

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING AGENDA
CITY HALL
TUESDAY, MARCH 22, 2022 at 6:30 PM



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, March 22, 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 the City Planner, Greg Schindler, at gschindler@sjc.utah.gov by 3:00 p.m. on the day of the meeting.

Instructions on how to join the meeting virtually are below.

Join South Jordan Planning Commission Electronic Meeting March 22, 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 www.sjc.utah.gov/planning-commission/

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

- A. **WELCOME AND ROLL CALL – Commission Chair Michele Hollist**
- B. **MOTION TO APPROVE AGENDA**
- C. **APPROVAL OF THE MINUTES**
 - [C.1.](#) March 8, 2022 - Planning Commission Meeting
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**

G. ACTION

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. DAYBREAK VILLAGE 12A PLAT 4 PRELIMINARY SUBDIVISION

Location: Generally 11195 South 7140 West

File No: PLPP202100115

Applicant: LHM Real Estate

H.2. CROWN CASTLE - ELK RIDGE MIDDLE SCHOOL - TOWER RELOCATION SITE PLAN

Location: 3649 West 9800 South

File No: PLSR202200033

Applicant: Todd Daoust

H.3. RIVERPARK RETAIL 9 SITE PLAN AND CONDITIONAL USE PERMIT

Location: 10620 South River Front Parkway

File No: PLSR202100265, PLCUP202100289

Applicant: Gina Jensen, RiverPark Corporate Center

H.4. CHATTEL ESTATES #4 LOT 1 AMENDED SUBDIVISION AMENDMENT

Location: 2682 West 9435 South

File No: PLPLA202200003

Applicant: Mike Spainhower

I. LEGISLATIVE PUBLIC HEARINGS

I.1. SAGEWOOD RANCH BARN LAND USE AMENDMENT AND REZONE

Location: Approximately 10431 S. 3200 W.

File No: PLZBA202100266

Applicant: Megan Visser

J. OTHER BUSINESS

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

: §

COUNTY OF SALT LAKE)

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

Dated this 17th day of March, 2022.

Cindy Valdez

South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
March 8, 2022**

Present: Chair Michele Hollist, Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Steven Catmull, Commissioner Laurel Bevans, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, Supervising Senior Engineer Shane Greenwood, Planner Damir Drozdek, IT Director Jon Day, GIS Coordinator Matt Jarman, Meeting Transcriptionist Diana Baun

Others: eugenia, Shanel Mclenon, Rob, Dave Kirkham, Dan Mecham, Dan & Penni Smith, Michelle Flowerke, Ryan's iPhone, 8015183591, Sandy Greenwood, Candace's iPhone, Andrea Sorenson, Tim Anderson, Larry Short, Becky Dennison, Dave Kirkham, Kristy Collins, Dan Smith, Bruce Drexel, Tina Franco, Lisa Krump, Thayne Aubrey,

**6:31 P.M.
REGULAR MEETING**

I. WELCOME AND ROLL CALL – *Commissioner Michele Hollist*

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

II. MOTION TO APPROVE AGENDA

Commissioner Gedge motioned to approve the March 8, 2022 Planning Commission Agenda as published and noticed. Commissioner Hollist seconded the motion; vote was unanimous in favor.

III. APPROVAL OF THE MINUTES

Commissioner Bevans motioned to approve the February 8, 2022 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion; vote was unanimous in favor.

IV. STAFF BUSINESS - *None*

V. COMMENTS FROM PLANNING COMMISSION MEMBERS - *None*

VI. SUMMARY ACTION – *None*

VII. ACTION – *None*

VIII. ADMINISTRATIVE PUBLIC HEARINGS –

- H.1. DAYBREAK VILLAGE 9 PLAT 3 PRELIMINARY SUBDIVISION**
Location: Generally 11300 South 6880 West and 11320 South 6625 West
File No: PLPP202100214
Applicant: LHM Real Estate

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

Chair Hollist asked if there was a representative from Larry H. Miller present; there was no representative present, either in person online. She then opened the hearing to public comment; there were no comments and the hearing was closed.

Commissioner Darby motioned to approve File No. PLPP202100214, Preliminary Subdivision, subject to all South Jordan City requirements being met prior to recording the plat. Commissioner Hollist seconded the motion. Roll Call vote was 5-0, unanimous in favor.

- H.2. EQUESTRIAN PARK SUBDIVISION PRELIMINARY SUBDIVISION PLAT**
Location: 2200 W. 11400 S.
File No: PLPP202200025
Applicant: Andrea Sorensen, Salt Lake County Parks & Rec

Planner Damir Drozdek reviewed background information from the Staff Report.

Chair Michele Hollist asked what Utah State University (USU) has planned for this piece of property.

Planner Drozdek said he believes it will be some type of educational facility, and that the racetrack is being removed; as far as he knows, they are keeping the stables.

Chair Hollist asked whether or not our zoning rules would apply the same with Utah State owning the property, as sometimes when the state owns property our zoning rules don't apply the same way.

City Planner Greg Schindler said the state has given cities power to regulate zoning, but not over state owned property; the state has more authority than the cities and counties do. He doesn't think they will be doing anything on the property that would not meet zoning requirements, as he believes they will be rezoning the property as well to match the intended uses. If it was going to be left as a park, then it should be zoned as Open Space Park, not Agricultural.

Planner Drozdek said they will be back with a zoning change application for the city park property, and lot 2 for a Gene Fullmer boxing facility. Regarding the USU property, he doesn't know if zoning will change. The 2.7 acre lot (lot 2) will stay owned by the county, the rest of it will be owned by Utah State.

Commissioner Steve Catmull asked about the powers when the county owns the property, do they have the same powers as the state.

Planner Schindler said no, the state gives the power to the cities and counties. The county doesn't have any more authority over our zoning than we do anywhere else in the county.

Commissioner Catmull asked if there is a special process when the state purchases property, outside of taking property via eminent domain.

Commissioner Schindler they probably have their own process, however they can buy any property or land just like anyone else; the city cannot prevent the county or state from purchasing property.

Assistant City Attorney Simonsen said that the specific wording of the law is "we hereby delegate to the municipalities these powers to regulate land and structures;" we are all here because of that delegation of power. It then goes on to say "nothing herein shall be interpreted to mean that this power extends to any properties owned by the state or the federal government." We do not have power to regulate those properties. His experiences with the state are that they are interested in being a good neighbor, and having a great project; they will be interested in looking at our code and being responsible.

Commissioner Catmull asked if this would trigger anything on the city's side like updating the General Plan, Future Land Use Maps, etc. This is around 100 acres, that's a pretty big piece of land and he wonders if we need to update things on our end.

Planner Schindler said this will probably be left as is until Utah State decides what they actually want to do with it; whatever they are planning may not be outside of the range of what the General Plan calls for now.

Andrea Sorenson (Applicant) said that on county website, for the equestrian park, there is some information on what Utah State is starting to plan. They have a big emphasis on environmental education; she has seen many ideas and she thinks the city is going to enjoy having that amenity in their city.

Commissioner Nathan Gedge noted that this is the current location for the annual Salt Lake County Fair and asked what the plans are for the future.

Ms. Sorenson said there have been discussions about holding the fair at the state fairgrounds, but she is unsure.

Commissioner Gedge pointed out that not having the Salt Lake County fair in our jurisdiction leads him to assume there will be a loss of sales tax revenue for our city with this change of ownership.

Chair Michele Hollist opened the hearing to public comment.

Tim Anderson (Resident) thinks this should be denied, this has come in under the carpet; the county and the school did not notify anyone. He thanked the city for sending out a letter about this meeting, the other stuff has come in under the carpet. It has been in the dark and he is sure it's a done deal, but his theory is that it needs to be denied; let's keep it a historic place.

Larry Short (Resident) said he knows this was the crown jewel of the county. South Jordan tried to get that made into soccer fields and he was on the city council when this was being tried. He is really surprised they are doing this, the fact that this park is going to be downsized seems like the county runs roughshod over what they want to do in the city; we lost our center, plus the property there. We have football games and soccer games to the north of that, and there is no parking for that anymore. He was on the board to try and find out what we can do to gain more parking there, and it was requested that they maybe park around that area because there is not enough parking. Now, to put up something we don't really know what they're going to make, and then a subdivision in the middle; this property could be well used as open space. If you don't know what's going there now, and you can't tell what's going there, what's going to happen? We will just see it go, and go, and go, and soon our park will be gone. Our park in the center of town is now going to be gone, half of it will be unusable. The county fair has been going down hill for quite a while, but it is used jointly with the city and that has been nice. There are other things that can happen, and do happen, in that equestrian center that people will attend. To not really know what's going on, and knowing the city tried to get a hold of it at one time, how do they pick and choose what's going to go on there. We need to leave our park space alone, let it continue to grow; the horses are part of that. The track doesn't make money, but it can be reused in conjunction with everything else.

Becky Dennison (Resident) said her concern is that right now we are saying this is a subdivision plot, and once we say that's okay, the commission has said that the state and county can do whatever they want. Once this is approved as a subdivision plot, even if we don't think they're going to use it, how do we know they aren't going to use it. We need to put more into this and know what our services are; once it starts growing, we don't have the services for the city we have now. We have overgrown the water, sewer, police and people that work for the city; we can't even find employees for the businesses here. Also, we have so many empty buildings here, we are inviting squatters. We need to start thinking of this before putting a subdivision in. We don't know enough to be okaying this tonight, we don't know enough to be protecting the South Jordan citizens that we have now. She lives right across the street, and she knows South Jordan encourages growth, but she grew up here and she thinks there needs to be a little nostalgia here as well; we need to not push the older people out. If we don't have the manpower for emergency

services, how do we encourage growth, and that's exactly what we're doing here, encouraging growth when we can't handle what we have here as it is.

Dave Kirkham (Resident) echoed what has been said, that we don't know enough. We are supposed to be okay with the proposed plan, but we don't have enough details on that plan. Like Mr. Short was saying, this is our park, and if the racetrack isn't working and isn't making money, it's still public land that the public can enjoy; now we are just giving that up, and that's hard for him. He feels like we need to know more of what's going on, and he hates to get rid of that land to begin with as it needs to be enjoyed. We commercialize everything, or put houses on everything, and there's just nothing left for the public to enjoy.

Dan Smith (Resident) lives directly west of what is now the polo field part of this property. He echoed all of the concerns shared tonight, and wanted to add questions regarding parking planned for this establishment that USU wants to put in. Even when we have events currently in this space, there is a complete lack of parking; the traffic, getting in and out of his driveway for example, can be very challenging whenever there is an event in the area. The planning that he saw, be it preliminary or not, indicated there was going to be livestock placed in the polo field directly across from his house. While he doesn't mind the sight, he does worry about the smell. Among other things, he thinks the complete lack of a solidified plan from USU as to what they are going to do with this land should make us all stop and take pause before approving anything.

Kristy Collins (Resident) said they bought this property specifically because of the equestrian center. Save the Salt Lake Equestrian Center came out in droves when they tried to change it into soccer fields. If the horse community knew this was going on right now, they would be lining up about this. There are so many groups there that use that property, and we have lost almost all of the horse related property in this county that is useable as far as arenas and things like that; there are hardly any places for people to go now. When this was shut down, there was an arts bond passed to improve the property. They have replaced some stalls, talked about getting some other money to help improve it, but it was supposed to be towards improving it as an equestrian park; that money was supposed to be towards improving it as an equestrian park, it is not meant to be changed into something else and we don't even know what their plan is. She is totally against this.

Bruce Drexel (Resident) said when he first came out here there were 3400 people in South Jordan. He has watched it grow, and he has watched the apartments come in, and we don't have any open ground anymore as far as recreation for the kids to play on, soccer and football games, etc. He could maybe see the equestrian park going, but the park and horse stalls should stay, there is no reason for that to be gone.

Chair Hollist closed the hearing to public comment. She asked staff for clarification of what is meant by the term "subdivision plan."

Planner Drozdek said the application they are submitting is a preliminary subdivision plat, and that term can be misleading since most people assume that means a residential project. A better term for this application would probably be a consolidation plat, or something like that, but we

don't have an application like that; the only thing they can use for this application and plat is the subdivision plat application.

Planner Schindler added that this application is taking the 10-11 lots that the county owns and making them into two lots; this is not increasing the number of lots, it is actually decreasing that number. As a city, we don't know what Utah State has planned and he doesn't believe they've even purchased the land yet. There isn't a reason he could find for the city to oppose the subdivision, making two lots out of 11 original lots, and this meets all the state codes for consolidation of lots. Regarding the development of the property, that comes later. He doesn't know if Utah State will be required to go through the planning commission for a site plan review or not, that hasn't happened in the past for other things but it might. The residents should be able to get some type of notification, as they generally don't go around building things.

Chair Holist asked who owns this property, as it is not the city.

Planner Schindler said that is correct, the county owns the property currently. If the state is purchasing it, he does not know the details of how that will happen.

Chair Hollist reiterated that the city does not have the authority to interfere in the sale of the property.

Commissioner Gedge asked if a reason was found to not approve this subdivision, could the county still sell the parcels as 10-11 different transactions.

Planner Drozdek said yes, that's correct.

Commissioner Gedge wanted to make it clear to the public that even if we didn't approve this subdivision, the county can still sell the property to Utah State. He believes it is best for the concerned residents to reach out to their representatives on the Salt Lake County Council, as it looks like they are the authoritative body that would sign off on this sale. He doesn't know if that will do anything, but sadly we don't have any power to do anything. He grew up with this track, his family raced horses there and he used to run a rodeo for our neighboring city. It is also where they did a lot of their events. If he could find a way, he would find a way to deny this. He is also very disappointed in the county, basically wasting our time in the last year, coming back with our whole manure mitigation with the improvements they were going to make to the park. If they had this in the works in the last year, he is very disappointed in them for this behavior; there doesn't appear to be much cooperation between intergovernmental agencies. He is just very disappointed in the county and the lack of notice or communication with the residents regarding this. He was one of the people who grew up in this city since it was around 2400 people, this has been a jewel of the city.

Chair Hollist asked if they would have any justification for tabling this and asking for plans to be brought forward with more information, would that accomplish anything.

Attorney Simonsen said no. A key part of the staff report is under the conclusion, "the proposed preliminary subdivision plat will meet city code requirements." If it didn't meet city code requirements, then the commission would have grounds for denying this subdivision. Nothing

has been said about any requirement not being met. We have to treat the county in the same legal manner that we would treat any property owner coming to us; we have to ask if they meet the code, and we haven't heard anything presented tonight that shows the applicant doesn't meet the code.

Commissioner Laurel Bevans said there are a few events linked to this property, including Summerfest this past year, and she asked if we had plans to move that. Also, will the drive through light show remain in the city, or are we losing that with this purchase.

Planner Schindler said he doesn't know, and he doesn't think anyone here knows. Someone mentioned they may be looking for another location for Summerfest and things like that, but again, this isn't the city's property.

Commissioner Gedge asked about the rating for 2200 West, what type of daily carload can be accommodated off of 2200 W directly, as that is a city street.

Supervising Senior Engineer Shane Greenwood said he believes 200 W is a minor collector road, however he is unsure of the number of vehicles handle. It can handle a fair amount of traffic, and if this isn't going to be proposed residential units he doesn't see a big increase in vehicles using the road.

Chair Hollist added that we have seen that when the state owns property, they don't have to follow our zoning; we have had the state own property in our city and develop it before. Commissioner Trevor Darby showed her what has been typed up on the Utah State Website, and what is currently proposed looks wonderful; she hopes that is the intent, and will be for a long time because she shares all the same concerns that were expressed tonight about if the intent were to change. This isn't our property, and our legal counsel always gives us sound advice regarding where our authority does and does not lie.

Commissioner Catmull motioned to approve File No. PLPP202200025, Preliminary Subdivision Plat. Chair Hollist seconded the motion. Roll Call Vote was 5-0, unanimous in favor.

H.3. AUBREY COVE SUBDIVISION PRELIMINARY SUBDIVISION PLAT

Location: 9820 S. 2700 W.

File No: PLPP202100149

Applicant: Tina Franco, Howland Partners Inc.

Planner Damir Drozdek reviewed background information from the Staff Report.

Chair Michele Hollist asked if home that exists on lot 2 meets the offset requirements from the road.

Planner Drozdek said it's a private lane.

Commissioner Nathan Gedge added that because this is a private lane, there will be no city services other than emergency access if needed.

Planner Drozdek said the turnaround has been approved by the fire department.

Tina Franco (Applicant) is with Howland Partners. She is helping the Aubreys and the Petersons get this subdivision completed so they can start building houses on it in the back; they have been working on this for quite a while.

Chair Hollist opened the hearing to public comment.

Lisa Krump (Resident) lives right behind the property and doesn't understand the sizing. She asked for an explanation regarding the sizing of the lots, as they seem pretty small, especially with no fencing. Her fence is the fence that's there currently, and it seems tight. She also wonders which direction the home would be approved to face because the side yard or backyard will be touching her backyard.

Chair Hollist closed the hearing to public comment. She asked staff to address the minimum lot sizes and other measurements for this zone.

Planner Drozdek said the zoning on the property is R-2.5, the same zoning as the surrounding properties. The minimum lot size in this zone is 12,000 square feet, so they are meeting the density and minimal lot size requirements. Regarding fencing, it is not required because these are alike uses; if there was commercial, office, or even townhomes behind them then fencing would be required. We do not know which way the house will be facing at this point. The offsets for these properties would be 25 feet in the front, 10 feet on the sides, and 25 feet in the rear.

Thayne Aubrey (Applicant) said they are not for sure, but the home will probably face east with the backyards adjoining; however, they do not have a definite plan for that yet. He is pretty sure it will be backyard, rather than side yard, because they wouldn't face south or west.

Chair Hollist asked if any current fencing will remain on the property.

Mr. Aubrey said all the current fencing is chain link, which will stay, and there are trees surrounding to the south and west. If neighbors are concerned, they are more than happy to talk about that and a possible need to upgrade to a more private fence type. Currently, they intend to leave all existing fencing where it is.

Commissioner Laurel Bevans asked if they have any intent to remove any of the trees that are currently on the property.

Mr. Aubrey said no, if anything, they would like to add more trees and add more inviting landscaping to make the property more aesthetically pleasing. None of that will interfere with construction.

Commissioner Gedge motioned to approve File No. PLPP202100149, Preliminary Subdivision plat. Chair Hollist seconded the motion. Roll Call Vote was 5-0, unanimous in favor.

IX. LEGISLATIVE PUBLIC HEARINGS – *None*

X. OTHER BUSINESS - *None*

ADJOURNMENT

Chair Hollist motioned to adjourn the March 8, 2022 Planning Commission meeting. Commissioner Darby seconded the motion; vote was unanimous in favor.

The March 8, 2022 Planning Commission Meeting adjourned at 7:19 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 03-22-2022

Issue: DAYBREAK VILLAGE 12A PLAT 4
PRELIMINARY SUBDIVISION
Location: Generally 11195 South 7140 West
Project No: PLPP202100115
Applicant: LHM Real Estate
Submitted By: Greg Schindler, City Planner
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve Project No. PLPP202100115 subject to the following:

1. That all South Jordan City requirements are met prior to recording the plat.

STANDARDS FOR SUBDIVISION REVIEW

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

BACKGROUND

ACREAGE	14.009 Acres
CURRENT LU DESIGNATION	Residential Development Opportunity (RDO)
CURRENT ZONING	Planned Community (PC)
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North - RDO, PUBLIC (P-C)/Vacant Future School Site South- RDO, (PC)/Vacant East - RDO, PC)/Village 12A Plat 1 West - RDO, (P-C)/Vacant

LHM Real Estate, has filed an application for preliminary plat review and approval of the Daybreak Village 12A Plat 4 subdivision. The proposed subdivision will divide the property into 112 residential lots, 8 park lots (P-lots) and associated public rights-of-way.

The residential density of this proposal is 7.9 units per acre (gross density) and 16.5 units per acre (net density), which is consistent with the P-C zone and adopted Community Structure Plan for Daybreak. The proposed lot sizes range from 1,800 sq. ft. to 11,131 sq. ft. with an average lot size of 5,662 sq. ft.

The PC zone provides for the approval of design guidelines developed for a specific subdivision or site plan. The design guidelines, specific to this subdivision will be the same as those approved for the Daybreak Village 12A Plats 1, 2 and 3 subdivisions. The residential lots include 72 townhome lots, 10 twin home lots and 30 single family detached lots.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The Daybreak Community Structure Plan designates this area as Village.
- Section 17.72.020 describes the Village Land Use Designation as follows: “This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, industrial, public/semipublic and recreation/open space uses, without a predetermined emphasis on any single use. This category may accommodate gross residential density of twenty five (25) units per acre.”
- The future land use designation for the property is Residential Development Opportunity (RDO). RDO identifies areas, generally located within existing residential areas, which are not yet fully developed, but would support a variety of residential land uses. These areas are suited to support additional residential development due to adjacency to municipal services such as utilities, roads, and amenities. Any new development, redevelopment, or rezoning within this designation shall be consistent with the surrounding land uses in order to maintain existing character and quality of life for adjacent property owners.
- All PC zone and Kennecott Master Subdivision requirements will be met regarding the preliminary subdivision plat.
- All State and Local subdivision review requirements have been followed.
- The proposal meets all City ordinances
- All lots in the proposed subdivision will have culinary water (South Jordan City) and sanitary sewer available (South Valley Sewer District).

Conclusions:

- The proposed subdivision is consistent with both the Daybreak Community Structure Plan the South Jordan General Plan and meets the standards of review for subdivisions in the P-C zone.

Recommendation:

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

FISCAL IMPACT:

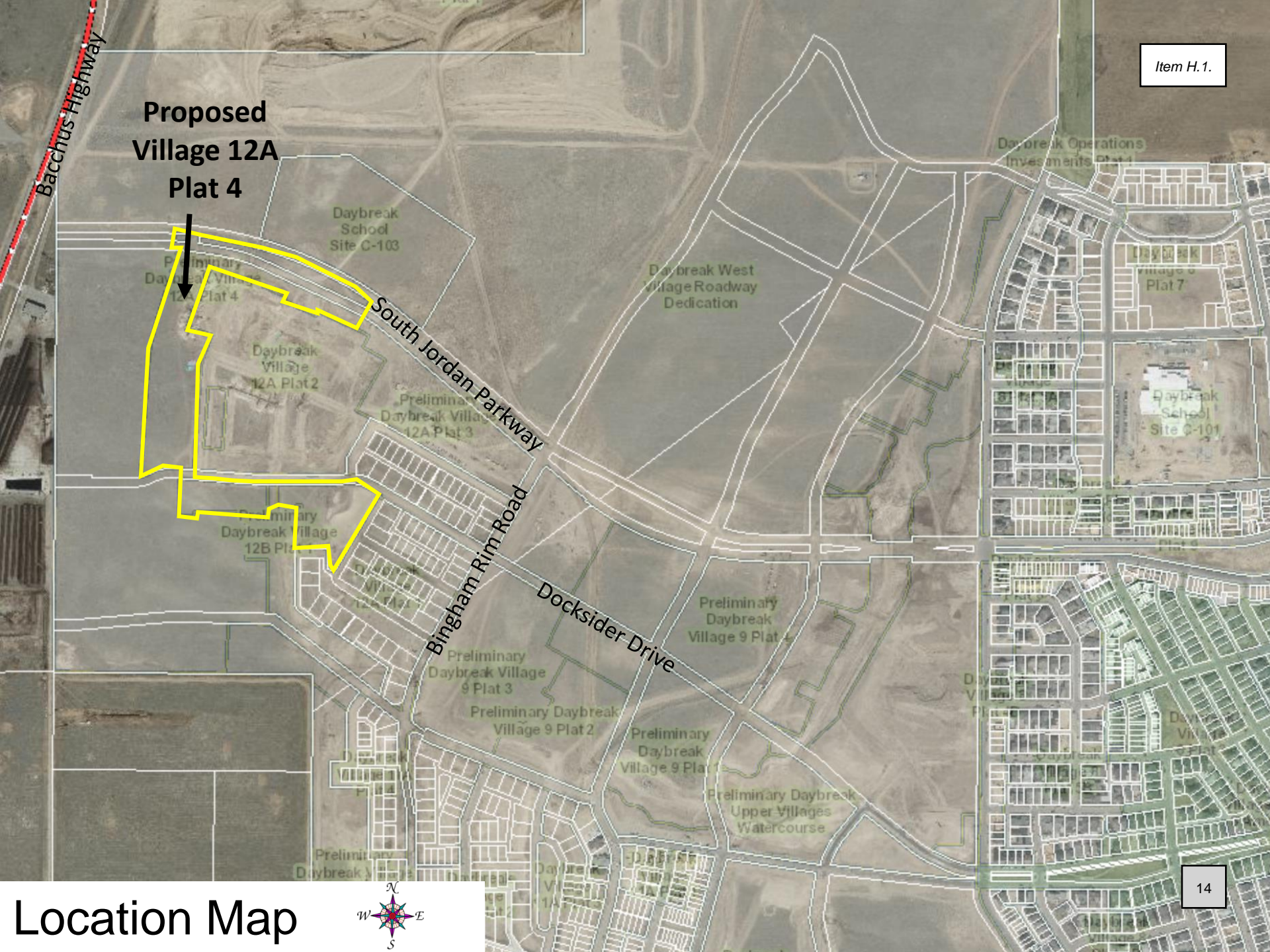
- Minimal.

ALTERNATIVES:

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

SUPPORT MATERIALS:

- Aerial Map
- Proposed Subdivision Plat



**Proposed
Village 12A
Plat 4**

Location Map



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

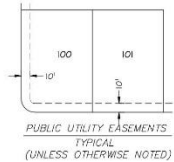
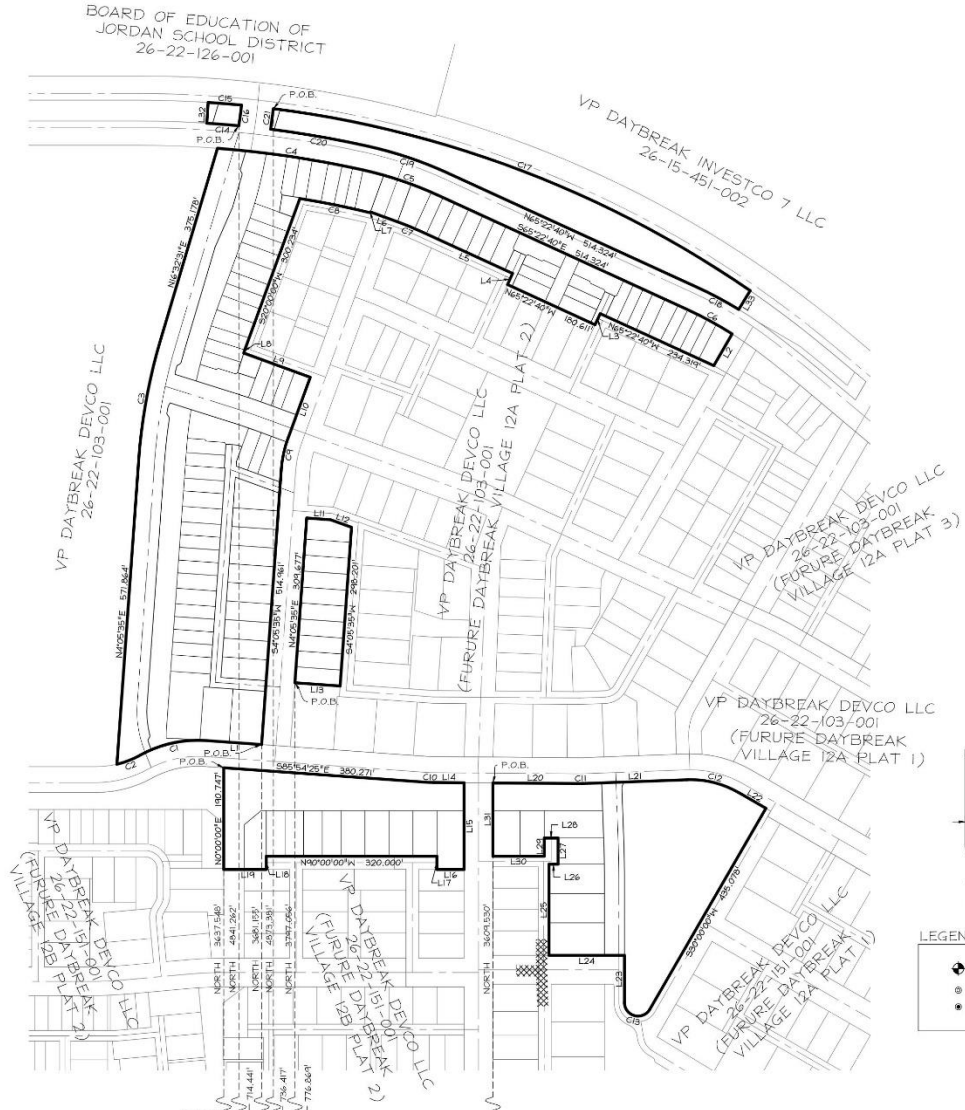


3030 SOUTH 1200 WEST, SUITE 100, WEST JORDAN, UT 84059
801.636.6524 TEL. 801.506.6611 FAX
WWW.PERIGEECONSULTING.COM

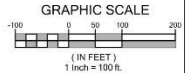
SOUTHWEST COR. SECTION 22,
T35, R24N, S14E
FND BRASS CAP
S.L. CO. MONUMENT

BASIS OF BEARING (DAYBREAK BASELINE SOUTHWEST)
S49°56'37"E 105°53'40"E (MON TO MON)

SOUTHEAST COR. SECTION 25,
T35, R24N, S14E
FND BRASS CAP
S.L. CO. MONUMENT



- LEGEND
- FOUND SALT LAKE COUNTY SECTION CORNER
 - PROPOSED STREET MONUMENT
 - EXISTING STREET MONUMENT



Sheet 2 of 9

DAYBREAK VILLAGE 12A PLAT 4
AMENDING LOT 15 OF THE KENNEDY MASTER
SUBDIVISION #1 AMENDED

Located in the Northwest Quarter of Section 22, T35, R24N,
Salt Lake Base and Meridian

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

FEE \$ SALT LAKE COUNTY REC

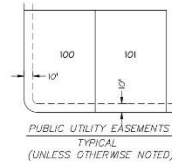
LOT	ADDRESS
101	101 S. JORDAN PARKWAY
102	102 S. JORDAN PARKWAY
103	103 S. JORDAN PARKWAY
104	104 S. JORDAN PARKWAY
105	105 S. JORDAN PARKWAY
106	106 S. JORDAN PARKWAY
107	107 S. JORDAN PARKWAY
108	108 S. JORDAN PARKWAY
109	109 S. JORDAN PARKWAY
110	110 S. JORDAN PARKWAY
111	111 S. JORDAN PARKWAY
112	112 S. JORDAN PARKWAY
113	113 S. JORDAN PARKWAY
114	114 S. JORDAN PARKWAY
115	115 S. JORDAN PARKWAY
116	116 S. JORDAN PARKWAY
117	117 S. JORDAN PARKWAY
118	118 S. JORDAN PARKWAY
119	119 S. JORDAN PARKWAY
120	120 S. JORDAN PARKWAY
121	121 S. JORDAN PARKWAY
122	122 S. JORDAN PARKWAY
123	123 S. JORDAN PARKWAY
124	124 S. JORDAN PARKWAY
125	125 S. JORDAN PARKWAY
126	126 S. JORDAN PARKWAY
127	127 S. JORDAN PARKWAY
128	128 S. JORDAN PARKWAY
129	129 S. JORDAN PARKWAY
130	130 S. JORDAN PARKWAY
131	131 S. JORDAN PARKWAY
132	132 S. JORDAN PARKWAY
133	133 S. JORDAN PARKWAY
134	134 S. JORDAN PARKWAY
135	135 S. JORDAN PARKWAY
136	136 S. JORDAN PARKWAY
137	137 S. JORDAN PARKWAY
138	138 S. JORDAN PARKWAY
139	139 S. JORDAN PARKWAY
140	140 S. JORDAN PARKWAY
141	141 S. JORDAN PARKWAY
142	142 S. JORDAN PARKWAY
143	143 S. JORDAN PARKWAY
144	144 S. JORDAN PARKWAY
145	145 S. JORDAN PARKWAY
146	146 S. JORDAN PARKWAY
147	147 S. JORDAN PARKWAY
148	148 S. JORDAN PARKWAY
149	149 S. JORDAN PARKWAY
150	150 S. JORDAN PARKWAY
151	151 S. JORDAN PARKWAY
152	152 S. JORDAN PARKWAY
153	153 S. JORDAN PARKWAY
154	154 S. JORDAN PARKWAY
155	155 S. JORDAN PARKWAY
156	156 S. JORDAN PARKWAY
157	157 S. JORDAN PARKWAY
158	158 S. JORDAN PARKWAY
159	159 S. JORDAN PARKWAY
160	160 S. JORDAN PARKWAY
161	161 S. JORDAN PARKWAY
162	162 S. JORDAN PARKWAY
163	163 S. JORDAN PARKWAY
164	164 S. JORDAN PARKWAY
165	165 S. JORDAN PARKWAY
166	166 S. JORDAN PARKWAY
167	167 S. JORDAN PARKWAY
168	168 S. JORDAN PARKWAY
169	169 S. JORDAN PARKWAY
170	170 S. JORDAN PARKWAY
171	171 S. JORDAN PARKWAY
172	172 S. JORDAN PARKWAY
173	173 S. JORDAN PARKWAY
174	174 S. JORDAN PARKWAY
175	175 S. JORDAN PARKWAY
176	176 S. JORDAN PARKWAY
177	177 S. JORDAN PARKWAY
178	178 S. JORDAN PARKWAY
179	179 S. JORDAN PARKWAY
180	180 S. JORDAN PARKWAY
181	181 S. JORDAN PARKWAY
182	182 S. JORDAN PARKWAY
183	183 S. JORDAN PARKWAY
184	184 S. JORDAN PARKWAY
185	185 S. JORDAN PARKWAY
186	186 S. JORDAN PARKWAY
187	187 S. JORDAN PARKWAY
188	188 S. JORDAN PARKWAY
189	189 S. JORDAN PARKWAY
190	190 S. JORDAN PARKWAY
191	191 S. JORDAN PARKWAY
192	192 S. JORDAN PARKWAY
193	193 S. JORDAN PARKWAY
194	194 S. JORDAN PARKWAY
195	195 S. JORDAN PARKWAY
196	196 S. JORDAN PARKWAY
197	197 S. JORDAN PARKWAY
198	198 S. JORDAN PARKWAY
199	199 S. JORDAN PARKWAY
200	200 S. JORDAN PARKWAY



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

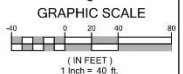


3035 SOUTH 1200 WEST, SUITE 101, WEST JORDAN, UT 84088
801.636.0524 TEL 801.506.6611 FAX
WWW.PERIGEECONSULTING.COM



- LEGEND**
- FOUND SALT LAKE COUNTY SECTION CORNER
 - ⊙ PROPOSED STREET MONUMENT
 - ⊙ EXISTING STREET MONUMENT
 - ADDRESS WITH ABBREVIATION OF STREET OR LANE
 - 1/4" = 1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
 - PUBLIC RIGHT-OF-WAY: SOUTH JORDAN CITY WILL NOT PROVIDE SNOW REMOVAL, STREET SHEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SHEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.

401	401 S. SOUTH JORDAN PARKWAY
402	402 S. SOUTH JORDAN PARKWAY
403	403 S. SOUTH JORDAN PARKWAY
404	404 S. SOUTH JORDAN PARKWAY
405	405 S. SOUTH JORDAN PARKWAY
406	406 S. SOUTH JORDAN PARKWAY
407	407 S. SOUTH JORDAN PARKWAY
408	408 S. SOUTH JORDAN PARKWAY
409	409 S. SOUTH JORDAN PARKWAY
410	410 S. SOUTH JORDAN PARKWAY
411	411 S. SOUTH JORDAN PARKWAY
412	412 S. SOUTH JORDAN PARKWAY
413	413 S. SOUTH JORDAN PARKWAY
414	414 S. SOUTH JORDAN PARKWAY
415	415 S. SOUTH JORDAN PARKWAY
416	416 S. SOUTH JORDAN PARKWAY
417	417 S. SOUTH JORDAN PARKWAY
418	418 S. SOUTH JORDAN PARKWAY
419	419 S. SOUTH JORDAN PARKWAY
420	420 S. SOUTH JORDAN PARKWAY
421	421 S. SOUTH JORDAN PARKWAY
422	422 S. SOUTH JORDAN PARKWAY
423	423 S. SOUTH JORDAN PARKWAY
424	424 S. SOUTH JORDAN PARKWAY
425	425 S. SOUTH JORDAN PARKWAY
426	426 S. SOUTH JORDAN PARKWAY
427	427 S. SOUTH JORDAN PARKWAY
428	428 S. SOUTH JORDAN PARKWAY
429	429 S. SOUTH JORDAN PARKWAY
430	430 S. SOUTH JORDAN PARKWAY
431	431 S. SOUTH JORDAN PARKWAY
432	432 S. SOUTH JORDAN PARKWAY
433	433 S. SOUTH JORDAN PARKWAY
434	434 S. SOUTH JORDAN PARKWAY
435	435 S. SOUTH JORDAN PARKWAY
436	436 S. SOUTH JORDAN PARKWAY
437	437 S. SOUTH JORDAN PARKWAY
438	438 S. SOUTH JORDAN PARKWAY
439	439 S. SOUTH JORDAN PARKWAY
440	440 S. SOUTH JORDAN PARKWAY
441	441 S. SOUTH JORDAN PARKWAY
442	442 S. SOUTH JORDAN PARKWAY
443	443 S. SOUTH JORDAN PARKWAY
444	444 S. SOUTH JORDAN PARKWAY
445	445 S. SOUTH JORDAN PARKWAY
446	446 S. SOUTH JORDAN PARKWAY
447	447 S. SOUTH JORDAN PARKWAY
448	448 S. SOUTH JORDAN PARKWAY
449	449 S. SOUTH JORDAN PARKWAY
450	450 S. SOUTH JORDAN PARKWAY
451	451 S. SOUTH JORDAN PARKWAY
452	452 S. SOUTH JORDAN PARKWAY
453	453 S. SOUTH JORDAN PARKWAY
454	454 S. SOUTH JORDAN PARKWAY
455	455 S. SOUTH JORDAN PARKWAY
456	456 S. SOUTH JORDAN PARKWAY
457	457 S. SOUTH JORDAN PARKWAY
458	458 S. SOUTH JORDAN PARKWAY
459	459 S. SOUTH JORDAN PARKWAY
460	460 S. SOUTH JORDAN PARKWAY
461	461 S. SOUTH JORDAN PARKWAY
462	462 S. SOUTH JORDAN PARKWAY
463	463 S. SOUTH JORDAN PARKWAY
464	464 S. SOUTH JORDAN PARKWAY
465	465 S. SOUTH JORDAN PARKWAY
466	466 S. SOUTH JORDAN PARKWAY
467	467 S. SOUTH JORDAN PARKWAY
468	468 S. SOUTH JORDAN PARKWAY
469	469 S. SOUTH JORDAN PARKWAY



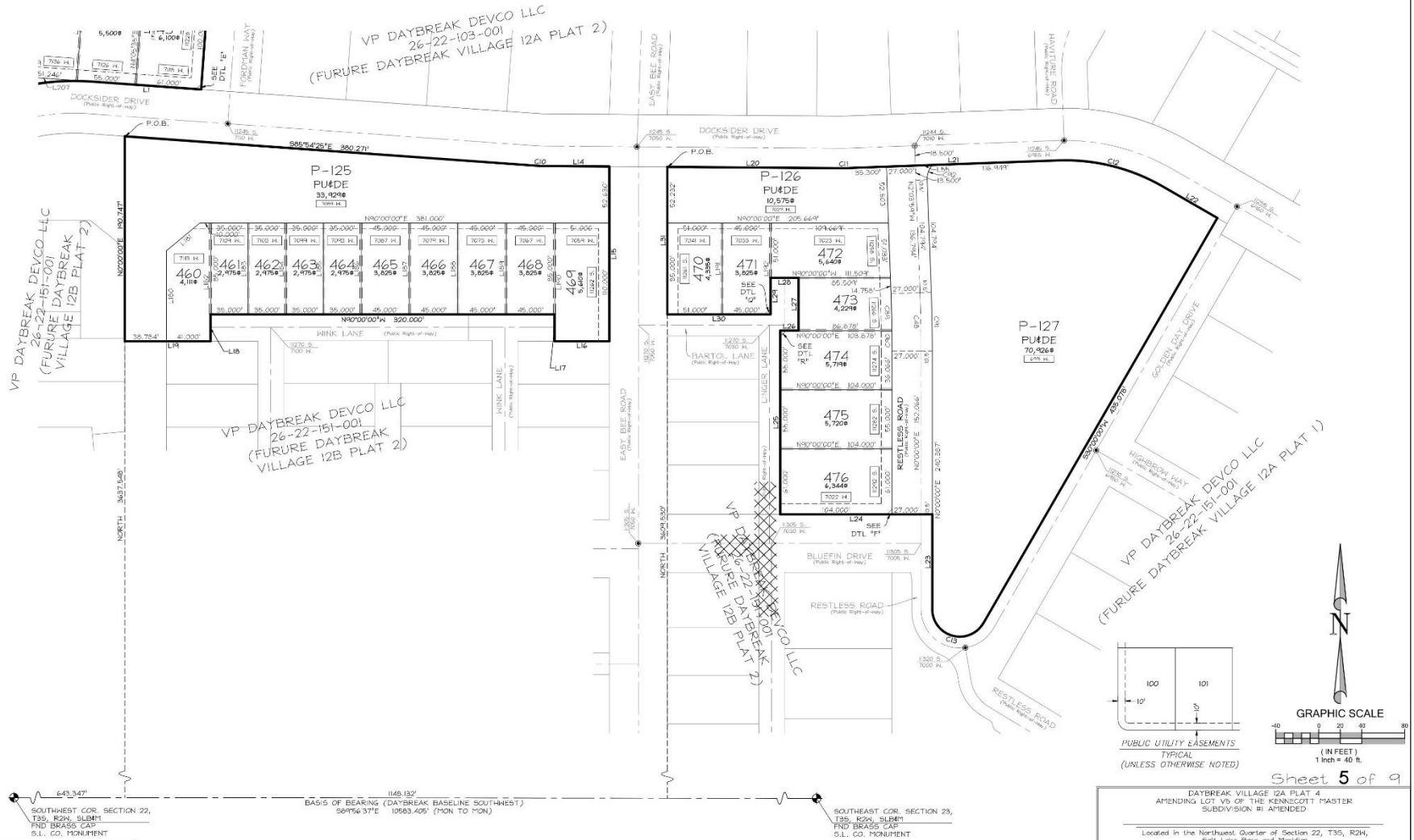
Sheet 4 of 9

DAYBREAK VILLAGE 12A PLAT 4
AMENDING LOT 15 OF THE KENNEDY MASTER
SUBDIVISION RE AMENDED

Located in the Northeast Quarter of Section 22, T35, R24N, S14E, Salt Lake Base and Meridian

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

FEE \$ _____ SALT LAKE COUNTY RECORDS



SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 03/22/2022

Issue: CROWN CASTLE - ELK RIDGE MIDDLE SCHOOL - TOWER
RELOCATION
SITE PLAN
Address: 3649 West 9800 South
File No: PLSPR202200033
Applicant: Todd Daoust

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

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** application PLSPR202200033 to allow for relocation of an existing cell communication tower.

ACREAGE:	Approximately 16 acres
CURRENT ZONE:	A-5 (Agricultural, min. 5 acre lot) Zone
CURRENT USE:	Middle School
FUTURE LAND USE PLAN:	Public
NEIGHBORING ZONES/USES:	North – C-C / 9800 South South – A-5 / School play fields West – A-5 and R-1.8 / LDS church and homes East – P-O and R-2.5 / Bangerter Highway

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.

BACKGROUND:

Crown Castle operates a cellular communication tower (“monopole”) located east of the Elk Ridge Middle School at the southwest corner of Bangerter Highway and 9800 South. The monopole is located between the highway and the school.

The Utah Department of Transportation (UDOT) is currently in the process of upgrading intersections on the highway from lighted intersections to freeway-style interchanges. The neighboring intersections have been upgraded to interchanges and now the intersection at 9800

South is being designed for such an upgrade. The design for the interchange requires the applicant to move the existing monopole to a nearby location, and Jordan School District would prefer to keep the monopole on its property.

The applicant proposed to construct a new monopole on the west side of the school building in the school bus parking lot. The new monopole will be 89 feet tall, which is approximately ten feet taller than the old monopole. Its cabling will be hidden and routed inside the proposed monopole. Cabinets and other ground equipment will be located inside an eight-foot-tall decorative masonry wall. Solid privacy gates will be eight-feet wide and are designed to screen equipment from the outside view.

A stealth monopole was discussed with Crown Castle and District officials, but the District's position is that a stealth tower would stand out and look out-of-place. The District believes the proposed monopole would be the best fit for this site and would not be much different from the existing monopole.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The existing tower is a legal-non conforming use because it does not conform to recent changes made to the City's wireless communication facilities standards in City Code §17.112.
- The new tower will better conform to the current City Code requirements when compared to the existing tower because it will:
 - be located outside the required street (ROW) buffer area;
 - be located outside the required residential buffer area (320 feet based on the proposed height); and
 - conceal cabling within the main pole.
- It will remain non-conforming in two areas: one-mile from another monopole requirement and the stealth requirement.
- Although Crown Castle and the District are working collaboratively with UDOT to find solutions, the tower relocation is being made under the threat of condemnation and as such the project is not required to remedy all non-conforming issues with current City Code.

Conclusion:

- The proposed project is necessitated by the design of the new Bangerter interchange and the proposed monopole will make the site more compliant with current City Code regulations.

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:

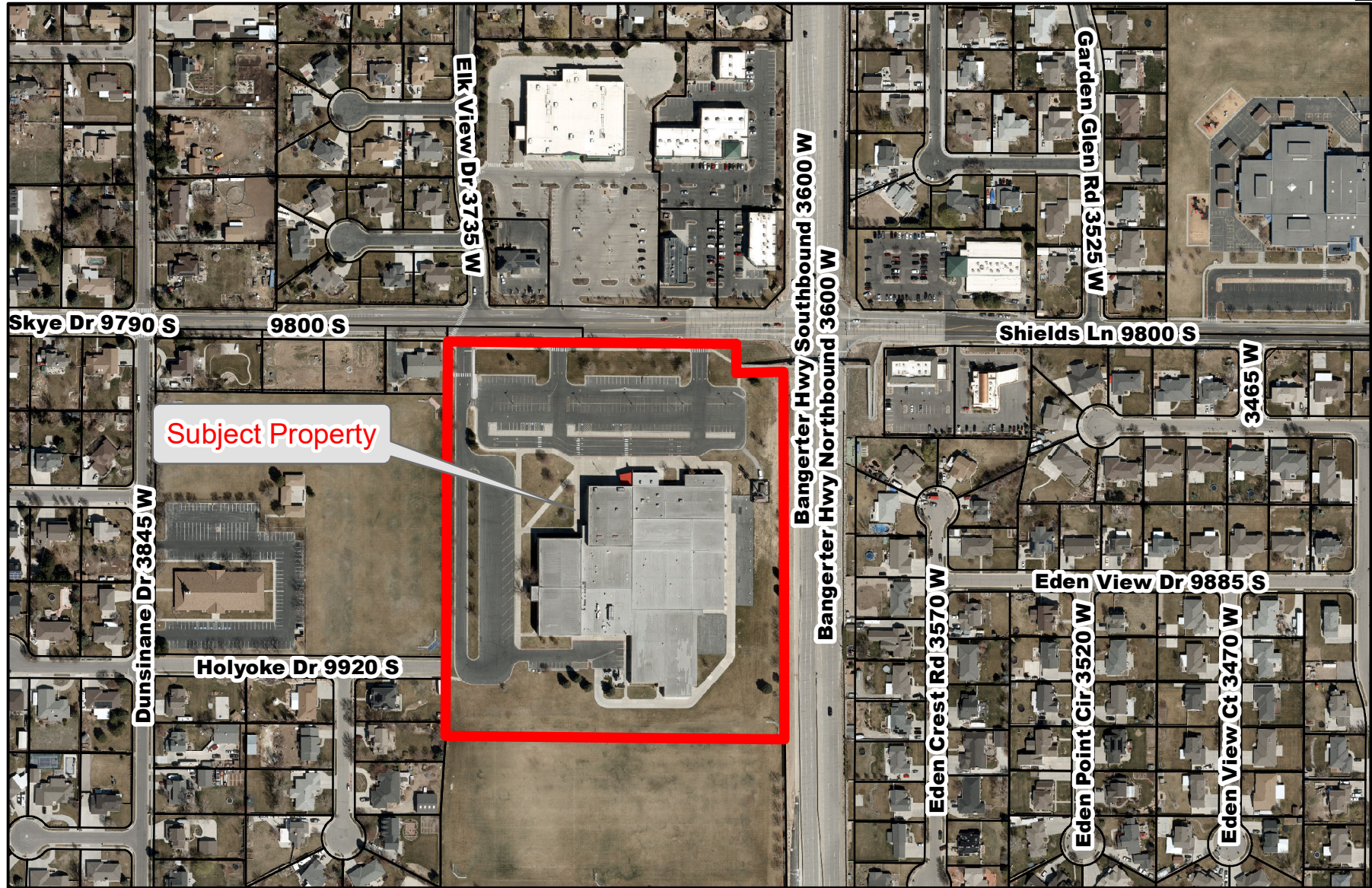
- Aerial Map
- Zoning Map
- Cell Tower Exhibit
- Relocation Survey
- Site Plan
- Enlarged Plan
- Proposed Elevations
- Jordan School District Letter




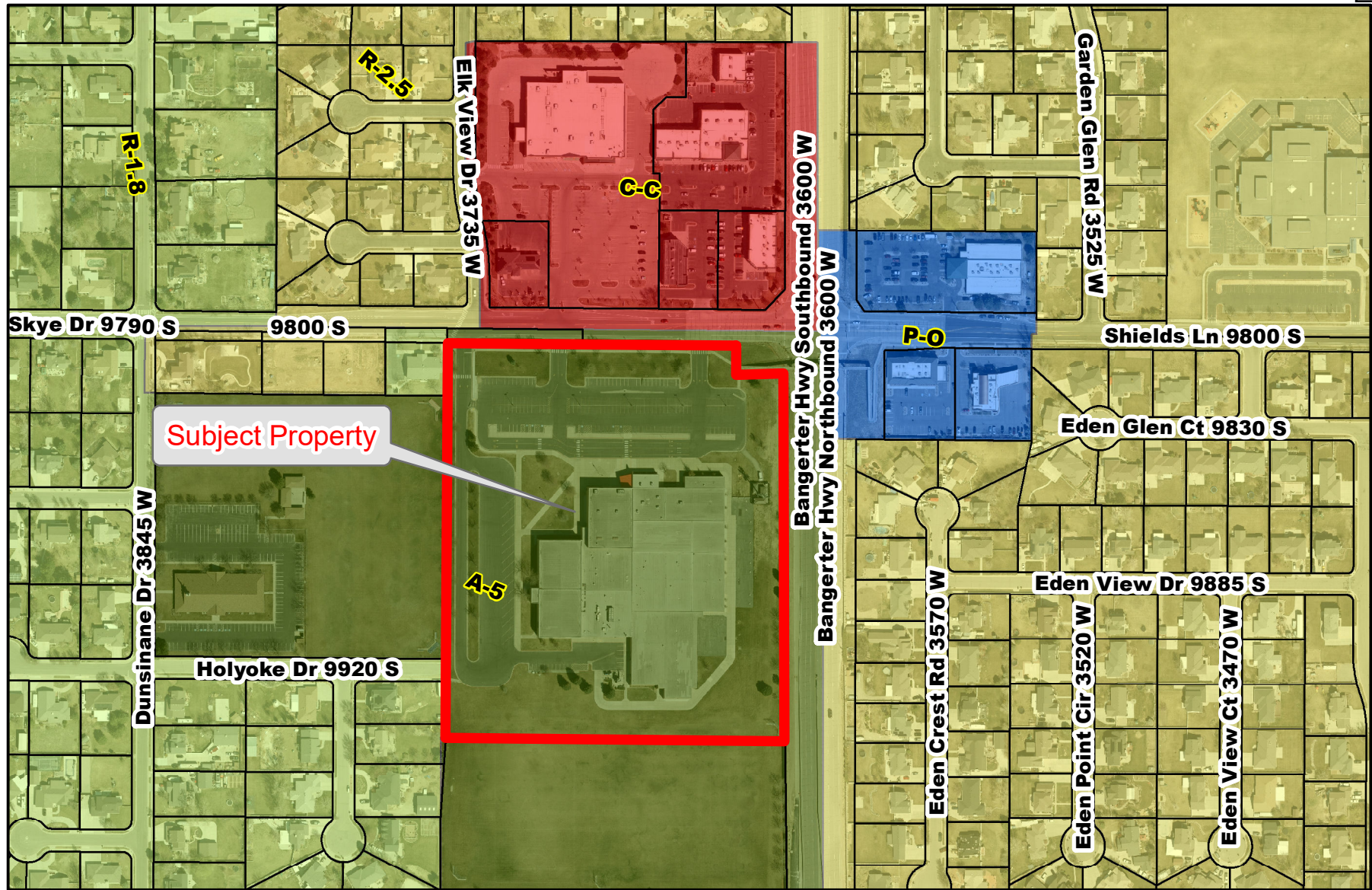
Damir Drozdek, AICP
Planner III, Planning Department




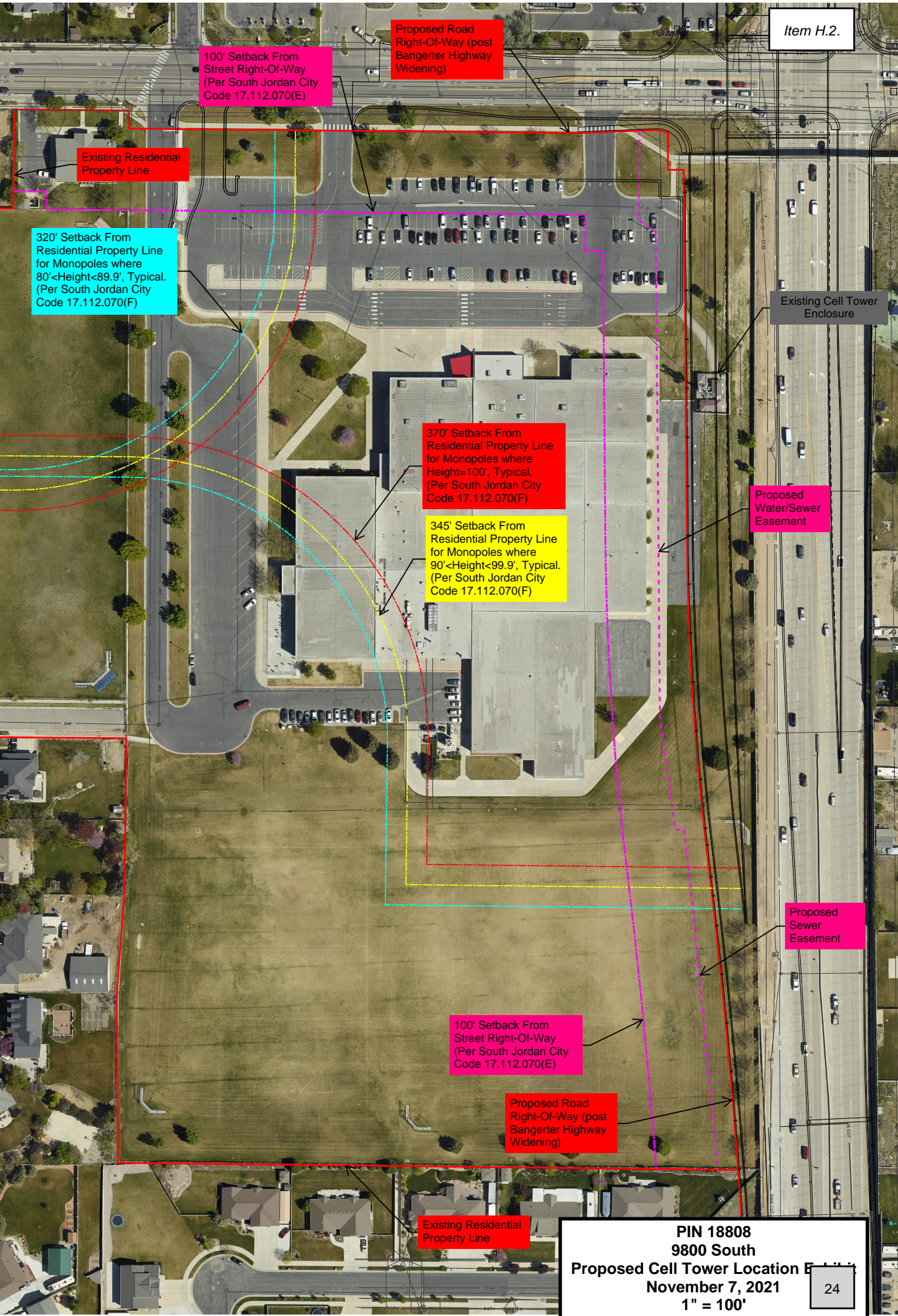
Brad Klavano, P.E.
Director of Engineering Services

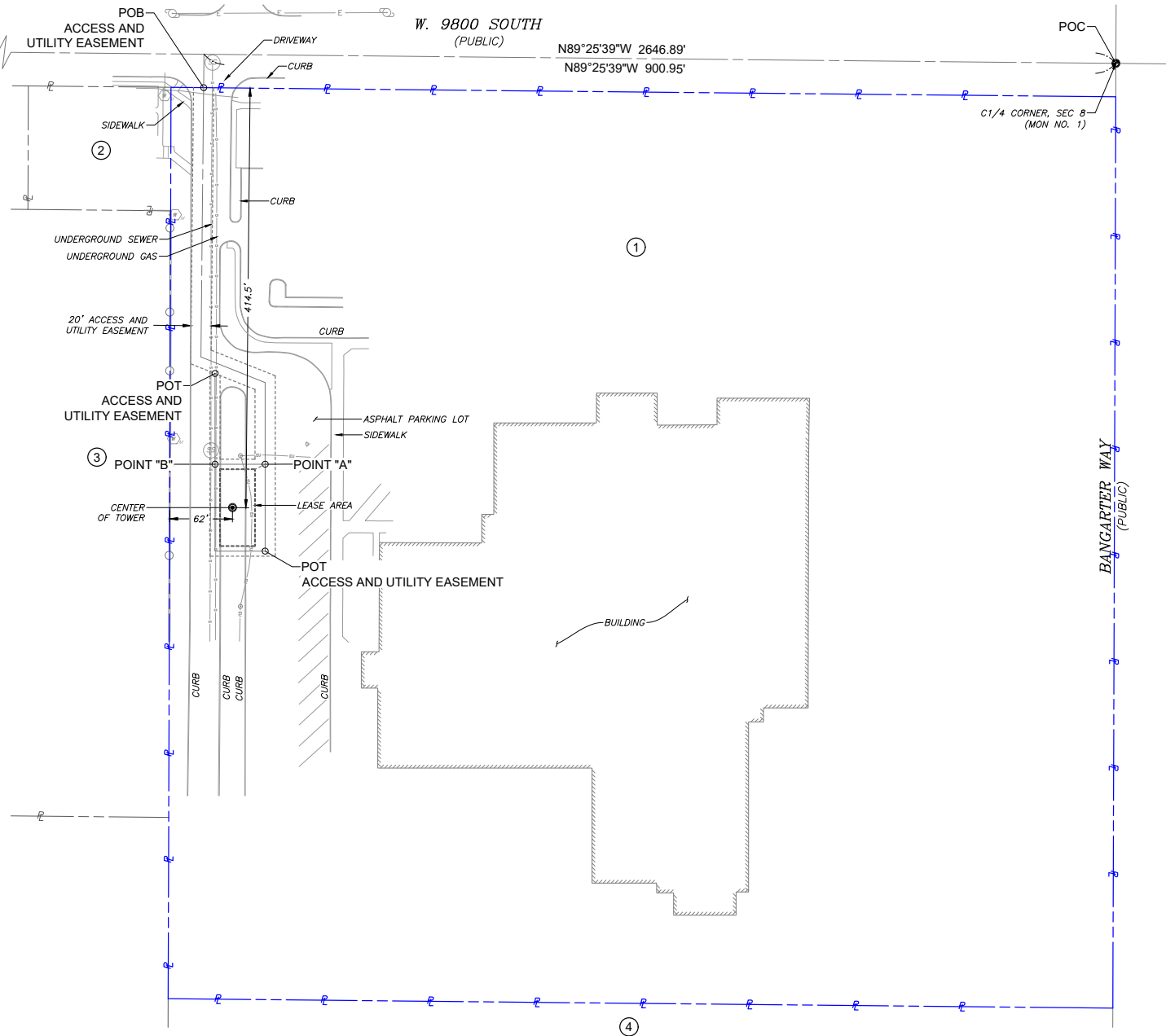


<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Aerial Map</p> <p><i>City of South Jordan</i></p>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2021</p> 
--	---	--



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <h3>City of South Jordan</h3>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2021</p> 
--	---	--





PROPERTY INFORMATION

PARENT PARCEL

① Owner: Board of Education
APN: 27-08-326-019-0000
Deed: Unknown

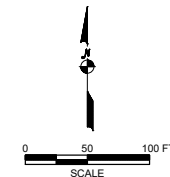
Address:
3649 W. 9800 South
South Jordan, UT 84095

ADJACENT PARCELS

② APN: 27-08-326-015-0000

③ APN: 27-08-326-004-0000

④ APN: 27-08-326-012-0000



SURVEY PERFORMED FOR:

CROWN CASTLE 1500 Corporate Drive
Canonsburg, PA 15317

REV	DATE	DESCRIPTION	DRWN
0	1/31/22	PRELIMINARY	DH

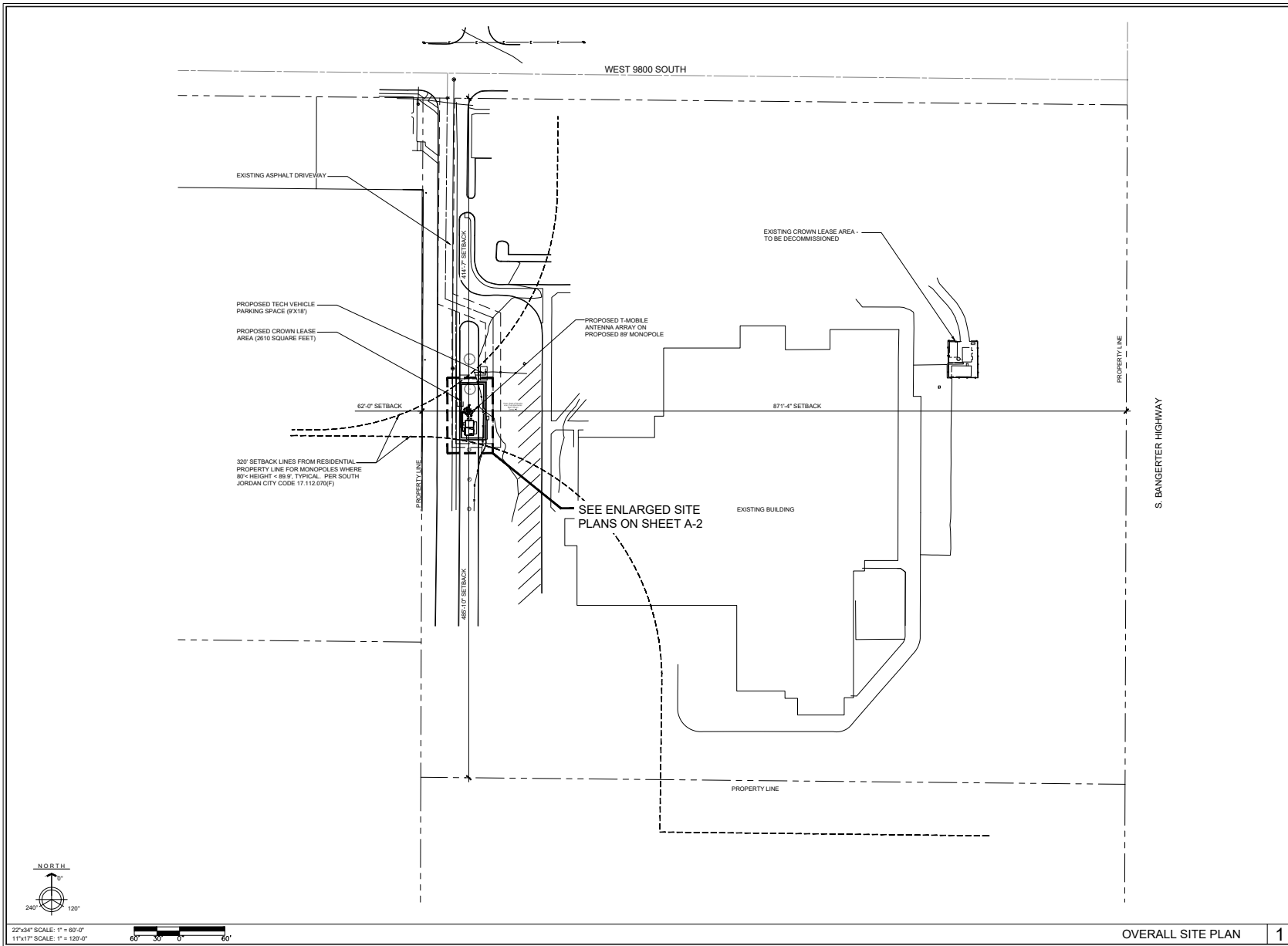
SITE INFORMATION:

Name: ELK RIDGE MIDDLE SCHOOL
BUN: 823917
Address: 3647 W. 9800 SOUTH
SOUTH JORDAN, UT 84095
County: SALT LAKE COUNTY

SITE LOCATED IN:
Section 8, Township 3 South, Range 1 West

RELOCATION SURVEY

SHEET: PROPERTY OVERVIEW



PLANS PREPARED FOR:

T-Mobile

121 ELECTION ROAD, SUITE 330, DRAPER, UTAH 84020

CROWN CASTLE

2050 S. STEARMAN DRIVE
CHANDLER, AZ 85286
OFFICE: (602) 845-1723

PROJECT INFORMATION:

ELK RIDGE MIDDLE SCHOOL
823917
3659 WEST 9800 SOUTH
SOUTH JORDAN, UT 84009
SALT LAKE COUNTY

CURRENT ISSUE DATE:

2/7/22

ISSUED FOR:

SUBMITTAL

REV.	DATE	DESCRIPTION	BY
1	2/7/22	ISSUED FOR SUBMITTAL	JRS

DRAWN BY: CHK. APV.

JRS MAY RCY

PLANS PREPARED BY:

young design corp

architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608

LICENSURE:

Professional Engineer
RONALD C. YOUNG
No. 27750
EXPIRES 02/28/2023

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.S.S. TITLE 48 AND TITLE 48.17 IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO REPRODUCE THIS DOCUMENT IN ANY MANNER.

SHEET TITLE:

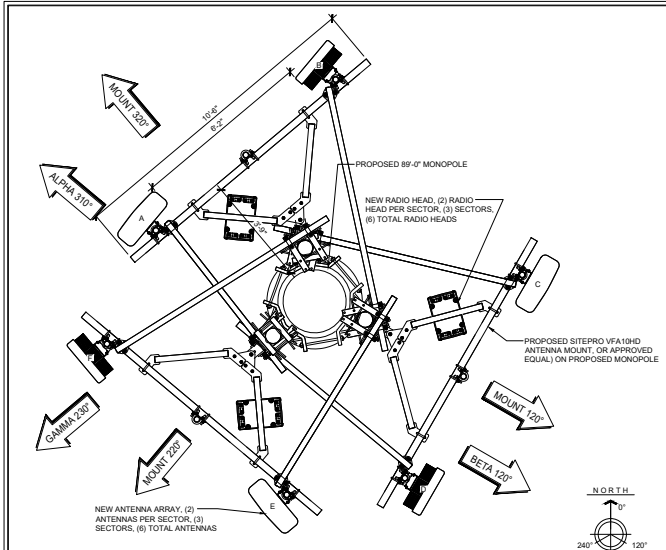
SITE PLAN

SHEET NUMBER: REVISION:

A-1 **0**

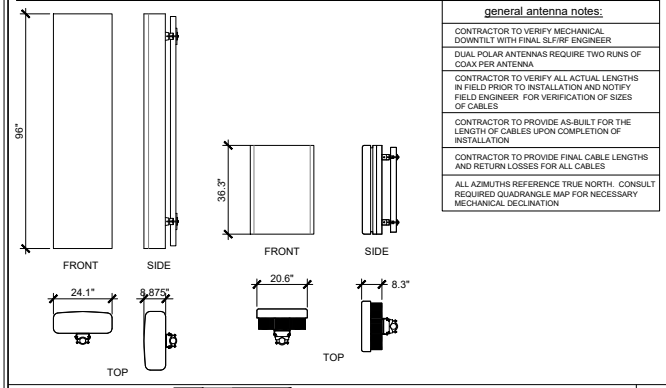
YDC

26

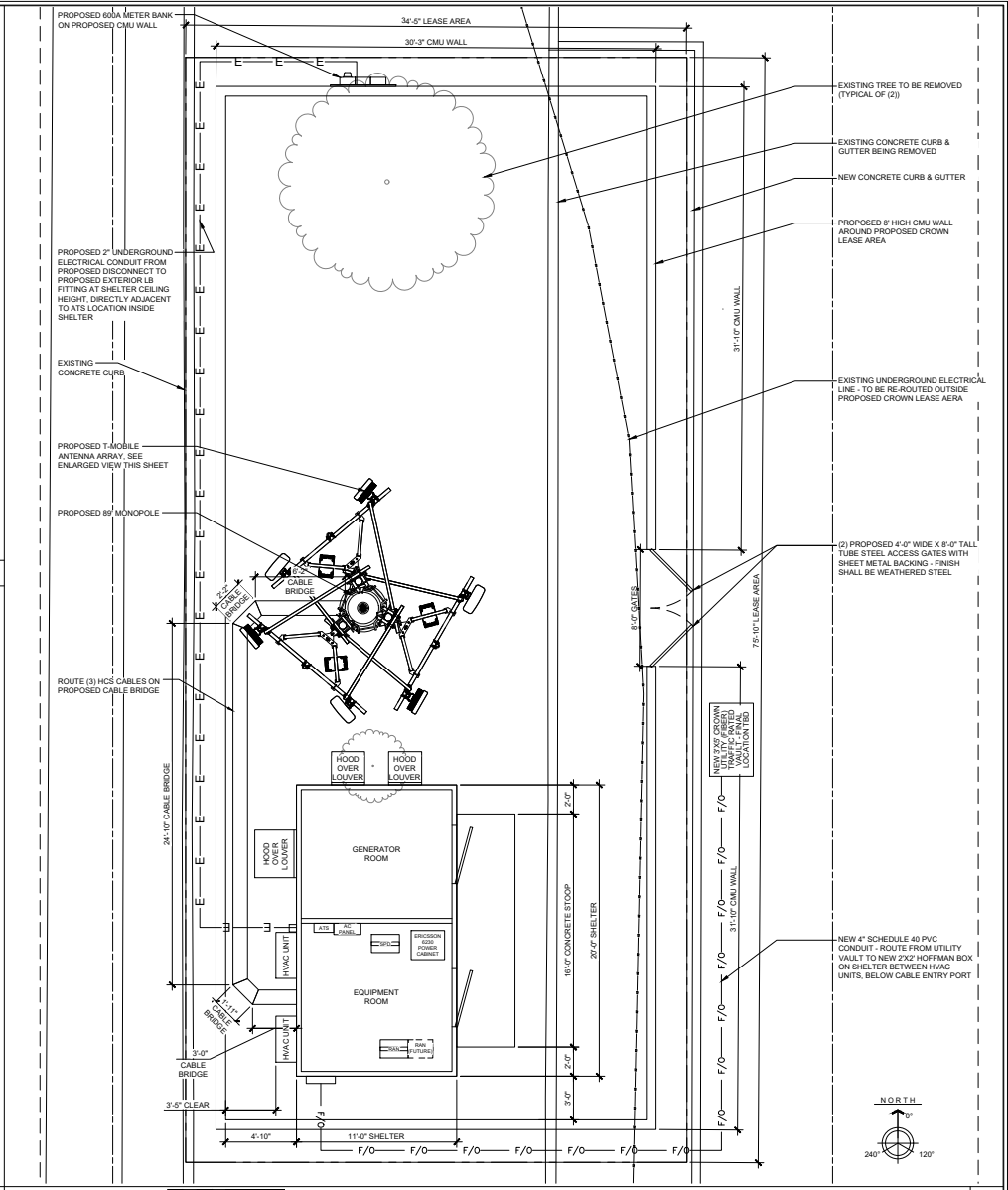


22"x34" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0" **NEW T-MOBILE ANTENNA CONFIGURATION** 2

NEW ANTENNA SCHEDULE:									
RAD CENTER	AZIMUTH (DEGREES TRUE NORTH)	ANTENNA TYPE	ANTENNA QTY.	MOUNT TYP.	ANTE. POS.	RRU TYPE	RRU QTY.	CABLE (QUANTITY) SIZE (NOMINAL)	ESTIMATED CABLE LENGTH
85'-0"	310°	RFS APXVALL24 43-U-NA20 PANEL ANTENNA	1	PIPE	A	ERICSSON 4480 B71+B85	1	(3) 1-3/8" (HCS BK12 - SAWG)	±140'-0" EACH
	310°	AIR 6419 B41 MASSIVE MIMO PANEL ANTENNA	1	PIPE	B	ERICSSON 4480 B25+B66	1		
	120°	RFS APXVALL24 43-U-NA20 PANEL ANTENNA	1	PIPE	C	ERICSSON 4480 B71+B85	1		
	120°	AIR 6419 B41 MASSIVE MIMO PANEL ANTENNA	1	PIPE	D	ERICSSON 4480 B25+B66	1		
	230°	RFS APXVALL24 43-U-NA20 PANEL ANTENNA	1	PIPE	E	ERICSSON 4480 B71+B85	1		
	230°	AIR 6419 B41 MASSIVE MIMO PANEL ANTENNA	1	PIPE	F	ERICSSON 4480 B25+B66	1		



22"x34" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0" **T-MOBILE ANTENNA DETAILS** 3



22"x34" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0" **CONCEPTUAL ENLARGED COMPOUND PLAN** 1

PLANS PREPARED FOR:

T-Mobile

121 ELECTION ROAD, SUITE 330, DRAPER, UTAH 84020

CROWN CASTLE

2550 S. STEARMAN DRIVE
CHANDLER, AZ 85226
OFFICE: (602) 985-1723

PROJECT INFORMATION:

ELK RIDGE MIDDLE SCHOOL
823917
3659 WEST 9800 SOUTH
SOUTH JORDAN, UT 84099
SALT LAKE COUNTY

CURRENT ISSUE DATE:

2/7/22

ISSUED FOR:

SUBMITTAL

REV. DATE DESCRIPTION BY:

Δ	2/7/22	ISSUED FOR SUBMITTAL	JRS

DRAWN BY: CHK. APV.

JRS MAY RCY

PLANS PREPARED BY:

young design corp

architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608

LICENSURE:

Professional Engineer
RONALD C. YOUNG
No. 37928
EXPIRES 02/28/2023

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.S. TITLE 48 AND TITLE 48, IT IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO REPRODUCE THIS DOCUMENT IN ANY WAY.

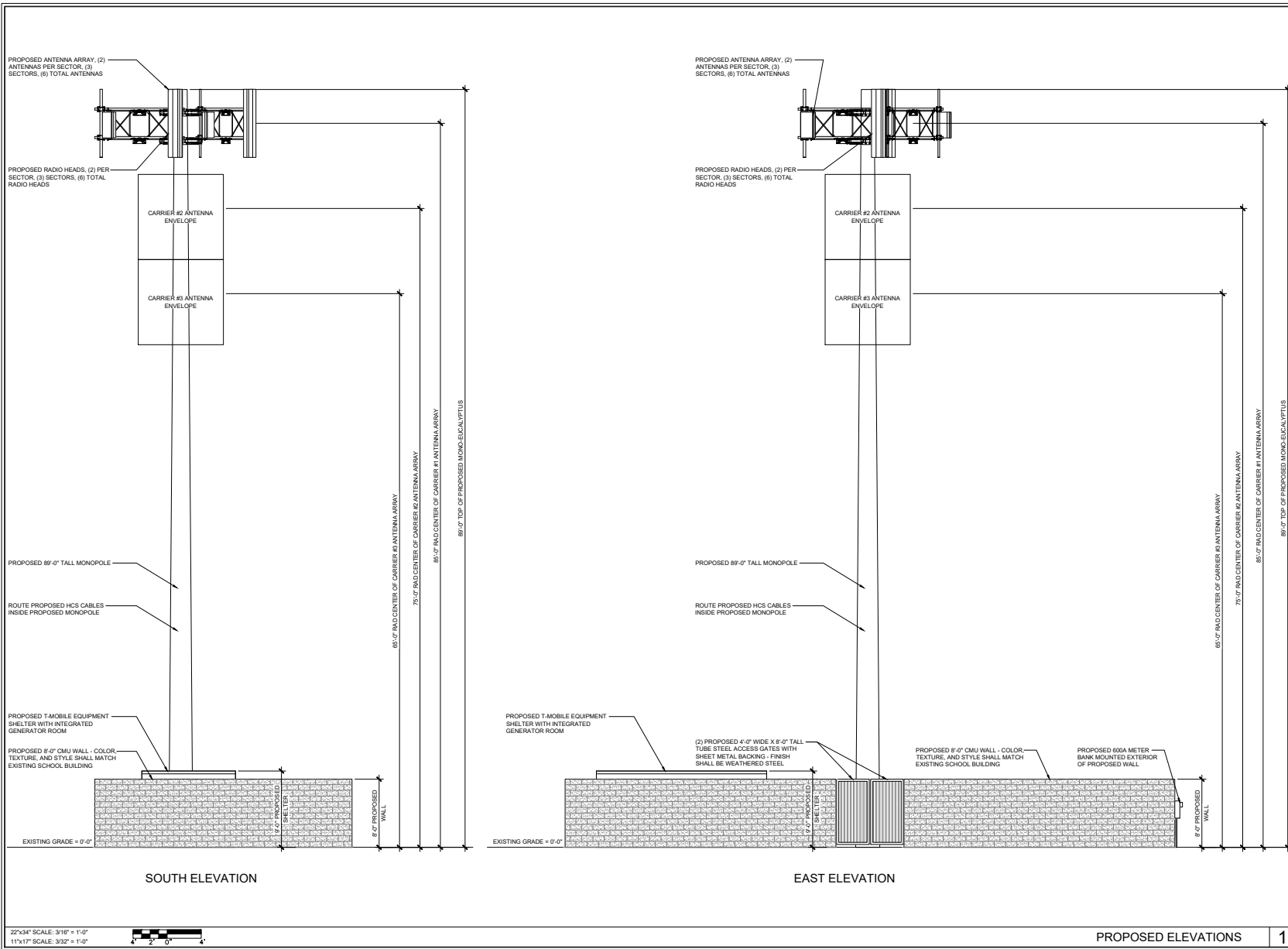
SHEET TITLE:

ENLARGED PLAN

SHEET NUMBER: REVISION:

A-2 **0**

YDC 27



PLANS PREPARED FOR:

T-Mobile

121 ELECTION ROAD, SUITE 330, DRAPER, UTAH 84020

CROWN CASTLE

2050 S. STEARMAN DRIVE
CHANDLER, AZ 85286
OFFICE: (602) 848-1723

PROJECT INFORMATION:

ELK RIDGE MIDDLE SCHOOL
823917

3659 WEST 9800 SOUTH
SOUTH JORDAN, UT 84009
SALT LAKE COUNTY

CURRENT ISSUE DATE:

2/7/22

ISSUED FOR:

SUBMITTAL

REV. DATE DESCRIPTION BY:

1	2/7/22	ISSUED FOR SUBMITTAL	JRS

DRAWN BY: CHK. APV.:

JRS	MAY	RCY
-----	-----	-----

PLANS PREPARED BY:

young design corp

architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608

LICENSURE:

Professional Engineer
RONALD C. YOUNG
No. 27528
EXPIRES 02/28/2023

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.S.S. TITLE 48, CHAPTER 2, ARTICLE 1, SECTION 1-101, WHICH IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRAR, TO REPRODUCE OR TRANSMIT THIS DOCUMENT IN ANY MANNER.

SHEET TITLE:

PROPOSED ELEVATIONS

SHEET NUMBER: REVISION:

A-3 **0**

YDC 28

DATE: December 16, 2021, 3:30 p.m.

TO: UDOT – Utah Department of Transportation

ATTN: Brian Allen, Region 2 Project Manager

RE: Crown Castle Cell Tower Pole at Elk Ridge Middle School

Brian,

After a site review of the potential Crown Castle cell tower pole relocation at Elk Ridge Middle School in cooperation with UDOT and Horrocks Engineering, a monopole (like the existing pole) is the best fit for the property. A stealth pole, like the pine tree version, would look out of place and would most likely stand out more than being “stealth” and blending in. We must also consider bus, garbage truck and delivery truck height/clearance as well.

The current monopole is the logical option and would be consistent with what the school and surrounding community has become accustomed to seeing.

JSD will anticipate having the pole and overall design of the cell tower placement presented for final District approval before being constructed.

Thank you for your consideration.

Sincerely,



Lance Everill, Emergency Operations Manager
Jordan School District

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 03/22/2022

Issue: RIVERPARK RETAIL 9
SITE PLAN AND CONDITIONAL USE PERMIT
Address: 10620 South River Front Parkway
File No: PLSPR202100265
PLCUP202100289
Applicant: Gina Jensen, RiverPark Corporate Center

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

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** application:

- PLSPR202100265 to allow for construction of a new commercial retail building; and
- PLCUP202100289 to allow for a restaurant and a drive through facility with the new building.

ACREAGE:	Approximately 1.3 acres
CURRENT ZONE:	C-C (Commercial - Community) Zone
CURRENT USE:	Partially developed land
FUTURE LAND USE PLAN:	EO (Economic Opportunity)
NEIGHBORING ZONES/USES:	North – C-C / Storm Water Basin
	South – P-O / Parking areas
	West – P-O / Commercial retail building
	East – C-C and P-O / Commercial retail building

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 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:

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.

BACKGROUND:

The proposed development is located at 10620 South River Front Parkway, between the former Brick Oven Pizza building to the west and the Gecko's Mexican restaurant and the Mountain America Credit Union buildings to the east. The property is partially improved as a parking lot. The north end of the property is unimproved and vacant.

The proposed building will be a single-story building that will be divided in two tenant spaces. Both spaces are intended to be used as a restaurant with each having their own drive-up window. The building architecture will be consistent with the surrounding commercial retail buildings. The exterior finishes will include brick, stone and EIFS. The building will top off at 25' in height at the parapet.

The property will be accessed via private drive off River Front Parkway. Existing adjoining parking areas will serve the building patrons. The only new parking to be constructed will be the row next to the building with new ADA parking stalls. There will be two drive-through lanes with each being able to meet or exceed the Code stacking requirements. In addition, the proposed drive through lanes are located approximately 500' from the nearest public street (River Front Parkway).

Public improvements will be minimal since the project is located within a private development, and the surrounding areas are mostly built out. The new public improvements will include water meters for each tenant, and one for the landscape, and a fire water line to the building. No hydrants or City street lights will be required. There are existing fire hydrants to the east and west of the new building. Storm water will be detained on property underground, and then released into the City system.

No fencing will be required with the project. Landscaping will be water wise, with mostly shrubs and other water efficient plants. The ground cover will consist of wood mulch. Sod will be planted in minimal amounts and only to tie in with other existing turf areas. Trees will be planted as per City Code requirements and will include both deciduous and the evergreen trees.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- Restaurant uses are listed as “conditional uses” as per City Code §17.18.020:C.
- Drive through facilities are listed as “conditional uses” as per City Code §17.18.030.070:B.2.
- Impact Control Measures §17.18.40 require that all restaurants have a 500' buffer residential protection area. The nearest residential land use is to the northwest of the project, next to the Mulligans golf course. The proposed restaurant is located over 500' away from the existing residential land use.
- The Architectural Review Committee reviewed the proposed building on December 15, 2021 and unanimously recommended approval by a vote of 4-0 (two committee members were absent from voting).

Conclusion:

- The proposed project will meet the requirements of the Subdivision and Development (Title 16) and the Planning and Zoning (Title 17) Codes. The proposed use does not appear to violate any health, safety or welfare standards. In addition, staff was not able to identify any detrimental effects to the adjacent properties. Therefore planning staff recommends approval of the application.

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
- Site Plan
- Landscape Plan
- Building Elevations
- Property Line Views Study
- Floor Plan



Damir Drozdek, AICP
Planner III, Planning Department



Brad Klavano (Mar 15, 2022 10:51 MDT)

Brad Klavano, P.E.
Director of Engineering Services



Legend
STREETS
PARCELS

Aerial Map City of South Jordan

Aerial Imagery
2021





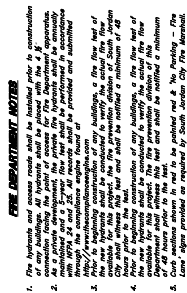
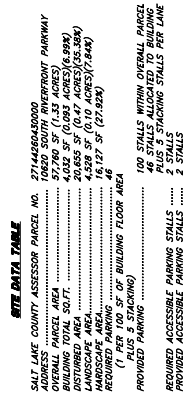
- Legend**
- STREETS
 - PARCELS

Zoning Map City of South Jordan



Aerial Imagery
2021



[illegible]

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to the time of construction; that the Engineer shall not be held liable or alleged in connection with the work performed hereunder from any cause of liability, or alleged in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

Site
Plan

C101

Item H.3.



LANDSCAPE GENERAL NOTES

1. Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
2. Do not commence planting operation until rough grading has been completed.
3. All plants shall bear the same relationship to finished grade as the original grade before digging.
4. All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "As Built" drawings by the Contractor.
5. Pre-emergent herbicides shall be used prior to mulch placement.
6. All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
7. All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
8. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
9. The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Landscape Architect.
10. Stake location of all proposed planting for approval by the Landscape Architect prior to commencement of planting.
11. All turf areas shall receive four inches (4") of topsoil prior to planting. All shrubs, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
12. Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:
Sieve No. 10 (2.0 mm) 100%
Sieve No. 20 (0.85 mm) 100%
Sieve No. 40 (0.425 mm) 90%
Sieve No. 60 (0.25 mm) 70%
The max. retained on a #10 sieve will be 15 percent. The topsoil shall meet the following analysis criteria:
pH Range of 5.5 to 8.2, min. of 40% and max. of 80% organic matter content, soil free of stones $\frac{3}{4}$ " or larger. Salinity shall be < 2 dS/m immediately after sodium adsorption ratio (SAR) must be < 5.
13. All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.

LANDSCAPE TABULATIONS

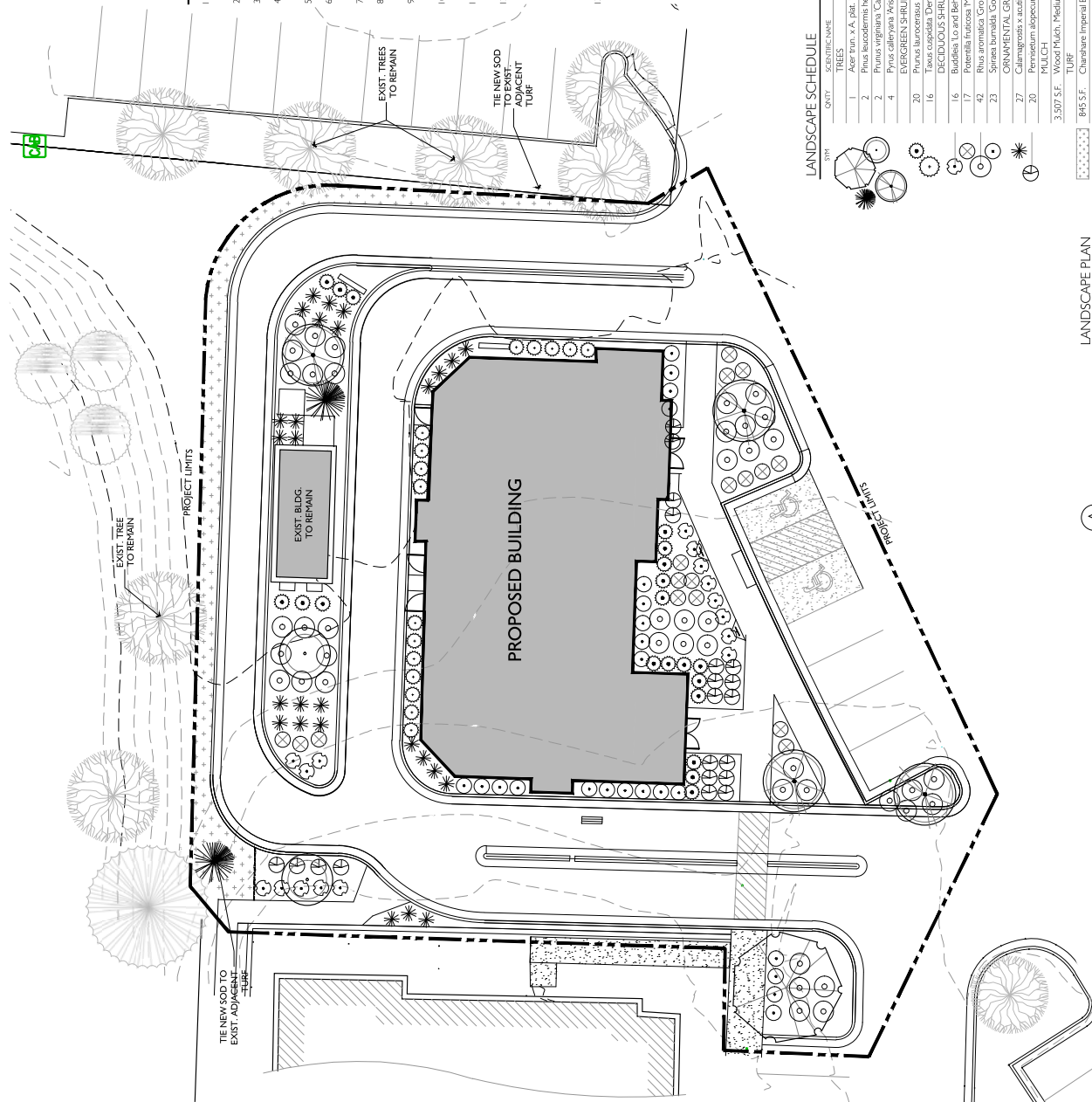
LANDSCAPE AREA 4,332 S.F.
TURF AREA 845 S.F.
PLANTER AREA 3,507 S.F.
TREE REQUIRED - 1 / 500 S.F.
9 TREES

LANDSCAPE SCHEDULE

SYM.	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES				
1	1	Acer frax. x A. plat. 'JFS-KWI 187'	Urban Sunset Maple	2" Cal.
2	2	Pinus leucodermis heliochrysa	Dwarf Austrian Pine	7'
3	2	Pinus virginiana 'Canada Red'	Canada Red Chokeberry	2" Cal.
4	4	Pinus caryocarpa 'Aristocrat'	Aristocrat Pear	2" Cal.
EVERGREEN SHRUBS				
20	20	Pinus banksiana 'Oto Luykx'	Oto Luykx's Laurel	2 Cal.
16	16	Pinus strobus 'Blue Chip'	Dense Japanese Yew	2 Cal.
17	17	Pinus strobus 'Blue Chip'	Blue Chip Butterfly Bush	2 Cal.
42	42	Pinus strobus 'Blue Chip'	Strubby White Crapejubil	2 Cal.
23	23	Pinus strobus 'Blue Chip'	Grown Low Sunac	2 Cal.
ORNAMENTAL GRASSES				
27	27	Callamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Cal.
20	20	Pennisetum alopecuroides	Fountain Grass	1 Cal.
MULCH				
3,507 S.F.	3,507 S.F.	Woodchuck, Medium, Dark Brown		3" Min.
TURF				
845 S.F.	845 S.F.	Perennial Imperial Bluegrass		Sod
EDGING				
		Metall. Aluminum, Mill Finish, 4" x 31/6"		

LANDSCAPE PLAN

SCALE: 1" = 10' 0"



A001

DRAWING NUMBER

PROPERTY LINE
VIEWS STUDY

SITE PLAN
APPLICATION

PROJECT NUMBER

1452100

DATE OF
ISSUE

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

10/01/2010

PROPERTY LINE VIEWS STUDY
SCALE: 1/8" = 1'-0"



RIVERPARK RETAIL 9 BUILDING
10620 SOUTH RIVER FRONT PARKWAY
SOUTH JORDAN, UTAH 84095

beeherwalker
Architecture/Interiors
1001 438 9801
3115 EAST LION LANE, SUITE 200
HOLLYDAY, UTAH 84121
BEECHERWALKER.COM

NO.	REV.	DESCRIPTION	DATE
1	1	ISSUED FOR PERMIT	10/01/2010
2	1	ISSUED FOR PERMIT	10/01/2010
3	1	ISSUED FOR PERMIT	10/01/2010
4	1	ISSUED FOR PERMIT	10/01/2010
5	1	ISSUED FOR PERMIT	10/01/2010
6	1	ISSUED FOR PERMIT	10/01/2010
7	1	ISSUED FOR PERMIT	10/01/2010
8	1	ISSUED FOR PERMIT	10/01/2010
9	1	ISSUED FOR PERMIT	10/01/2010
10	1	ISSUED FOR PERMIT	10/01/2010

Staff Report (RiverPark)

Final Audit Report

2022-03-15

Created:	2022-03-14
By:	Becky Messer (rmesser@sjc.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAh-JAKxYTOVNMJiVqPJA5ZRxie4YZRYT

"Staff Report (RiverPark)" History



Document created by Becky Messer (rmesser@sjc.utah.gov)

2022-03-14 - 10:17:59 PM GMT- IP address: 63.226.77.126



Document emailed to Brad Klavano (bklavano@sjc.utah.gov) for signature

2022-03-14 - 10:20:21 PM GMT



Email viewed by Brad Klavano (bklavano@sjc.utah.gov)

2022-03-15 - 4:50:43 PM GMT- IP address: 63.226.77.126



Document e-signed by Brad Klavano (bklavano@sjc.utah.gov)

Signature Date: 2022-03-15 - 4:51:00 PM GMT - Time Source: server- IP address: 63.226.77.126



Agreement completed.

2022-03-15 - 4:51:00 PM GMT

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 03/22/2022

Issue: CHATTEL ESTATES #4 LOT 1 AMENDED
SUBDIVISION AMENDMENT
Address: 2682 West 9435 South
File No: PLPLA202200003
Applicant: Mike Spainhower

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

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Chattel Estates #4 Lot 1 Amended subdivision, File No. PLPLA202200003.

ACREAGE: Approximately 1 acre
CURRENT ZONE: R-1.8 (Single-family residential, 1.8 lots per acre)
CURRENT USE: Residential
FUTURE LAND USE PLAN: SN (Stable Neighborhood)

NEIGHBORING ZONES/USES: North – West Jordan / Single-family residences
South – R-1.8 / 9435 South
West – R-1.8 / 2700 West
East – R-1.8 / Single-family residence

STANDARDS FOR SUBDIVISION AMENDMENT REVIEW

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

BACKGROUND:

The applicant is requesting that the Planning Commission approve a proposed subdivision plat amendment to divide an existing one-acre lot into three single-family residential lots. The existing house on the corner of 2700 West will remain and become part of Lot 1. Lots 2 and 3 will have new construction and be accessed from 2700 West. 2700 West is fully improved at this location and only minor public improvements will be required. These improvements will include water meters, a fire hydrant and a street light. The existing drive approach at the north end of the current lot that will be eliminated.

Other improvements include a new six-foot decorative masonry wall along the east boundary of the lots. The existing wood fence along the north boundary will remain. An existing barn/garage will remain but will be moved so that it meets setback requirements. New sewer laterals will be installed for the new lots connecting from 9435 South. The parkstrip along 2700 West will be improved once the new homes are constructed, and the future owners of Lots 2 and 3 will maintain the parkstrip.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- There is good cause to approve the proposed subdivision amendment because the majority of the property is unoccupied and inactive, and it has frontage along a public street. The new lots will also conform to the minimum lot size standards in the R-1.8 Zone and will not violate density requirements.
- Lots will range in size from 14,520 sq. ft. to 15,347 sq. ft. The Chattel Estates #4 subdivision has 68 lots on 38.96 acres resulting in 1.745 lots per acre density. Creation of another two lots will increase the density to 1.796 lots per acre. The maximum allowed density in the zone is 1.8 lots per acre.
- The project will meet the sewer and the culinary water requirements.

Conclusion:

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

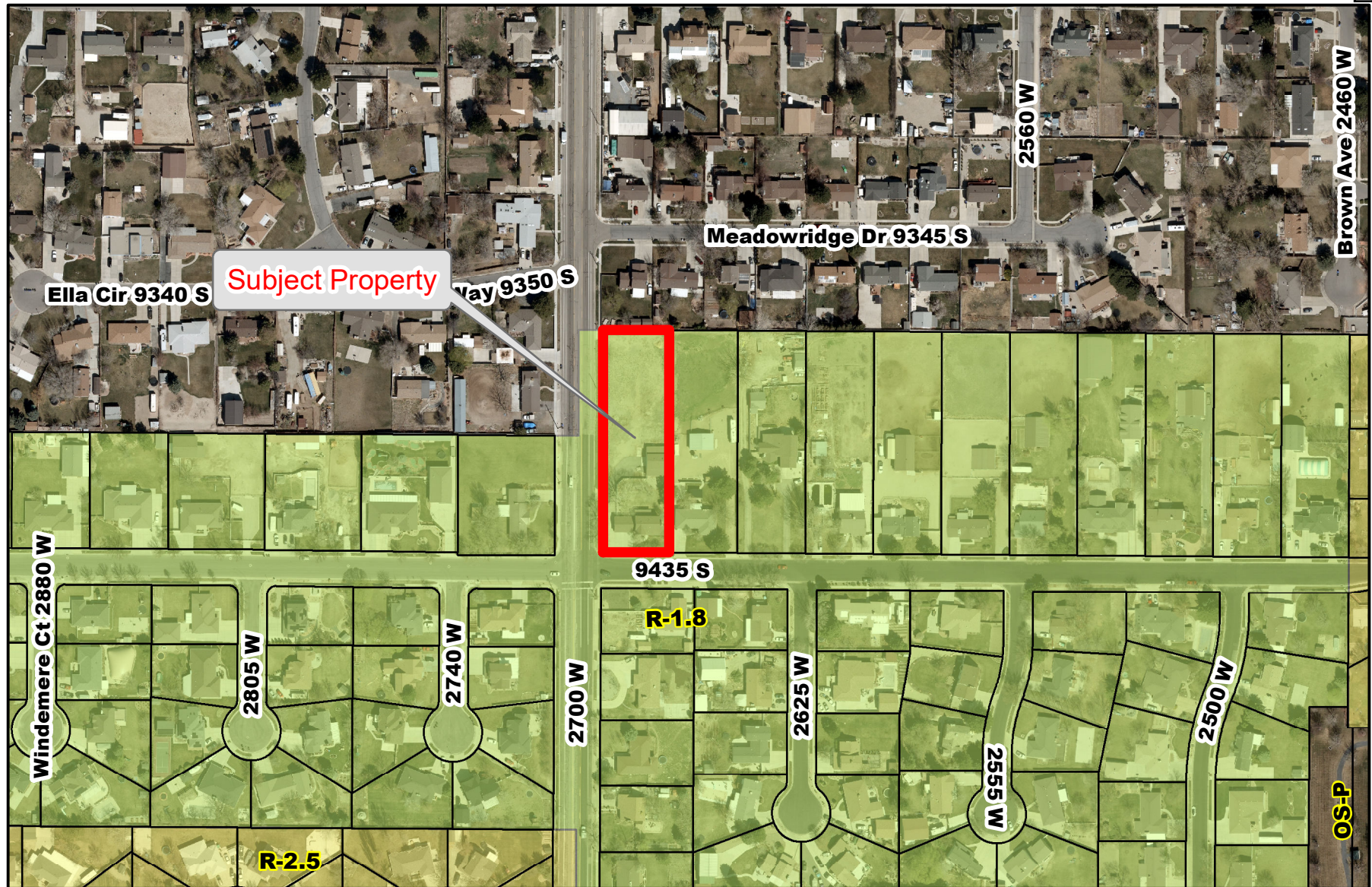
- Aerial Map
- Zoning Map
- Original Plat (Chattel Estates #4)
- Proposed Plat (Chattel Estates #4 Lot 1 Amended)
- Record of Survey
- Demo. Utility and Grading Plan


—  —

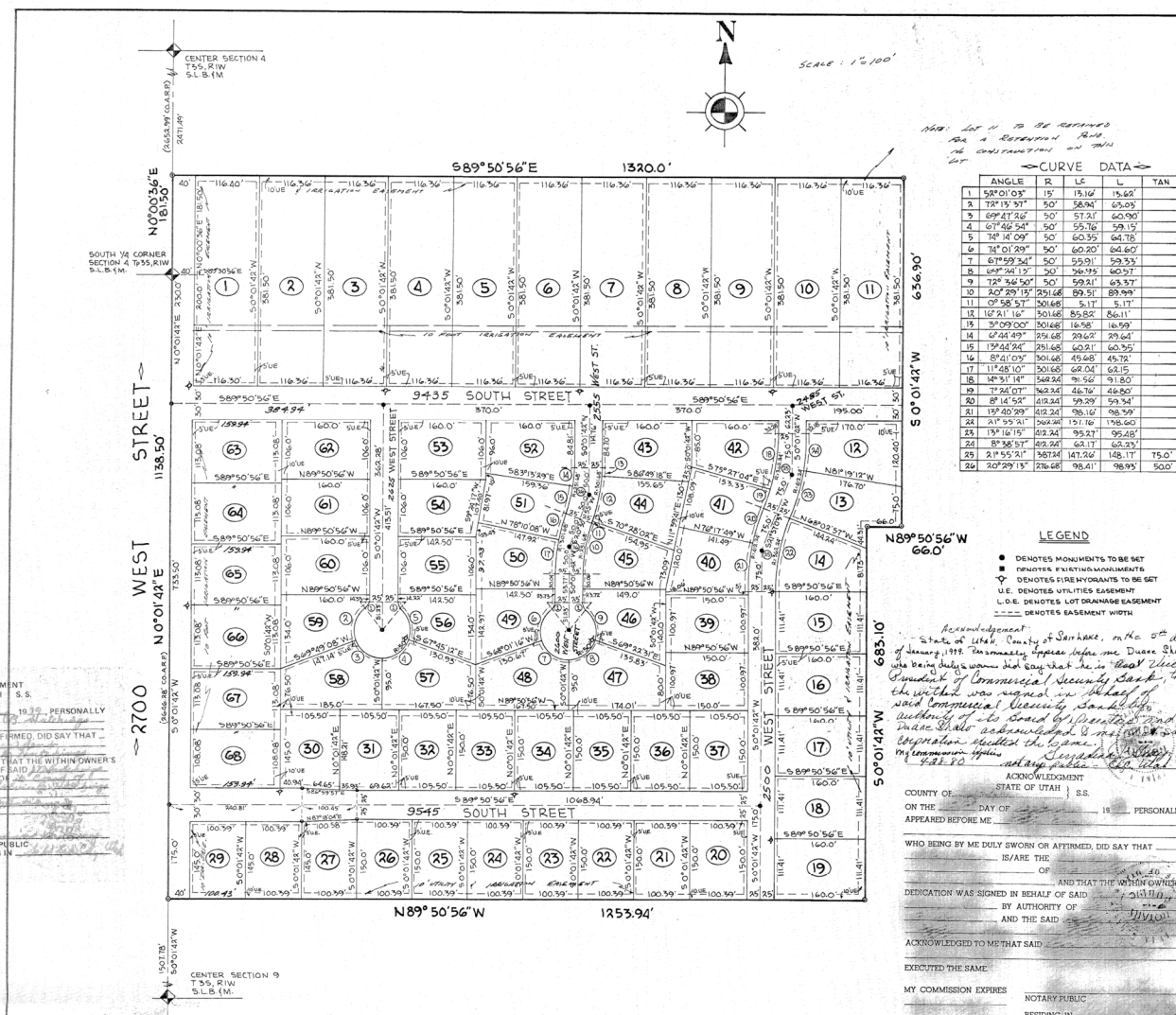
Damir Drozdek, AICP
Planner III, Planning Department



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Aerial Map</p> <p><i>City of South Jordan</i></p>	<p>0 80 160 320 480 640 Feet</p> <p>Aerial Imagery 2021</p> 
--	---	---



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <p><i>City of South Jordan</i></p>	<p>0 80 160 320 480 640 Feet</p> <p>Aerial Imagery 2021</p> 
--	--	---



SURVEYOR'S CERTIFICATE

I, ROBERT G. WALKER, do hereby certify that I am a Registered Civil Engineer, and that I hold certificate No. 5559, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as CHATTEL ESTATES #4, and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

COURSE	DIST.	REMARKS
		BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 4, T35S, R11W, S.L.B.M. AND RUNNING THENCE
N0°00'34"E	181.50	FEET; THENCE
S89°50'56"E	1320.00	FEET; THENCE
S50°01'42"W	636.90	FEET; THENCE
N89°50'56"W	660.00	FEET; THENCE
S50°01'42"W	683.10	FEET; THENCE
N89°50'56"W	1253.94	FEET; THENCE
N0°01'42"E	116.30	FEET TO THE POINT OF BEGINNING

CONTAINS 68 LOTS - 38.96 ACRES

May 5, 1998

OWNER'S DEDICATION

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

CHATTEL ESTATES #4 SUBDIVISION

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

In witness whereof, I have hereunto set this day of May, A.D., 1998.

Commissioner, Seismic Risk
by Robert G. Walker
Notary Public
Cathy B. Hultberg
Notary Public

ACKNOWLEDGMENT

STATE OF UTAH } S.S.

On the 5th day of May, A.D., 1998, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signers () 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

CHATTEL ESTATES #4 SUBDIVISION

A SUBDIVISION LOCATED IN THE S.E. 1/4 OF SECTION 4 AND THE N.E. 1/4 OF SECTION 9 T35S, R11W, S.L.B.M.

CONTAINS 68 LOTS - 38.96 ACRES

RECORDED # 3226241

STATE OF UTAH, COUNTY OF SALT LAKE: RECORDED AND FILED AT THE REQUEST OF
MESHIE LAND TITLE CO.
DATE 11-17-99 TIME 3:21 P.M. BOOK 79-1, PAGE 21
FILE # DEPUTY SALT LAKE COUNTY RECORDER

PLANNING COMMISSION
APPROVED THIS 17th DAY OF May, A.D., 1998, BY THE
PLANNING COMMISSION.
David L. Hultberg
CHAIRMAN, SOUTH JORDAN PLANNING COM.

BOARD OF HEALTH
APPROVED THIS 18th DAY OF August, A.D., 1998.
Blond A. Hultberg
CHAIRMAN, S. L. CO. BOARD OF HEALTH

FLOOD CONTROL DEPT.
APPROVED THIS 18th DAY OF August, A.D., 1998.
B. M. Hultberg
FLOOD CONTROL COORDINATOR

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION OF THE IN THIS OFFICE.
10/17/98
DATE CITY OF SOUTH JORDAN SURVEYOR

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 9th DAY OF January, A.D., 1998.
Michael J. Hultberg
CITY CLERK

CITY COUNCIL
PRESENTED TO THE SOUTH JORDAN CITY COUNCIL
THIS 10th DAY OF January, A.D., 1998, AT WHICH TIME THIS SUBDIVISION WAS APPROVED
A.D., 1998.
Michael J. Hultberg
CITY CLERK

RECORDED # 3226241
STATE OF UTAH, COUNTY OF SALT LAKE: RECORDED AND FILED AT THE REQUEST OF
MESHIE LAND TITLE CO.
DATE 11-17-99 TIME 3:21 P.M. BOOK 79-1, PAGE 21
FILE # DEPUTY SALT LAKE COUNTY RECORDER

79-1-21

79-1-21



14741 SOUTH JORDAN STREET, SUITE 100
SOUTH JORDAN, UTAH 84092
WWW.WILDLINGENGINEERING.COM

DRAWING NOTES:

1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE OF MATERIALS, UNLESS OTHERWISE NOTED.
2. EXISTING UTILITIES ARE TO BE PROTECTED AND NOT REMOVED UNLESS OTHERWISE NOTED.
3. EXISTING UTILITIES ARE TO BE PROTECTED AND NOT REMOVED UNLESS OTHERWISE NOTED.
4. EXISTING UTILITIES ARE TO BE PROTECTED AND NOT REMOVED UNLESS OTHERWISE NOTED.
5. EXISTING UTILITIES ARE TO BE PROTECTED AND NOT REMOVED UNLESS OTHERWISE NOTED.
6. EXISTING UTILITIES ARE TO BE PROTECTED AND NOT REMOVED UNLESS OTHERWISE NOTED.
7. EXISTING UTILITIES ARE TO BE PROTECTED AND NOT REMOVED UNLESS OTHERWISE NOTED.
8. EXISTING UTILITIES ARE TO BE PROTECTED AND NOT REMOVED UNLESS OTHERWISE NOTED.
9. EXISTING UTILITIES ARE TO BE PROTECTED AND NOT REMOVED UNLESS OTHERWISE NOTED.
10. EXISTING UTILITIES ARE TO BE PROTECTED AND NOT REMOVED UNLESS OTHERWISE NOTED.

CITY ENGINEER
APPROVED BY THE SOUTH JORDAN CITY ENGINEER

LEGEND
EXISTING WATERLINE
PROPOSED WATERLINE
EXISTING 3/4" WATER SERVICE
PROPOSED 3/4" WATER SERVICE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
EXISTING 4" SEWER LATERAL
PROPOSED 4" SEWER LATERAL
EXISTING STORM DRAIN
PROPOSED STORM DRAIN

Know what's below.
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

NO.	REVISION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

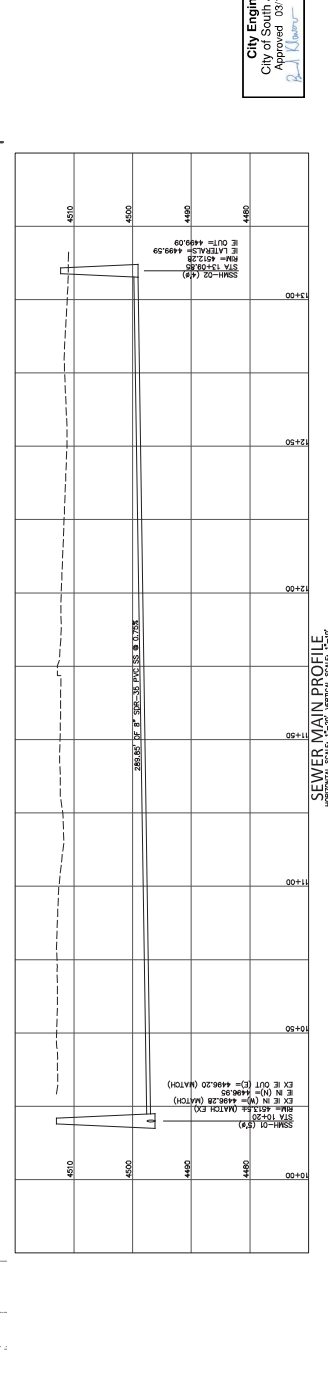
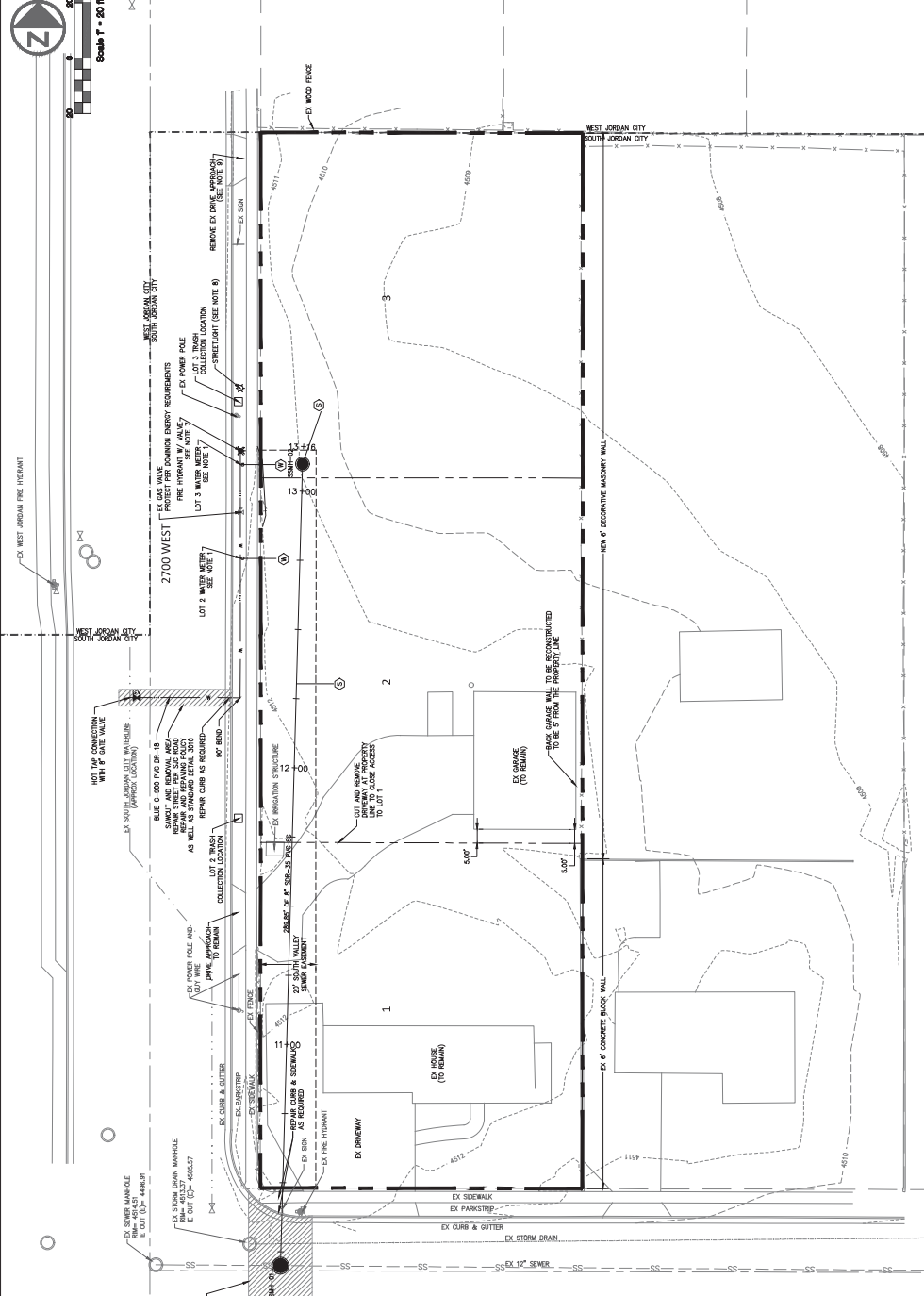
PROJECT INFORMATION
**CHATEL ESTATES #4
LOT 1 AMENDED**
DEMO, UTILITY AND
GRADING PLAN
SOUTH JORDAN, UTAH

DRAWN	TMC	CHECKED	MEC	PROJECT	18092
DATE	1/6/22	SCALE	1" = 20'	SHEET	C20



City Engineer
Chad E. Smith
Approved: 03/14/2022
R. J. Kline
City Engineer

Item H.4.



SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 03/22/2022

Issue: **SAGEWOOD RANCH BARN
LAND USE AMENDMENT AND REZONE**
Land use amendment from SN (Stable Neighborhood) to EIO (Economic Infill Opportunity), and a rezone from R-1.8 (Single-Family Residential, 1.8 lots per acre) and R-2.5 (Single-Family Residential, 2.5 lots per acre) Zone to P-O-PD (Professional-Office-Planned Development Floating Zone) Zone and R-3 (Single-Family Residential, 3 lots per acre) Zone

Address: Approximately 10431 S. 3200 W.
File No: PLZBA202100266
Applicant: Megan Visser

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

Staff Recommendation (Motion Ready): I move that the Planning Commission recommend that the City Council **approve** the following:

- Resolution R2022-15 approving the land use amendment; and
- Ordinance No. 2022-02-Z approving the zone change.

ACREAGE:	Approximately 6 acres
CURRENT ZONE:	R-1.8 (Single-Family Residential, 1.8 lots per acre) and R-2.5 (Single-family residential, up to 2.5 lots per acre) Zone
CURRENT USE:	Single-family residence and vacant ground
FUTURE LAND USE PLAN:	SN (Stable Neighborhood)
NEIGHBORING ZONES/USES:	North – R-1.8 / South Jordan Parkway South – R-1.8 / Single-family residences West – R-M-7 / 3200 West East – R-1.8 / Alexander Park Lane

STANDARD OF APPROVAL

1. LAND USE AMENDMENT:

The general plan may be amended by resolution of the city council as follows:

- A. The process to amend the general plan and future land use map may be initiated by members of the City Council, by the City Manager or Planning Director, or by the owner of a subject property or his or her agent. A general plan land use or text amendment which is not initiated by the City may not be reinitiated for an amendment which was considered within the

previous year without a majority vote of the City Council. A land use amendment should not impair the development potential of the subject parcel or neighboring properties.

- B. The Planning Commission shall hold a public hearing, as required by state law, after which the commission may modify the proposed general plan amendment. The Planning Commission shall then forward the proposed general plan amendment to the City Council.
- C. After receiving the recommendation of the Planning Commission, the City Council shall hold a public hearing, and may accept, accept with modifications, or reject the proposed general plan amendment.

(City Code § 17.12.030)

2. REZONE:

The rezoning of property may not be considered if the proposed zoning does not conform to the general plan. The following guidelines shall be considered in the rezoning of parcels:

- A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- B. The parcel to be rezoned can accommodate the requirements of the proposed zone.
- C. The rezoning will not impair the development potential of the parcel or neighboring properties.

(City Code § 17.22.020)

BACKGROUND:

The applicant is requesting a land use amendment and a zone change to operate a reception center on property generally located at 3200 West and South Jordan Parkway. The three acre parcel abuts Alexander Park Lane from the east, South Jordan Parkway from the north and 3200 West street from the west.

2020 Development Agreement:

In October 2020, the City Council approved a rezone and development agreement for the project site and the rest of the Jones property (the “2020 Development Agreement”). The 2020 Development Agreement allowed the Jones property to develop as a 17 lot single-family subdivision in two phases. Phase one was on the south half of the property and included five lots along Alexander Park Lane (Lots 1-5) and six lots accessed from 3200 West (Lots 9-13). Phase two included the remaining five lots, Lots 6-7 on Alexander Park Lane, Lots 14-15 accessed from 3200 West and Lots 16-17 accessed from Alexander Park Lane.

The proposed reception center will be located on phase two the single-family subdivision, except for the property where the existing Jones family home is located (corner of South Jordan Parkway and 3200 West). It project will also include include Lots 12 and 13 of phase one and an existing vacant parcel located on the corner of Alexander Park Lane and South Jordan Parkway that was not included in the 2020 Development Agreement. In order to approve the reception center project, the City Council will have to approve a modification of the 2020 Development Agreement and rezone the project area to a commercial zone.

Project Description:

There is an existing barn on the property that has been with the Jones family since the 1980s. The applicant wishes to preserve the barn and turn it into a reception center. The project will be accessed off 3200 West only. There will be no pedestrian or vehicular access from Alexander Park Lane or South Jordan Parkway. All parking will be provided on site and will exceed the minimum City Code parking requirements.

The reception center will be located in the existing two-story barn and will be roughly 7,000 to 8,000 sq. ft. in size. An eight-foot decorative masonry wall will surround the project from all sides. Except for Lots 12 and 13, phase one of the single-family residential development to the south of the project will remain as approved by the 2020 Development Agreement.

New Development Agreement:

The proposed land use change and rezone requires amending the existing agreement by entering into a new development approved by the City Council. Approval of the proposed PD Floating Zone and development agreement will allow the underlying zone to be modified to accommodate development that may incorporate design elements and a mixture of uses that represent a significant improvement in quality over what could otherwise be accomplished by the underlying zone. The proposed development agreement will provide general requirements for the development and include terms addressing site layout, architecture, landscaping, amenities, circulation, and operation of the reception center that are more than what is required by City Code. Staff has proposed the following terms in the current draft agreement:

- The existing barn will be preserved and upgraded to operate as a reception center only.
- The venue will open no earlier than 7:00 a.m. and close no later than 11:00 p.m.
- All amplified live music will be played inside the venue.
- Recorded music must use the venue's sound system and all music will end by 10:00 p.m.
- The venue will follow all Salt Lake County Health Department noise regulations.
- The barn will be insulated above the minimum building code requirements.
- Lighting will be fully shielded to prevent glare onto the adjacent properties.
- All traffic will access the site from 3200 West only.
- Parking will exceed the minimum City parking requirements.
- "NO PARKING" signs will be installed along the venue's property line on Alexander Park Lane.
- Dumpster pickup must be scheduled between 8:00am and 5:00p.m. only.
- Amenities shown on the concept plan include two-inch caliper trees along the project's perimeter, water features and landscaping that exceeds minimum City Code requirements.

- Security cameras will be installed around the site.
- An eight-foot decorative masonry wall be constructed along the entire project perimeter.
- Small farm animals equaling up to 90 points (as explained and calculated by City Code § 17.130.040.030.A.2) may be occasionally kept on the property.

Once the applicant has agreed to the proposed terms of the agreement, the agreement, the agreement will be presented to the City Council for approval as part of the applicant's rezone request.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- As required by the PD Floating Zone process (*see* City Code § 17.130.050.020.A.1), the project was reviewed at a City Council study session meeting on December 7, 2021. Based on that discussion, the applicant chose to move forward with her proposal.
- The application meets the rezone standards of approval of the City Code.
- There are numerous places in the General Plan, such as chapters "Where we gather" and "How we grow" that call for preservation of historic structures. The same is called out in the City's Strategic Priorities under "Desirable Amenities and Open Space".
- The project will not be accessed and no parking will be provided on Alexander Park Lane, mitigating potential traffic impacts on the neighborhood from the proposed use.
- The project is different than other commercial businesses because it will only be open if there is a scheduled event.
- The required development agreement, unless later modified by the City Council, provides predictability for how the property will look and be used. Any changes to the use will require further approvals and a modification of the development agreement by the City Council.
- The "Economic Infill Opportunity" land use designation is defined in the General Plan as follows: "Economic Infill Opportunity identifies areas within existing Economic Centers that could support infill or redevelopment of additional commercial, retail and entertainment uses to support and bolster existing uses. Development or redevelopment in these areas shall include public space for gathering such as plazas or parks and be designed with the pedestrian in mind. These areas could support land uses such as retail, restaurants, hotels, entertainment venues, or open space and could strive to include unique design elements to give each commercial center its own identity."

Conclusion:

Based on the findings, the Application, if approved, will be consistent with the goals and policies of the General Plan and the City's Strategic Priorities, and as such, should be approved.

Recommendation:

Based on the findings and conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and **recommend approval** of 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.

FISCAL IMPACT:

See attached report.

ALTERNATIVES:

- Recommend approval of an amended application.
- Recommend denial of the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Future Land Use Map
- Zoning Map
- Sample Elevations
- Concept (Site) Plan
- Fiscal Analysis
- Infrastructure Analysis
- Resolution R2022-15
 - Exhibit 'A' - Future Land Use
- Ordinance 2022-02-Z
 - Exhibit 'A' – Zoning Map

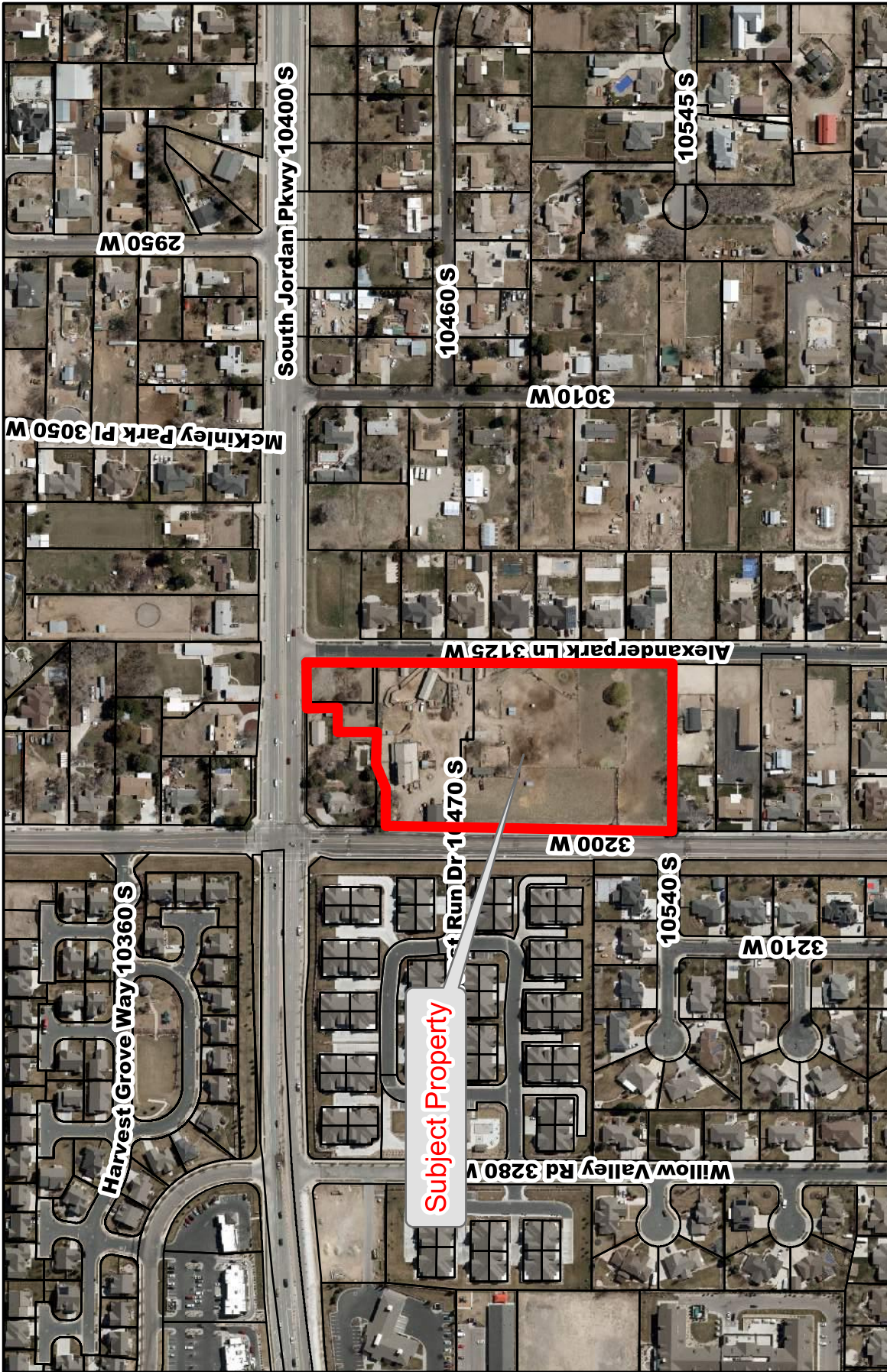


Damir Drozdek, AICP
Planner III, Planning Department



[Brad Klavano \(Mar 15, 2022 16:51 MDT\)](#)

Brad Klavano, P.E.
Director of Engineering Services



Legend

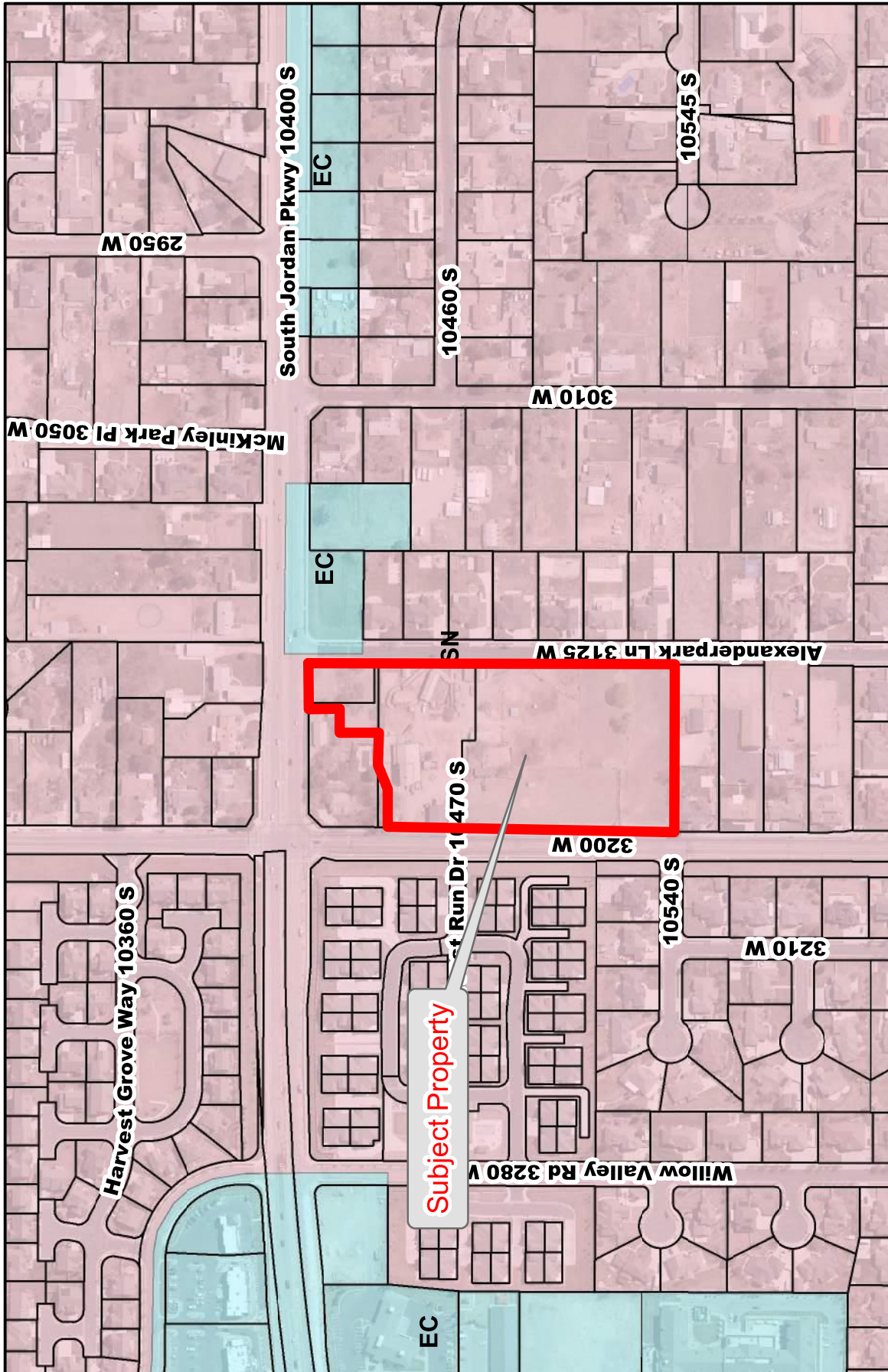
- STREETS
- PARCELS

Aerial Map

City of South Jordan

0 105 210 420 630 840 Feet

Aerial Imagery 2021



Legend

STREETS

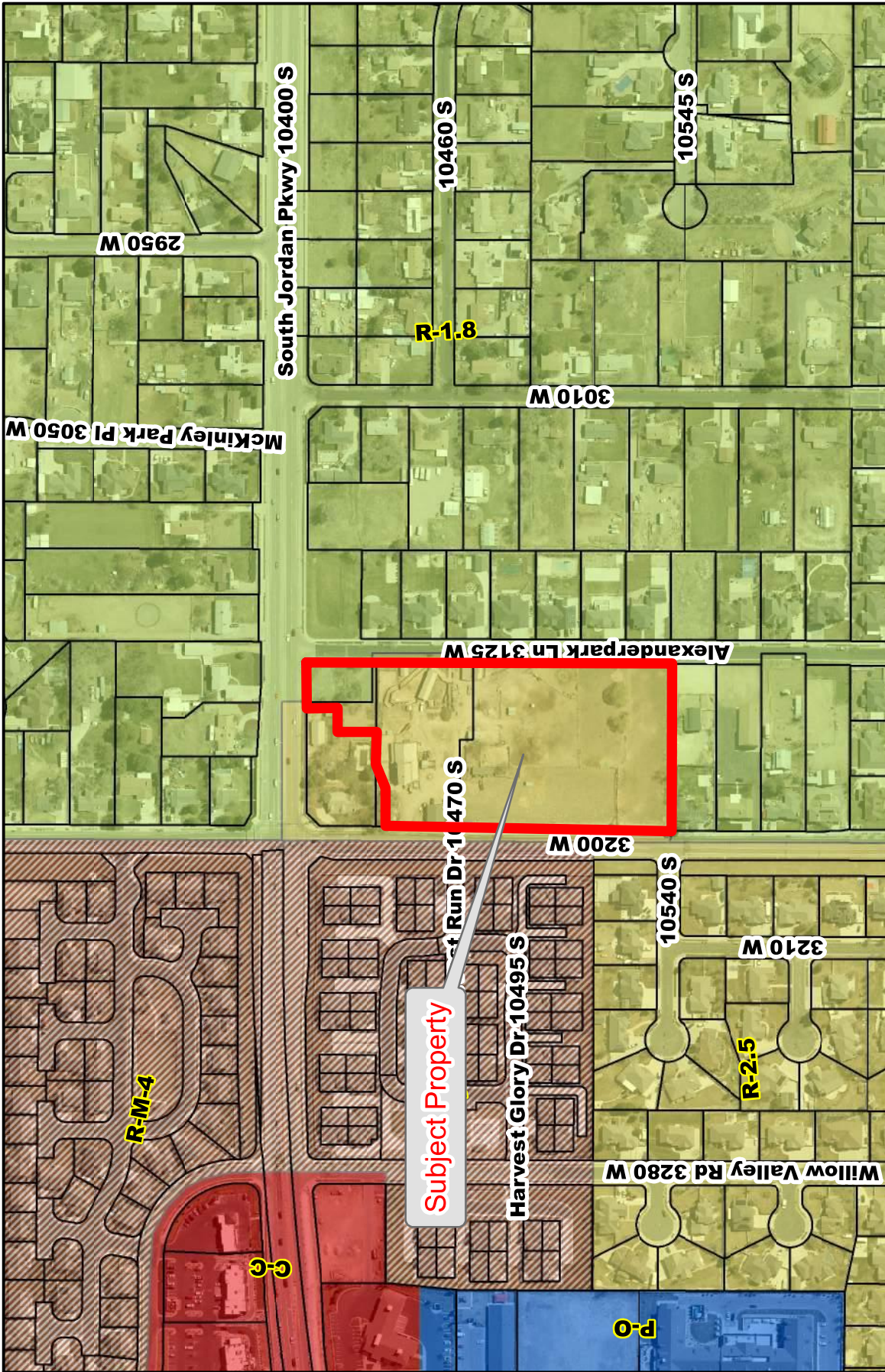
PARCELS

Aerial Imagery
2021



Future Land Use Map

City of South Jordan



Legend

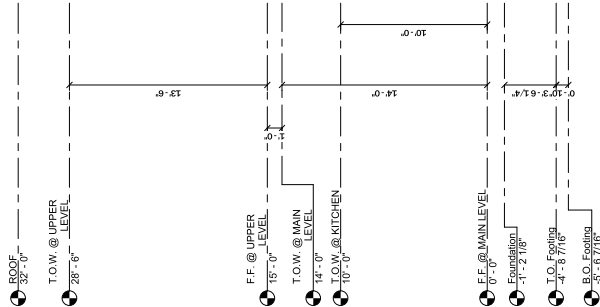
- STREETS
- PARCELS

Zoning Map

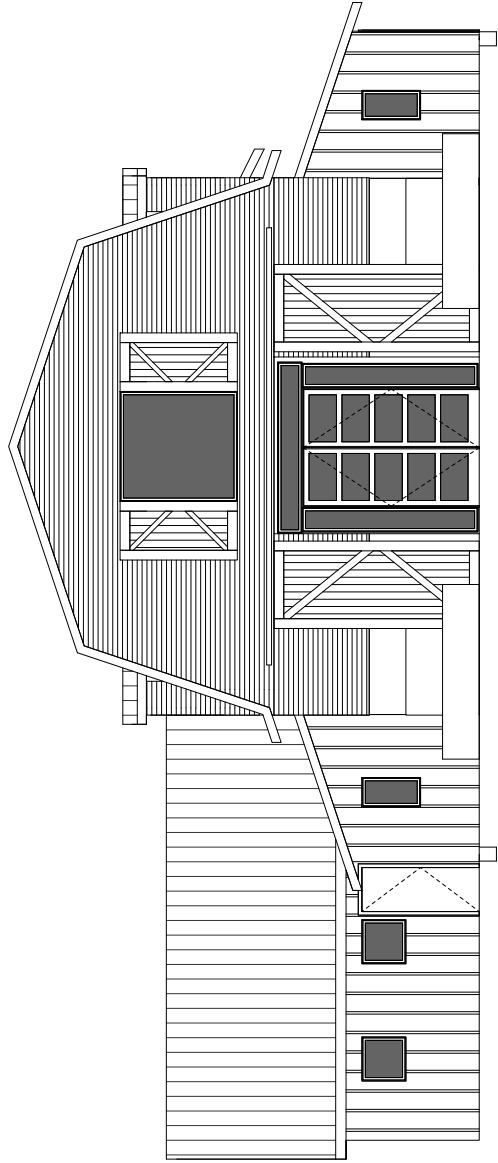
City of South Jordan

Aerial Imagery
2021





FRONT
1/4" = 1'-0"



TYPICAL HEADER HEIGHT (U.N.O.)

- 8'-0" PLATE HEIGHT - 6'-8" HEADER HEIGHT
- 9'-0" PLATE HEIGHT - 8'-0" HEADER HEIGHT
- 10'-0" PLATE HEIGHT - 8'-0" HEADER HEIGHT

A 1.0

Drawn by: JCM

Checked by: JCM

Project Date: 01/01/2021

Project #: 0000000

THESE PLANS, DRAWINGS AND DESIGNS ARE THE PROPERTY OF HARBOR DESIGN COMPANY, LLC. ALL RIGHTS ARE RESERVED AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF HARBOR DESIGN COMPANY, LLC. THESE PRINTS ARE RELEASED FROM A ONE-TIME USE FOR CONSTRUCTION ON THE SITE WITHIN THE TITLE BLOCK.

THE CONTRACTOR SHALL COMPLY AND HOLD HARBOR DESIGN COMPANY, LLC. IN THE EVENT OF ANY DISCREPANCY, PRIOR TO CONSTRUCTION, HARBOR DESIGN COMPANY, LLC SHALL BE CONTACTED FOR CLARIFICATION.

SAGEWOOD RANCH

10400 S 3200 W, SOUTH JORDAN, UTAH

Harbor Design

HOME DESIGN & PLANS

F: millan@harbordesigncompany.com

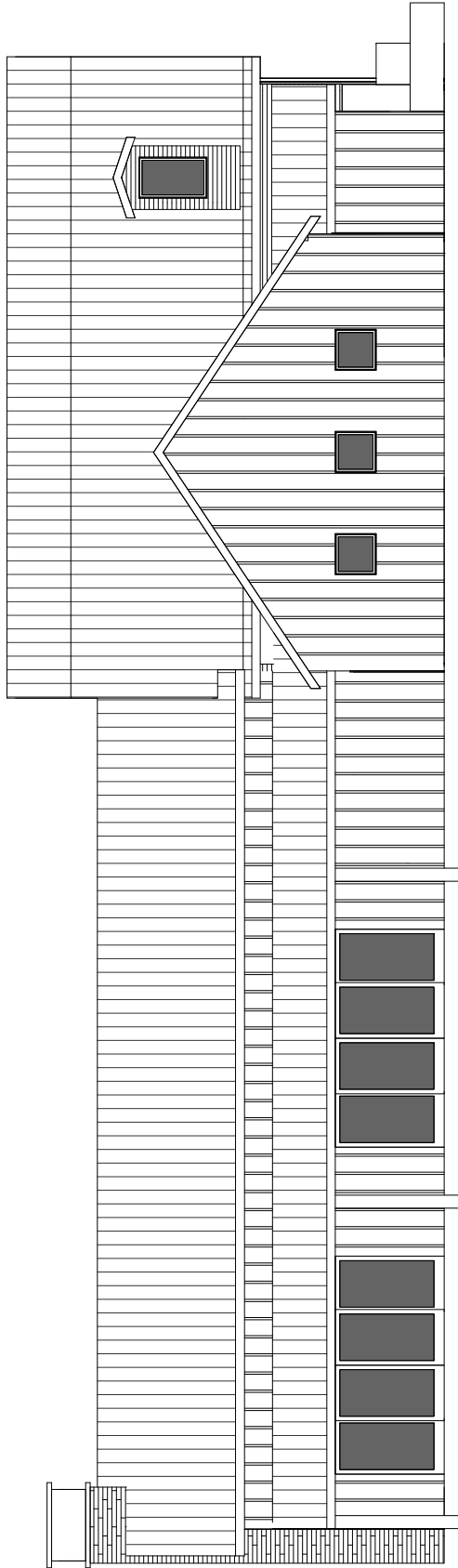
P: 801.472.0857

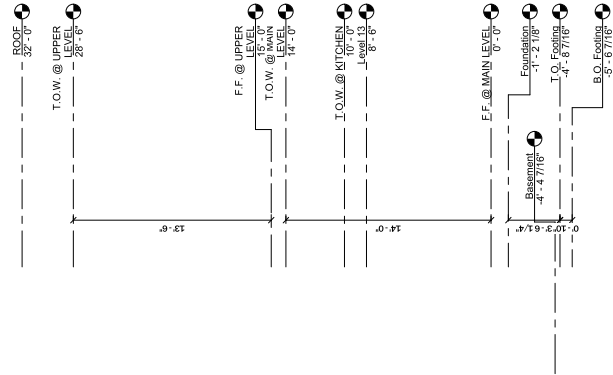
ELEVATIONS

A 1.0

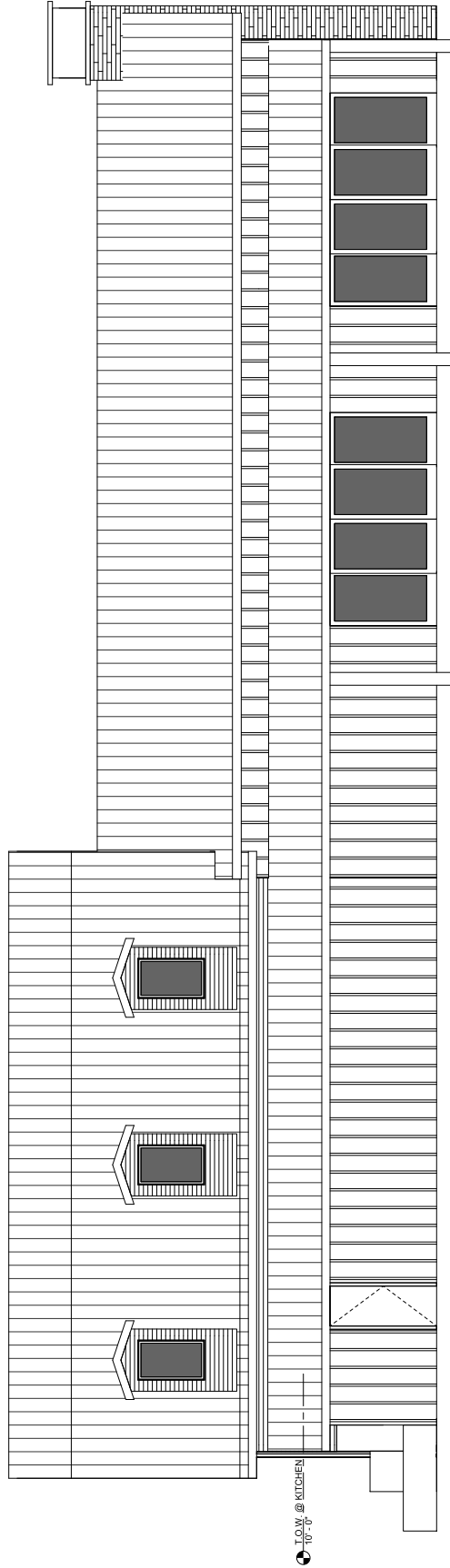
Item 1.1.

LEFT
2 1/4" = 1'-0"





1 REAR
1/4" = 1'-0"



2 RIGHT
1/4" = 1'-0"

ELEVATIONS

Item 1.1.

C 1.1

EXISTING SITE PLAN



Harbor Design
HOME DESIGN & PLANS
F. milan@harbordesigncompany.com
P. 801.472.0857

SAGEWOOD RANCH
10400 S 3200 W, SOUTH JORDAN, UTAH

THESE PLANS, DRAWINGS, AND DESIGNS ARE THE PROPERTY OF HARBOR DESIGN COMPANY, LLC. ALL RIGHTS ARE RESERVED AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF HARBOR DESIGN COMPANY, LLC. THESE PRINTS ARE RELEASED FROM A ONE-TIME USE FOR CONSTRUCTION ON THE SITE WITHIN THE TITLE BLOCK.

THE CONTRACTOR(S) SHALL CAREFULLY AND THOROUGHLY REVIEW A VERBAL INFORMATION PERTAINING TO THIS SET OF PLANS IN THE EVENT OF ANY DISCREPANCY, PRIOR TO CONSTRUCTION. HARBOR DESIGN COMPANY, LLC SHALL BE CONTACTED FOR CLARIFICATION.

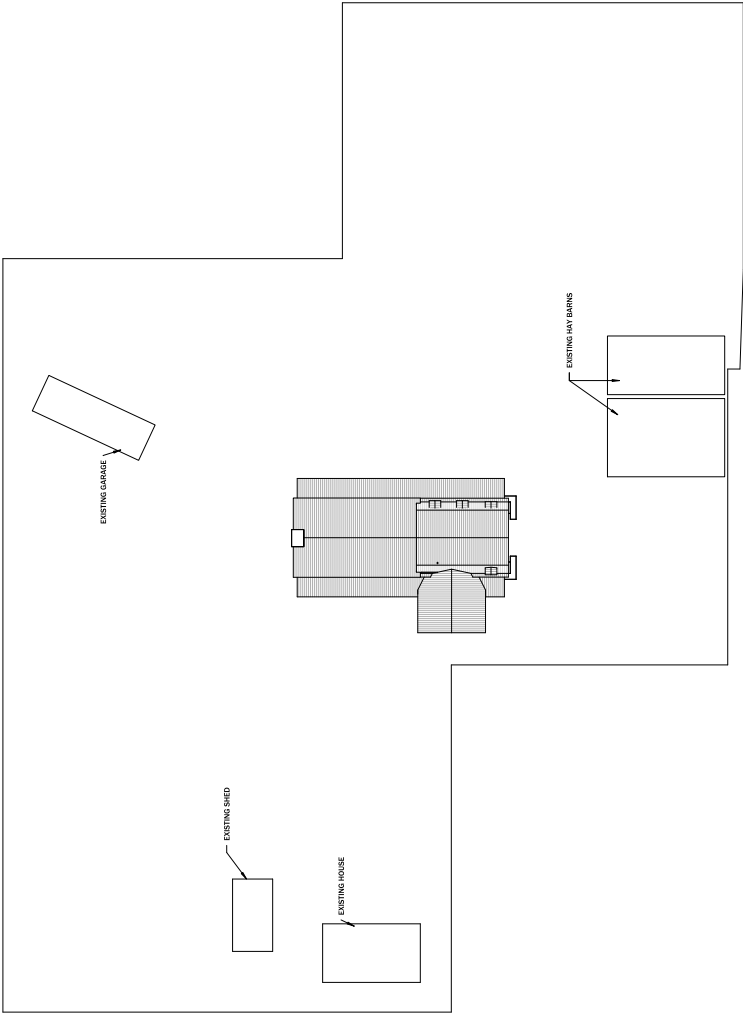
Project #: 0000000

Project Date: 01/01/2021

Checked by:

Drawn by:

C 1.1



SAGEWOOD RANCH RECEPTION CENTER

SITE PLAN



TABULATIONS:
TOTAL AREA= 132,742.35 SQ FT, 3.05 AC
LANDSCAPE AREA= 66,810.02 SQ FT, 1.53 AC
(L.S. PERCENT OF TOTAL= 50.3%)

TOTAL PARKING STALLS= 117

- PROJECT NOTES:**
1. 8" PRECAST FENCE TO BE INSTALLED ON PERIMETER OF PROJECT
 2. LANDSCAPING AND TREES DESIGNED TO SHIELD ADJACENT PROPERTIES
 3. DECIDUOUS AND EVERGREEN TREES TO BE INSTALLED AT A MINIMUM OF 1 TREE PER 500 SQ FT OF LANDSCAPING ON SITE. OF WHICH 50% SHALL BE EVERGREEN TREES. LANDSCAPE PLAN TO BE PREPARED AND SUBMITTED WITH ENGINEERED SITE PLAN

SCALE: 1" = 30' FT
 DATE: MAR 02, 2022
 PROJECT: SAGEWOOD RANCH RECEPTION CENTER
 DRAWING: SITE PLAN
 LOCATION: 10431-10551 S 3200 W
 COUNTY: SOUTH JORDAN, UTAH
 SHEET: 1 OF 1

Item 1.1.

Project Analysis

Project: Sagewood Ranch Barn

January 25, 2022

Scenario Descriptions

Scenario 1: No Change (R-2.5 & R-1.8)
 R-2.5 - Density 2.5 units per acre (6.78 acres) and 1.8 units per acre (0.31 acre)

Financial Summary by Scenario

Projected Short-Term Operational Impact (General Fund)	No Change (R-2.5 & R-1.8)	P-O, R-3.0, & R-2.5
Revenue	\$ 30,024	\$ 26,390
Property Tax	\$ 22,334	\$ 20,089
Sales Tax (direct)	\$ -	\$ 750
Other*	\$ 7,690	\$ 5,551

Scenario 2: P-O, R-3.0, & R-2.5

Professional Office (3.31 Acres); Density 3.0 units per acre (3.30 Acres) and 2.5 units per acre (0.48 Acres)

Expenses	\$ 22,532	\$ 13,676
Roads	\$ 3,328	\$ 3,328
Emergency Serv.	\$ 4,145	\$ 2,303
Parks	\$ 740	\$ 411
Other**	\$ 14,320	\$ 7,635

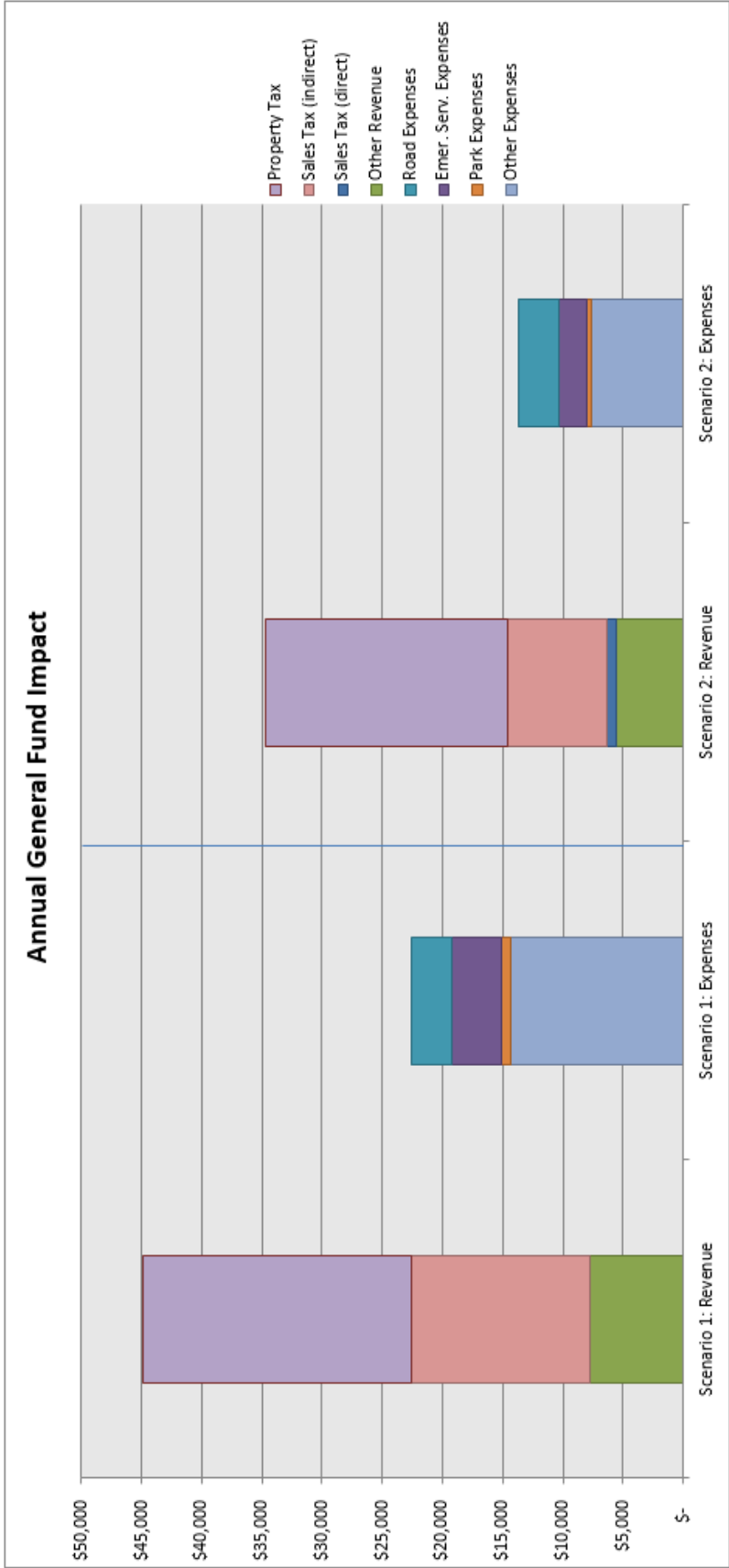
Total	\$ 7,492	\$ 12,714
Per Acre	\$ 1,056.67	\$ 1,793.18
Per Unit	\$ 416.21	\$ 1,271.36
Per Person	\$ 117.95	\$ 360.29

Indirect Impact

Potential Retail Sales	\$ 1,464,888	\$ 813,827
Sales Tax (indirect)	\$ 14,881	\$ 8,267

*Other Revenue - Includes Permits, Licenses, Motor Vehicle Tax, Energy Sales & Use Tax, Telecommunications Tax, and Cable Franchise Tax.

** Other Expense - Includes all other General Fund Expenses excluding Roads, Emergency Services, and Parks.



LAND USE AMMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Sagewood Ranch Barn 3200 W. 10431 S
----------------------------	--

Planner Assigned	Damir Drozdek
Engineer Assigned	Jared Francis

The Engineering Department has reviewed this application and has the following comments:

Transportation: *(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)*

The subject property is bordered on the east by Alexander Park Lane, on the west by 3200 West and on the north by South Jordan Parkway. There won't be any new public streets constructed as part of this development other than the dedication and improvement of property for a right turn lane on 3200 West, turning eastbound onto South Jordan Parkway. The subject property will have a single access, on the east side of 3200 West at approximately 10461 South.

Culinary Water: *(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)*

There is an existing City owned 12" water main in 3200 West and another City water main in the park strip on the east side of Alexander Park Lane. Depending on how the property is developed, it may be required to provide a looped water system. Fire hydrants will be required on site as per City standards. A water model will be required when the property develops.

Secondary Water: *(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)*

There appears to be a City owned secondary water system adjacent to the project on Alexander Park Lane. Further investigation would be required to determine if the line is active and has sufficient capacity for the proposed project.

Sanitary Sewer: *(Attach letter from South Valley Sewer stating that this zone/land use change does not affect service and that any future project can be serviced by the District)*

There is a sewer main line in 3200 West and another one in Alexander Park Lane. Connection requirements will be determined by the South Valley Sewer District.

Storm Drainage: *(How will this area be serviced for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)*

In order to comply with State and City guidelines, the proposed development must retain on site, through use of approved low impact development devices and best management practices, all rainfall events less than or equal to the 80th percentile rainfall event. For storm events greater than the 80th percentile, the additional storm water must either be retained on site or discharged into an approved storm drain system. There are existing storm drain systems in 3200 West, South Jordan Parkway and Alexander Park Lane.

Other Items: *(Any other items that might be of concern)*

Report Approved:


Development Engineer

2/10/2022
Date


Brad Klavano, PE, PLS
Director of Development Services/City Engineer

2/10/2022
Date

RESOLUTION R2022 – 15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE FUTURE LAND USE PLAN MAP OF THE GENERAL PLAN OF THE CITY OF SOUTH JORDAN FROM STABLE NEIGHBORHOOD (SN) TO ECONOMIC INFILL OPPORTUNITY (EIO) ON PROPERTY GENERALLY LOCATED AT 10431 S. 3200 W.; MEGAN VISSER (APPLICANT).

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Future Land Use Plan Map of the General Plan of the City of South Jordan (“Land Use Map”); and

WHEREAS, the Applicant requested that the City Council amend the Land Use Map by changing the land use designation on property located generally at 10431 S. 3200 W. from Stable Neighborhood to Economic Infill Opportunity ; and

WHEREAS, the South Jordan Planning Commission reviewed Applicant’s proposed amendment and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed amendment; and

WHEREAS, the City Council finds that amending the Land Use Map as proposed by the Applicant will enhance the public health, safety and general welfare, and promote the goals of the General Plan.

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

SECTION 1. Amendment. The land use designation of the Land Use Map of a portion of property described in Application PLZBA202100266, filed by Megan Visser, which is located generally at 10431 S. 3200 W. in the City of South Jordan, Utah, is hereby changed from Stable Neighborhood to Economic Infill Opportunity as shown in **Exhibit A**.

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

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

[SIGNATURE PAGE FOLLOWS]

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2022 BY THE FOLLOWING VOTE:**

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

EXHIBIT A

(Property Description)

BISON RUN RECEPTION CENTER PROPERTY DESCRIPTION

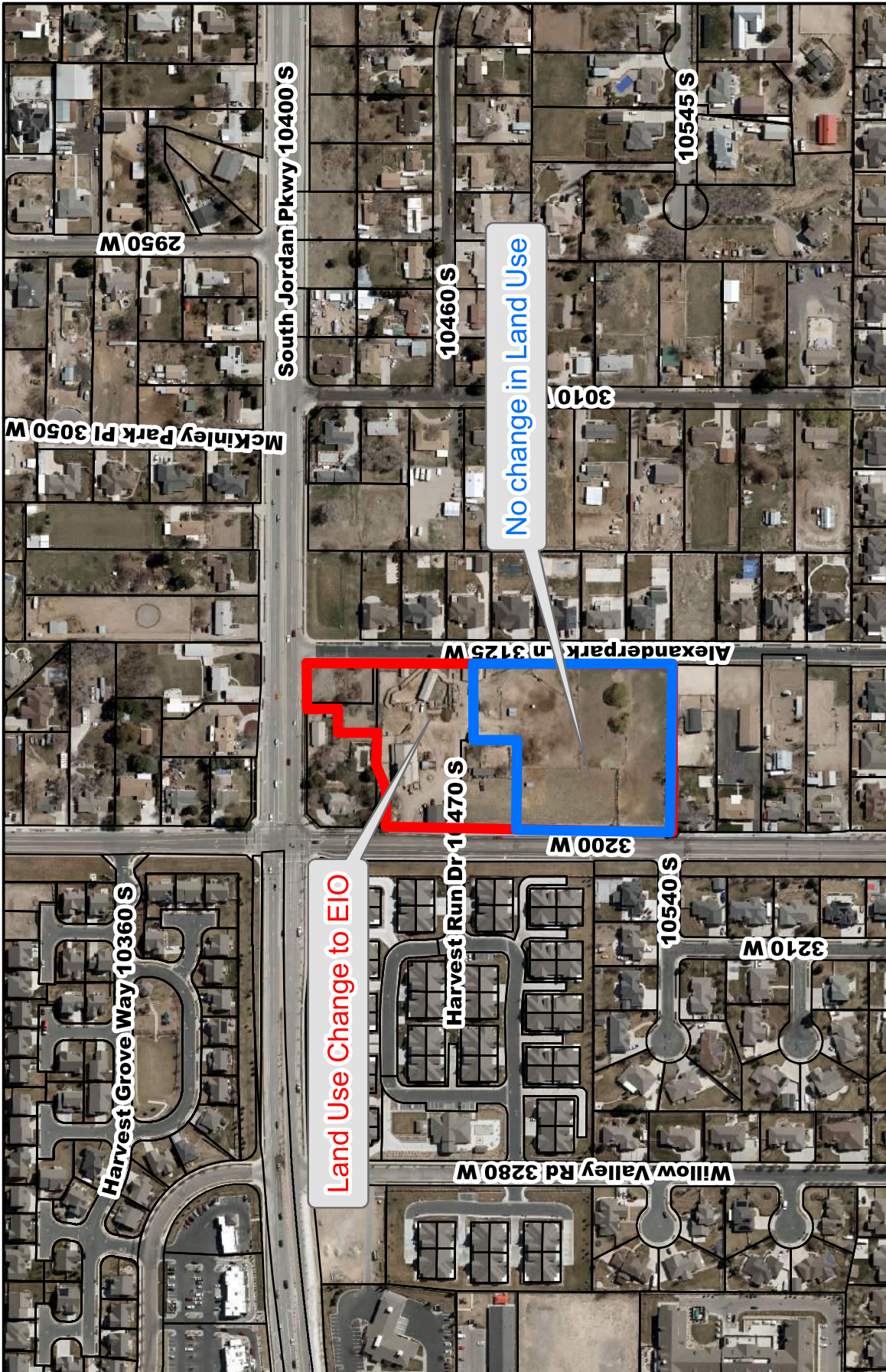
3-3-22

A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND HAVING A BASIS OF BEARINGS OF NORTH 00°01'00" EAST BETWEEN THE WEST QUARTER AND NORTHWEST CORNER OF SAID SECTION 16, SAID TRACT OF LAND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 3200 WEST STREET, SAID POINT BEING, NORTH 00°01'00" EAST ALONG THE SECTION LINE A DISTANCE OF 725.49 FEET AND EAST 25.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
AND RUNNING

THENCE NORTH 00°01'00" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 123.21 FEET; THENCE NORTH 01°55'35" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 4.63 FEET TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED BY THAT CERTAIN QUITCLAIM DEED ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY 12882342, IN BOOK 10728, AT PAGE 7436; THENCE, ALONG SAID PARCEL, THE FOLLOWING THREE (3) COURSES, 1) SOUTH 89°59'00" EAST 12.33 FEET, 2) NORTH 00°01'00" EAST 28.00 FEET, 3) NORTH 89°59'00" WEST 11.40 FEET TO THE EAST RIGHT-OF-WAY LINE OF 3200 WEST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 01°55'35" EAST 23.85 FEET; (2) EAST 6.21 FEET; (3) THENCE NORTH 00°00'19" EAST 164.46 FEET; THENCE SOUTH 89°59'47" EAST 83.48 FEET; THENCE NORTH 54°24'45" EAST 33.58 FEET; THENCE EAST 86.57 FEET; THENCE NORTH 80.81 FEET; THENCE EAST 49.76 FEET; THENCE NORTH 00°00'03" WEST 64.26 FEET TO THE SOUTH LINE OF THE SOUTH JORDAN PARKWAY RIGHT-OF-WAY; THENCE EAST, ALONG SAID RIGHT-OF-WAY, 123.87 FEET TO THE WEST LINE OF ALEXANDER PARK LANE RIGHT-OF-WAY; THENCE SOUTH 00°01'00" WEST, ALONG SAID RIGHT-OF-WAY, 377.75 FEET; THENCE WEST 173.85 FEET; THENCE SOUTH 130.97 FEET; THENCE WEST 205.17 FEET, TO THE EAST LINE OF 3200 WEST STREET AND THE POINT OF BEGINNING.

CONTAINS AND AREA OF 133,272 SQUARE FEET OR 3.06 ACRES, MORE OR LESS



- Legend**
- STREETS
 - PARCELS

Exhibit A Land Use Map

City of South Jordan

Aerial Imagery
2021



ORDINANCE NO. 2022-02-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY GENERALLY LOCATED AT 10431 S. 3200 W. FROM THE R-1.8 ZONE AND R-2.5 ZONE TO THE P-O-PD AND R-3 ZONE.

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Zoning Ordinance of the City of South Jordan (Title 17 of the City Code) with the accompanying Zoning Map; and

WHEREAS, the Applicant, Megan Visser, proposed that the City Council amend the Zoning Map by rezoning the property described in the attached Exhibit A; and

WHEREAS, the South Jordan Planning Commission reviewed the proposed rezoning and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed rezoning; and

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

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

SECTION 1. Rezone. The property described in Application PLZBA202100266 located in the City of South Jordan, Utah is hereby reclassified from the R-1.8 Zone and R-2.5 Zone to P-O-PD and R-3 Zone on property described in the attached **Exhibit A**.

SECTION 2. Filing of Zoning Map. The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

SECTION 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

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

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

EXHIBIT A

(Property Description)

R-2.5 Zone to R-3 Zone**BISON RUN LOTS 1-5 AND 7-10 BOUNDARY DESCRIPTION
3-3-22**

A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND HAVING A BASIS OF BEARINGS OF NORTH 00°01'00" EAST BETWEEN THE WEST QUARTER AND NORTHWEST CORNER OF SAID SECTION 16, SAID TRACT OF LAND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 3200 WEST STREET, SAID POINT BEING, NORTH 00°01'00" EAST ALONG THE SECTION LINE A DISTANCE OF 406.15 FEET AND EAST 25.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,

AND RUNNING THENCE NORTH 00°01'00" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 136.62 FEET TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED BY THAT CERTAIN QUITCLAIM DEED ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY 12882342, IN BOOK 10728, AT PAGE 7436;

THENCE, ALONG SAID PARCEL, THE FOLLOWING THREE (3) COURSES, SOUTH 89°59'00" EAST 7.50 FEET, 2) NORTH 00°01'48" EAST 17.50 FEET, 3) NORTH 89°59'00" WEST 7.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF 3200 WEST STREET; THENCE NORTH 00°01'00" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 165.22 FEET;

THENCE EAST 205.17 FEET;

THENCE NORTH 130.97 FEET;

THENCE EAST 173.85 FEET TO THE WEST RIGHT-OF-WAY LINE OF ALEXANDER PARK PLACE;

THENCE SOUTH 00°01'00" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 450.31 FEET;

THENCE WEST 378.98 FEET TO THE POINT OF BEGINNING.

CONTAINS AND AREA OF 143,660 SQUARE FEET OR 3.30 ACRES, MORE OR LESS

R-1.8 and R-2.5 Zone to P-O (PD) Zone

BISON RUN RECEPTION CENTER PROPERTY DESCRIPTION

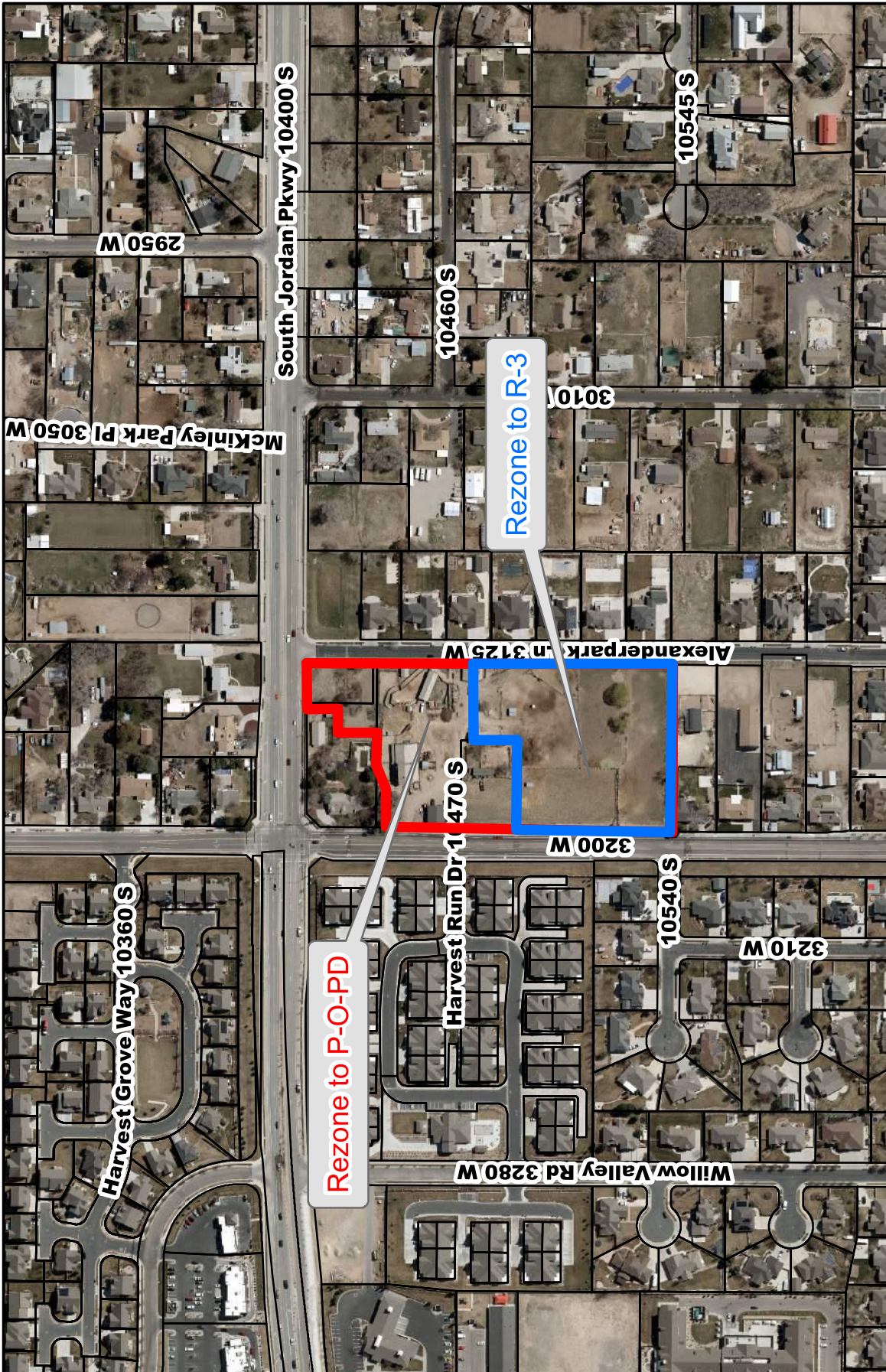
3-3-22

A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND HAVING A BASIS OF BEARINGS OF NORTH 00°01'00" EAST BETWEEN THE WEST QUARTER AND NORTHWEST CORNER OF SAID SECTION 16, SAID TRACT OF LAND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 3200 WEST STREET, SAID POINT BEING, NORTH 00°01'00" EAST ALONG THE SECTION LINE A DISTANCE OF 725.49 FEET AND EAST 25.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
AND RUNNING

THENCE NORTH 00°01'00" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 123.21 FEET; THENCE NORTH 01°55'35" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 4.63 FEET TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED BY THAT CERTAIN QUITCLAIM DEED ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY 12882342, IN BOOK 10728, AT PAGE 7436; THENCE, ALONG SAID PARCEL, THE FOLLOWING THREE (3) COURSES, 1) SOUTH 89°59'00" EAST 12.33 FEET, 2) NORTH 00°01'00" EAST 28.00 FEET, 3) NORTH 89°59'00" WEST 11.40 FEET TO THE EAST RIGHT-OF-WAY LINE OF 3200 WEST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 01°55'35" EAST 23.85 FEET; (2) EAST 6.21 FEET; (3) THENCE NORTH 00°00'19" EAST 164.46 FEET;
THENCE SOUTH 89°59'47" EAST 83.48 FEET;
THENCE NORTH 54°24'45" EAST 33.58 FEET;
THENCE EAST 86.57 FEET;
THENCE NORTH 80.81 FEET;
THENCE EAST 49.76 FEET;
THENCE NORTH 00°00'03" WEST 64.26 FEET TO THE SOUTH LINE OF THE SOUTH JORDAN PARKWAY RIGHT-OF-WAY;
THENCE EAST, ALONG SAID RIGHT-OF-WAY, 123.87 FEET TO THE WEST LINE OF ALEXANDER PARK LANE RIGHT-OF-WAY;
THENCE SOUTH 00°01'00" WEST, ALONG SAID RIGHT-OF-WAY, 377.75 FEET;
THENCE WEST 173.85 FEET;
THENCE SOUTH 130.97 FEET;
THENCE WEST 205.17 FEET, TO THE EAST LINE OF 3200 WEST STREET AND THE POINT OF BEGINNING.

CONTAINS AND AREA OF 133,272 SQUARE FEET OR 3.06 ACRES, MORE OR LESS



Legend

- STREETS
- PARCELS

Exhibit A Zoning Map

City of South Jordan

Aerial Imagery
2021



PC Staff Report (Sagewood)

Final Audit Report

2022-03-15

Created:	2022-03-15
By:	Becky Messer (rmesser@sjc.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAFJLWo_fAYG9Gc4IUI2a9KUfrd8HTKRc9

"PC Staff Report (Sagewood)" History



Document created by Becky Messer (rmesser@sjc.utah.gov)

2022-03-15 - 10:30:49 PM GMT- IP address: 63.226.77.126



Document emailed to Brad Klavano (bklavano@sjc.utah.gov) for signature

2022-03-15 - 10:31:16 PM GMT



Email viewed by Brad Klavano (bklavano@sjc.utah.gov)

2022-03-15 - 10:50:35 PM GMT- IP address: 104.28.124.139



Document e-signed by Brad Klavano (bklavano@sjc.utah.gov)

Signature Date: 2022-03-15 - 10:51:14 PM GMT - Time Source: server- IP address: 63.226.77.126



Agreement completed.

2022-03-15 - 10:51:14 PM GMT