborhood)
<b>NEIGHBORING ZONES/USES:</b>	North – R-1.8 / Single-family residences South – A-5 and OS-N / Shields Ln. West – R-1.8 / Single-family residences East – R-1.8 / Jordan River trail

## **STANDARD OF APPROVAL:**

Once all application requirements have been met, redline corrections made, revised plans and plat submitted and City staff approval given, the preliminary subdivision plat application will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with chapter 16.04 of this title. The Planning Commission shall receive public comment at the public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the project does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application. (Ord. 2007-01, 1-16-2007)

City Code § 16.10.060

## **BACKGROUND:**

The applicant is requesting that the Planning Commission approve a preliminary subdivision plat for the Mumford Estates subdivision located at 972 W. Shields Ln. The proposed subdivision will consist of seven lots on approximately 4 acres of land. The lots will range in size from roughly around 15,000 sq. ft. to around 30,000 sq. ft.

The subdivision will be accessed off Shields Ln. via a private street that will terminate in a hammerhead providing turnaround area for emergency vehicles. The road width will vary from 25' at the south end, where the proposed development is at its narrowest, to 31' the rest of the way. The proposed road width will meet the minimum City standard for access and emergency vehicles. The road will have curb adjacent sidewalk on one side only.

There will be no improvements on Shields Ln. as the road is fully improved at this location. Majority of improvements in the project are private, including the road, signage, retaining walls and the trailhead. A strip of land north of the trailhead will be landscaped and maintained by the HOA. Public improvements will include water meters and fire hydrants. Storm water will be detained in an underground storage tank located at the northeast part of the development and then slowly released into the Jordan river. An easement will be granted to the City for maintenance.

No new fencing will be required or installed with the project. Existing fencing along the north boundary that abuts single-family homes will remain. Additionally existing chain link fence along the Jordan River trail along the east boundary will remain too. No fencing will be required along Shields Ln. or along the west project boundary.

## **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:**

### **Findings:**

- The project is located in the R-1.8 Zone. It meets the Planning and Zoning, as well as the Subdivision and Development Code requirements of the Municipal Code.

### **Conclusion:**

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

### **Recommendation:**

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

### **ALTERNATIVES:**

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

**SUPPORT MATERIALS:**

- Aerial Map
- Zoning Map
- Preliminary Subdivision Plat
- Site Plan
- Utility Plan
- Grading & Drainage Plan

*Damir Drozdek*

Damir Drozdek (May 3, 2022 15:05 MDT)

Damir Drozdek, AICP  
Planner III, Planning Department

*Brad Klavano*

Brad Klavano (May 3, 2022 16:01 MDT)

Brad Klavano, P.E.  
Director of Engineering Services





**Legend**

STREETS

PARCELS

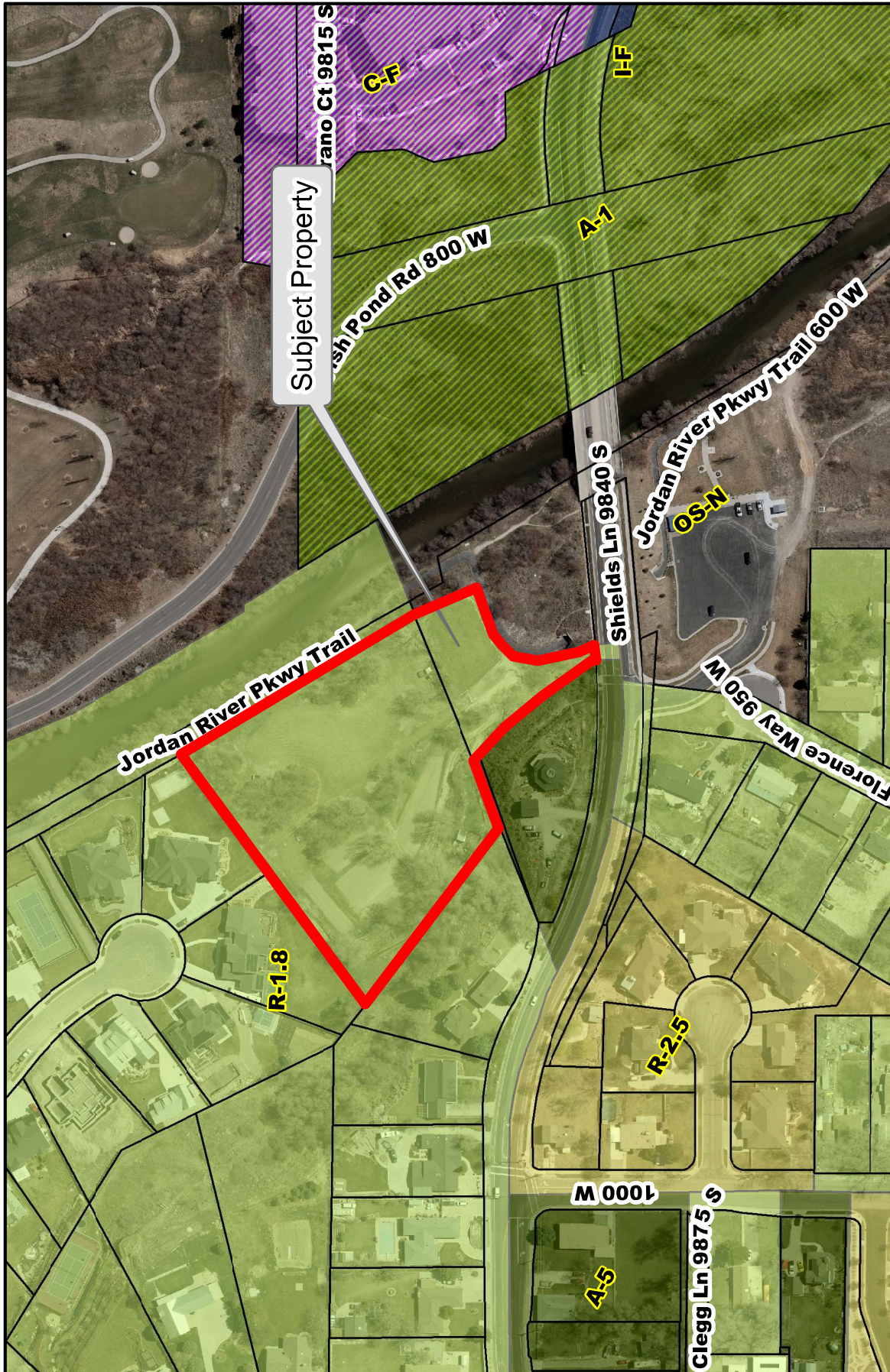
# Aerial Map

## City of South Jordan

Aerial Imagery  
2021

0 65 130 260 390 520 Feet





**Legend**

- STREETS
- PARCELS

# Zoning Map

## City of South Jordan

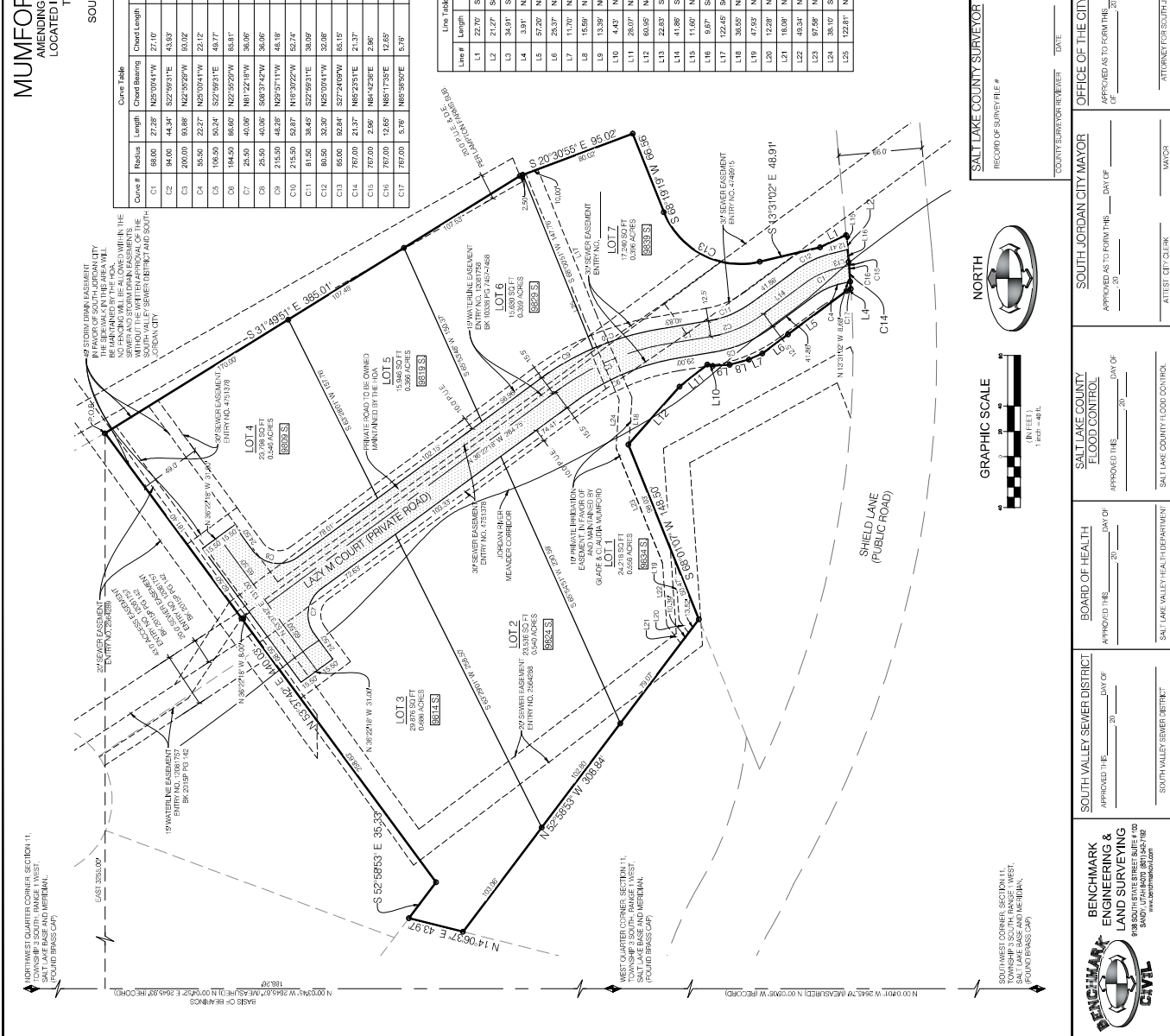
Aerial Imagery  
2021

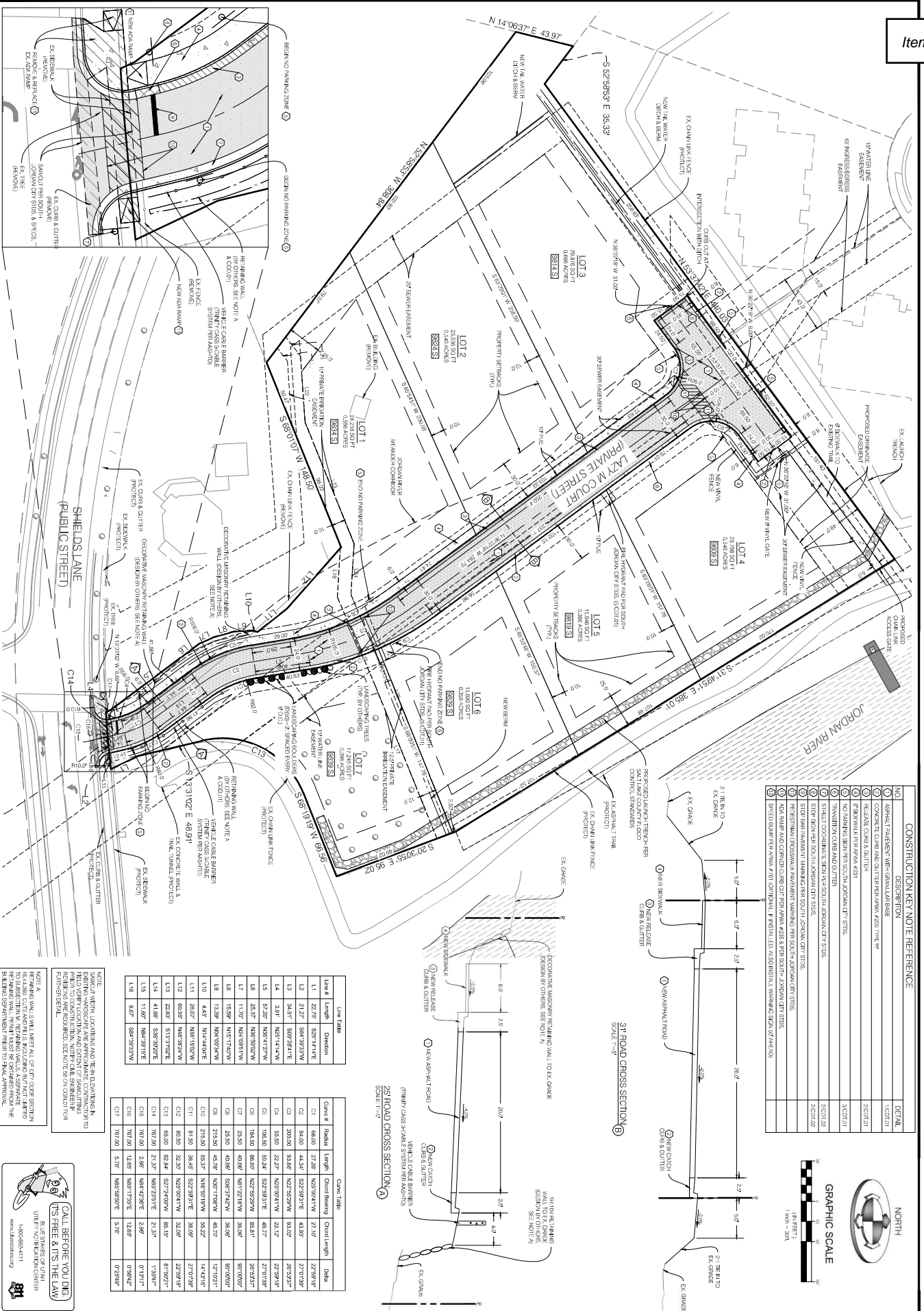
0 65 130 260 390 520 Feet



Item 1.4.
SURVEYOR'S CERTIFICATE
MUMFORD ESTATES SUBDIVISION
MUMFORD ESTATES SUBDIVISION
MUMFORD ESTATES SUBDIVISION

AMENDING LOTS 23 & 100 LAMPTON FARMS SUBDIVISION
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE COUNTY, UTAH
MUMFORD ESTATES SUBDIVISION
SOUTH JORDAN CITY ENGINEER
CITY PLANNER
CITY ATTORNEY





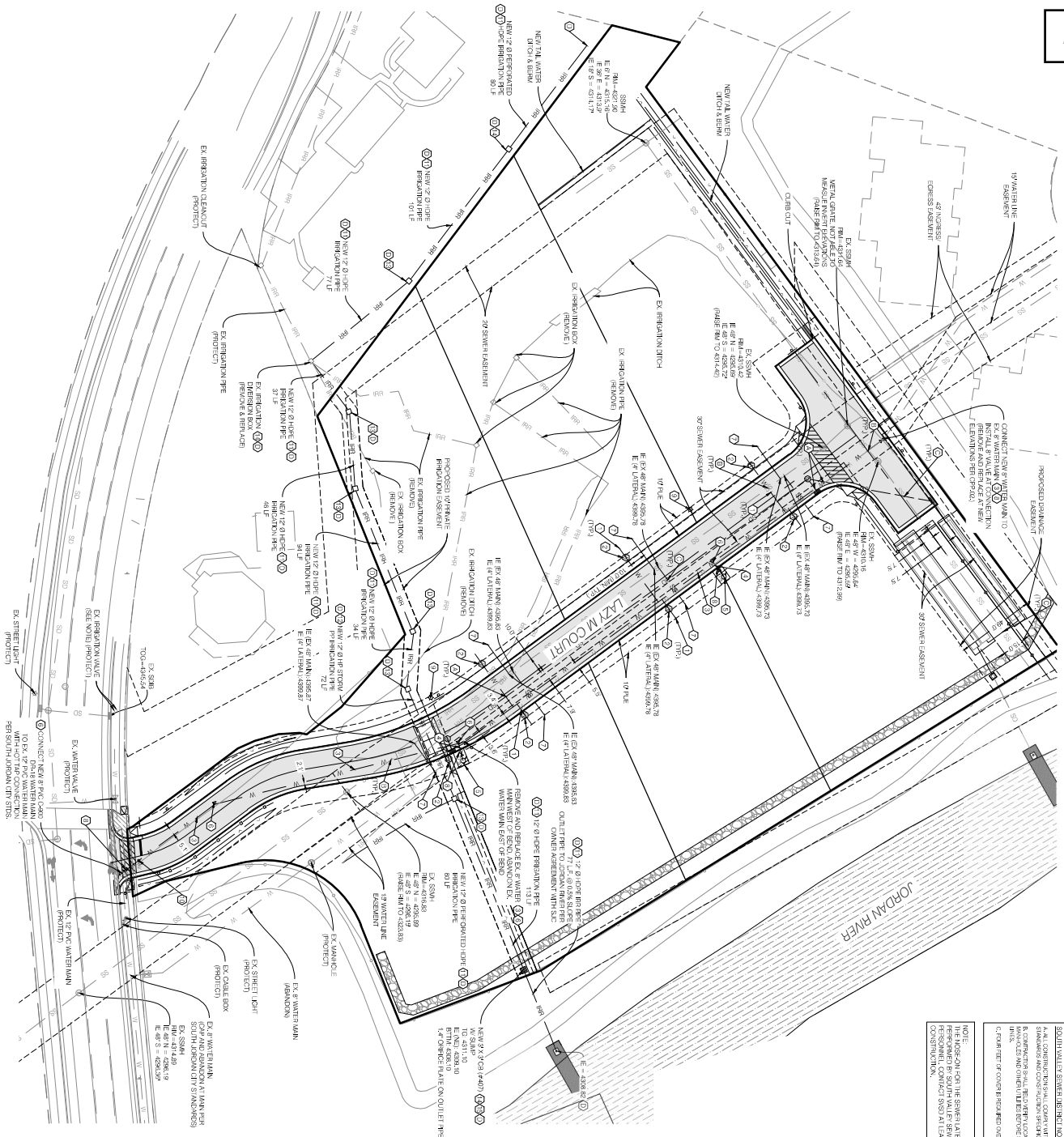
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972 W SHIELDS LANE  
SOUTH JORDAN, UTAH

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SANDY, UTAH 84070 (801) 342-7192  
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**PROFESSIONAL SEAL**  
ALBERT G. ALBERTSON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF UTAH  
NO. 12345  
EXPIRATION DATE 12/31/2024

**JOINT JOB SHEET**  
JOB NO. 2101010 SITE  
DATE 08/04/2021  
SCALE: HORIZONTAL 1" = 20' VERTICAL 1" = 10'



NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH SO. JORDAN CITY SEWER SYSTEMS DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS. FOR THE LATEST DESIGN STANDARDS, SPECIFICATIONS AND OTHER UTILITY INFORMATION, CONTACT THE CITY ENGINEER. 2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS. 3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS.

THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S RECOMMENDATIONS. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS.



GRAPHIC SCALE  
1" = 30'

CONSTRUCTION KEY NOTE REFERENCE

NO	DESCRIPTION	DETAILED
1	1" POLYETHYLENE GLASS REINFORCED PIPE (PFRP) 12' X	

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS.

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UTILITY PLAN  
CUP-01  
5 OF 13

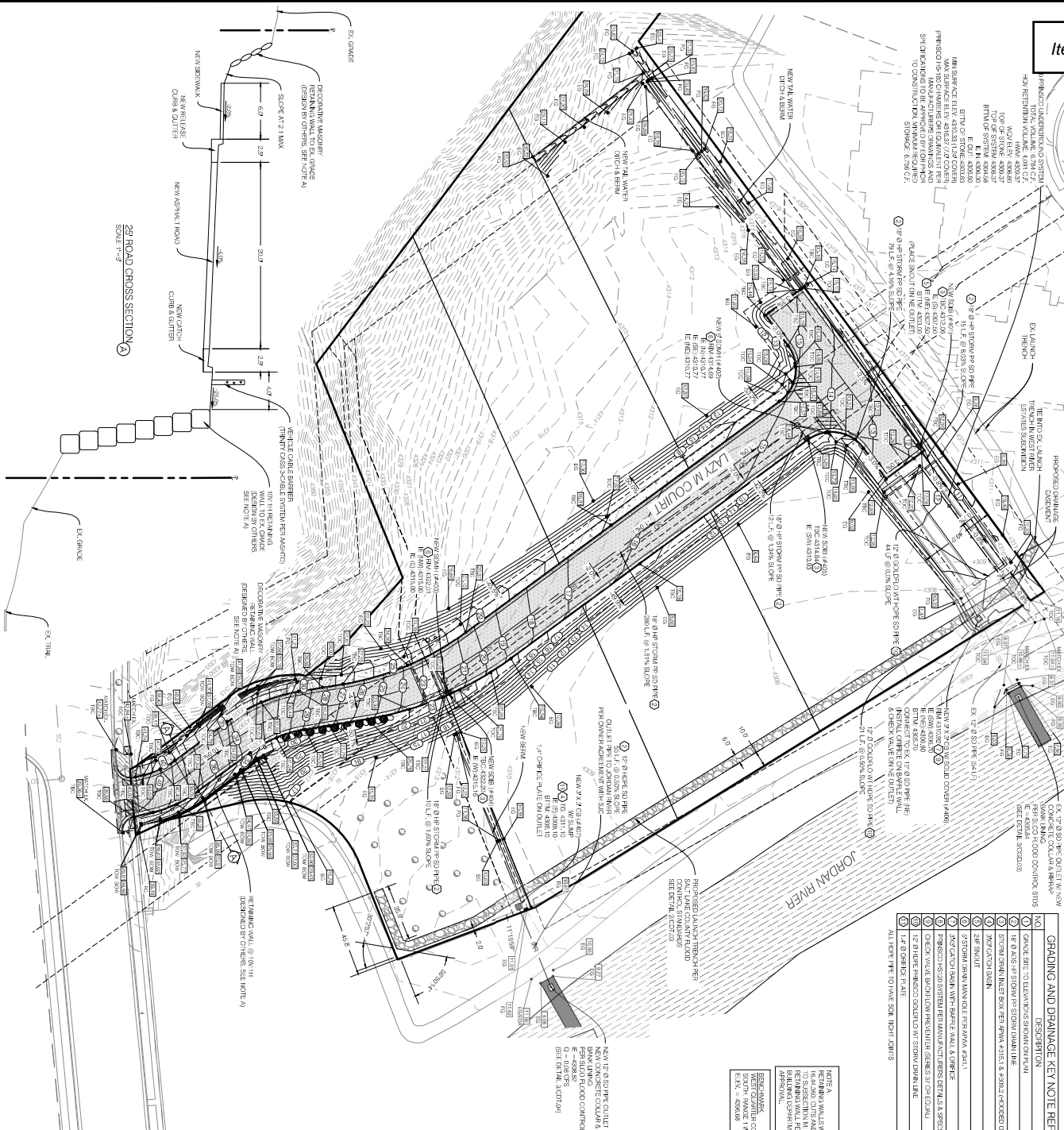
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NO.	DATE	DESCRIPTION
1	08/04/2021	REVISION: REVISION 1
2	08/04/2021	REVISION: REVISION 2
3	08/04/2021	REVISION: REVISION 3
4	08/04/2021	REVISION: REVISION 4
5	08/04/2021	REVISION: REVISION 5





CHAIRING AND DRAINAGE KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
1	SHOULDER TO ELEVATION SHOWN ON PLAN	
2	18" RAIN PIPE STORM WATER DRAIN LINE	
3	STORM DRAIN INLET BOX WITH 4" DIA. 1" X 20" RIBBED GRATES ARE NOT ALLOWED	
4	4" X 20" CHAIN DRAIN	1/2" DIA.
5	3" RAINOUT	4" DIA. 20'
6	4" STORM DRAIN WITH 1/2" DIA. PERMANENT 1/2"	5' DIA. 20'
7	4" X 20" CHAIN DRAIN WITH 1/2" DIA. 1" X 20" RIBBED GRATES	1/2" DIA. 20'
8	PERMANENT 1/2" DIA. STORM DRAIN WITH 1/2" DIA. 1" X 20" RIBBED GRATES	1/2" DIA. 20'
9	CHECK FOR 1/2" DIA. CHAIN DRAIN INLET BOXES BY THE CHAIN	3" DIA. 20'
10	1/2" DIA. PERMANENT DRAIN WITH STORM DRAIN LINE	5' DIA. 20'
11	1" X 20" CHAIN DRAIN	2" DIA. 20'
12	ALL RAIN PIPES TO HAVE 1/2" DIA. JOINTS	

**SURETY CONTRACT NOTE**  
THE CONTRACTOR OR SURETY SHALL BE RESPONSIBLE FOR THE FILING OF THIS CONTRACT WITH THE APPROPRIATE AGENCIES.

(IN FEET)  
1 inch = 30ft.

GRAPHIC SCALE

NORTH-

[illegible]

**NOTE:** PRIOR TO REBAR/PILING OR CONSTRUCTION BEGIN AT THE LOW END OF ALL GRAVITY WALLS, A PROPOSED EROSION CONTROL MEASURE SHALL BE INSTALLED TO PREVENT SOIL LOSS AND STABILIZE EXISTING SLOPES. IF ANY FUTURE CONCRETE'S OCCUR, GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

**NTP:**

RETAINING WALLS ARE REQUIRED FOR SLOPES EXCEEDING 2:1. WALLS EXCEEDING 4 FEET IN HEIGHT SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER. DESIGNERS MUST BE REVIEWED AND APPROVED BY SOUTH JORDAN CITY.

### STORM DRAINAGE CALCULATIONS

#### SCS CURVE NUMBER METHOD

STORM DRAINAGE CALCULATIONS									
SCS CURVE NUMBER METHOD									
Area Identification (A)		CN		CVA					
Road =		5.000		86		140000SF			
Land =		10.000		92		80075SF			
Total =		15.000		89		148000SF			
Lateral =		10.000		92		80075SF			
Total =		15.000		89		148000SF			
NOVA CALCULATED 10 YEAR STORM									
Storm Duration		Intensity	Rainfall	Road <sup>1</sup>	Land <sup>2</sup>	Volume to Basin	24 hr and		
(min)		(in/hr)	(in)	(in)	(in)	(cu ft)			
5	2.15	1.05	6259	421	6680				
10	1.75	1.05	6259	421	6680				
60	1.75	1.70	9917	341	10258				
180	0.60	1.00	6107	433	6540				
360	0.54	1.00	6107	433	6540				
720	0.54	2.02	12055	1700	13755				
1440	0.50	2.02	12055	1700	13755				
2880	0.47	2.02	12055	1700	13755				
5760	0.43	2.02	12055	1700	13755				
11520	0.40	2.02	12055	1700	13755				
23040	0.37	2.02	12055	1700	13755				
46080	0.33	2.02	12055	1700	13755				
92160	0.30	2.02	12055	1700	13755				
184320	0.27	2.02	12055	1700	13755				
368640	0.23	2.02	12055	1700	13755				
737280	0.20	2.02	12055	1700	13755				
1474560	0.17	2.02	12055	1700	13755				
2949120	0.15	2.02	12055	1700	13755				
5898240	0.13	2.02	12055	1700	13755				
11796480	0.10	2.02	12055	1700	13755				

Point Volume	SAOT
Pressure (N) and System Volume =	
Method: 1. Hydrostatic Pressure Volume	
Impressment Rate:	17.0°C
Impressment Rate:	66.044
Impressment Rate:	0.9
Impressment Rate:	0.291
Required Water Volume (N)	1.5404
Required Water Volume (N)	1.5404
Required Water Volume (N)	4.5918
Required Water Volume (N)	NS
Is there adequate storage?	
Storage needed =	6.7314
Reg. Storage =	6.7346
NS	NS

	$Q = C_d A \sqrt{2gh}$
Total average of development:	3.95 acres
Allowable discharge:	0.2 cfs/ac
Min head:	2.57 ft
Design diameter for new effluent:	4.3 inch

**NOTE:** SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REPAIRS ARE REQUIRED. SEE NOTE 58 ON CONJ.07 FOR FURTHER DETAIL.



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OWNER	JHO/TJB	No.	DATE	DESCRIPTION
ENGINEER	MCP	1	08/15/21	ADDED ROAD CROSS SECTIONS PER CITY COMMENTS
FIELD DRAW	JOBT	2	11/04/21	REVISED PER S&D AND SOUTH JORDAN CITY COMMENTS
DATE	08/04/2021	3	12/01/21	REVISED STREET NAME & SURVEY BLOCK NAME
		4	02/17/22	REVISED PER CITY COMMENTS
2101018 SITE		5	04/11/22	REVISED PER CITY COMMENTS

SCALE: MEASURES 1"=100' ON FULL SIZE SHEETS  
 REDUCED: AS NOTED FOR ADJUSTED SIZE SHEETS

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 05/10/2022**

**Issue:** DISH COLLOCATION / PERFORMANCE PLACE TOWER  
CONDITIONAL USE PERMIT AMENDMENT  
**Address:** 10246 S. Redwood Rd.  
**File No:** PLCUP202200082  
**Applicant:** Kate Hanstrom, Crown Castle

**Submitted by: Damir Drozdek, Planner III**

**Staff Recommendation (Motion Ready):** I move that the Planning Commission **approve** application PLCUP202200082 replacing Conditions 1 and 2 of the previously approved CUP-2009.17 with the following conditions:

1. Replace the existing wireless facility compound perimeter chain link fencing with an 8' decorative faux masonry wall or faux stone wall. Fence material shall be RhinoRock Concrete Fencing (poly or similar core, wrapped with a fiber reinforced concrete shell) or approved equivalent at the City of South Jordan's sole discretion.
2. Replace the existing chain link gate with a sight obscuring solid gate that is a maximum of 10 linear feet in width.

<b>ACREAGE:</b>	Approximately 1.5 acres
<b>CURRENT ZONE:</b>	MU-CITY (Mixed Use-City Center)
<b>CURRENT USE:</b>	Auto Repair Shop parking lot
<b>FUTURE LAND USE PLAN:</b>	MU (Mixed Use)
<b>NEIGHBORING ZONES/USES:</b>	North – MU-CITY / Commercial multi-tenant center
	South – MU-CITY / Former building to Marv Jensen Recreation Center
	West – R-1.8 / Utah Salt Lake canal and Marv Jensen Park
	East – MU-CITY / Performance Place facilities

## **CONDITIONAL USE REVIEW:**

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

To impose a condition on a use, the detrimental effect must be identified and be based on upon substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect.

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards. *See City Code § 17.84.060: A.*

The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards. *See City Code § 17.84.060: B.* Further, City Code § 17.84.090 provides:

**I. COMPLIANCE AND REVOCATION:**

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

**BACKGROUND:**

The applicant is requesting that the Planning Commission review and approve a Conditional Use Permit amendment on property located at 10246 S. Redwood Rd. This is an existing wireless tower and base station located at the west end of the Performance Place property next to the Utah Salt Lake canal.

In October 2009 the Planning Commission approve a conditional use permit (CUP-2009.17) for installation of antennas and ground equipment with three conditions that required removal of an existing chain link fence and replacement with simulated wrought iron fence, and also planting evergreen trees around the compound for screening purposes. The third condition requires conformance to all City Codes and requirements. The owner never met these conditions.

To bring the site into conformance with City Codes and requirements, the applicant has agreed to post a performance bond based on the previous unfulfilled improvements from CUP-2009.17, and to request an amendment to the permit. The applicant proposes to amend the original conditions that require it to replace the existing chain link fence with a new 8' decorative masonry wall and max. 10' wide solid gates. If the Planning Commission approves the application as requested, the site will be brought into compliance with the proposed conditions, and then the City will not "call on" the performance bond.

## **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:**

### **Findings:**

- The conditions of approval for CUP-2099.17 were never fulfilled, and the applicant is proposing new conditions that would bring the site into conformance with current City Codes and requirements.
- Staff has not identified any potential detrimental effects that the proposed conditions would not mitigate.

### **Conclusion:**

- The proposed amendment does not appear to violate any health, safety or welfare standards. In addition, the proposed modifications address potential detrimental effects and bring the ground area of the tower into compliance with current City Code.

### **Recommendation:**

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

### **ALTERNATIVES:**

- Approve the Application with conditions.
- Deny the Application.
- Schedule the Application for a decision at some future date.

### **SUPPORT MATERIALS:**

- Aerial Map
- Zoning Map
- Applicant's Letter
- Staff Report CUP-2009.17
- Dish Drawings
- Typical Wall Drawings
- Performance Bond

*Damir Drozdek*

Damir Drozdek (May 3, 2022 15:06 MDT)

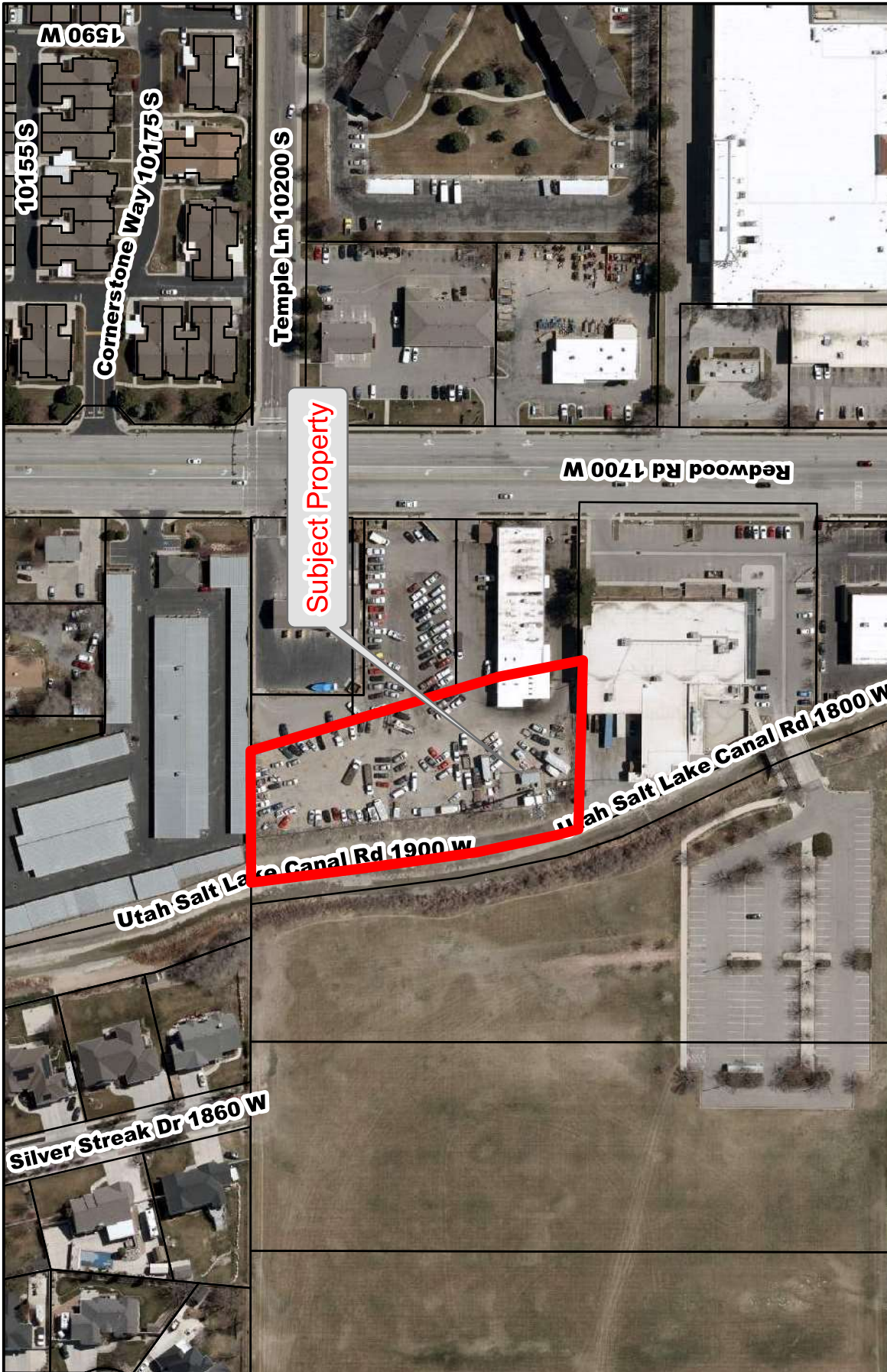
Damir Drozdek, AICP  
Planner III, Planning Department

*Brad Klavano*

Brad Klavano (May 3, 2022 16:00 MDT)

Brad Klavano, P.E.  
Director of Engineering Services





**Legend**

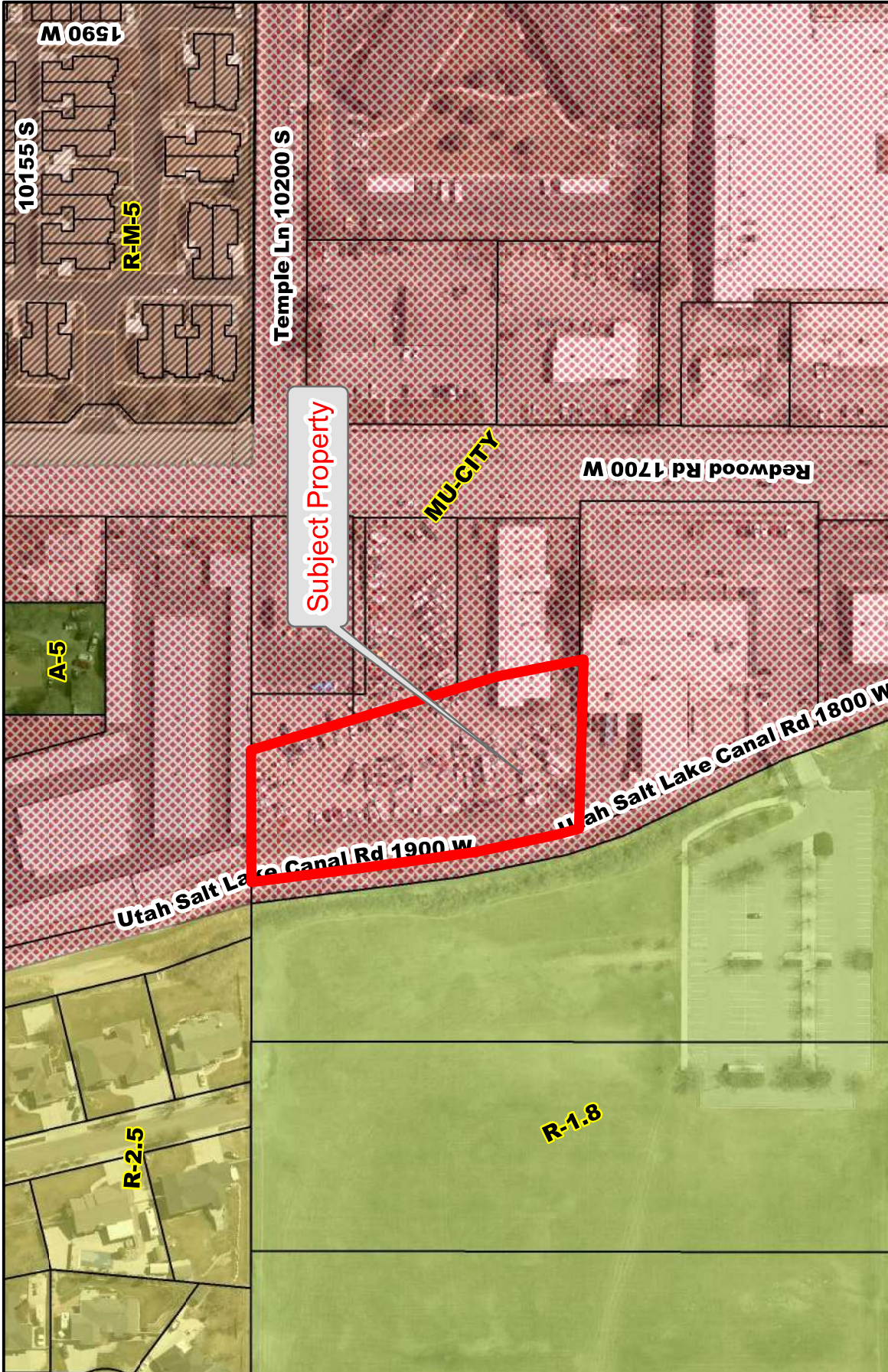
- STREETS
- PARCELS

**Aerial Map  
City of South Jordan**

Aerial Imagery  
2021







# Zoning Map

## City of South Jordan

- Legend**
- STREETS
  - PARCELS

Aerial Imagery  
2021



April 21, 2022

Subject: Amendment to CUP-2009.17 Conditions

Dear Reviewing Parties:

This application is submitted to revise conditions of File CUP-2009.17 which authorized the installation of new/additional antennas and ground equipment on an existing cell tower generally located at 10246 South Redwood Road.

### **Background**

Dish Wireless, L.L.C, by agent Crown Castle USA Inc. (Dish) submitted an Eligible Facilities Request (EFR) to the City of South Lake Jordan (City) on 7/30/21. In August, the City informed Dish that CUP-2009.17 conditions had not been constructed and that Dish would have to resolve those conditions before the City would act on the Dish EFR.

CUP-2009.17 conditions as stated in their entirety are as follows:

- 1) *That the existing chain link fence be removed and replaced with a 6' decorative black wrought iron, or simulated wrought iron, fence around the perimeter.*
- 2) *That the applicant submits a landscape plan showing conifers around the perimeter of the facility.*
- 3) *All South Jordan City Planning, Engineering, Parks and Recreation, Public Safety, Public works, and other City Service Department requirements are met.*

Dish submitted a public records request to the City for the original siting approval that established the Site as defined under federal rules. On or around October 5, 2021, the City provided Dish with a copy of its Conditional Use Permit issued in 1998 that established the Site which did not contain the conditions subsequently imposed in 2009. As Dish proffered its application as an EFR, the 2009 conditions were not relevant to the City's requirement to review and approve the Dish EFR application within 60 days, nor could it deny or condition the Dish EFR.



On or around April 1, 2022, City staff discussed with Dish representatives to resolve the impasse. City of South Jordan Director of Planning Steven Schaefermeyer provided an email summary dated April 1, 2022, summarizing the path forward as follows:

- 1) *Crown Castle will provide the City an estimate for the work required to bring the site into compliance with the conditions of the 2009 CUP.*
- 2) *Crown Castle will provide the City a bond or letter of credit based on that estimate.*
- 3) *Crown Castle will submit a permit to the City requesting an amendment of the 2009 CUP. The application will propose new conditions that are based on the current [City Code Chapter 17.112](#).*
- 4) *Once those three items are submitted, the City will approve the EFR request and work towards scheduling a public hearing before the Planning Commission on CUP amendment application.*

## Analysis

The substantive issues at hand of CUP-2009.17 and this application are conditions 1 & 2 requiring removal of the previously approved chain link fence to be replaced with a 6' decorative wrought iron fence AND a landscape plan showing conifers around the facility. City Code Chapter 17.112 no longer provides for a decorative wrought iron fence. From a practical matter, the perimeter landscaping around the facility exceeds real estate rights to do so and thus cannot be met. However, the City's current code has subsequently been amended numerous times since the original 1998 siting approval and the 2009 CUP and the code currently addresses ground equipment screening as follows:

*§17.112.040(E) All ground equipment not placed within a below-grade vault or mounted inside a completely enclosed decorative masonry building shall be enclosed and screened from view within an eight foot (8') tall, solid, precast, decorative masonry wall, except for a maximum ten foot (10') portion of the perimeter that shall be gated with a sight-obscuring, solid gate.*

There is a practical concern around the ability to meet this new requirement. These concerns include the required footing width and depth needing to remain within our real estate rights in conflict with the existing communication buildings, below grade grounding, clearances and utilities. This concern was addressed with the suggested solution of a faux masonry wall or faux stone wall. Further, it is our understanding from discussion with the City that the City in practice approves this solution to satisfy §17.112.040(E).



**Requested Amendment to CUP-2009.17 Conditions 1 & 2.****Deleted conditions:**

- ~~1) That the existing chain link fence be removed and replaced with a 6' decorative black wrought iron, or simulated wrought iron, fence around the perimeter.~~
- ~~2) That the applicant submits a landscape plan showing conifers around the perimeter of the facility.~~

**New condition:**

Replace the existing wireless facility compound perimeter chain link fencing with an 8' decorative faux masonry wall or faux stone wall. Replace the existing chain link gate with a sight obscuring solid gate that is a maximum of 10 linear feet in width.

**Attachments:**

- CUP-2009.17
- Director of Planning Steven Schaefermeyer 4/1/2022 path forward email
- 1998 Original Siting Approval/CUP
- Dish construction drawings
- Typical Faux masonry/stone images
- Bond/Estimate

Respectfully Submitted,

*Kate Hanstrom*

Kate Hanstrom  
Site Acquisition Specialist  
[Kate.Hanstrom@crowncastle.com](mailto:Kate.Hanstrom@crowncastle.com)  
(309 269-7254)

## **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 10/27/2009**

**Issue: PUBLIC HEARING, FILE #CUP-2009.17, CONDITIONAL USE PERMIT APPLICATION TO INSTALL NEW ANTENNAS AND GROUND EQUIPMENT ON THE EXISTING CELL TOWER SITE GENERALLY LOCATED AT 10246 SOUTH REDWOOD ROAD, STEPHEN CRAIN (APPLICANT).**

Submitted By: Brad Sanderson, Planner II

Planning Department

### **Staff Recommendation (Motion Ready):**

That the Planning Commission approve the Conditional Use Permit application, to allow the installation of new antennas and equipment at the existing 10246 South Redwood Road, cell tower site with the following condition and/or requirement:

- 1- That the existing chain link fence be removed and replaced with a 6' decorative black wrought iron, or simulated wrought iron, fence around the perimeter.
- 2- That the applicant submits a landscape plan showing conifers around the perimeter of the facility.
- 3- All South Jordan City Planning, Engineering, Parks and Recreation, Public Safety, Public Works, and other City Service Department requirements are met.

### **BACKGROUND:**

Stephen Crain, on behalf of Clear Wire, is proposing to expand the original equipment by installing new antennas and related ground equipment on an existing monopole and cell wireless communication site generally located at 10246 South within the Performance Place Automotive storage yard.

The applicant has confirmed that the proposed antennas will not extend more than 18" from the edge of the pole and that their ground equipment will be contained within a newly constructed decorative masonry building.

### **FINDINGS, CONCLUSIONS & RECOMMENDATIONS:**

#### **FINDINGS:**

- The property surrounding the wireless communication facility is likely to develop or likely redevelop which is why the landscaping and new fence are being required by Staff.
- The property is within the MU-CITY Zone which allows for Wireless Communication Facilities.
- The nearest home is approximately 385 feet away, located to the northwest.
- The existing monopole is approximately 100' tall.
- The proposed antennas are proposed to be mounted at approximately 80' above grade to the centerline of the antennas.
- Currently, a chain link wire fence surrounds the site.

- A Conditional Use Permit is required upon the “expansion of the original ground equipment, site area, or enclosures” (see Section 17.112.030 of the Zoning Code).
- The recently approved wireless ordinance also requires that all ground equipment be vaulted or contained within a completely enclosed masonry structure.
- The new wireless communication ordinance requires that all antennas be internally mounted or flush mounted, (not extending more than 18” from the edge of the pole).
- Landscaping materials are also required by the new wireless communication ordinance.

#### **CONCLUSIONS:**

- The purpose of the new ordinance is to, overtime; reduce the visual and aesthetic impact of any existing and proposed wireless communication facilities.
- The application has been review and does comply with the new wireless communication ordinance.

#### **RECOMMENDATIONS:**

- Based on the Findings and Conclusions listed in this Staff Report, Staff recommends that the Planning Commission approve the Conditional Use Permit for the Clear Wire antennas and ground equipment proposed at 10246 South Redwood Rd. file number CUP-2009.17 with the above listed conditions and/or requirements unless, at the hearing, facts are presented that contradict the findings or new facts are presented, either of which would warrant further investigation by Staff.

#### **FISCAL IMPACT:**

There is no fiscal impact on the City

#### **ALTERNATIVES:**

- Approve the Conditional Use Permit
- Modify the conditions of approval
- Schedule the decision for a later date
- Make no motion

#### **SUPPORT MATERIALS:**

- Aerial Map
- Zoning Map
- Site Plan and Profile of Communication Facility



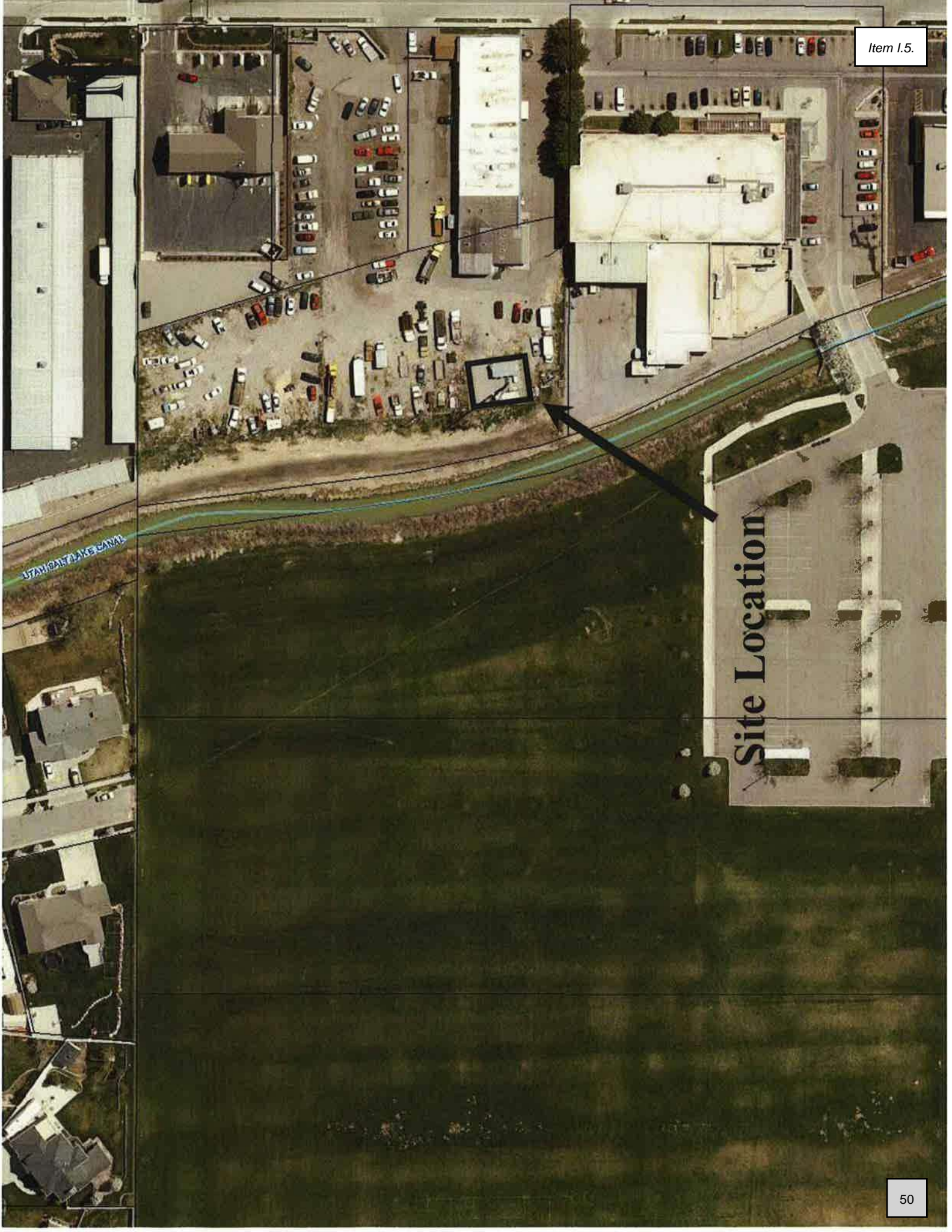
Approved as to Content by

Greg Schindler

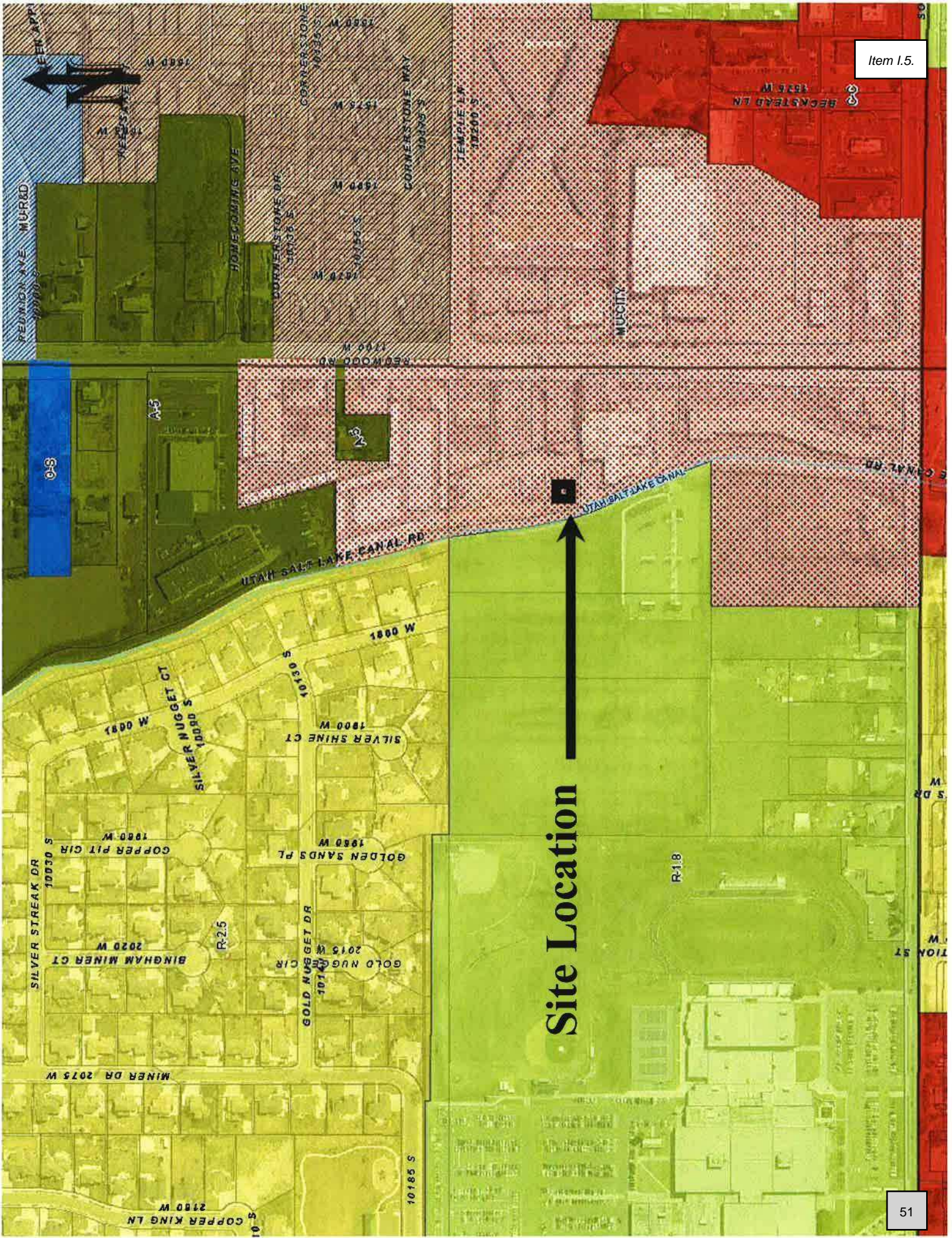
Approved as to Legal Form by

Ryan Loose









Item I.5.

Site Location



W. Kent Money, *Mayor*  
Brian Butters, *Council Member*  
Kathie L. Johnson, *Council Member*  
Larry Short, *Council Member*  
Aleta Taylor, *Council Member*  
Leona Winger, *Council Member*

John H. Geilmann, *City Manager*



PH: 801.254.3742 EMAIL: info@sjc.utah.gov FAX: 801.254.3393

## NOTICE OF PUBLIC HEARING

October 12, 2009

Dear Property Owner:

Steven Crain, on behalf of Clear Wire, has filed an application with the City, seeking approval for a Conditional Use Permit to located new antennas and related equipment on the existing cell tower site generally located at 10246 South Redwood Rd. Salt Lake County records indicate that you own property within 300 feet of the subject property.

A Public Hearing concerning this application has been scheduled before the South Jordan City Planning Commission on **Tuesday October 27<sup>th</sup>, 2009 at 6:30 p.m.** at the South Jordan City Hall, located at 1600 West Towne Center Drive, South Jordan, Utah. All interested parties are invited to attend.

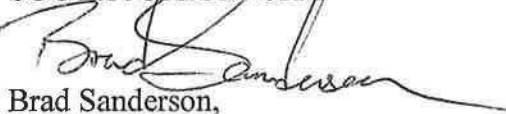
Should you desire further information, you may contact:

**Agent:** **Steven Crain** **Phone (405)-255-6809**

or the Planning & Zoning Staff at the City Offices or by telephone at (801) 254-3742 during regular business hours.

Sincerely,

SOUTH JORDAN CITY

  
Brad Sanderson,  
Planner II

Item 1.5.

27073790100000  
RESIDENT  
10162 S BOLTON CT  
SOUTH JORDAN UT 84095

27073790110000  
RESIDENT  
10174 S BOLTON CT  
SOUTH JORDAN UT 84095

27073790120000  
RESIDENT  
10182 S BOLTON CT  
SOUTH JORDAN UT 84095

27073790130000  
RESIDENT  
10181 S BOLTON CT  
SOUTH JORDAN UT 84095

27073790140000  
RESIDENT  
10173 S BOLTON CT  
SOUTH JORDAN UT 84095

27073790150000  
RESIDENT  
PO BOX 1885  
WEST JORDAN UT 84084

27073790210000  
RESIDENT  
10168 S SWINDON CIR  
SOUTH JORDAN UT 84095

27073790220000  
RESIDENT  
10178 S SWINDON CIR  
SOUTH JORDAN UT 84095

27073790230000  
RESIDENT  
10182 S SWINDON CIR  
SOUTH JORDAN UT 84095

27073790240000  
RESIDENT  
10177 S SWINDON CIR  
SOUTH JORDAN UT 84095

27073790250000  
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10167 S SWINDON CIR  
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27073790310000  
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10178 S CROSSLEY CT  
SOUTH JORDAN UT 84095

27073790320000  
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10182 S CROSSLEY CT  
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10173 S TRANMERE AVE  
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27073790440000  
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10187 S TRANMERE AVE  
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4700 W DAYBREAK PKWY  
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MURRAY UT 84117

27181260060000  
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27181260070000  
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10214 S CLARKS HILL DR  
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1600 W TOWNE CENTER DR  
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RESIDENT  
1600 W TOWNE CENTER DR  
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RESIDENT  
4700 W DAYBREAK PKWY  
SOUTH JORDAN UT 84095

27182060010000  
RESIDENT  
4700 W DAYBREAK PKWY  
SOUTH JORDAN UT 84095





National Development Team – Tower Asset Management  
2380 Bisso Lane, Suite A, Concord CA 94520

October 1, 2009

RE: **Letter of Authorization** – Co-Location on T-Mobile tower.  
Property address: 10242 S Redwood South Jordan, UT 84065  
Latitude: 40° 33' 54.29" Longitude: 111° 56' 23.84"

To Whom It May Concern:

Clear Wireless LLC. ("Clearwire") is currently in negotiations with T-Mobile West Corporation, a subsidiary of T-Mobile USA, Inc ("T-Mobile"), to co-locate its communications equipment on the T-Mobile tower located 10242 S Redwood South Jordan, UT 84065.

Clearwire shall be required by the terms of the agreement to seek and obtain all necessary local permits and approvals. As a duly authorized representative of T-Mobile, permission is hereby granted to Clearwire, and agents thereof, for the purpose of consummating any applications necessary to gain the required approvals from the City of South Jordan, UT.

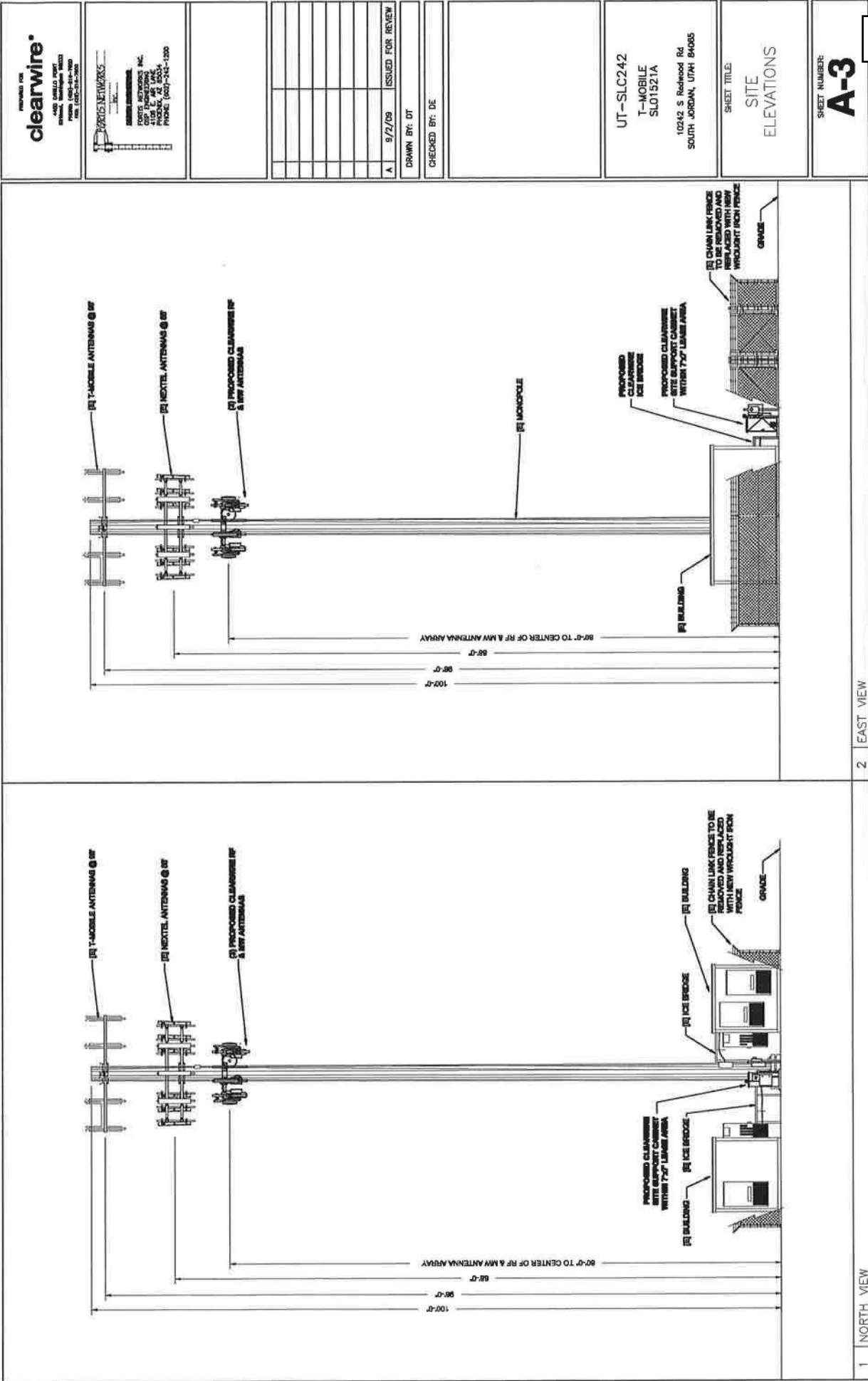
Any fees or charges associated with all applications or permits and any conditions placed on the applicant shall be the sole responsibility of Clearwire.

Yours truly,

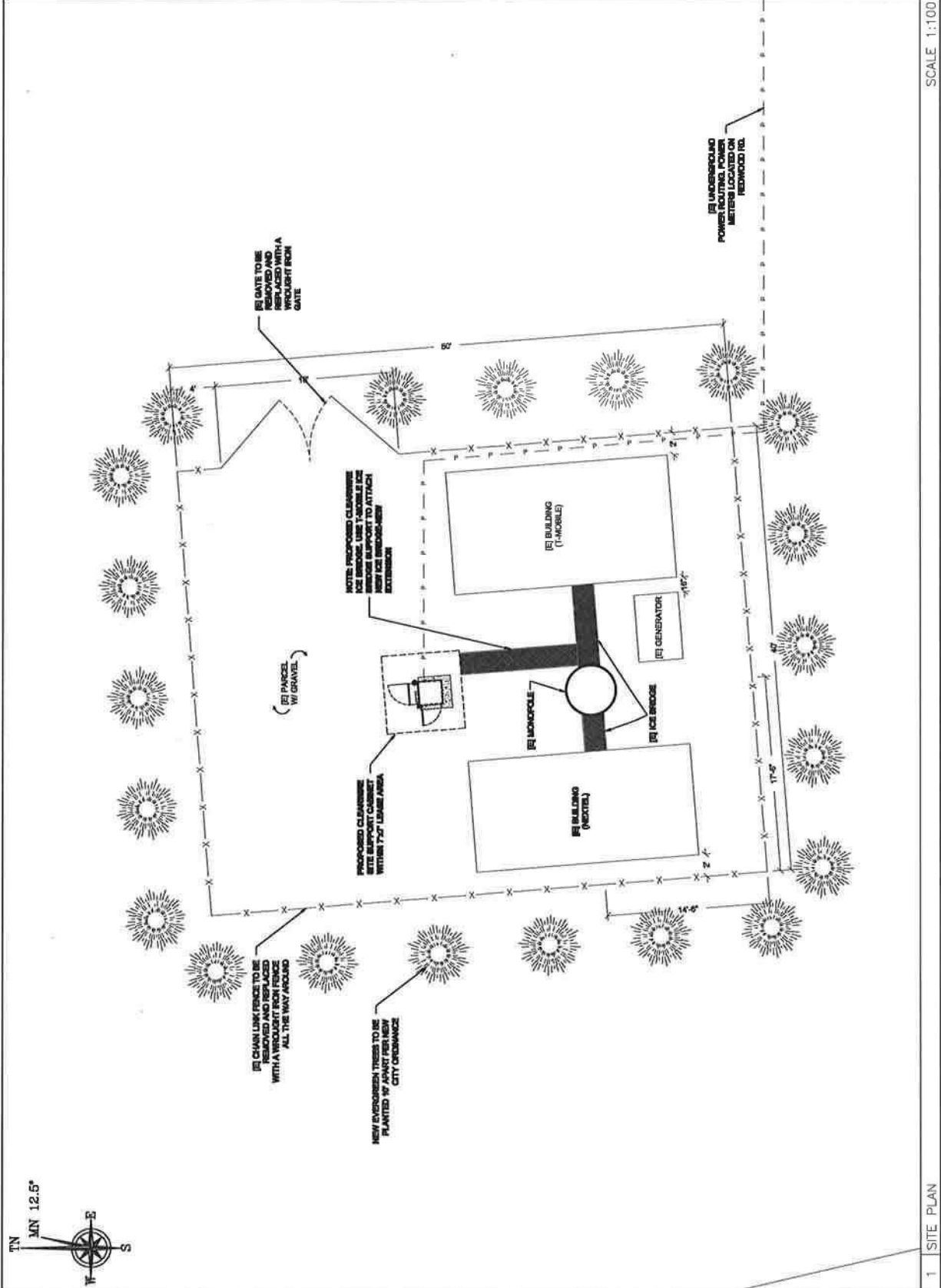
A handwritten signature in black ink, appearing to read 'Dian Tardiff'.

Dian Tardiff  
Tower Asset Management, West  
T-Mobile USA, Inc.  
(925) 288-6746  
dian.tardiff@t-mobile.com

[a copy of this document shall have the same effect as an original]



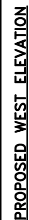
Item 1.5.











SECTOR	POSITION	RRI		TECHNOLOGY	NOTES
		MANUFACTURER NUMBER	MODEL		
ALPHA	A1	FUJITSU – T0A025	B604	50	1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION DETAILS FOR ALL RF DETAILS. 2. ANTENNA AND RRI MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND COORDINATED WITH THE PROJECT MANAGER AND THE PROJECT STRUCTURAL ANALYSTS.
	A1	FUJITSU – T0A025	B605	50	
BETA	B1	FUJITSU – T0A025	B604	50	
	B1	FUJITSU – T0A025	B605	50	
GAMMA	C1	FUJITSU – T0A025	B604	50	
	C1	FUJITSU – T0A025	B605	50	

1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
2. ANTENNA AND RIRI MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND RECORDED IN THE CHANGES WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.

SECTOR	POSITION	RRH		TECHNOLOGY
		MANUFACTURER - MODEL NUMBER		
ALPHA	A1	FUITSU - T408025-8604	5G	
	A1	FUITSU - T408025-8605	5G	
BETA	B1	FUITSU - T408025-8604	5G	
	B1	FUITSU - T408025-8605	5G	
GAMMA	C1	FUITSU - T408025-8604	5G	
	C1	FUITSU - T408025-8605	5G	

DRAWN BY:	CHECKED BY:	APPROVED BY:
JJR	JTS	MDW

RFDS REV #: 2

CONSTRUCTION  
DOCUMENTS

SUBMITTALS			
REV	DATE	DESCRIPTION	
A	4/1/21	ISSUED FOR REVIEW	
0	4/21/21	ISSUED FOR CONSTRUCTION	

	A&E PROJECT NUMBER	102739.002.01
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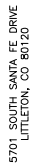
DISH WIRELESS, LLC.  
PROJECT INFORMATION

SLSLC00112A  
10242 S REDWOOD  
SOUTH JORDAN, UT 84065

SHEET TITLE  
ELEVATION, ANTENNA  
LAYOUT AND SCHEDULE

**A-2**





**B+T GRP**  
1717 S. BOULDER  
SUITE 300  
TULSA, OK 74119  
PH: (918) 587-4630  
[www.btgrp.com](http://www.btgrp.com)



4/21/21

**B&T ENGINEERING, INC.**

IT IS A VIOLATION OF LAW FOR ANY PERSON,  
UNLESS THEY ARE ACTING UNDER THE DIRECTION  
OF A LICENSED PROFESSIONAL ENGINEER,  
TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
JLR	.ITS	MDW

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	4/1/21	ISSUED FOR REVIEW
0	4/21/21	ISSUED FOR CONSTRUCTION

AGE PROJECT NUMBER
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## PROJECT INFORMATION

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SHEET TITLE

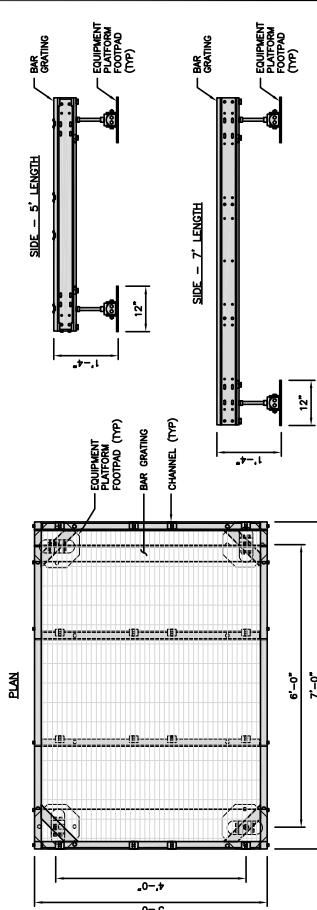
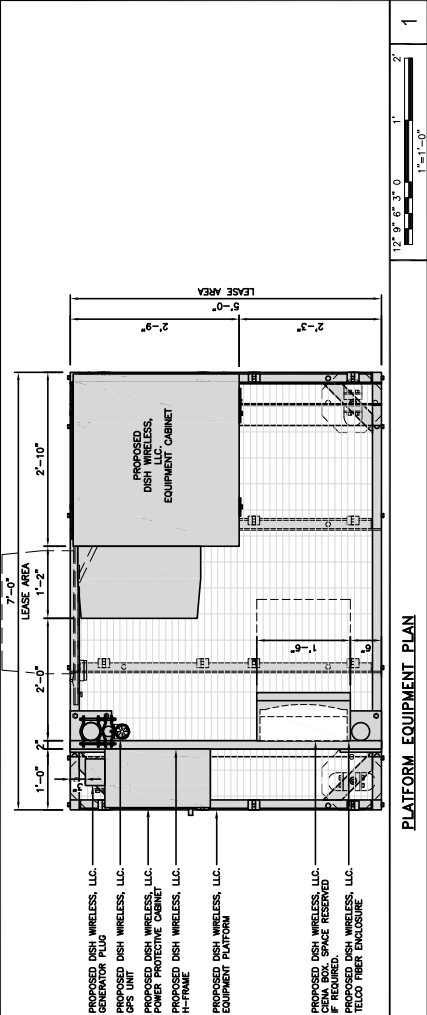
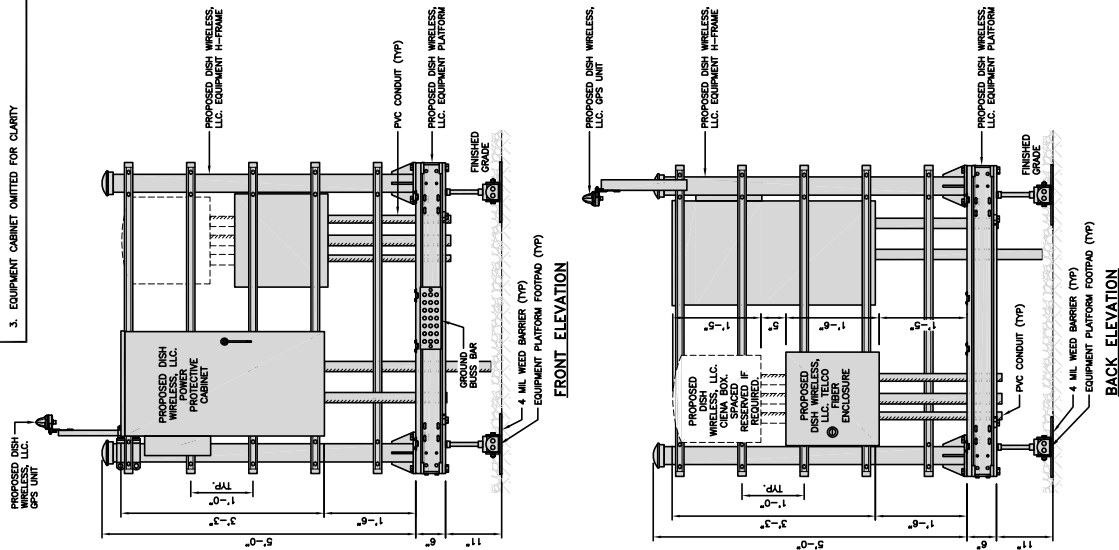
## EQUIPMENT PLATFORM

## H-FRAME DETAILS

**A-3**

*Item 1.5.*

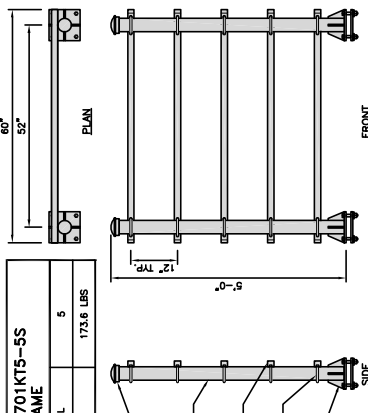
1. CONTRACTOR TO BURY PLATFORM FEET WITH A MINIMUM OF 2' OF FILL PER EXISTING SITE SURFACE
2. NEED BARRIER FABRIC TO BE ADDED AT DISCRETION OF DISH WIRELESS, LLC. CONSTRUCTION MANAGER AT TIME OF CONSTRUCTION. ONE SHEET 8"x8" INSTALLED UNDER ALL FOUR FEET OF THE PLATFORM (4 MIL BLACK PLASTIC)
3. EQUIPMENT CABINET OMITTED FOR CLARITY



<b>COMMSCOPE MTC4045LP 5X7 PLATFORM</b>	
<b>DIMENSIONS (HxWxD)</b>	<b>16"x84"x60"</b>
<b>TOTAL WEIGHT</b>	<b>423 LBS</b>

## PLATFORM DETAIL

KENWOOD T1701KT5-5S H-FRAME	
UNISTRUT/SUPPORT RAIL	5
WEIGHT/ VOLUME	173.6 LBS



### H-FRAME DETAIL

<u>H-FRAME DETAIL</u>	3	NOT USED	4
	NO SCALE		NO SCALE

### H-FRAME EQUIPMENT ELEVATION

### H-FRAME EQUIPMENT ELEVATION

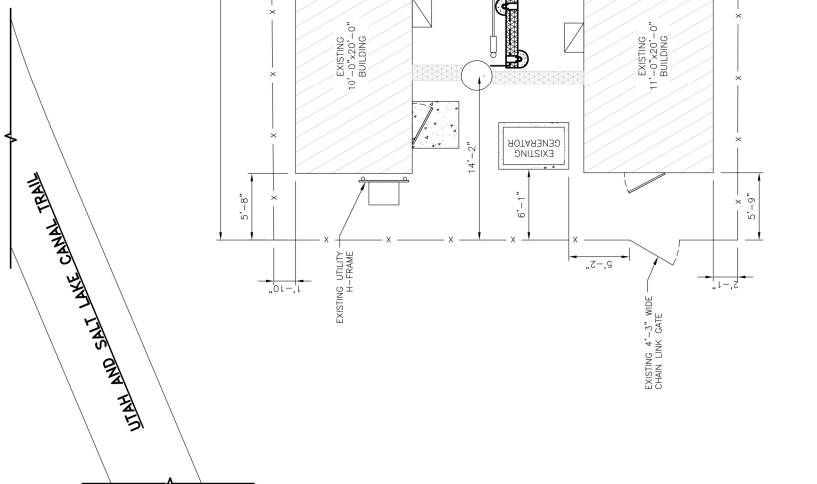
<div>CHARLES INDUSTRY</div> <div>PM639155N4 AC CABINET</div> <div> <div>74" x 35" x 33"</div> <div>4800C ABB</div> <div>6000W DC</div> <div>394 LBS</div> </div> <div> <div>PLAN</div> <div>FRONT</div> <div>BACK</div> <div>SIDE</div> </div>	<div>NOT USED</div> <div>NO SCALE</div> <div>1</div> <div>CABINET DETAIL</div>	<div>COMMScope WB-K110-B WAVEGUIDE BRIDGE KIT</div> <div> <div>160" x 10"</div> <div>325.0 LBS</div> <div>12</div> </div> <div> <div>INCLUDED PRODUCTS:</div> <div>WB-T12-3 TRAPEZE KIT, 3 RUNS</div> <div>WB-LB12-3 SUPPORT BRACKET MF-130 DIRECT BURIAL PIPE COLUMN, 13'-4"</div> </div> <div> <div>FRONT</div> <div>BACK</div> <div>SIDE</div> </div>
<div>CHARLES INDUSTRY</div> <div>PM639155N4 AC CABINET</div> <div> <div>74" x 35" x 33"</div> <div>4800C ABB</div> <div>6000W DC</div> <div>394 LBS</div> </div> <div> <div>PLAN</div> <div>FRONT</div> <div>BACK</div> <div>SIDE</div> </div>	<div>POWER PROTECTION CABINET (PPC) DETAIL</div> <div>NO SCALE</div> <div>2</div> <div> <div>CIENA 3931</div> <div>SERVICE DELIVERY SWITCH</div> <div> <div>170" x 16.5" x 7.0"</div> <div>28.8 LBS / 13.0 KG</div> <div>80W MAX</div> </div> </div> <div> <div>FRONT</div> <div>BACK</div> <div>SIDE</div> </div>	<div>CIENA DETAIL</div> <div>NO SCALE</div> <div>5</div> <div> <div>FRONT</div> <div>BACK</div> <div>SIDE</div> </div> <div> <div>FINISH SLOPE TO DRAIN</div> <div>PROPOSED 3.5" DIA SCH 40 PIPE GALVANIZED</div> <div>PROPOSED 1'-6" DIA CONCRETE PIER (TYP)</div> <div>CONCRETE PIER</div> <div>A-A SECTION</div> </div>
<div>RAYCAP RDJAC-6512-P-240-MTS POWER &amp; TELCO PROTECTION CABINET</div> <div> <div>40" x 20" x 10"</div> <div>124 LBS</div> <div>200A</div> <div>30 POSITION</div> <div>200A, 65A AC</div> <div>CAMLOCK</div> <div>3R POWDER COATED ALUMINUM</div> <div>UL 1448 4TH EDITION LISTED</div> </div> <div> <div>PLAN</div> <div>FRONT</div> <div>BACK</div> <div>SIDE</div> </div>	<div>FIBER TELCO ENCLOSURE CUBE-MP1818WB-A</div> <div> <div>18.0" x 18.0" x 25"</div> <div>4K</div> <div>SEALED</div> <div>WOOD</div> </div> <div> <div>FRONT</div> <div>BACK</div> <div>SIDE</div> </div>	<div>FIBER TELCO ENCLOSURE DETAIL</div> <div>NO SCALE</div> <div>6</div> <div> <div>FRONT</div> <div>BACK</div> <div>SIDE</div> </div> <div> <div>PROPOSED ICE BRIDGE</div> <div>PROPOSED 1" DIA HYBRID CABLE (OPTION "X")</div> <div>PROPOSED 1" DIA HYBRID CABLE (OPTION "B")</div> <div>PROPOSED CABLE CLAMP</div> <div>PROPOSED 3'-0" O.C.</div> <div>EXISTING ENTRY PORT</div> <div>EXISTING MONOPOLE</div> </div>
<div>CHARLES INDUSTRY</div> <div>PM639155N4 AC CABINET</div> <div> <div>74" x 35" x 33"</div> <div>4800C ABB</div> <div>6000W DC</div> <div>394 LBS</div> </div> <div> <div>PLAN</div> <div>FRONT</div> <div>BACK</div> <div>SIDE</div> </div>	<div>NOT USED</div> <div>NO SCALE</div> <div>4</div>	<div>ICE BRIDGE DETAIL</div> <div>NO SCALE</div> <div>7</div> <div> <div>FRONT</div> <div>BACK</div> <div>SIDE</div> </div> <div> <div>TRAPEZE KIT (WB-T12-3)</div> <div>SUPPORT BRACKET (WB-LB12-3)</div> <div>3.5" DIA GALV SCH 40 PIPE (SPACED 8'-0" MAX) (MF-130)</div> </div>







- CD. POWER WIRING SHALL BE COLOR CODED AT EACH END FOR IDENTIFYING +24V AND -48V CONDUCTORS. RED MARKINGS SHALL IDENTIFY +24V AND BLUE MARKINGS SHALL IDENTIFY -48V.
- CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARD TO THE CONTRACTOR'S FUNCTIONS, THE SCOPE OF WORK, OR ANY OTHER ISSUE RELATIVE TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION, NOT AFTER THE CONTRACT HAS BEEN AWARDED.
- ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT NATIONAL ELECTRICAL CODES AND STATE AND LOCAL CODES, LAWS, AND ORDINANCES. PROVIDE ALL COMPONENTS AND WIRING SIZES AS REQUIRED TO MEET NEC STANDARDS.
1. LOCATION OF EQUIPMENT, CONDUIT AND DEVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE COORDINATED WITH FIELD CONDITIONS PRIOR TO CONSTRUCTION.
2. CONDUIT ROUGH-IN SHALL BE COORDINATED WITH THE MECHANICAL EQUIPMENT TO AVOID LOCATION CONFLICTS. VERIFY WITH THE MECHANICAL EQUIPMENT CONTRACTOR AND COMPLY AS REQUIRED.
3. CONTRACTOR SHALL PROVIDE ALL BREAKERS, CONDUITS AND CIRCUITS AS REQUIRED FOR A COMPLETE SYSTEM.
4. CONTRACTOR SHALL PROVIDE PULL BOXES AND JUNCTION BOXES AS REQUIRED BY THE NEC ARTICLE 314.
5. CONTRACTOR SHALL PROVIDE ALL STRAIN RELIEF AND CABLE SUPPORTS FOR ALL CABLE ASSEMBLIES. REGULATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
6. ALL DISCONNECTS AND CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED PNEUMATIC NAMEPLATES INDICATING EQUIPMENT CONTROLLED. BRANCH CIRCUITS INSTALLED ON, AND PANEL FIELD LOCATIONS FELD 250.
7. INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS PER THE SPECIFICATIONS AND NEC 250.
8. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES, PULL BOXES, AND ALL DISCONNECT SWITCHES, AND EQUIPMENT CABINETS.
9. ALL NEW MATERIAL SHALL HAVE A U.L. LABEL.
10. PANEL SCHEDULE LOADING AND CIRCUIT ARRANGEMENTS REFLECT POST-CONSTRUCTION EQUIPMENT.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR AS-BUILT PANEL SCHEDULE AND SITE DRAWINGS.



## CONSTRUCTION DOCUMENTS

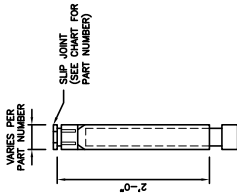
SUBMITTALS			
REV	DATE	DESCRIPTION	
A	4/7/21	ISSUED FOR REVIEW	
O	4/7/21	ISSUED FOR CONSTRUCTION	
A&E PROJECT NUMBER			
102739.002.01			
DISH WIRELESS, LLC.			
PROJECT INFORMATION			
SLSC00112A			
10242 S REDWOOD			
SOUTH JORDAN, UT 84065			
SHEET TITLE			
ELECTRICAL/FIBER ROUTE			
PLAN AND NOTES			
SHEET NUMBER			

E-1

*Item 1.5.*

CARLON EXPANSION FITTINGS					
COUPLING END PART#	WIRE TERMINAL ADAPTER END PART#	SIZE	STD QTY.	TRAVEL LENGTH	
E9460	E9460X	1/2"	20	4"	
E946E	E946EX	3/4"	15	4"	
E946F	E946FX	1"	10	4"	
E946G	E946GX	1 1/4"	5	4"	
E946H	E946HX	1 1/2"	5	4"	
E946J	E946JX	2"	15	8"	
E946K	E946KX	2 1/2"	10	8"	
E946L	E946LX	3"	10	8"	
E946M	E946MX	3 1/2"	5	8"	
E946N	E946NX	4"	5	8"	
E946P	E946PX	5"	1	8"	
E946R	E946RX	6"	1	8"	

NOTE: EXPANSION FITTINGS TO INSTALL EXPANSION FITTING SLIP JOINT AT METER CENTER CONDUIT TERMINATION, AS PER LOCAL UTILITY POLICY, ORDINANCE AND/OR SPECIFIED REQUIREMENT.



EXPANSION JOINT DETAIL

NO SCALE

1

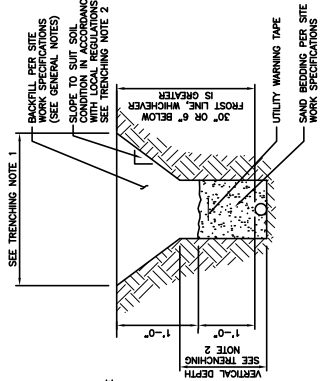
TYPICAL UNDERGROUND TRENCH DETAIL

NO SCALE

2

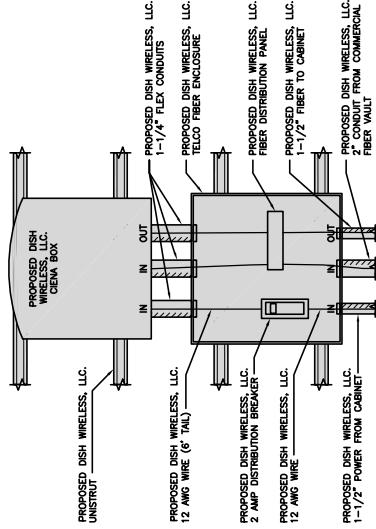
### TRENCHING NOTES

- CONTRACTOR SHALL RESTORE THE TRENCH TO ORIGINAL CONDITION OR SODDING GRASS AREAS, OR REPLACING ASPHALT OR CONCRETE SURFACES TO ITS ORIGINAL CROSS SECTION.
- TRENCHING SAFETY, INCLUDING, BUT NOT LIMITED TO SOIL CLASSIFICATION, SLOPING, AND SHORING, SHALL BE GOVERNED BY THE CURRENT OSHA FEDERAL AND STATE OCCUPATIONAL SAFETY STANDARDS.
- ALL CONDUITS SHALL BE INSTALLED IN COMPLIANCE WITH THE CURRENT NATIONAL ELECTRIC CODE (NEC) OR AS REQUIRED BY THE LOCAL JURISDICTION. UNDERGROUND IS THE MOST STRINGENT.



NO SCALE

3



LIT TELCO BOX – INTERIOR WIRING LAYOUT (OPTIONAL)

NO SCALE

4

DARK TELCO BOX – INTERIOR WIRING LAYOUT

NO SCALE

5

NO SCALE

6



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



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DRAWN BY: CHECKED BY: APPROVED BY:	
JUR	JTS
MDW	

RFDS REV #:

2

### CONSTRUCTION DOCUMENTS

REV	DATE	DESCRIPTION
A	4/7/21	ISSUED FOR REVIEW
B	4/21/21	ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER  
102739.002.01

DISH WIRELESS, LLC  
PROJECT INFORMATION

SLSLC00112A  
10242 S REDWOOD  
SOUTH JORDAN, UT 84065

SHEET TITLE  
ELECTRICAL  
DETAILS

SHEET NUMBER

E-2

Item I.5.





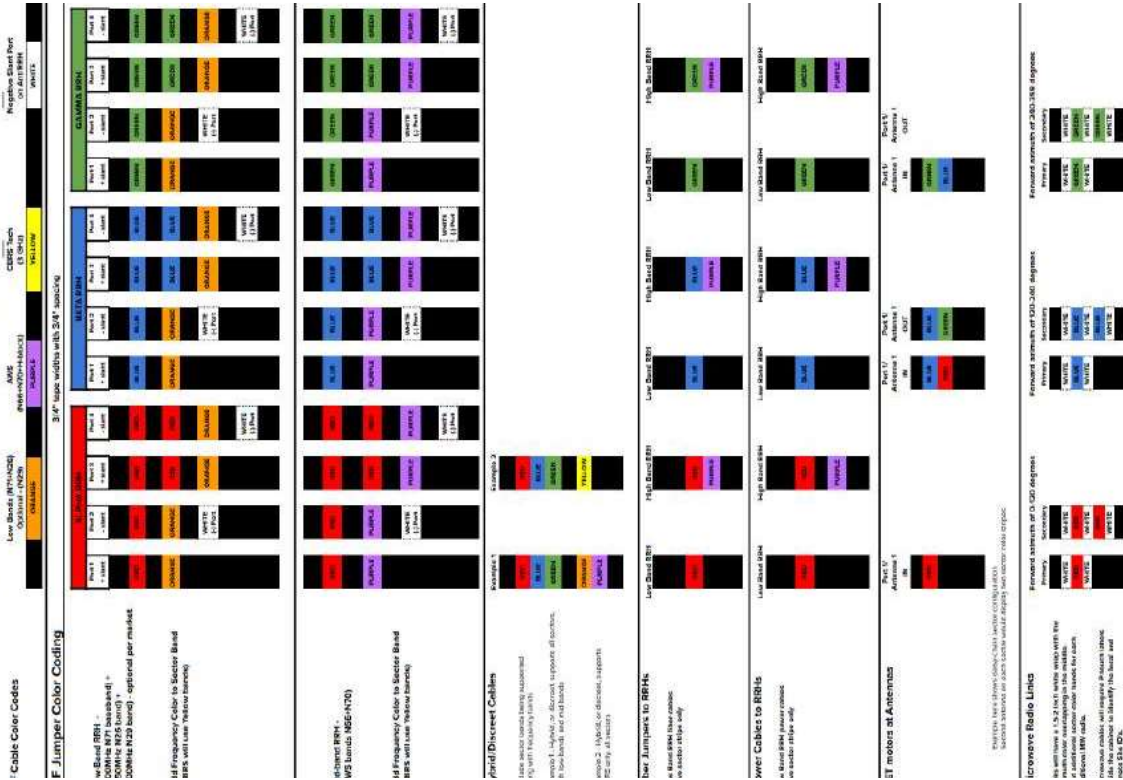








# RF COLOR CODING



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



4/21/21

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DRAWN BY: CHECKED BY: APPROVED BY:

JUR JTS MDW

RFDS REV #:

2

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV DATE DESCRIPTION

A 4/7/21 ISSUED FOR REVIEW

B 4/21/21 ISSUED FOR CONSTRUCTION

AGE PROJECT NUMBER

102739.002.01

DISH WIRELESS, LLC

PROJECT INFORMATION

SLSLC00112A

10242 S REDWOOD

SOUTH JORDAN, UT 84065

SHEET TITLE

RF

CABLE COLOR CODES

SHEET NUMBER

RF-1

Item I.5.







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TO ALTER THIS DOCUMENT

DRAWN BY:	CHECKED BY:	APPROVED BY:
JJR	JTS	MDW

## CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	4/1/21	ISSUED FOR REVIEW

Q	7/21/21	Notes for Correspondent

	A&E PROJECT NUMBER
	102739.002.01

DISH WIRELESS, LLC.  
PROJECT INFORMATION

SLSLC00112A  
10242 S REDWOOD  
SOUTH JORDAN, UT 84065

SHEET TITLE

## LEGEND AND ABBREVIATIONS

# GN-1

*Item 1.5.*

[illegible]





GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GESS'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE CONTRACTOR SHALL PERFORM IEEE FALL-OFF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS. THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BITS EQUIPMENT.
6. EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES. #6 STRANDED COPPER OR LARGER FOR INDOOR BITS; #2 BARE SOLID TINNED COPPER FOR OUTDOOR BITS.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.
8. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
9. ALUMINUM CONDUCTOR OR COPPER GLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
11. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
12. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
13. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
14. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
15. APPROVED ANTIOXIDANT COATINGS (i.e. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
16. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
17. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
18. BOND ALL METALLIC OBJECTS WITHIN 6 ft OF MAIN GROUND RING WITH (1) #2 BARE SOLID TINNED COPPER GROUND CONDUCTOR.
19. GROUND CONDUCTORS USED FOR THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH WALLS OR FLOORS. CONDUITS SHALL BE INSTALLED THROUGH WALLS OR FLOORS USING RIGID CONDUIT, RIGID CONDUIT SLEEVES THROUGH WALLS OR FLOORS WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS. NON-METALLIC MATERIAL SUCH AS PVC CONDUIT SHALL BE USED, WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (i.e. NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
20. ALL GROUNDS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 BARE SOLID TINNED COPPER IN 3/4" NON-METALLIC, FLEXIBLE CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 6" OF CAD-WELD TERMINATION POINT. THE EXPOSED END OF THE CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).
21. BUILDINGS WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM. THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY). DO NOT ATTACH GROUNDING TO FIRE SPRINKLER SYSTEM PIPES.



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



4/21/21

B&T ENGINEERING, INC.

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DRAWN BY:		CHECKED BY:		APPROVED BY:	
JUR		JTS		MDW	

RFDS REV #:

2

CONSTRUCTION DOCUMENTS

SUBMITTALS	
REV	DATE
A	4/7/21

ISSUED FOR REVIEW

ISSUED FOR CONSTRUCTION

4/7/21

4/7/21

4/7/21

4/7/21

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4/7/21

A&E PROJECT NUMBER

102739.002.01

DISH WIRELESS, LLC

PROJECT INFORMATION

SLSLC00112A

10242 S REDWOOD

SOUTH JORDAN, UT 84065

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

GN-4

Item I.5.



## Proposed 8' Faux Wall

\*Typical for illustrative purposes/not to scale. Color, texture, decorative features etc. dependent upon manufacturer and availability.



**PERFORMANCE BOND**

Bond Number: 20BSBIV5748

KNOW ALL BY THESE PRESENTS, That we CCTMO LLC,  
as Principal, hereinafter called Principal, and Hartford Fire Insurance Company,  
a CT corporation, as Surety, hereinafter called Surety, are held and  
firmly bound unto City of South Jordan, as Obligee,  
hereinafter called Obligee, in the amount of Seventy Five Thousand Dollars and 00/100  
Dollars (\$ 75,000.00) for the payment of which sum, well and  
truly to be made, the said Principal and Surety bind themselves, and their heirs,  
executors, administrators, successors and assigns, jointly and severally, firmly by  
these presents.

WHEREAS, as a condition of said Agreement requires Principal  
to provide a Bond Permit for Tower 10242 S. Redwood Rd., South Jordan, UT 84095.

NOW, THEREFORE, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH,  
That if Principal shall promptly and faithfully perform said agreement, then this  
obligation is void, otherwise to remain in full force and effect.


PROVIDED, HOWEVER, That:

1. It shall be a condition precedent to any right of recovery hereunder, that in event of any default on the part of the Principal, a written statement of the particular facts of such default shall be forwarded to the Surety, within sixty (60) days of the occurrence of such default, delivered by registered mail to Surety at its Home Office in Hartford, CT.
2. That no action, lawsuit or proceeding shall be had or maintained against the Surety on this Bond unless the same be filed and properly served upon the Surety within one year from the effective date of the cancellation of the Bond.
3. That no right of action shall accrue under this Bond to or for the use of a person or entity other than the Obligee, and its successors and assigns.
4. This Bond shall become effective April 21, 2022.
5. This Bond shall continue in full force and effect until canceled by the Surety by providing thirty (30) days written notice to the Obligee.
6. The liability of the Surety shall in no event exceed the aggregate penal sum of the Bond penalty.
7. If any conflict or inconsistency exists between the Surety's obligation or undertakings as described in the Bond and as described in the underlying document, then the terms of the Bond shall prevail.

IN WITNESS WHEREOF, The said Principal has signed and sealed this instrument on this 21st day of April, 2022.



CCTMO LLC

By:  Digitally signed by Jessica R  
Chiniewicz  
Date: 2022.04.22 08:11:09 -04'00'

Name/Title Jessica R. Chiniewicz Risk & Surety Bond Manager

IN WITNESS WHEREOF, The said Surety has signed and sealed this instrument on this 21st day of April, 2022.



Hartford Fire Insurance Company

By: Donna M Planeta Digitally signed by Donna M  
Planeta  
Date: 2022.04.21 12:17:  
08-04'00'

Donna M Planeta ,Attorney-in-Fact

# POWER OF ATTORNEY

Direct Inquiries/Claims to:

**THE HARTFORD**

BOND, T-11

One Hartford Plaza

Hartford, Connecticut 06155

[Bond.Claims@thehartford.com](mailto:Bond.Claims@thehartford.com)

call: 888-266-3488 or fax: 860-757-5835

Agency Code: SurePath

KNOW ALL PERSONS BY THESE PRESENTS THAT:

- ☒ **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- ☐ **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- ☐ **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- ☐ **Hartford Underwriters Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- ☐ **Twin City Fire Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- ☐ **Hartford Insurance Company of Illinois**, a corporation duly organized under the laws of the State of Illinois
- ☐ **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana
- ☐ **Hartford Insurance Company of the Southeast**, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint

**Donna M Planeta of Knoxville, TN**

their true and lawful Attorney-in-Fact, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge the following bond, undertaking, contract or written instrument:

Bond No. 20BSBIV5748

on behalf of

CCTMO LLC

naming

City of South Jordan

as Obligee in the amount of See Bond Form

on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

**In Witness Whereof**, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



*Shelby Wiggins*

Shelby Wiggins, Assistant Secretary

*Joelle L. LaPierre*

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

SS. Lake Mary

On this 20th day of May, 2021, before me personally came Joelle LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.



*Jessica Ciccone*

Jessica Ciccone  
My Commission HH 122280  
Expires June 20, 2025

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of April 21, 2022.

Signed and sealed in Lake Mary, Florida.



*Keith D. Dozois*

Keith D. Dozois, Assistant Vice President





April 21, 2022

CCTMO LLC  
Attn: Jessica R. Chiniewicz  
2000 Corporate Drive  
Canonsburg, PA 15317

RE: **Bond Number: 20BSBIV5748**  
**Obligee: City of South Jordan**  
**Description: Permit for Tower 10242 S. Redwood Rd., South Jordan, UT**

Attached is the completed document per your request. This was issued based upon the information you provided to our office and we urge you to check all of the information for accuracy (i.e. Power of Attorney, signatures, dates, amounts, description, etc.).

Please verify that the form attached is the form required and complete the execution with the proper signature(s) and seal.

If a premium is charged, our invoice will follow under a separate cover. Please note the premium payment for this bond is due upon receipt.

Thank you for the opportunity to service your surety needs. Should you have any questions, please do not hesitate to contact any member of your Willis Towers Watson Surety Team.

Sincerely,

Autumn Schneider

## RESOLUTION R2022-26

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ADOPTING THE CITY OF SOUTH JORDAN ANNEXATION POLICY PLAN.

**WHEREAS**, Utah Code § 10-2-401.5 requires all municipalities to adopt an annexation policy plan before annexing an unincorporated area; and

**WHEREAS**, the City of South Jordan (the “City”) has during the past three decades experienced significant growth; and

**WHEREAS**, the City continues to experience significant growth, especially on the west side of the City where growth and development is fast approaching the City’s border with unincorporated areas; and

**WHEREAS**, the City Council of the City of South Jordan (the “City Council”) believes that anticipating growth and planning for growth is in the best interest of the community; and

**WHEREAS**, the City Council respects the rights of property owners to request annexation into the City as well as the City Council’s authority to decide whether or not to grant future annexation requests as guided by an annexation policy plan; and

**WHEREAS**, the Planning Commission reviewed and discussed in detail a draft of the City of South Jordan Annexation Policy Plan (the “Plan”) during a public meeting on April 26, 2022 and a public hearing on May 10, 2022 in conformance with the requirements of Utah Code § 10-2-401.5 and recommends that the City Council of the City of South Jordan (the “City Council”) adopt the Plan; and

**WHEREAS**, the City Council desires to adopt the Plan.

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

**SECTION 1. Adoption of the City of South Jordan Annexation Policy Plan.** The City Council hereby adopts the Plan attached hereto as Exhibit A.

**SECTION 2. 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY THE FOLLOWING VOTE:**

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

Mayor: \_\_\_\_\_  
Dawn R. Ramsey

Attest: \_\_\_\_\_  
City Recorder

Approved as to form:

Gregory M. Simonsen

Gregory M. Simonsen May 6, 2022 15:02 MDT

Office of the City Attorney

**EXHIBIT A**

**CITY OF SOUTH JORDAN ANNEXATION POLICY PLAN**



# CITY OF SOUTH JORDAN

## ANNEXATION POLICY PLAN

### PURPOSE

This Annexation Policy Plan (“Plan”) was prepared in accordance with the requirements of Utah Code § 10-2-401.5, which requires all municipalities to adopt an annexation policy plan before annexing an unincorporated area. The purpose of this Plan is to:

1. Guide decisions regarding future annexations and South Jordan’s long-range planning objective contained in the City’s General Plan.
2. Prepare for orderly expansion of the City into contiguous adjacent unincorporated areas with future development that is characterized by effective delivery of services, efficient connection to existing infrastructure networks and that strives to protect the public health, safety and welfare of the City’s existing and future inhabitants.
3. Identify the areas of potential annexation and establish the specific standards and criteria that will guide the City’s decision whether or not to grant future annexation petitions in those areas.

### EXPANSION AREA MAP

This Plan includes the City of South Jordan Expansion Area Map (“Map”) (Exhibit A), which shows the City’s proposed future expansion areas. This Map represents the City’s growth boundaries and includes areas outside, but adjacent to, its incorporated borders that may be annexed into the City. Areas to be annexed must fall within the areas designated as proposed future expansion areas. Although properties may be within an expansion area, this Plan and Map are not a guarantee that the City will approve an annexation request.

The drawing of the Map and its expansion area boundaries was guided by principles set forth in Utah Code § 10-2-403(5). Specifically, the Map was drawn:

1. along the boundaries of existing local districts and special service districts for sewer, water, and other services, along the boundaries of school districts whose boundaries follow city boundaries or school districts adjacent to school districts whose boundaries follow city boundaries, and along the boundaries of other taxing entities;
2. to eliminate islands and peninsulas of territory that is not receiving municipal-type services;
3. to facilitate the consolidation of overlapping functions of local government;
4. to promote the efficient delivery of services; and
5. to encourage the equitable distribution of community resources and obligations.

## ANNEXATION CRITERIA

This section of the Plan outlines the specific criteria that will guide the City's decision whether or not to grant future annexation requests. All future requests for annexation will be evaluated against the following criteria:

### 1. General Criteria

- a. Any annexed area must be a contiguous area.
- b. Any annexed area must be contiguous to the City's corporate limit when the annexation request is submitted to the City.
- c. The City will attempt to avoid gaps between or overlaps with expansion areas of other municipalities.
- d. If the annexation is by petition, the proposed annexation area cannot create an unincorporated island or peninsula.
- e. Annexation requests cannot propose the annexation of all or part of an area proposed for annexation in a previously filed petition that is still pending approval, denial or rejection.
- f. The City encourages existing unincorporated islands and peninsulas located within the City to annex into the City.

### 2. State Mandated Review Criteria

#### a. Character of the Community

The City of South Jordan is located in the southwest Salt Lake Valley, about 16 miles from Utah's capital, Salt Lake City. Settled in 1859, South Jordan was a primarily rural farming community, with irrigation ditches stemming off the Jordan River. The City incorporated in 1935 and by 1960, the population was 1,354. By 1990, the population had grown to 13,106, and housing developments began to replace farmland at an even greater pace. Today South Jordan's population is more than 83,000.

South Jordan is now home to many major regional employers and commercial centers, three prominent religious temples, and many community and regional parks, trails and other recreational and entertainment attractions. South Jordan is well connected regionally through public transportation, a major freeway, two highways that will both be converted to freeways and a multi-use trail that connects the Great Salt Lake to Utah Lake and beyond.

The City strives to preserve its unique and diverse character while preparing for the future growth and opportunities to enhance the quality of life for its residents. The eastern portion of South Jordan is known for its larger single-family lots, quiet neighborhoods, and easy access to major commercial and employment centers. About 40% of the City is zoned for single-family residential (including 12% zoned for agricultural and rural residential).

One-third of the City, roughly 4,201 acres on the City's west side, is currently zoned "Planned Community" and is home to a new urbanist, master planned community known as Daybreak. The Daybreak Town Center, currently underway, will provide new employment, dining, retail, entertainment and regional attractions that are connected to the region by the Mountain View Corridor highway and TRAX light rail.

**b. Municipal Services**

All areas included in the Plan will need municipal services. Annexation will allow residents and developers of annexed property access to culinary water, sewer and electric power services provided they meet all City specifications and comply with all applicable development ordinances.

**c. Extension of Municipal Services**

Where municipal services are not presently extended, services will be extended on an as-needed basis at the cost of the developer. All extensions of municipal services must comply with all ordinance and policy criteria and the individual developer or property owner will pay for necessary extensions. The plan and time frame for the extension of municipal services will be determined by the interest of the property owners to subdivide and develop their ground.

**d. Service Financing**

Municipal services in newly annexed areas will be financed by the developer installing the improvements and by impact fees. Property taxes with increased valuation of property and sales tax will also contribute to the general fund to help defray any added expenses the City may incur by annexing new properties.

**e. Estimate of Tax Consequences**

The annexation area within South Jordan's area is limited to unincorporated Salt Lake County properties. Other taxing entities including but not limited to schools, county, library, sewer, water conservancy, and mosquito abatement already cover the potential annexation area.

South Jordan's combined property tax rate is 0.012040 which includes the City's property tax rate of 0.001628 to provide municipal services such as public safety (i.e. police, animal control and fire), public works (i.e. parks, streets, cemetery, and fleet), development services (i.e. engineering, building and planning), administrative services (i.e. recreation, courts, facilities, and information technology) and other general government functions (city recorder, economic development, human resources, city manager and city attorney).

Salt Lake County's unincorporated areas' combined tax rate is 0.012907 which includes the same taxing entities listed above, except for South Jordan, but includes:

- i. Salt Lake County's municipal service district with a tax rate of 0.000051 and provides services including public works, animal services, planning and development, engineering, parks, justice courts, municipal prosecution and indigent legal services;

- ii. Unified Fire Service Area with a tax rate of 0.001594 to pay for a full-service fire agency that provides fire suppression, advanced life support, first response and transport, rescue, hazardous materials, bomb response, fire investigation, code enforcement, hazardous materials inspections and emergency management; and
- iii. Salt Lake Valley Law Enforcement District with a tax rate of 0.001973 and provides law enforcement services managed by the Salt Lake County Sheriff.

If annexed into South Jordan, residents in an expansion area would recognize a tax rate decrease of 0.001990, and South Jordan residents would maintain their current tax rate.

This information is based on current tax rates of all applicable taxing entities recognizing that tax rates may be adjusted by any of the respective taxing entities.

**f. Interests of “Affected” Entities**

- i. Adjacent Municipalities—South Jordan shares a common boundary with both Herriman City, Sandy City and West Jordan City, which are within a half mile of the expansion area.
- ii. Jordan School District—it is anticipated that Jordan School District will provide school service to the expansion areas.
- iii. Jordan Valley Water Conservancy District—South Jordan is a wholesale member agency with J VWCD and it is anticipated that J VWCD will provide water service to the expansion area.
- iv. Salt Lake County—recent updates to Salt Lake County’s general plan anticipates that unincorporated areas on the west side of the county will become planned communities and annex into adjacent municipalities.

**ANNEXATION POLICY PLAN CONSIDERATIONS**

**1. Attempt to avoid gaps between or overlaps with the expansion areas of other municipalities.**

The expansion areas shown on the Map that overlap with other municipalities have been included in the City’s past annexation maps for many years, and generally new overlaps are not being created. These overlap areas are also owned by one owner, Kennecott Utah Copper Corporation.

**2. Consider population growth projections for the City and adjoining areas for the next 20 years.**

Because the vast majority of unincorporated land in Salt Lake County is on the county’s west side, the population growth projections for Salt Lake County’s west-side cities are the most relevant:



City	2020 Census	2030	2040	2050
Herriman <sup>1</sup>	55,144	93,465	108,668	120,037
<b>South Jordan<sup>2</sup></b>	<b>77, 487</b>	<b>110,697</b>	<b>143,919</b>	<b>177,141<sup>3</sup></b>
West Jordan <sup>4</sup>	116,961	122,119	129,429	136,077
West Valley	140,230	152,336	158,978	165,982

3. **Consider current and projected costs of infrastructure, urban services, and public facilities necessary to facilitate full development of the area within the City; and to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area.**

The projected backbone infrastructure costs are estimated to be \$100,600,000.00 to service the area identified in the Map for potential annexation with water, roads, and storm drainage.

4. **Consider, in conjunction with the General Plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development.**

The City of South Jordan has been among the nation's fastest growing communities for many years, and residential development, particularly on the City's west side, has continued to fuel that growth. Because the entitlement for Daybreak was negotiated in early 2000 and is more dynamic than traditional land entitlements elsewhere in the City, the growth on the City's west side will continue at a rapid pace. The healthy regional economy and the planned expansion of regional transportation networks will also continue to fuel growth on the west side of Salt Lake County.

Based on the City's experience with the master-planned community Daybreak, the City anticipates that land entitlements in potential annexation expansion areas shown on the Map will have similar characteristics to Daybreak's entitlements. Master-planned communities also seem likely because one owner owns most of the land. The entitlement process for a master-planned community will allow the City to easily implement the goals of the General Plan and

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<sup>1</sup> Source: Herriman City

<sup>2</sup> Source: City of South Jordan Planning Department

<sup>3</sup> This projection is based on projected growth rates and assumes annexation of additional land areas into South Jordan.

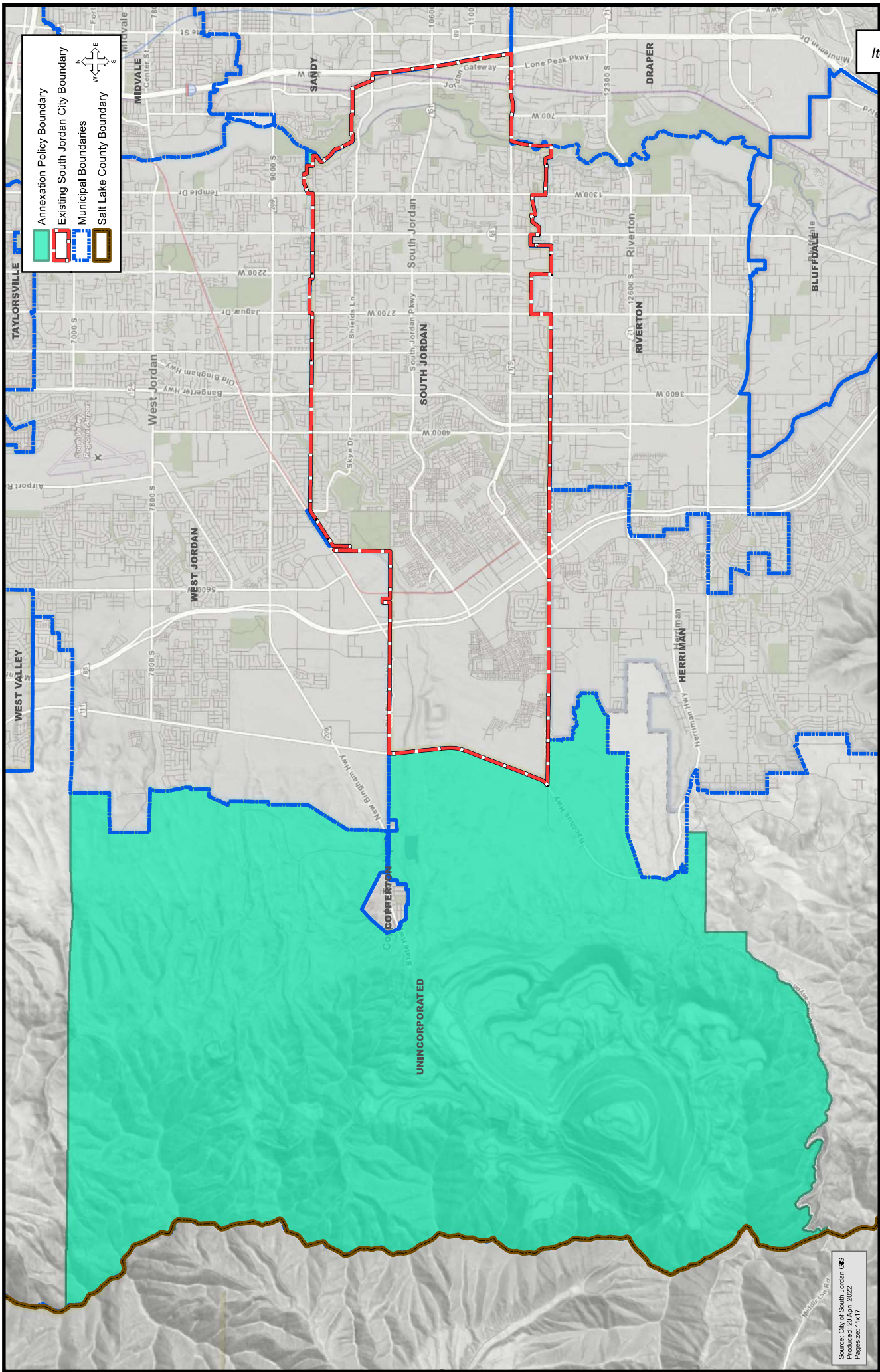
<sup>4</sup> Source for West Jordan and West Valley: WFRC.org. The WFRC projections seem low and will likely be adjusted as areas are annexed into West Jordan and West Valley.

require a healthy mix of residential, commercial, industrial, recreational and open space development.

**5. Consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the City.**

The Map includes mountainous areas traditionally used for or connected to mining activities by Kennecott and Rio Tinto where access is currently limited or restricted. Once mining activities end, the forests and foothill areas in the Oquirrh Mountains will likely become more accessible. Annexing those properties into the City would allow the City to ensure appropriate development and protect important opportunities and resources the Oquirrh Mountains can provide to the City and its residents.

**EXHIBIT A**  
**CITY OF SOUTH JORDAN EXPANSION AREA MAP**










# Resolution R2022-26 (Annexation Policy Plan)

Final Audit Report

2022-05-04

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