

David L. Alvord, *Mayor*
Mark Seethaler, *Council Member*
Chuck Newton, *Council Member*
Donald J. Shelton, *Council Member*
Steve Barnes, *Council Member*
Christopher J. Rogers, *Council Member*



June 11, 2015

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

Ian Birch
[REDACTED]

Logan, Utah 84341

Dear Mr. Birch

We have received your GRAMA Record Request dated June 2, 2015 as follows:

Request:

- What traffic monitoring sensors are installed on the intersection of 4000 W. 10200 S. specifically on the East and West facing ends, and whether they are electromagnetic weight sensors, or video monitoring
- When were they installed
- When were they activated
- Were they modified/updated, if so what is the monitoring schedule and timing
- Any reports regarding unresponsive light signals in the last 6 months
- Who repaired lights (City Official or Individual)

Reply: Approved – (67) Building Records

Please send payment of \$16.75 to:

City of South Jordan
Attn: Cindy Valdez
1600 West Towne Center Drive
South Jordan, Utah 84095

Please let me know if you have any questions.

Sincerely,

Cindy Valdez
Deputy City Recorder, CMC

CITY OF SOUTH JORDAN
GRAMA Record Request
Fax: 801-254-3393



The following form should be completely filled out and returned to the City Recorder's office. The City is allowed 10 business days in which to respond to your request. Presently, South Jordan City Charges .25¢ per page. The City may assess other fees for records compiled in a form other than that maintained. Research or Services Fee may be charged as provided by Utah Code 63G-2-203.

Requestor's Name: Jan Birch
 Address: 140 E 2200N Apt. #8307 City: Logan
 State: UT Zip: 84341 Daytime Phone: (208) 298-7155 Fax: _____

In accordance with the Governmental Records Access Management Act, I am seeking the following record(s) **specifically described as:**

I need to know what traffic monitoring sensors are installed on the intersection of 4000W 10200S specifically on the East and West facing ends. Whether they are electromagnetic weight sensors or video monitoring. I need to know when they were installed, when they were activated, whether they were modified/updated and when, what their monitoring schedule and timing is, and whether any reports were made regarding unresponsive light signals in the last 6 months, and who reported (city official, or an individual)

which I believe are collected, filed and/or used by the City of South Jordan, 1600 W. Towne Center Drive, South Jordan, Utah 84095 (801) 254-3742.

I would like to view/inspect the record(s).

I would like to receive a copy of the record(s) described above. I understand that the City charges a fee for copies of records and the copies will be provided subject to fees being paid. I authorize cost of up to \$20.00. If costs are greater than the amount I have specified, I further understand that the office will contact me and will not respond to a request for copies if I have not authorized adequate costs.

Jan D. Birch

 Signature

06/02/15

 Date

=====

CITY'S RESPONSE TO RECORD REQUEST – FOR OFFICE USE ONLY

_____ APPROVED – Requestor notified on _____, 20 ____

_____ DENIED – Written denial sent on _____, 20 ____

_____ Requestor notified that this office does not maintain record; and, if known, was also notified of name and address of agency that does maintain record on _____, 20 ____

_____ Extension of time for extraordinary circumstances. Required notice sent _____, 20 ____

COPY FEES: \$ _____. If waived, approved by: _____

 Signature

 Date

Call Out

After Hours

**Salt Lake County
Operations Division
Emergency Response Statement**

Date: 9-11-13 Work Order # TEHX10240 Function MATS

Time: _____

Location: 10200 So + 4000 W

Employee Name: _____ **Hours:** _____ **Equipment:** _____

Ben 1 19393

Time in: _____ Time arrive: _____ Time finish: _____ Time out: _____ Hours Charged: _____
(1041) (1023) (1024) (1042)

Description of problem Complaint B+W not getting a call

Repairs Made adjusted scope. all working OK

Material Used /

Statement referred to: _____

Appropriate person notified of problem:

Forward a copy to Kent Barnes:



5:14 PM

06/09/15

Accrual Basis

Electrical Shop Find Report All Transactions

Type	Date	Num	Name	Memo
Invoice	4/15/2015	50608	TEHX10240	CHECK SIGNAL
Invoice	9/30/2014	47799	TEHX10240	Preventative Maintenance
Invoice	9/26/2013	42148	TEHX10240	Preventative Maintenance
Invoice	9/11/2013	41901	TEHX10240	Timing Complaint
Invoice	7/15/2013	41039	TEHX10240	Clean up trim work
Invoice	7/11/2013	41109	TEHX10240	Connect street lights to power
Invoice	7/10/2013	41093	TEHX10240	Hang Street light ext
Invoice	6/19/2013	40750	TEHX10240	Install Metro Signs
Invoice	6/11/2013	40684	TEHX10240	Trim work
Invoice	6/10/2013	40586	TEHX10240	Trim work
Invoice	6/6/2013	40565	TEHX10240	Build Signal
Invoice	6/5/2013	40545	TEHX10240	Build Signal
Invoice	6/4/2013	40531	TEHX10240	pull wire
Invoice	6/3/2013	40511	TEHX10240	Hang heads
Invoice	5/30/2013	40486	TEHX10240	Hang arms
Invoice	5/23/2013	40408	TEHX10240	Repair Sprinklers And Fix Sod
Invoice	5/22/2013	40358	TEHX10240	Set Cabinet
Invoice	5/21/2013	40347	TEHX10240	Build Signal
Invoice	5/17/2013	40323	TEHX10240	Stand Uprights
Invoice	5/10/2013	40203	TEHX10240	Lay pipe
Invoice	5/9/2013	40197	TEHX10240	Pour concrete
Invoice	5/8/2013	40176	TEHX10240	Dig and cement bases
Invoice	5/7/2013	40137	TEHX10240	Pour concrete
Invoice	5/6/2013	40125	TEHX10240	Dig Holes
Invoice	5/1/2013	40003	TEHX10240	Meet with City
Invoice	4/26/2013	39943	TEHX10240	Meet with contractor
Invoice	4/23/2013	39873	TEHX10240	Measure Arms
Invoice	10/25/2012	37264	TEHX10240	Meeting
Invoice	10/24/2012	37239	TEHX10240	Meet with contractor
Invoice	10/22/2012	37203	TEHX10240	Meeting With Keyyn
Invoice	10/18/2012	37167	TEHX10240	Meet with City

Total

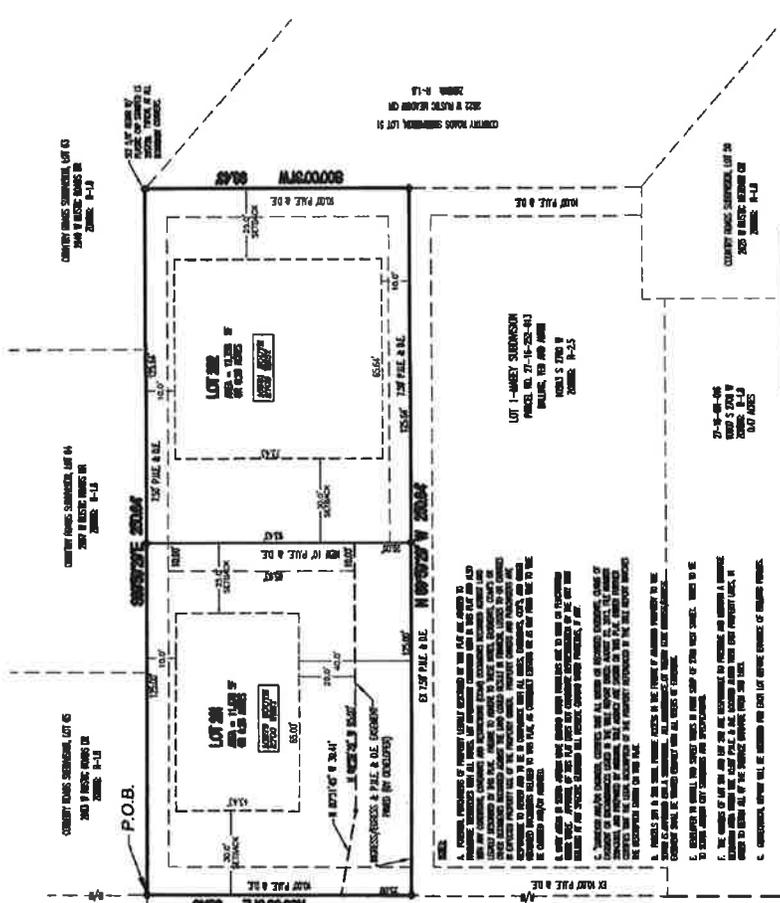
MABEY 2 SUBDIVISION

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
AMENDING LOT 2 OF THE MABEY SUBDIVISION

SECTION 16, TOWNSHIP 3 S.,
RANGE 1 W., SALT LAKE
BASE AND MERIDIAN



40.00' S. 89°59'29" E.
175.00' N. 00°00'31" E. 2648.62' MEAS (A.R.P. 2648.83') MON TO MON



OWNER'S/DEVELOPERS:
LAMAR MAREY
10811 SOUTH HERBANE Circle
SOUTH JORDAN UTAH 84065
TEL: 801-254-1474

PREPARED BY:
PETERSON ENGINEERING
10811 SOUTH HERBANE Circle
SOUTH JORDAN UTAH 84067
TEL: 255-3503 FX 255-4502

PROPOSED LEGAL CITY MAP
APPROVED AS TO FORM AND CONTENT BY THE CITY CLERK OF THE CITY OF SALT LAKE CITY ON _____ A.D. 2014

PROPOSED LEGAL CITY MAP
APPROVED AS TO FORM AND CONTENT BY THE CITY CLERK OF THE CITY OF SALT LAKE CITY ON _____ A.D. 2014

PROPOSED LEGAL CITY MAP
APPROVED AS TO FORM AND CONTENT BY THE CITY CLERK OF THE CITY OF SALT LAKE CITY ON _____ A.D. 2014

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PROPOSED LEGAL CITY MAP
APPROVED AS TO FORM AND CONTENT BY THE CITY CLERK OF THE CITY OF SALT LAKE CITY ON _____ A.D. 2014

PROPOSED LEGAL CITY MAP
APPROVED AS TO FORM AND CONTENT BY THE CITY CLERK OF THE CITY OF SALT LAKE CITY ON _____ A.D. 2014

SURVEYOR'S CERTIFICATE
I, _____ do hereby certify that I am a Registered Professional Surveyor in the State of Utah. I further certify that by authority of the Ordinance, I have made a survey of the tract of land shown on this plat and described hereon, and that same has been correctly surveyed and platted on the ground in accordance with the applicable laws of the State of Utah, and that the width & area requirements of the Applicable Zoning & Ordinance.

BOUNDARY DESCRIPTION
ALL OF LOT 2 OF THE MABEY SUBDIVISION AS DESCRIBED IN THE SALT LAKE COUNTY RECORDS OFFICE AS ENTRY NUMBER 86481, IN BOOK 20077 AT PAGE 46, BEING FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS NORTH 00°00'31" EAST 175.00 FEET AND SOUTH 89°59'29" EAST 40.00 FEET FROM THE CENTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTHWEST ALONG THE CENTER OF SECTION 16, BEARING S 89°59'29" E 175.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'31" EAST 175.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 26.48 AC. 77. OR 64 ACRES. OR 2 LOTS

DATE _____ DAVID H. PETERSON

OWNER'S DECLARATION
I, _____ do hereby declare that I am the true and lawful owner of the above described land and that I have the right to convey the same to the person named in this plat and that I have the right to execute this plat and that I have the right to execute this plat and that I have the right to execute this plat.

MABEY 2 SUBDIVISION
I, _____ do hereby dedicate for perpetual use of the public all parcels of land shown on this plat and that I have the right to execute this plat and that I have the right to execute this plat and that I have the right to execute this plat.

ACKNOWLEDGEMENT
LAMAR A MAREY
KAPALEH J MAREY

STATE OF UTAH : SS
County of Salt Lake :

On this _____ day of _____ A.D. 2014, personally appeared _____ of the County of Salt Lake in said State of Utah, the signor of the above Declaration, who is duly acknowledged to me that he is the true and lawful owner of the above described land and that he has the right to execute this plat and that he has the right to execute this plat.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____

MABEY 2 SUBDIVISION
AMENDING LOT 2 OF THE MABEY SUBDIVISION
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

10811 SOUTH HERBANE Circle
SOUTH JORDAN UTAH 84065

FILED IN THE COUNTY OF SALT LAKE RECORDS OFFICE OF THE CLERK OF THE COUNTY OF SALT LAKE UTAH ON _____ A.D. 2014



PETERSON ENGINEERING, P.C.
 CONSULTING ENGINEERS & LAND SURVEYORS
 7107 SOUTH 400 WEST #1 MIDVALE UTAH 84047 801-249-1800
 UTAH STATE LICENSE NO. 10000
 UTAH PROFESSIONAL SEAL NO. 10000

MABEY 2 SUBDIVISION
 SOUTH JOHANN UTAH

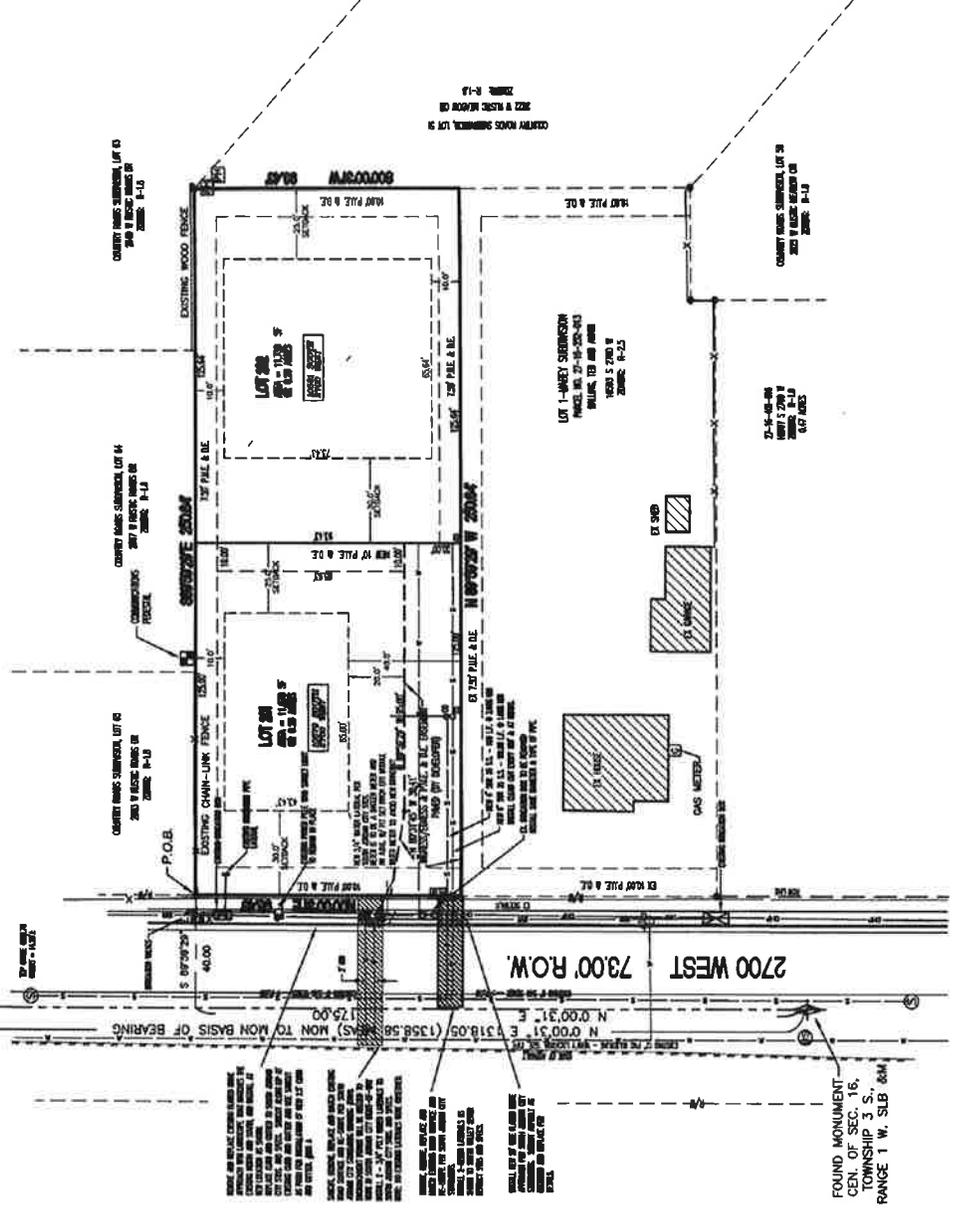
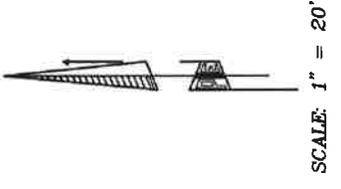
SITE AND UTILITY PLAN

C-1.0

MABEY 2 SUBDIVISION

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH,
 RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

FOUND BRASS MONUMENT
 INT. OF 10400 S. 2700 W.



NOTES:

- ALL CONSTRUCTION SHALL BE PER SOUTHERN JORDAN CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.

UTILITY NOTES:

- UTILITY LOCATIONS ARE APPROXIMATE. CONDUCTED TO VERIFY EXISTING, VERTICAL, AND HORIZONTAL LOCATIONS OF ALL UTILITIES BEFORE CONSTRUCTION WORK IN THIS AREA.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STREET LIGHTS. ALL UTILITIES SHALL BE PROTECTED BY THE CITY CONTRACTOR AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STREET LIGHTS. ALL UTILITIES SHALL BE PROTECTED BY THE CITY CONTRACTOR AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STREET LIGHTS.
- ALL STREET LIGHTS CONSTRUCTION SHALL COMPLY WITH SOUTHERN JORDAN CITY STANDARDS AND SPECIFICATIONS.
- POWER SERVICE TO THE RESIDENCE IS TO BE UNDERGROUND.
- ALL OTHER IMPROVEMENTS TO CONFORM TO SOUTHERN JORDAN CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.



SYMBOL	DESCRIPTION
○	SEWER CORNER MONUMENT
○	WATER VALVE
○	WATER METER
○	SEWER MAN HOLE
○	SEWER CLEAN OUT
○	SEWER PILE BOX
○	SEWER DRAIN PILE BOX
○	UTILITY POLE
○	GAS METER
○	EXISTING SANITARY SINK
○	EXISTING SANITARY SINK
○	EXISTING STORM DRAIN LINE
○	EXISTING STORM DRAIN LINE
○	NEW STORM DRAIN LINE
○	ELECTRICAL BOX
○	NEW WATER CONNECTION
○	NEW FIRE HYDRANT
○	NEW FIRE HYDRANT
○	WATER VALVE
○	WATER METER
○	SEWER MAN HOLE
○	SEWER CLEAN OUT
○	SEWER PILE BOX
○	SEWER DRAIN PILE BOX
○	UTILITY POLE
○	GAS METER
○	EXISTING SANITARY SINK
○	EXISTING SANITARY SINK
○	EXISTING STORM DRAIN LINE
○	EXISTING STORM DRAIN LINE
○	NEW STORM DRAIN LINE
○	ELECTRICAL BOX
○	NEW WATER CONNECTION

PROJECT NO. 24-00-00-00

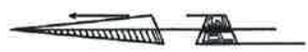
MABEY 2 SUBDIVISION

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

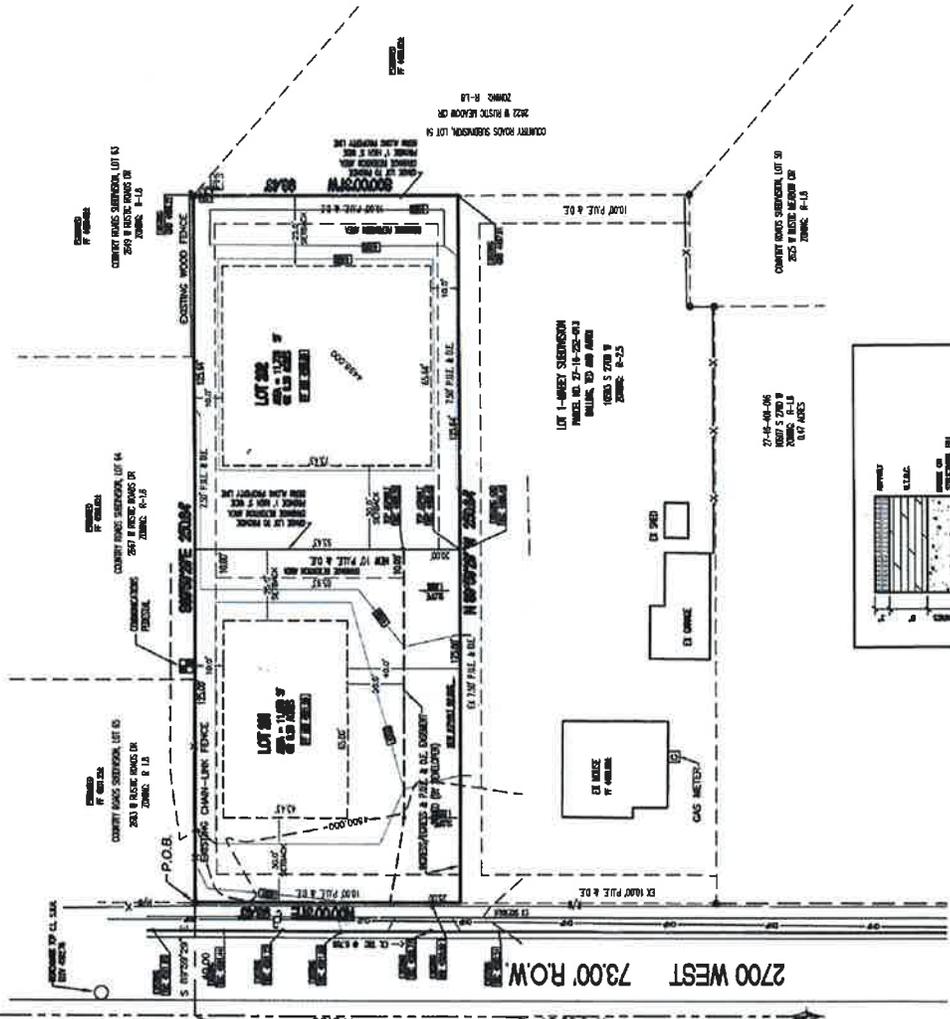
FOUND BRASS MONUMENT
INT. OF 10400 S. 2700 W.

N 0°00'31" E 1318.05 (1358.58 MEAS) MON TO MON BASIS OF BEARING
175.00

FOUND MONUMENT
CEN. OF SEC. 16,
TOWNSHIP 3 S.,
RANGE 1 W. SLB & M.



SCALE: 1" = 20'

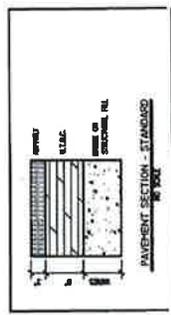


- NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY ORDINANCES, PERMITS AND SPECIFICATIONS.
- UTILITY NOTES:**
- UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY EXACT HORIZONTAL, VERTICAL, AND DEPTH LOCATIONS OF ALL UTILITIES BEFORE CONSTRUCTION IN THIS AREA.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND EXISTING STRUCTURES AND TO OBTAIN ALL NECESSARY PERMITS FROM THE CITY ENGINEERING DEPARTMENT AND THE DESIGNER OF ANY INTERFERENCES.
 - ALL OTHER INTERFERENCES TO CONFORM TO DESIGN SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND PROVISIONS.



CALL 811 SERVICES AT LEAST 48 HOURS BEFORE ANY CONSTRUCTION.

SYMBOL	DESCRIPTION
+	SECTION CORNER
+	MONUMENT
—	EDGE OF ASPHALT
—	EX WATER LINE
—	PROPOSED WATER LINE
—	OVERHEAD UTILITY LINES
—	EXISTING IRRIGATION LINE
—	NEW IRRIGATION LINE
—	EXISTING SLOPE
—	NEW SLOPE
—	EXISTING STORM DRAIN LINE
—	NEW STORM DRAIN LINE
—	NEW WATER CONNECTION
—	EX FIRE HYDRANT
—	NEW FIRE HYDRANT
—	WATER VALVE
—	SEWER MANHOLE
—	STORM DRAIN CLEAN OUT
—	CURB INLET BOX
—	STORM DRAIN INLET BOX
—	UTILITY POLE
—	NEW CONSTRUCTION UNIT
—	PHONE SERVICE
—	ELECTRICAL BOX
—	CAT V CABLE SERVICE



Damir Drozdek

From: Terri Kyte
Sent: Tuesday, September 24, 2013 2:49 PM
To: Damir Drozdek
Subject: FW: LAMAR MABEY FINAL

From: Ronald Reimers [<mailto:RReimers@slco.org>]
Sent: Tuesday, September 24, 2013 2:44 PM
To: lamar mabey
Cc: Terri Kyte
Subject: RE: LAMAR MABEY FINAL

LAMAR & TERRI,
TERRI WOULD YOU PASS THIS ON TO WHOEVER IS REVIEWING THIS PLAT.
THE PLAT LOOKS GOOD. RECORD WHEN READY.
RON

From: lamar mabey [<mailto:lmabey@msn.com>]
Sent: Tuesday, September 24, 2013 2:19 PM
To: Ronald Reimers; tkyte@sjc.utah.gov
Cc: lamar mabey; Dave Peterson; Damir Drozdek
Subject: Fw: LAMAR MABEY FINAL

Ronald:

David Peterson from Peterson Engineering wanted me to send this to you for your final review prior to preparing the Mylar. South Jordan also wants the County to give their OK before they approve the final plat prior to the Mylar. Please review and send back any comments about the plat.

Thank You.

LaMar A. Mabey, SR/WA
Right of Way Specialist
LaMar A. Mabey & Associates, Inc.
10511 Highline Circle
South Jordan, Utah 84095
Cell: 801-837-1990
Email: lmabey@msn.com

----- Original Message -----

From: [Dave Peterson](#)
To: [lamar mabey](#)
Sent: Tuesday, September 24, 2013 12:54 PM
Subject: Fwd: LAMAR MABEY FINAL

Lamar,

I am short on time today and can't find Rich's email.

Attached is pdf

Damir Drozdek

From: lamar mabey <lmabey@msn.com>
Sent: Wednesday, September 18, 2013 11:40 AM
To: Damir Drozdek
Cc: lamar mabey
Subject: Re: Mabey 2 Subdivision CC&R's

No cc&R's on either subdivision first or second.

LaMar A. Mabey, SR/WA
Right of Way Specialist
LaMar A. Mabey & Associates, Inc.
10511 Highline Circle
South Jordan, Utah 84095
Cell: 801-837-1990
Email: lmabey@msn.com

----- Original Message -----

From: [Damir Drozdek](mailto:Damir.Drozdek@cityofsjordan.com)
To: 'lamar mabey'
Sent: Wednesday, September 18, 2013 11:32 AM
Subject: RE: Mabey 2 Subdivision CC&R's

No CC&R's for the original Mabey Subdivision either?

Damir Drozdek
Planner II
City of South Jordan

From: lamar mabey [<mailto:lmabey@msn.com>]
Sent: Tuesday, September 17, 2013 5:21 PM
To: Damir Drozdek
Cc: lamar mabey
Subject: Mabey 2 Subdivision CC&R's

Damir:

There is no CC&R's for the Mabey 2 Subdivision.

LaMar A. Mabey, SR/WA
Right of Way Specialist
LaMar A. Mabey & Associates, Inc.
10511 Highline Circle
South Jordan, Utah 84095
Cell: 801-837-1990
Email: lmabey@msn.com

Memo

TO: LaMar Mabey
CC: Jared Francis / File

DATE: September 16, 2013
SUBJECT: Mabey 2 - Subdivision
Amendment - Review #3

FROM: Damir Drozdek, Planner II

Items to be addressed prior to final plat approval:

Cover Sheet

1. Remove the numerical associated with South Jordan Parkway as shown on the vicinity map. The name of the road is 'South Jordan Parkway' only. ✓

Plat

2. Use the following signature blocks (it's clerk not recorder): ✓

South Jordan City Mayor

Approved as to form this _____ day of
_____ A.D., 20__.

Attest: City Clerk

Mayor

3. Remove "proposed" from ingress/egress note (see County comments). ✓
4. The scale is off. ✓
5. Please make sure all easements are labeled correctly. Some say 10' PUE while they measure closer to 7.5' PUE. ✓
6. One of the legend items is a streetlight which is not being shown on the plat. Please show the light on the plat or remove item from the legend. ✓

Miscellaneous

7. Please have the plat reviewed and approved by the County Plat department. ✓
8. Please submit a current title report. ✓
9. Are there any CC&R's associated with the Mabey Subdivision? ✓

Please submit three full sized and two 11X17 sized plan sets. Please return all redlines with comment sheets. Respond in writing to all questions/comments.

Damir Drozdek

From: Terri Kyte
Sent: Thursday, September 12, 2013 10:56 AM
To: Damir Drozdek
Subject: FW: MABEY 2 SUB

From: Ronald Reimers [<mailto:RReimers@slco.org>]
Sent: Thursday, September 12, 2013 10:28 AM
To: lmabey@msn.com
Cc: Terri Kyte
Subject: MABEY 2 SUB

TERRI WOULD YOU PASS THESE COMMENTS ON TO WHOEVER IS REVIEWING THIS PLAT AT THE CITY.

THE ONLY COMMENT I HAVE IS THE NOTE FOR THE INGREE/EGRESS EASEMENT SAYS PROPOSED?
IS IT SUBJECT TO CHANGE PRIOR TO RECORDING?
RON

Memo

TO: LaMar Mabey
CC: Jared Francis / File

DATE: August 29, 2013
SUBJECT: Mabey 2 - Subdivision
Amendment - Review #2

FROM: Damir Drozdek, Planner II

Items to be addressed prior to final plat approval:

Cover Sheet

1. Remove the numerical associated with South Jordan Parkway as shown on the vicinity map. The name of the road is 'South Jordan Parkway' only.
2. Shouldn't the project address be 10579 South instead of 10593 South?
3. I believe the parcel number should end with '012' instead of '011' as is shown?

Plat

4. Use the following signature blocks:

South Jordan City Mayor

Approved as to form this _____ day of
_____ A.D., 20__.

Attest: City Clerk

Mayor

Community Development Department

Approved this _____ Day of _____
A.D., 20____. by the South Jordan Community Development Department.

Community Development Director

5. Please check with SL Valley Health Department, South Valley Sewer District and the SL County for appropriate signature blocks.
6. Please add a note to the plat in lieu of the agreement stating that the driveway is to be maintained jointly by all users and that additional access will be granted to a possible future flag lot of Lot 1 of the Mabey subdivision.
7. Show connection across Lot 202 for possible future flag lot on Lot 1 of the Mabey Subdivsiion.
8. Shoudnt the address be 10579-10581 South? See lower right corner of the plat.
9. Office of the City Attorney signature block is missing "the".

Memo

Site and Utility Plan

10. See comment #7.

Miscellaneous

11. A maintenance agreement could be made and recorded with the County between the two lots regarding maintenance of the drive and the possible future access. Before recording please submit documents to the City for review. Or have notes on the plat as mentioned previously in the comment sheet.
12. Please have the plat reviewed and approved by the County Plat department.
13. Please submit a current title report.
14. Are there any CC&R's associated with the Mabey Subdivision?
15. Show street trees, must be planted every 30' on center along 2700 West. Show on a separate sheet.

Please submit three full sized and two 11X17 sized plan sets. Please return all redlines with comment sheets. Respond in writing to all questions/comments.

IV. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS
 **Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)

A.1. Issue: THE SOUTH DISTRICT CONDITIONAL USE PERMIT
 – AUTOMATIC CAR WASH FACILITY
Address: 11724 South 3600 West
File No: CUP-2013.13
Applicant: Brad Hurst, Bonneville Builders

Planning Commission Vote		
Approved as per Staff Recommendation. (5-0)		
Planning Commissioner	Vote (yes/no)	Comments
Beverly Evans	Absent	
Jason Haymore MOTION	Yes	
Kathie Johnson	Yes	
Evan Jones 2 ND	Yes	
Russ Naylor	Tardy	
Steven Roberts	Yes	
Alex Winder	Yes	
Public Comments of Note		
None.		

B.1. Issue: MABEY 2 SUBDIVISION
 SUBDIVISION AMENDMENT – SINGLE FAMILY
 RESIDENTIAL DEVELOPMENT
Address: 10579 South 2700 West
File No: SUB-AMEND-2013.32
Applicant: LaMar Mabey

Planning Commission Vote		
Approved as per Staff Recommendation. (6-0)		
Planning Commissioner	Vote (yes/no)	Comments
Beverly Evans	Absent	
Jason Haymore 2 ND	Yes	
Kathie Johnson	Yes	
Evan Jones	Yes	
Russ Naylor	Yes	

Steven Roberts	MOTION	Yes	
Alex Winder		Yes	
Public Comments of Note			
<p>Neighbor to north had concerns about a possible 35 ft. tall structure shading her rear yard garden area (raspberries etc.). It was indicated that only about ¼ of her yard area could be affected by a structure casting a shadow. It also appears that the area of her yard where the shadow may be cast already has mature trees planted that shade it currently.</p>			

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 08/27/2013

Issue: MABEY 2 SUBDIVISION
SUBDIVISION AMENDMENT – SINGLE FAMILY RESIDENTIAL DEVELOPMENT
Address: 10579 S. 2700 W.
File No: SUB-AMEND-2013.32
Applicant: LaMar Mabey

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

Staff Recommendation (Motion Ready):

- **Approve** Application SUB-AMEND-2013.32 allowing subdivision of Lot 2 of the Mabey Subdivision with the following:
 - If an additional flag lot is created in the rear of lot 1 of the Mabey subdivision, the proposed 20' access easement is to be utilized to access the future lot as well.
 - All Municipal Code requirements are met.

ACREAGE:	0.54 acres
CURRENT ZONE:	R-3 (Single Family Residential, 3 lots per acre) Zone
CURRENT USE:	Vacant land
FUTURE LAND USE PLAN:	LD (Low Density Residential, up to 3 units per acre)

NEIGHBORING ZONES/USES:	North – R-1.8 / Single Family Homes
	South – R-2.5 / Single Family Home
	West – R-1.8 / 2700 West
	East – R-1.8 / Single Family Homes

BACKGROUND:

The Applicant is requesting a Subdivision Amendment approval to split lot 2 of the Mabey Subdivision. Lot 2 is located at 10579 S. 2700 W. It is approximately 0.5 acres. Lot 2 is proposed to be split in half creating lots 201 and 202. Lots 201 and 202 will be approximately 0.26 acres each. Lot 202 will not have any street frontage. Instead it will utilize a 20' easement to access 2700 West. Ordinance 16.04.160 under section 'D' allows for creation of 'flag lots'.

As lot 2 is part of an existing subdivision all improvements along 2700 West are already completed. However there is an existing drive approach that will need to be relocated further to the south to accommodate the proposed access easement for lot 202. The new drive approach will serve both lots. No fencing is proposed or required by Code as adjoining lots are single family and have no farm animal rights.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The project is located in the R-3 Zone (single-family residential, 3 lots per acre). Density is 3.7 lots per acre. However as this project is being developed under the "flag lot" Ordinance, and as such, the proposed development is not required to meet the density requirements.

- The proposed development is required to meet the minimum lot size requirement. The two proposed lots are over 11,000 sq. ft. The R-3 Zone requires a minimum lot size of at least 10, 000 sq. ft.
- The project is in conformance with the Goals and Policies of the General Plan as follows:
 - Policy H-3.1 Except for the Bangerter Highway, Redwood Road, and 10400 South corridors, reserve the area between 3600 West and the west bluff of the Jordan River as primarily single family neighborhoods.
 - Policy H-4.4 Require that all new developments have complete pedestrian and vehicular circulation facilities with appropriate curb, gutter, sidewalk, street lights, street trees, and proper storm drainage.
 - Policy T-3.11 Provide design standards for the review and approval of a limited number of 'flag lots' with rear driveway access where appropriate.

Conclusion:

- The proposed project will meet the Goals and Policies of the General Plan as well as meet the requirements of the Development and the Planning and Land Use Codes, including the requirements for flag lot development as found in 16.04.160 'D' of the Development Code and Zoning requirements as found in chapter 17.40 of the Planning and Land Use Code.

Recommendation:

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

FISCAL IMPACT:

- It may have a net positive fiscal impact with revenues coming mostly from property taxes.

ALTERNATIVES:

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

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Preliminary Subdivision Plat



Damir Drozdek
Planner II
Community Development Department



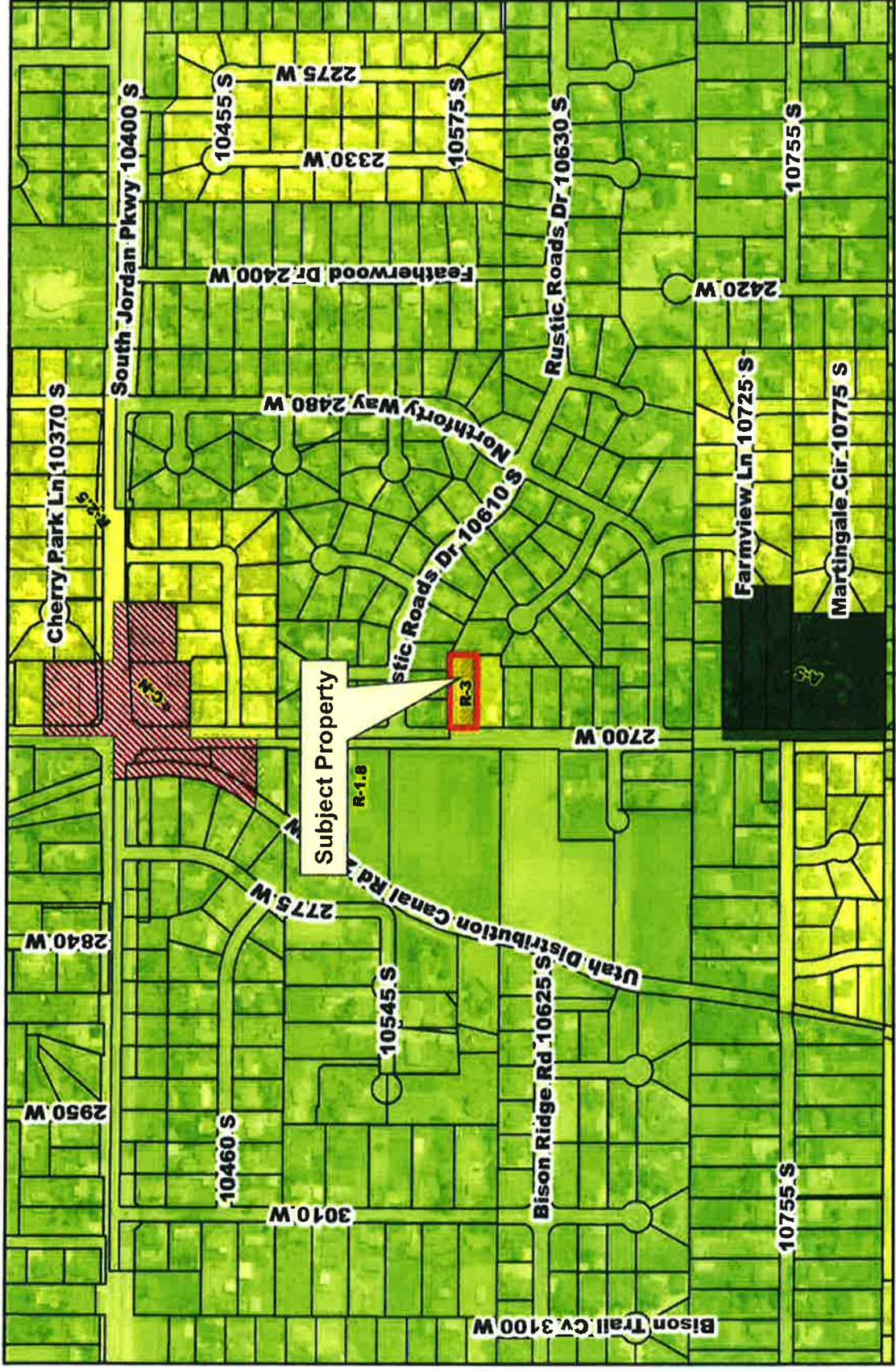
Subject Property

Legend

- STREETS
- PARCELS

Aerial Map City of South Jordan

Aerial Imagery
April 2012



Subject Property

R-3

Legend

- STREETS
- PARCELS

Aerial Imagery
April 2012

0 162.5 325 650 975 1,300 Feet

Zoning Map

City of South Jordan

August 21, 2013

Subject: Responses to questions dealing with Mabey 2 Subdivision

To whom it may concern:

This is the written responses to the questions from Jared Francis's review of the plats for the Mabey 2 Subdivision

#12 all changes to existing irrigation must be approved in writing y the ditch master.

Answer: I (LaMar A. Mabey) am the only users on the ditch that flows south from the corner of 10400 South 2700 West, South Jordan, Utah. Once the irrigation water leaves the weir, the canal company has no more responsibility for the water. There is no ditch master on my ditch that flows south. Since I am the only user and the one developing the property and the irrigation boxes serve my property, I give my approval to remove them and any other changes that may affect the irrigation ditch.

This is the written responses to the questions from Damir Drozdek's review of the plats for the Mabey2 Subdivision.

Site, Utility and Grading Plan

#13 A minimum of 100' of access separation is required along collector streets. This may be amended by City Engineer. Please make a request if so desired.

Answer: I would as the owner of the property request the 100' access separation be amended for the following reason. The original frontage of the 1 acre lot was 183.48 feet. When I divided it into 2 half acre lots, Lot #1 had 90 foot frontage where Lot #2 had 93.48 foot frontage. The Lot #2 that I am divideing has only 93.48 feet of frontage and not able to get any more frontage, therefore, I am requesting the 100 feet between drive accesses be waived and the 93.48 foot frontage be approved by the South Jordan City Engineer.



LaMar A. Mabey



Scott L. Osborne, *Mayor*
Mark Seethaler, *Council Member*
Chuck Newton, *Council Member*
Brian Butters, *Council Member*
Steve Barnes, *Council Member*
Larry Short, *Council Member*

John H. Geilmann, *City Manager*



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

NOTICE OF PUBLIC HEARING

August 13, 2013

Dear Property Owner:

LaMar Mabey has submitted an application for Subdivision Amendment approval. The proposed development will split lot 2 of the Mabey subdivision into two lots, creating a flag lot at the east end of the current lot 2. The property is located at 10579 S. 2700 W. It is zoned R-3. Salt Lake County records indicate that you own property within 300' of the subject property or are one of the public entities that may be affected by this proposal.

A Public Hearing regarding this proposal will be held before the South Jordan City Planning Commission on **Tuesday, August 27, 2013** at 6:30 p.m. at the South Jordan City Hall located at 1600 West Towne Center Drive, South Jordan, Utah. All interested parties are invited to attend.

A location map and a copy of the proposed preliminary plat are attached to this notice and are also available for public review at the South Jordan Planning & Zoning Department located on the 2nd floor of the City offices during regular business hours.

Should you desire further information, you may contact:

Project Applicant **LaMar Mabey,** **Business Phone: (801) 837-1990**

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

Sincerely,

A handwritten signature in black ink, appearing to read "Damir Drozdek".

Damir Drozdek
Planner II
Community Development Department



First In State

1600 WEST TOWNE CENTER DRIVE SOUTH JORDAN, UTAH 84095 WWW.SJC.UTAH.GOV

Randall & Diane Peterson
10534 S Clementine Circle
South Jordan, UT 84095

Ray & Kathy Wenger
10533 S Clementine Circle
South Jordan, UT 84095

Zach & Pamela Kesler
2612 W Rustic Roads Drive
South Jordan, UT 84095

Thomas & Rosalie Hardcastle
10551 S Highline Circle
South Jordan, UT 84095

Jeffrey Hatch
2683 W Rustic Roads Drive
South Jordan, UT 84095

James & Barbara Brush
2667 W Rustic Roads Drive
South Jordan, UT 84095

Gaylen & Marianne Hatton
2649 W Rustic Roads Drive
South Jordan, UT 84095

Norman & Kathy Silcox
2621 W Rustic Roads Drive
South Jordan, UT 84095

Fenton JR & Joyce Quinn
2601 W Rustic Roads Drive
South Jordan, UT 84095

John & Michele Blake
2577 W Rustic Roads Drive
South Jordan, UT 84095

Shereena & Aaron Fennell
2567 W Rustic Roads Drive
South Jordan, UT 84095

Ted & Aundi Balling
10593 S 2700 W
South Jordan, UT 84095

Gavin & Karen Lebaron
2622 W Rustic Meadow Circle
South Jordan, UT 84095

Reed Soper
2614 W Rustic Meadow Circle
South Jordan, UT 84095

Audrey Stevenson
2602 W Rustic Meadow Circle
South Jordan, UT 84095

Chad & Leslie Peterson
2625 W Rustic Meadow Circle
South Jordan, UT 84095

Darrell & Pamela Sorensen
2617 W Rustic Meadow Circle
South Jordan, UT 84095

Allan & Mikyung Oepping
2601 W Rustic Meadow Circle
South Jordan, UT 84095

Hyrum Nielsen & Jared Naylor
10635 S 2700 W
South Jordan, UT 84095

Diana Dominguez
10621 S 2700 W
South Jordan, UT 84095

Rose Dominguez
6307 S Lauritzen Drive
Taylorsville, UT 84129

Jeffrey & Claudia McMullin
2726 W Cousins Ln
South Jordan, UT 84095

Alfred Heagren
10492 S 1540 W
South Jordan, UT 84095

Clell & Jacqueline McMullin
10495 S 1540 W
South Jordan, UT 84095

Jeffrey McMullin
2726 W Cousins Ln
South Jordan, UT 84095

Memo

TO: LaMar Mabey
CC: Jared Francis / File

DATE: August 9, 2013
SUBJECT: Mabey 2 - Subdivision
Amendment - Review #1

FROM: Damir Drozdek, Planner II

Items to be addressed prior to final plat approval:

Plat

1. Insert the following notes on the plat:
 - a. Potential purchasers of property legally described by this plat are advised to familiarize themselves with all notes, lot information, easements and other pertinent information contained with this plat and also with any Conditions, Covenants and Restrictions (CC&R) documents recorded against land legally described by this plat. Failure to adhere to these notes, easements CC&R's or other documents recorded against the land could result in financial losses to or changes in expected property use of the property owner. Property owners and purchasers are responsible to review and to be in compliance with all notes, easements, CC&R's, and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended.
 - b. Many areas in South Jordan City have ground water problems due to high or fluctuating water table. Approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems, if any.
 - c. "Surveyor and or engineer, certifies that all known or recorded easements, claims of easements or encumbrances listed in the title report dated _____, 201_ prepared by _____ are shown on this plat. Owner further certifies that the legal description of the property referenced in the title report matches the description shown on this plat."

2. Use the following signature boxes on the plat:

South Jordan City Mayor

Approved as to form this _____ day of
_____ A.D., 20__.

Attest: City Clerk

Mayor

Memo

Office of the City Attorney

Approved as to Form this _____ Day of _____
A.D., 20____.

Attorney for South Jordan City

Community Development Department

Approved this _____ Day of _____
A.D., 20____. by the South Jordan Community Development Department.

Community Development Director

3. Please check with SL Valley Health Department, South Valley Sewer District and the SL County for appropriate signature boxes.
4. Address the lots.
5. The scale is off.
6. The minimum required rear setback is 25' (not 30' as shown on plans).
7. City Approval signature box is not required.
8. The note regarding rentals is not required.
9. Please make information regarding lot 1 of the Mabey subdivision a little lighter as this lot is not part of the proposed development.
10. Owners information box contains an address that ends with 'ci'? Should it end with 'cir' instead?
11. Please show sidewalk, parkstrip and curb/gutter on the plat. Please show this information with dashed or light lines to indicate its location outside of the proposed development.
12. The title box located at the lower right corner of the plat shows address that appears to have one too many digits?

Site, Utility and Grading Plan

13. A minimum of 100' of access separation is required along collector streets. This may be amended by City Engineer. Please make a request if so desired.

Miscellaneous

14. A maintenance agreement to be made and recorded with the County between the two lots regarding maintenance of the drive.

Please submit three full sized and two 11X17 sized plan sets. Please return all redlines and comment sheets. Respond in writing to all questions/comments.



CITY OF SOUTH JORDAN ■ PLANNING & ZONING
1600 W. TOWNE CENTER DRIVE ■ SOUTH JORDAN UT 84095
TEL. (801) 254-3742 ■ FAX. (801) 253-5235

Sub-AMEND-2013.32

SOUTH JORDAN CITY
APPLICATION FOR SUBDIVISION & CONDOMINIUM PROJECTS

SUBDIVISION/CONDO NAME: Mabey Subdivision

PRELIMINARY FINAL PLAT AMENDMENT LOT LINE ADJUSTMENT

Property Owner Name: Lamar A Mabey

Address: 10511 Highline Circle, South Jordan, Utah 84095

Phone (business, home or cell): 801-837-1990 Email or Fax: lmabey@msn.com

Agent Name: _____ Business: _____

Address: _____

Phone (business, home or cell): _____ Email or Fax: _____

Engineer/Surveyor

Name: DAVID D. PETERSON Cert. Number 295-720

Firm Name: PETERSON ENGINEERING Address: 7107 So. 4100 W. #1 - Midvale UT 84047

Phone: 801-255-3503 Email or Fax: DAVE@PETERSONENG.NET

SUBDIVISION/CONDO INFORMATION:

Zone District: _____ Property I.D. # (sidwell) _____

Property Size (acres): .54 acre Number of Lots: 1

Approximate Address: 10579 South 2300 West, South Jordan, Utah

Brief Description of Proposal and Proposed Use of Property: dividing the 1/2 acre lot into 2 1/4 acre lots.

Fee: \$712.50

Date Paid: 07-16-13

Received By: [Signature]

SOUTH JORDAN CITY CITY COUNCIL REPORT

Meeting Date: 07/02/2013

Issue: MABEY SUBDIVISION LAND USE AMENDMENT AND REZONE
LAND USE AMENDMENT (RURAL RESIDENTIAL TO LOW DENSITY
RESIDENTIAL) AND REZONE (R-2.5 TO R-3)
Address: 10579 S. 2700 W.
File No: LUA-2013.05 and REZ-2013.06
Applicant: LaMar Mabey

Submitted by: Damir Drozdek, Planner II
Jared Francis, Associate City Engineer
Presented by: Greg Schindler, City Planner

Staff Recommendation (Motion Ready):

- Approve Resolution No. R2013-26 approving an amendment to the Future Land Use Plan Map, and to adopt Ordinance No. 2013-07-Z approving an amendment to the Zoning Map on property located at 10579 S. 2700 W.

ACREAGE:	0.54 Acres
CURRENT ZONE:	R-2.5 (Single Family Residential, 2.5 units per acre)
CURRENT USE:	Vacant Land
FUTURE LAND USE PLAN:	RURAL (Rural Residential)
NEIGHBORING ZONES/USES:	North – R-1.8 / Residential South – R-2.5 / Residential West – R-1.8 / 2700 West East – R-1.8 / Residential

BACKGROUND:

The Applicant is requesting that the City Council approve an application to amend the Future Land Use Plan Map and the Zoning Map. The proposed amendment includes a change in land use from rural residential to low density residential, and the zoning change from R-2.5 to R-3. The intent is to amend the land use and the zoning and then use the newly adopted 'flag lot' ordinance to split off the back portion of an existing lot to create a new residential lot.

The subject property is Lot 2 of the Mabey subdivision. The subdivision consists of two lots. The subject property is the north-lying lot. It is approximately half-acre in area. The Applicant is proposing to divide the property in two lots, with each lot having acreage of approximately 11,000 sq. ft. The concept plan submitted with the Application is showing the rear lot to have access off 2700 West via a 20' lane. The lane will not be owned by the rear lot owner but an easement is proposed to be recorded over the proposed lane in favor of the rear lot owner for access.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The Application was recommended for approval by the Planning Commission on May 28th of 2013 by a vote of 6-0.

- The proposed application, if approved, will allow the Applicant to utilize the newly adopted 'flag lot' ordinance to create a single-family residential lot in the rear of Lot 2 of the Mabey subdivision through a subdivision process application.
- The minimum lot size in the R-2.5 zone is 14,520 sq. ft. The minimum lot size in the R-3 zone is 10,000 sq. ft. The proposed lots as per concept plan are over 11,000 sq. ft.
- The project is consistent with the following Goals and Policies of the General Plan:
 - Goal LU-2 Develop and maintain a pattern of residential land uses that provides for a variety of densities and types and yet maintains the high standards of existing development.
 - Policy H-1.1 Encourage various types of housing within the City that meets the ICC and NEC building codes, with emphasis on owner-occupied housing.
 - Policy H-3.1 Except for the Bangerter Highway, Redwood Road, and 10400 South corridors, reserve the area between 3600 West and the west bluff of the Jordan River as primarily single family neighborhoods.

Conclusion:

- Based on the findings listed, the Application is consistent with the Goals and Policies of the General Plan.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the City Council 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.

FISCAL IMPACT:

- The City will benefit from an increase in property taxes.

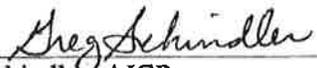
ALTERNATIVES:

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

SUPPORT MATERIALS:

- Aerial Map
- Existing Future Land Use Map
- Existing Zoning Map
- Land Use Amendments and Rezone Development Projects – Infrastructure Analysis
- Resolution R2013-26
 - Exhibit 'A'
- Ordinance 2013-07-Z
 - Exhibit 'A'

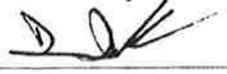
Approved by:



Greg Schindler, AICP
City Planner

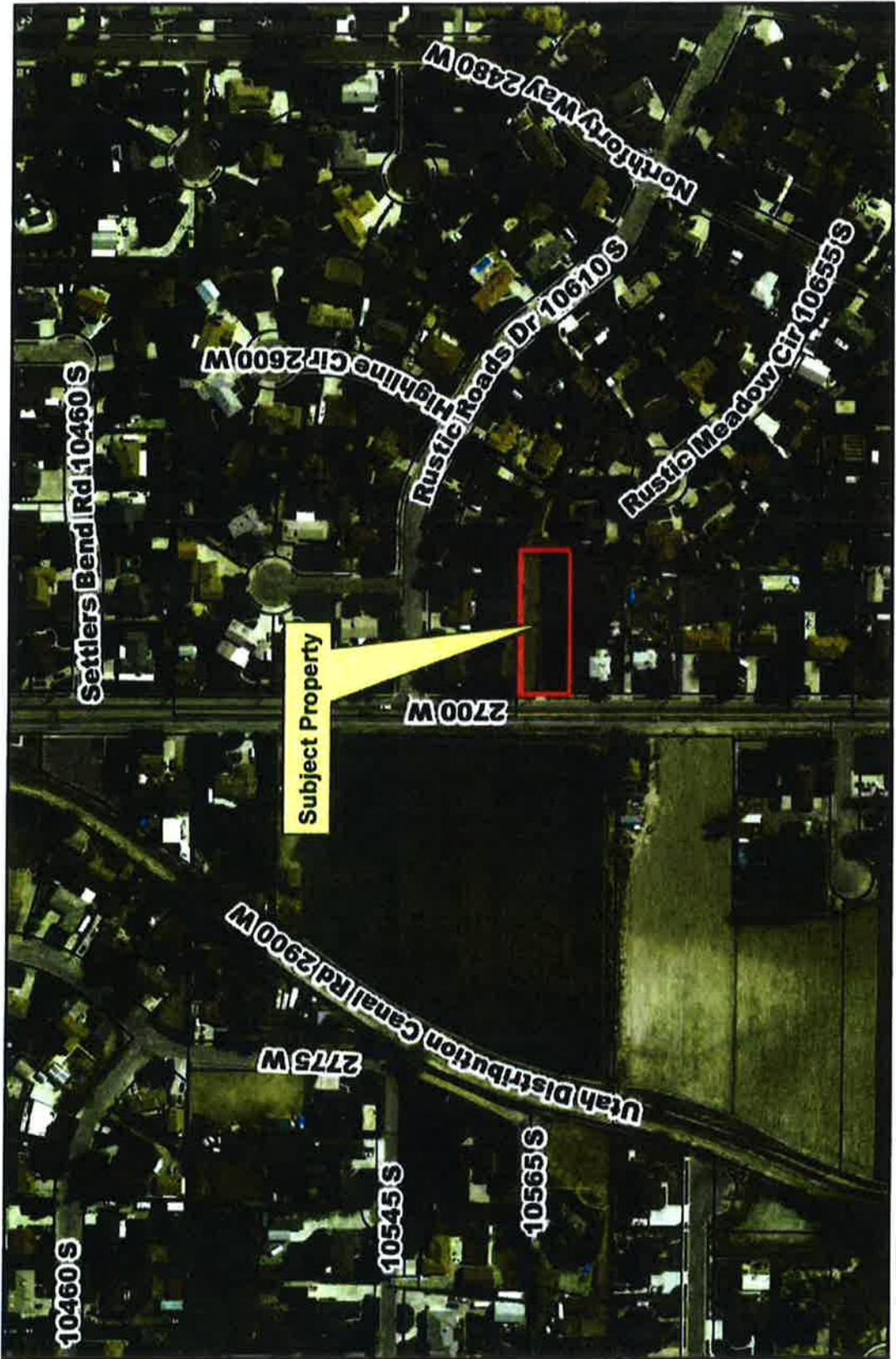
06-26-13
Date

Submitted by:



Damir Drozdek
Planner II

06-26-13
Date



Legend

- STREETS
- PARCELS

Aerial Map City of South Jordan

0 80 160 320 480 640 Feet

A north arrow pointing up, with 'N', 'S', 'E', and 'W' labels. Below it is a scale bar marked from 0 to 640 feet in increments of 80.



Future Land Use Plan Map

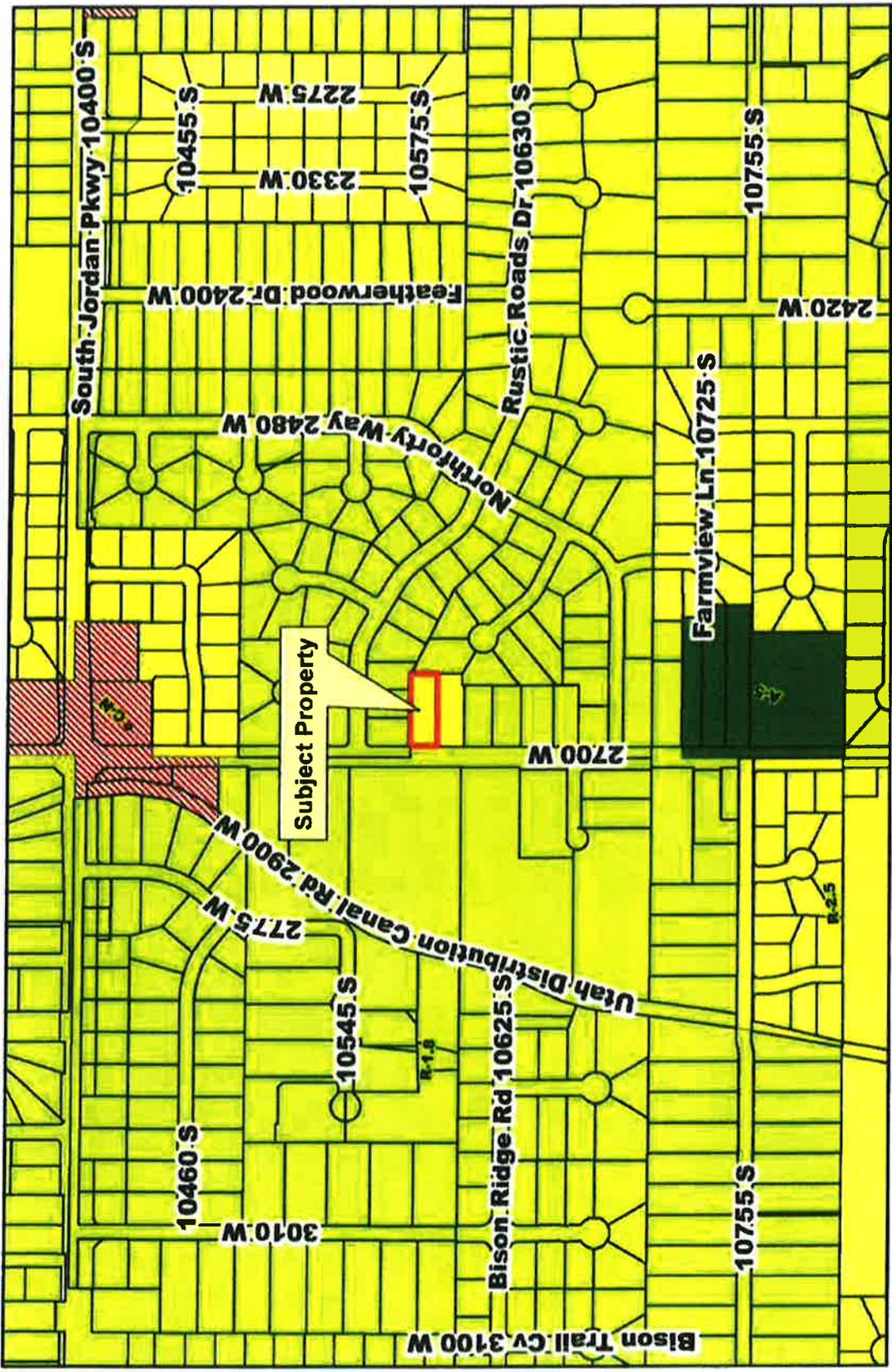
City of South Jordan

Legend

- STREETS
- PARCELS

0 162.5 325 650 975 1,300 Feet

A north arrow pointing upwards and a scale bar showing distances from 0 to 1,300 feet in increments of 162.5 feet.



Legend

- STREETS
- PARCELS

Zoning Map

City of South Jordan

0 162.5 325 650 975 1,300 Feet

A north arrow is positioned to the left of a graphic scale bar. The scale bar is marked in feet with increments of 162.5, up to a total of 1,300 feet.

LAND USE AMMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Mabey Subdivision
----------------------------	-------------------

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 full street improvements have already been installed on the east side of 2700 West in front of the subject property including curb and gutter, park strip and sidewalk. One 16' drive approach currently exists at roughly the center of the lot. Depending on the layout of the future homes this access may need to be relocated and include costs to remove and replace existing curb and gutter. Current City Ordinance only allows for 1 access per 300 feet of frontage. Since the second proposed lot has no frontage on 2700 West it is recommended that both lots share the same access point. This Land Use Amendment and Rezone should not affect the Transportation Master Plan and it is not anticipated that a traffic study will be required.

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 a 12" culinary waterline in the west side, south bound travel lane of 2700 West, across the street from the subject property. Obtaining water services will require a road cut and will incur those costs associated with repairing the street to City standards. A water model is not required at this time but may be required as part of the development review. No changes are required to the Water Master Plan as a result of this Land Use Amendment and Rezone.

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

A 14" secondary water line is in the east shoulder of 2700 West across the frontage of the subject property. This will need to be reviewed for accessibility and feasibility as part of the development review process for these lots.

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)*

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

The street improvements including curb and gutter have been installed in front of the subject project along 2700 West. It is expected that surface water from the subject property will either be directed out to 2700 West or be retained on site.

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

Report Approved:



Development Engineer

5/23/13
Date



Brad Klavano, PE, PLS
Director of Engineering/City Engineer

5/23/13
Date

RESOLUTION R-2013.26

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 SOUTH JORDAN CITY.

WHEREAS, the Future Land Use Plan Map of the General Plan has previously been adopted by the City Council of South Jordan City; and

WHEREAS, an amendment to the Future Land Use Plan Map has been proposed as described in Exhibit A; and

WHEREAS, in accordance with law, public hearings have been held by the Planning Commission and City Council in South Jordan City to present the proposed amendment to the Future Land Use Plan Map of the General Plan and to receive comments from the public, which comments were considered by the Planning Commission and City Council; and

WHEREAS, in accordance with principles of sound municipal planning, the City Staff, the City Planning Commission, and the City Council have taken into account the impact the proposed land use amendment will or may have on existing adjacent development projects, and to the extent legally permissible or practical, the City Staff, Planning Commission and Council have taken reasonable steps to ensure that the proposed land use amendment is in harmony with density, permitted uses, and other components of existing adjacent development project entitlements; and

WHEREAS, it has been determined that to promote the orderly growth of South Jordan City, to preserve property values, and to promote the public health, safety and general welfare of the residents of South Jordan City, the Future Land Use Plan Map of the General Plan should be amended to designate as Low Density Residential (LD) property, located at 10579 S. 2700 W.

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

Section 1. Amendment and Adoption. The South Jordan City Council hereby adopts the proposed amendment to the Future Land Use Plan Map of the General Plan to amend the map to Low Density Residential (LD) for property as described in Exhibit A – Future Land Use, attached.

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 will be effective immediately upon passage.

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, STATE OF UTAH, ON THIS _____ DAY OF _____, 2013, BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Mark Seethaler	_____	_____	_____	_____
Larry Short	_____	_____	_____	_____
Chuck Newton	_____	_____	_____	_____
Brian C. Butters	_____	_____	_____	_____
Steve Barnes	_____	_____	_____	_____

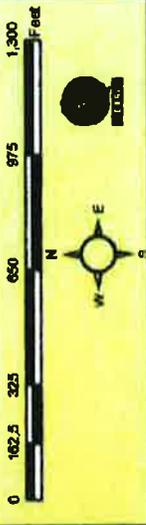
Mayor: _____
Scott L. Osborne

ATTEST: _____
City Recorder



Exhibit A - Future Land Use

City of South Jordan



ORDINANCE NO. 2013-07-Z

AN ORDINANCE AMENDING THE REVISED ORDINANCES OF SOUTH JORDAN; AMENDING THE ZONING MAP TO CHANGE THE ZONING FROM R-2.5 TO R-3, ON PROPERTY LOCATED AT 10579 S. 2700 W., LAMAR MABEY (APPLICANT).

WHEREAS, the City Council has adopted a Zoning Map for the City; and

WHEREAS, the South Jordan Planning Commission has reviewed and made recommendations concerning this rezoning; and

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

WHEREAS, in accordance with principles of sound municipal planning, the City Staff, the City Planning Commission, and the City Council have taken into account the impact the proposed rezoning will or may have on existing adjacent development projects, and to the extent legally permissible or practical, the City Staff, Planning Commission and Council have taken reasonable steps to ensure that the proposed rezoning is in harmony with density, permitted uses, and other components of existing adjacent development project entitlements; and

WHEREAS, the City Council has found and determined that the proposed amendment to the Zoning Map will help to implement the General Plan of the City; and

WHEREAS, the City Council has determined that said amendment will stabilize or improve property values and enhance the public health, safety and welfare.

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

Section 1. That Ordinance No. 7-1-1 entitled, Zoning Ordinance of South Jordan, Utah, as the ordinances of the City of South Jordan, is amended as follows:

The property described in Application REZ-2013.06 filed by LaMar Mabey, located in the City of South Jordan, is hereby reclassified and adjusted from R-2.5 to R-3 on said property being described as follows and attached as "Exhibit 'A' - Zoning":

R-2.5 to R-3

Legal Description - Lot 2, Mabey Subdivision (Parcel Number 27-16-252-012)

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

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

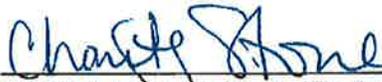
PASSED AND ADOPTED BY THE CITY COUNCIL OF SOUTH JORDAN CITY, STATE OF UTAH, ON THIS _____ DAY OF _____, 2013 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Steve Barnes	___	___	___	___
Larry Short	___	___	___	___
Chuck Newton	___	___	___	___
Brian C. Butters	___	___	___	___
Mark Seethaler	___	___	___	___

Approved as to content:

City Manager

Legal Review:



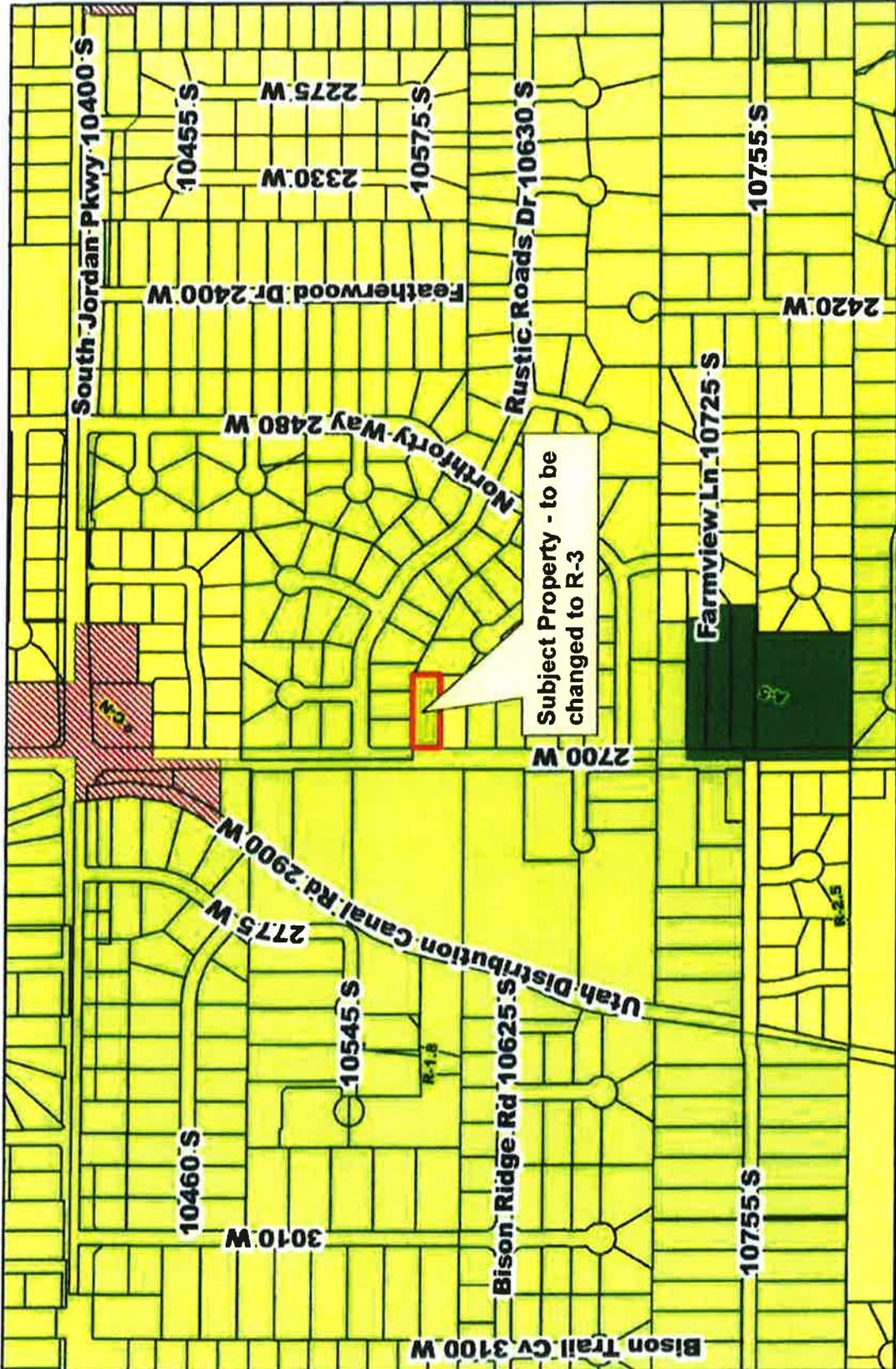
~~staff~~ City Attorney, Assistant City Attorney

Mayor:

Scott L. Osborne

ATTEST:

City Recorder

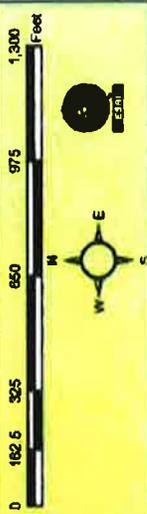


Subject Property - to be changed to R-3

Legend
 STREETS
 PARCELS

Exhibit A - Zoning

City of South Jordan



Steven Roberts Second	Yes	
Alex Winder	Yes	
Public Comments of Note		
None.		

**C.1. Issue: SANTORINI VILLAGE
PRELIMINARY SUBDIVISION**
Address: 9710 South Redwood Road
File No: SUB-2013.12
Applicant: Jim Giles

Planning Commission Vote		
Approved as per Staff Recommendation. (5-1)		
Planning Commissioner	Vote (yes/no)	Comments
Beverly Evans	Yes	
Jason Haymore	No	Is not comfortable approving without a second access to the development in place.
Kathie Johnson	Yes	
Evan Jones	Absent	
Russ Naylor Motion	Yes	
Steven Roberts	Yes	
Alex Winder Second	Yes	
Public Comments of Note		
<p>1. Please stop rezoning property to medium and high density in South Jordan. It seems every development proposal being brought forward in South Jordan is for stacking people on top of each other.</p> <p>2. What is parcel G on map? Answer: Indicates canal area, no development proposed. Commission asked if anything else. Resident answer: I'm just very disappointed.</p> <p>3. Glad to see multiple ways out of project.</p> <p>4. Too much traffic going to be directed to 9640 South. Commission comment: Access to 9640 S. will be prohibited until 75% of single family is constructed then it will be opened and traffic study completed to determine impact.</p>		

V. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

*Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)

D.1. Issue: MABEY SUBDIVISION LAND USE AMENDMENT AND REZONE

LAND USE AMENDMENT (RURAL RESIDENTIAL TO LOW DENSITY RESIDENTIAL) AND REZONE (R-2.5 TO R-3)

Address: 10579 South 2700 West
File No: LUA-2013.05 and REZ-2013.06
Applicant: LaMar Mabey

<u>Planning Commission Vote</u> Recommended approval of Land Use Amendment and Rezone to City Council, as per Staff Recommendation. (6-0)		
Planning Commissioner	Vote (yes/no)	Comments
Beverly Evans Motion	Yes	
Jason Haymore	Yes	
Kathie Johnson	Yes	
Evan Jones	Absent	
Russ Naylor Motion	Yes	
Steven Roberts Second	Yes	
Alex Winder	Yes	
Public Comments of Note		
1. Did not understand R-3 zone, assumed it meant at least 1/3 acre min. lot size. Even though the proposed lots will likely be approx. .27 ac., would like to see Mr. Mabey get this done. 2. Applicant showed proposed concept of future division. Commission spent several minutes discussing the conceptual plan. Ultimately the commission agreed that the proposed changes to the land use designation and zoning are appropriate proposals that will both benefit the applicant who has had difficulty selling the existing ½ acre lot and yet not over crowd the lot with development in the future.		

E.1. Issue: **WARD PROPERTY LAND USE AMENDMENT, REZONING & DEVELOPMENT AGREEMENT**
 (ADJUSTING THE FUTURE LAND USE BOUNDARY BETWEEN EXISTING RURAL RESIDENTIAL AND NATURAL OPEN SPACE, ADJUSTING THE ZONING BOUNDARY BETWEEN EXISTING R-2.5 AND A-5 & ASSOCIATED DEVELOPMENT AGREEMENT)

Address: 11500 South 950 West
File No: LUA-2013.06 & REZ-2-13.07
Applicant: Dan McKeon (McKeon Land & Cattle LLC)

<u>Planning Commission Vote</u> Recommended approval of Land Use Amendment and Rezone		
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SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 05/28/2013

Issue: MABEY SUBDIVISION LAND USE AMENDMENT AND REZONE
LAND USE AMENDMENT (RURAL RESIDENTIAL TO LOW DENSITY
RESIDENTIAL) AND REZONE (R-2.5 TO R-3)
Address: 10579 S. 2700 W.
File No: LUA-2013.05 and REZ-2013.06
Applicant: LaMar Mabey

**Submitted by: Damir Drozdek, Planner II
Jared Francis, Associate City Engineer**

Staff Recommendation (Motion Ready):

- Forward a recommendation of approval to the City Council for adoption of Resolution No. R2013-26 approving an amendment to the Future Land Use Plan Map, and to recommend adoption of Ordinance No. 2013-07-Z approving an amendment to the Zoning Map on property located at 10579 S. 2700 W.

ACREAGE:	0.54 Acres
CURRENT ZONE:	R-2.5 (Single Family Residential, 2.5 units per acre)
CURRENT USE:	Vacant Land
FUTURE LAND USE PLAN:	RURAL (Rural Residential)
NEIGHBORING ZONES/USES:	North – R-1.8 / Residential South – R-2.5 / Residential West – R-1.8 / 2700 West East – R-1.8 / Residential

BACKGROUND:

The Applicant is requesting that the Planning Commission approve an application to amend the Future Land Use Plan Map and the Zoning Map. The proposed amendment includes a change in land use from rural residential to low density residential, and the zoning change from R-2.5 to R-3. The intent is to amend the land use and the zoning and then use the newly adopted 'flag lot' ordinance to split off the back portion of an existing lot to create a new residential lot.

The subject property is Lot 2 of the Mabey subdivision. The subdivision consists of two lots. The subject property is the north-lying lot. It is approximately half-acre in area. The Applicant is proposing to divide the property in two lots, with each lot having acreage of 11,000 sq. ft. The concept plan submitted with the Application is showing the rear lot to have access off 2700 West via a 20' lane. The lane will not be owned by the rear lot owner but an easement is proposed to be recorded over the proposed lane in favor of the rear lot owner for access.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The proposed application, if approved, will allow the Applicant to utilize the newly adopted 'flag lot' ordinance to create a single-family residential lot in the rear of Lot 2 of the Mabey subdivision through a subdivision process application.

- The minimum lot size in the R-2.5 zone is 14,520 sq. ft. The minimum lot size in the R-3 zone is 10,000 sq. ft. The proposed lots as per concept plan are over 11,000 sq. ft.
- The project complies with the Goals and Policies of the General Plan with the following:
 - Goal LU-2 Develop and maintain a pattern of residential land uses that provides for a variety of densities and types and yet maintains the high standards of existing development.
 - Policy H-1.1 Encourage various types of housing within the City that meets the ICC and NEC building codes, with emphasis on owner-occupied housing.
 - Policy H-3.1 Except for the Bangerter Highway, Redwood Road, and 10400 South corridors, reserve the area between 3600 West and the west bluff of the Jordan River as primarily single family neighborhoods.

Conclusion:

- Based on the findings listed, the Application is consistent with the Goals and Policies of the General Plan.

Recommendation:

- Based on the Findings and Conclusions 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:

- The City will benefit from an increase in property taxes.

ALTERNATIVES:

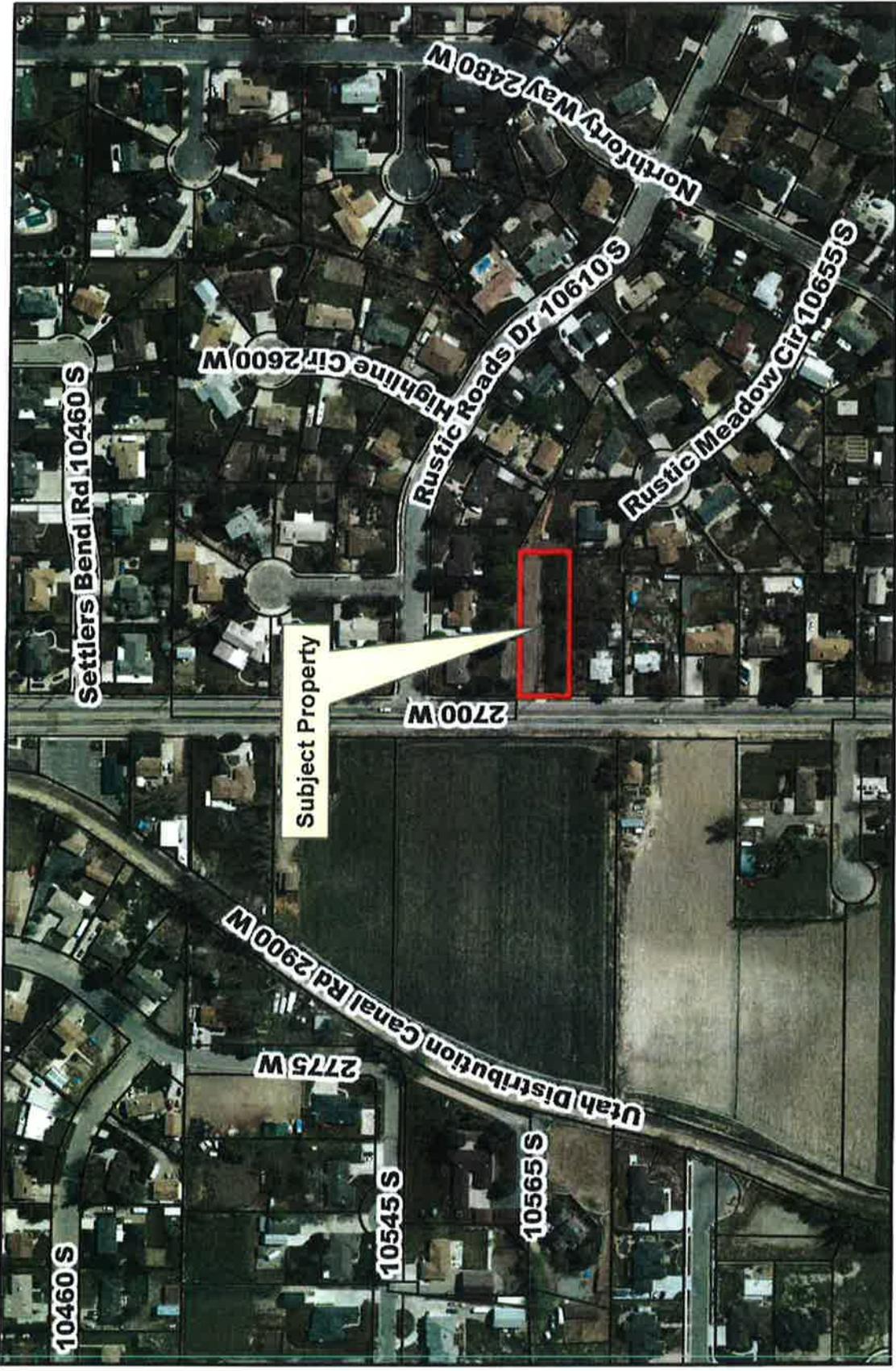
- Approve an amended application.
- Deny the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Existing Future Land Use Map
- Existing Zoning Map
- Land Use Amendments and Rezone Development Projects – Infrastructure Analysis
- Resolution R2013-26
 - Exhibit 'A'
- Ordinance 2013-07-Z
 - Exhibit 'A'



Damir Drozdek
 Planner II
 Community Development Department



Subject Property

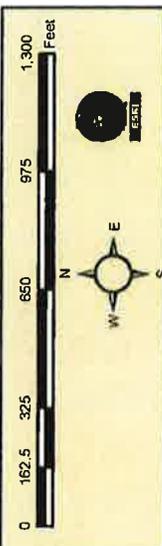
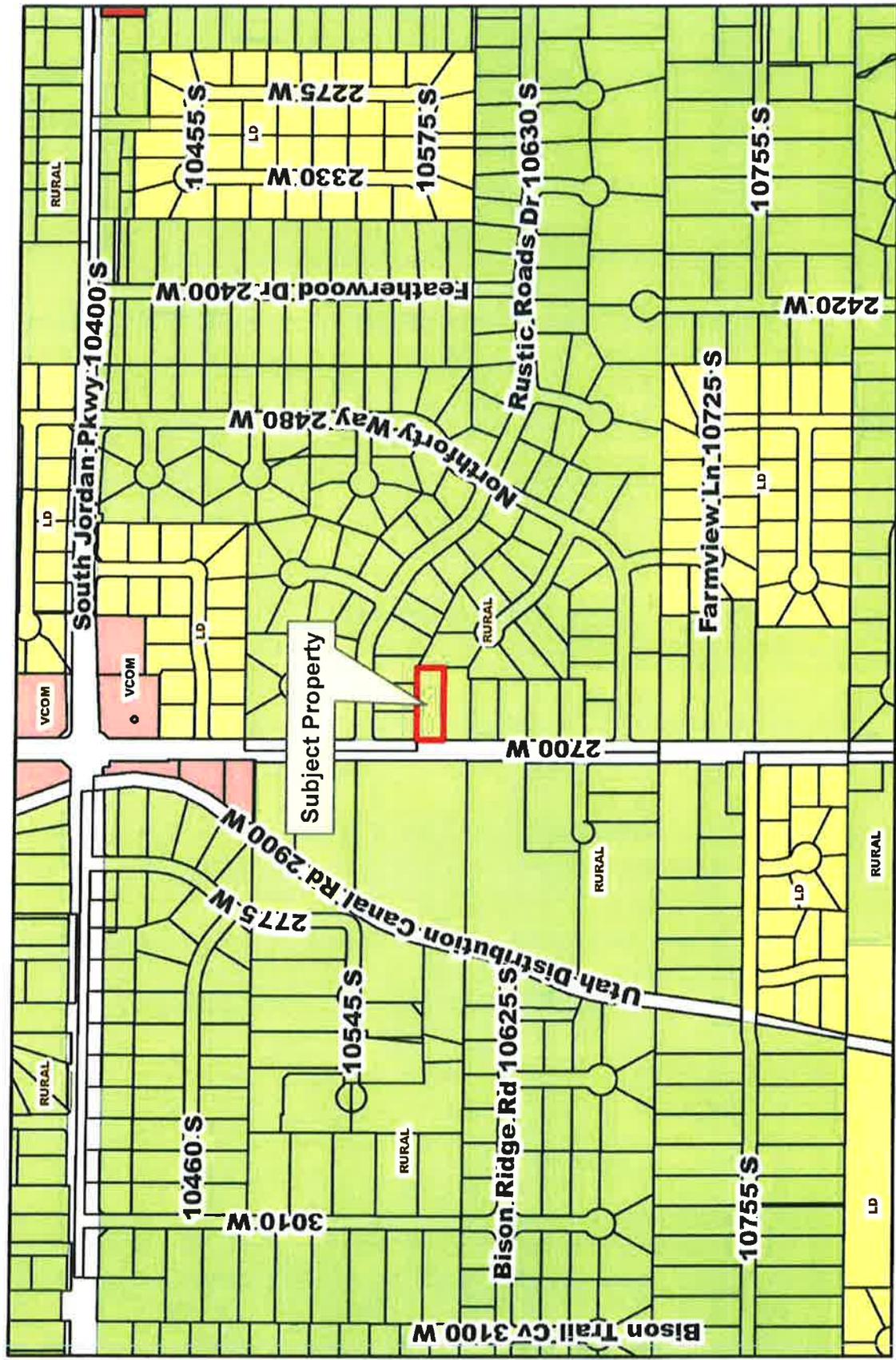


Legend

- STREETS
- PARCELS

Aerial Map

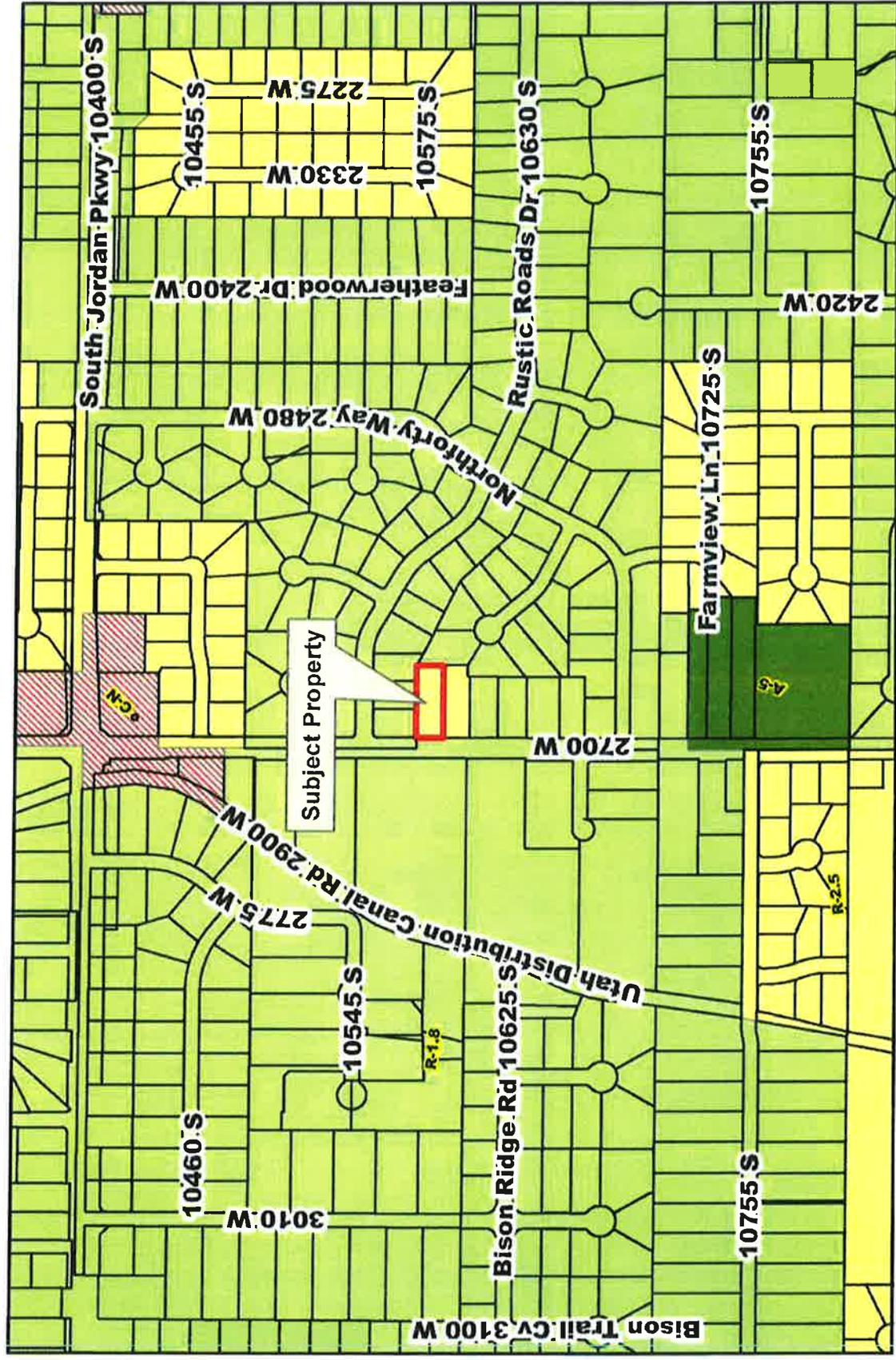
City of South Jordan



Future Land Use Plan Map

City of South Jordan





Zoning Map

City of South Jordan

Legend	
	STREETS
	PARCELS

LAND USE AMMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Mabey Subdivision
----------------------------	-------------------

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 full street improvements have already been installed on the east side of 2700 West in front of the subject property including curb and gutter, park strip and sidewalk. One 16' drive approach currently exists at roughly the center of the lot. Depending on the layout of the future homes this access may need to be relocated and include costs to remove and replace existing curb and gutter. Current City Ordinance only allows for 1 access per 300 feet of frontage. Since the second proposed lot has no frontage on 2700 West it is recommended that both lots share the same access point. This Land Use Amendment and Rezone should not affect the Transportation Master Plan and it is not anticipated that a traffic study will be required.

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 a 12" culinary waterline in the west side, south bound travel lane of 2700 West, across the street from the subject property. Obtaining water services will require a road cut and will incur those costs associated with repairing the street to City standards. A water model is not required at this time but may be required as part of the development review. No changes are required to the Water Master Plan as a result of this Land Use Amendment and Rezone.

RESOLUTION R-2013.26

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 SOUTH JORDAN CITY.

WHEREAS, the Future Land Use Plan Map of the General Plan has previously been adopted by the City Council of South Jordan City; and

WHEREAS, an amendment to the Future Land Use Plan Map has been proposed as described in Exhibit A; and

WHEREAS, in accordance with law, public hearings have been held by the Planning Commission and City Council in South Jordan City to present the proposed amendment to the Future Land Use Plan Map of the General Plan and to receive comments from the public, which comments were considered by the Planning Commission and City Council; and

WHEREAS, in accordance with principles of sound municipal planning, the City Staff, the City Planning Commission, and the City Council have taken into account the impact the proposed land use amendment will or may have on existing adjacent development projects, and to the extent legally permissible or practical, the City Staff, Planning Commission and Council have taken reasonable steps to ensure that the proposed land use amendment is in harmony with density, permitted uses, and other components of existing adjacent development project entitlements; and

WHEREAS, it has been determined that to promote the orderly growth of South Jordan City, to preserve property values, and to promote the public health, safety and general welfare of the residents of South Jordan City, the Future Land Use Plan Map of the General Plan should be amended to designate as Low Density Residential (LD) property, located at 10579 S. 2700 W.

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

Section 1. Amendment and Adoption. The South Jordan City Council hereby adopts the proposed amendment to the Future Land Use Plan Map of the General Plan to amend the map to Low Density Residential (MD) for property as described in Exhibit A – Future Land Use, attached.

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.

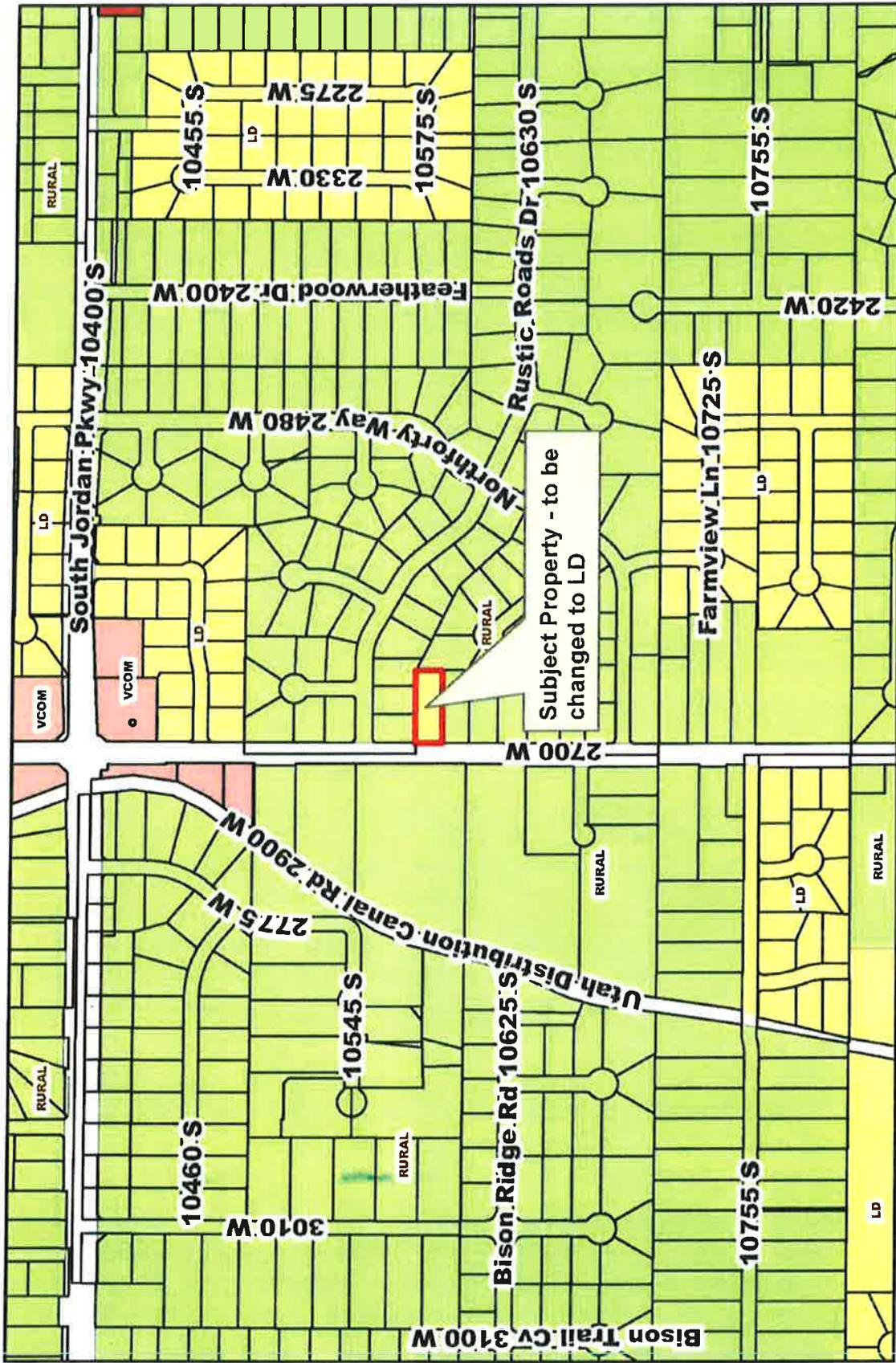
Section 3. Effective Date. This resolution will be effective immediately upon passage.

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, STATE OF UTAH, ON THIS _____ DAY OF _____, 2013, BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Mark Seethaler	_____	_____	_____	_____
Larry Short	_____	_____	_____	_____
Chuck Newton	_____	_____	_____	_____
Brian C. Butters	_____	_____	_____	_____
Steve Barnes	_____	_____	_____	_____

Mayor: _____
Scott L. Osborne

ATTEST: _____
City Recorder



Subject Property - to be changed to LD



Exhibit A - Future Land Use

City of South Jordan

Legend

- STREETS
- PARCELS

ORDINANCE NO. 2013-07-Z

AN ORDINANCE AMENDING THE REVISED ORDINANCES OF SOUTH JORDAN; AMENDING THE ZONING MAP TO CHANGE THE ZONING FROM R-2.5 TO R-3, ON PROPERTY LOCATED AT 10579 S. 2700 W., LAMAR MABEY (APPLICANT).

WHEREAS, the City Council has adopted a Zoning Map for the City; and

WHEREAS, the South Jordan Planning Commission has reviewed and made recommendations concerning this rezoning; and

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

WHEREAS, in accordance with principles of sound municipal planning, the City Staff, the City Planning Commission, and the City Council have taken into account the impact the proposed rezoning will or may have on existing adjacent development projects, and to the extent legally permissible or practical, the City Staff, Planning Commission and Council have taken reasonable steps to ensure that the proposed rezoning is in harmony with density, permitted uses, and other components of existing adjacent development project entitlements; and

WHEREAS, the City Council has found and determined that the proposed amendment to the Zoning Map will help to implement the General Plan of the City; and

WHEREAS, the City Council has determined that said amendment will stabilize or improve property values and enhance the public health, safety and welfare.

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

Section 1. That Ordinance No. 7-1-1 entitled, Zoning Ordinance of South Jordan, Utah, as the ordinances of the City of South Jordan, is amended as follows:

The property described in Application REZ-2013.06 filed by LaMar Mabey, located in the City of South Jordan, is hereby reclassified and adjusted from R-2.5 to R-3 on said property being described as follows and attached as "Exhibit 'A'- Zoning":

R-2.5 to R-3

Legal Description - Lot 2, Mabey Subdivision (Parcel Number 27-16-252-012)

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

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF SOUTH JORDAN CITY, STATE OF UTAH, ON THIS _____ DAY OF _____, 2013 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Steve Barnes	___	___	___	___
Larry Short	___	___	___	___
Chuck Newton	___	___	___	___
Brian C. Butters	___	___	___	___
Mark Seethaler	___	___	___	___

Approved as to content:

City Manager

Legal Review:

City Attorney, Assistant City Attorney

Mayor:

Scott L. Osborne

ATTEST:

City Recorder

Damir Drozdek

From: Anna West
Sent: Friday, May 03, 2013 11:04 AM
To: Damir Drozdek
Subject: RE: Resolution and Ordinance Numbers

R2013-25 LUA Rushton Meadows.....Rezone 2013-06-Z
R2013-26 LUA Mabey Subdivision.....Rezone 2013-07-Z

Please get me addresses and LUA numbers.....Thanks

From: Damir Drozdek
Sent: Friday, May 03, 2013 10:53 AM
To: Anna West
Subject: Resolution and Ordinance Numbers

Anna,

I have two rezone and land use amendment applications with me:

- Rushton Meadows, and
- Mabey subdivision

Could I please get resolution and ordinance number for both?

Thanks,

Damir Drozdek
Planner II
City of South Jordan

Scott L. Osborne, *Mayor*
Mark Seethaler, *Council Member*
Chuck Newton, *Council Member*
Brian Butters, *Council Member*
Steve Barnes, *Council Member*
Larry Short, *Council Member*

John H. Geilmann, *City Manager*



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

NOTICE OF PUBLIC HEARING

May 14, 2013

Dear Property Owner:

LaMar Mabey has filed an application to amend the Future Land Use Map and the Zoning Map for property located at 10579 S. 2700 W. The property is 0.54 acres. The proposal is to amend the land use from Rural Residential to Low Density Residential and to amend the zoning from R-2.5 (single-family residential, 2.5 lots per acre) to R-3 (single-family residential, 3 lots per acre). You are receiving this notice because Salt Lake County records indicate that you own property within 300 ft. of the subject property or, your agency may be affected by the proposal.

Public hearings regarding this proposal will be held before the South Jordan City Planning Commission at 6:30 p.m., Tuesday, May 28, 2013, and before the South Jordan City Council at 6:00 p.m., Tuesday, July 2, 2013 at the South Jordan City Offices, 1600 West Towne Center Drive. All interested parties are invited to attend.

Please check the Planning Commission and City Council Agendas at City Hall or at the City's web site, www.sjc.utah.gov.

Should you desire further information, you may contact:

Project Applicant: **LaMar Mabey** Phone: **(801) 254-1474**

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

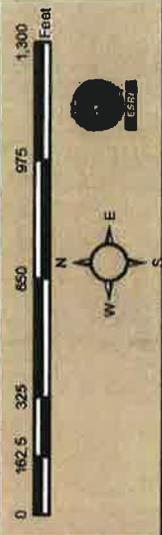
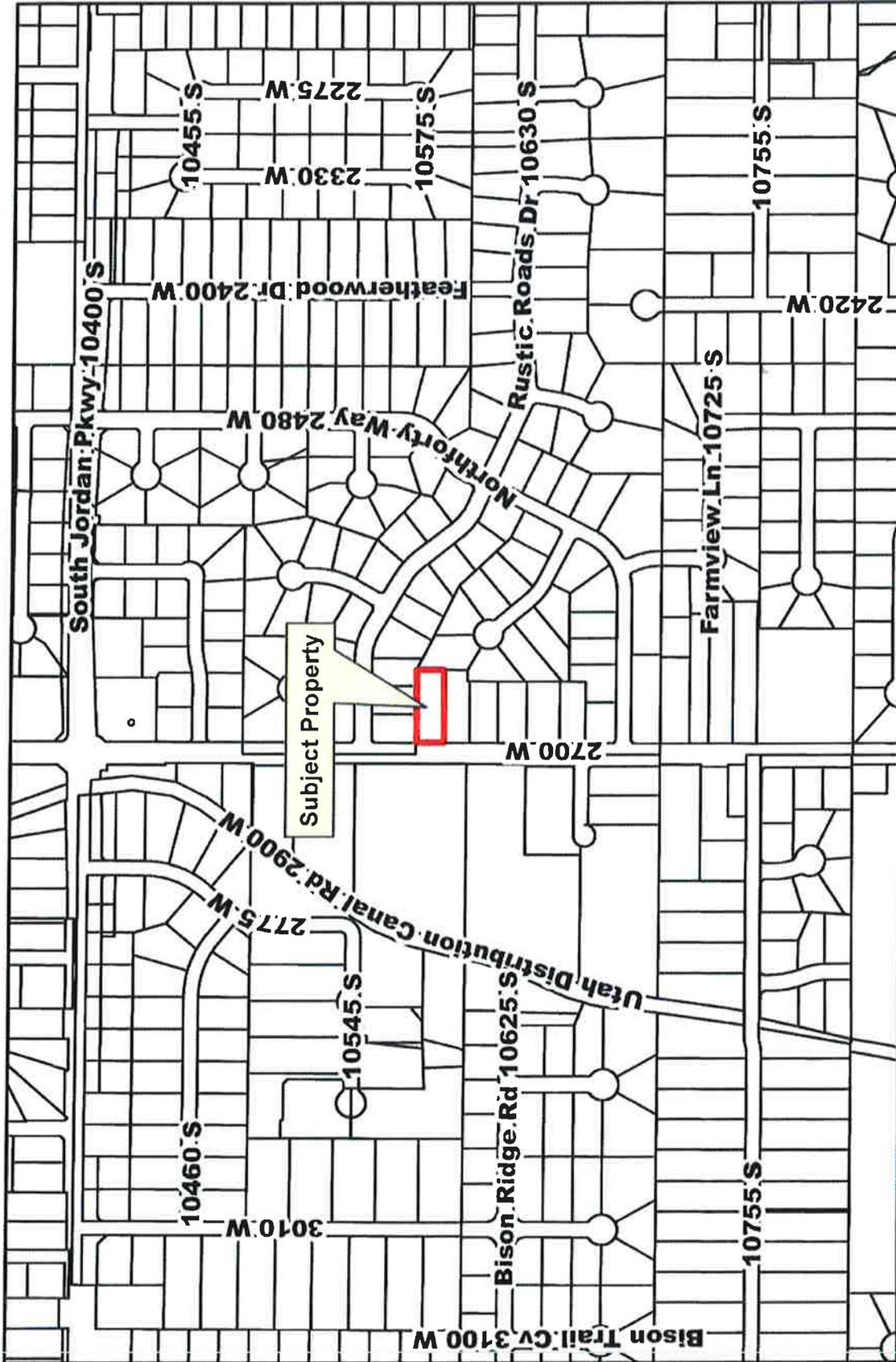
Sincerely,

A handwritten signature in black ink, appearing to read "Damir Drozdek".

Damir Drozdek
Planner II

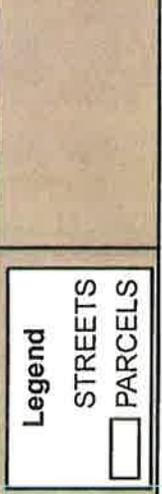


First in State



Location Map

City of South Jordan



BALLING, TED J & AUNDI; JT
10593 S 2700 W
SOUTH JORDAN UT, 84095 - 8666

BLAKE, JOHN G & MICHELE B; JT
2577 W RUSTIC ROADS DR
SOUTH JORDAN UT, 84095 - 8634

BRUSH, JAMES L & BARBARA M
2667 W RUSTIC ROADS DR
SOUTH JORDAN UT, 84095 - 8634

DOMINGUEZ, DIANA A
10621 S 2700 W
SOUTH JORDAN UT, 84095 - 8668

DOMINGUEZ, ROSE M
6307 S LAURITZEN DR
TAYLORSVILLE UT, 84129 - 7217

FENNELL, SHEREENA M & AARON S; JT
2567 W RUSTIC ROADS DR
SOUTH JORDAN UT, 84095 - 8694

HARDCASTLE, THOMAS D & ROSALIE
10551 S HIGHLINE CIR
SOUTH JORDAN UT, 84095 - 8679

HATCH, JEFFERY L
2683 W RUSTIC ROADS DR
SOUTH JORDAN UT, 84095 - 8634

HATTON, GAYLEN A & MARIANNE; JT
2649 W RUSTIC ROADS DR
SOUTH JORDAN UT, 84095 - 8634

HEAGREN, ALFRED L; TR
10492 S 1540 W
SOUTH JORDAN UT, 84095 - 8560

KESLER, ZACH & PAMELA; JT
2612 W RUSTIC ROADS DR
SOUTH JORDAN UT, 84095 - 8633

LEBARON, GAVIN W & KAREN N (JT)
2622 W RUSTIC MEADOW CIR
SOUTH JORDAN UT, 84095 - 8608

MABEY, LAMAR A & KATHLEEN J; JT
10511 S HIGHLINE CIR
SOUTH JORDAN UT, 84095 - 8679

MC MULLIN, JEFFREY C & CLAUDIA (JT)
2726 W COUSINS LN
SOUTH JORDAN UT, 84095 - 8682

MCMULLIN, CLELL U & JACQUELINE B; TRS
10495 S 1540 W
SOUTH JORDAN UT, 84095 - 8561

MCMULLIN, JEFFREY C
2726 W COUSINS LN
SOUTH JORDAN UT, 84095 - 8682

NIELSEN, HYRUM & NAYLOR, JARED; JT
10635 S 2700 W
SOUTH JORDAN UT, 84095 - 8668

OEPPING, ALLAN E & MIKYUNG; TC
2601 W RUSTIC MEADOW CIR
SOUTH JORDAN UT, 84095 - 8608

PETERSON, CHAD A & LESLIE A (JT)
2625 W RUSTIC MEADOW CIR
SOUTH JORDAN UT, 84095 - 8608

PETERSON, RANDALL D & DIANE E; JT
10534 S CLEMENTINE CIR
SOUTH JORDAN UT, 84095 -

QUINN, FENTON G JR & JOYCE; JT
2601 W RUSTIC ROADS DR
SOUTH JORDAN UT, 84095 - 8634

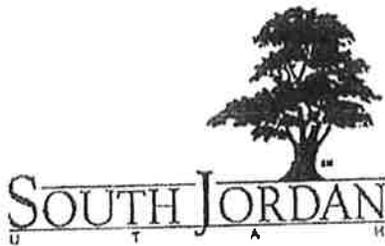
SILCOX, NORMAN D & KATHY A M; TRS
2621 W RUSTIC ROADS DR
SOUTH JORDAN UT, 84095 - 8634

SOPER, REED
2614 W RUSTIC MEADOW CIR
SOUTH JORDAN UT, 84095 - 8608

SORENSEN, DARRELL K & PAMELA A; TRS
2617 W RUSTIC MEADOW CIR
SOUTH JORDAN UT, 84095 - 8608

STEVENSON, AUDREY M
2602 W RUSTIC MEADOW CIR
SOUTH JORDAN UT, 84095 - 8608

WENGER, RAY & KATHY S; JT
10533 S CLEMENTINE CIR
SOUTH JORDAN UT, 84095 -



City of South Jordan Planning Offices

AFFIDAVIT OF PUBLIC POSTING

Date: May 14, 2013

I, Laila A. Mabey, being the owner or authorized agent for the zoning application listed below, do hereby affirm that I have posted the sign on property relating to File # _____ located at 16579 So 2700 W. St South Jordan according to the Public Hearing Notice Posting Requirements for the City of South Jordan on the 14th day of May, 20 13.

The posting period is from May 14, 2013 to July 2, 2013
Zoning change from R2.5 to R-3

SUBMIT PHOTOGRAPH(S) OF POSTING MONTED ON AN 8.5" x 11" SHEET OF PAPER WITH THIS AFFIDAVIT

Applicant's or Representative's Signature: Laila A. Mabey



NOTICE OF PUBLIC HEARING



PROPOSAL:

LAND USE AMENDMENT: RURAL RESIDENTIAL TO LOW DENSITY RESIDENTIAL

ZONE CHANGE: R-2.5 (SINGLE FAMILY RESIDENTIAL, 2.5 LOTS/ACRE) TO R-3 (S.F.R. 3 LOTS/ACRE)

APPLICANT: LAMAR MABEY

PHONE #: (801) 254-1474

THIS ITEM WILL BE HEARD BEFORE THE SOUTH JORDAN PLANNING COMMISSION/CITY COUNCIL ON

MAY 28TH / JULY 2ND, 2013 AT 6:30 PM / 6:00 PM
SOUTH JORDAN CITY HALL - 1600 W. TOWNE CENTER DR.

POSTING PERIOD: MAY 14TH - JULY 2ND, 2013

Any person interested in this matter may obtain complete information by contacting the South Jordan City Offices at 1600 W. Towne Center Dr.

Telephone: (801) 254-3742 Staff Contact: DANIEL DROZDEK, PLANNER II

CITY OF SOUTH JORDAN ■ PLANNING & ZONING
1600 W. TOWNE CENTER DRIVE ■ SOUTH JORDAN UT 84095
TEL. (801) 254-3742 ■ FAX. (801) 253-5235



PLANNING & ZONING APPLICATION

CHECK ONE:

Appeal		Minor Site Plan Amendment		Site Plan	
Concept		Land Use Amendment		Other	
CUP		Rezoning	<input checked="" type="checkbox"/>		

Project Name: Amend Mabey Subdivison

Property Owner Name: LaMar A Mabey

Address: 10511 Highline Circle, South Jordan, Utah 84095

Phone (business, home or cell): 801-837-1990 Email or Fax: lmabey@msn.com

Agent Name: _____ Business: _____

Address: _____

Phone (business, home or cell): _____ Email or Fax: _____

Engineer/Surveyor/Architect:

Name: _____ Cert. Number _____

Firm Name: _____ Address: _____

Phone (business, home or cell): _____ Email or Fax: _____

Subject Property Information:

Address/Location: 10575 South 2700 West S.J. Zone District: _____

Property Size (acres): 0.54

Brief Description of Proposal and Proposed Use of Property: _____

Re-Zone from R-2.5 to R-3 so as to divide the existing lot into 2 quarter-acre lots

If Rezoning or Land Use Change:

Proposed change from: _____ to: _____

Fee: 687.00 698.50

Date Paid: 5/2/13

Received By: _____

F:\COMMON\APPLICATIONS\GENERAL APP. INFO

**CITY OF SOUTH JORDAN
REVENUE STATEMENT**

RECEIVED FROM: Lamar Mabey

DATE: May 2, 13

ACCOUNT #	DESCRIPTION	AMOUNT
	<u>LUA</u>	<u>687.00</u>
	<u>Re-Zone (Planning)</u>	<u>687.00</u>
	<u>postage</u>	<u>11.50</u>
	TOTAL	<u>1,385.50</u>

COMMENTS:

CHECK # 1157

CHECK
 CASH
 DB. CARD
 CR. CARD

RECEIVED BY: 

LAMAR A. MABEY 01/06
 KATHLEEN MABEY 801-254-1474
 10511 HIGHLINE CIRCLE
 SOUTH JORDAN, UT 84095-8679

1157
 30-8663/0140
 71

May 2, 2013 Date

Pay to the Order of South Jordan City \$ 1385.50/100

one thousand three hundred eighty five dollars and 50/100 Dollars



16211 La Cantara Parkway • San Antonio, TX 78256-2418

For Lot re-zoning and land use Amendment Lamar Mabey

⑆314088637⑆ 3316814071⑈01157

MP