

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: Gavin LeBaron
Address: [Redacted] City: South Jordan
State: UT Zip: 84095 Daytime Phone: [Redacted] Fax: _____

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

All zoning / planning / grading / Landscaping documents associated with the approval of the Mabey subdivision homes at 10579 S. & 10581 S. on 2700 West. Documents to include but not limited to: Planning / zoning minutes, building permits, subdivision approval documents, builder agreements, grading & drainage plans, finish landscaping requirements or agreements. Date of documents requested: 2012 to present.

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 \$_____. 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.

Gavin W. LeBaron
Signature

6/8/2015
Date

=====

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

APPROVED - Requestor notified on June 18, 20 15

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: \$ 3.00. If waived, approved by: _____

Craig Valery
Signature

6-18-15
Date



CITY OF SOUTH JORDAN
 1600 W. TOWNE CENTER DR.
 SOUTH JORDAN, UT 84095
 (801) 254-3742

OFFICIAL RECEIPT
 669596

Customer & Comments:
 GAVIN LABARON

Date: Jun 18, 2015
 Initials: LD

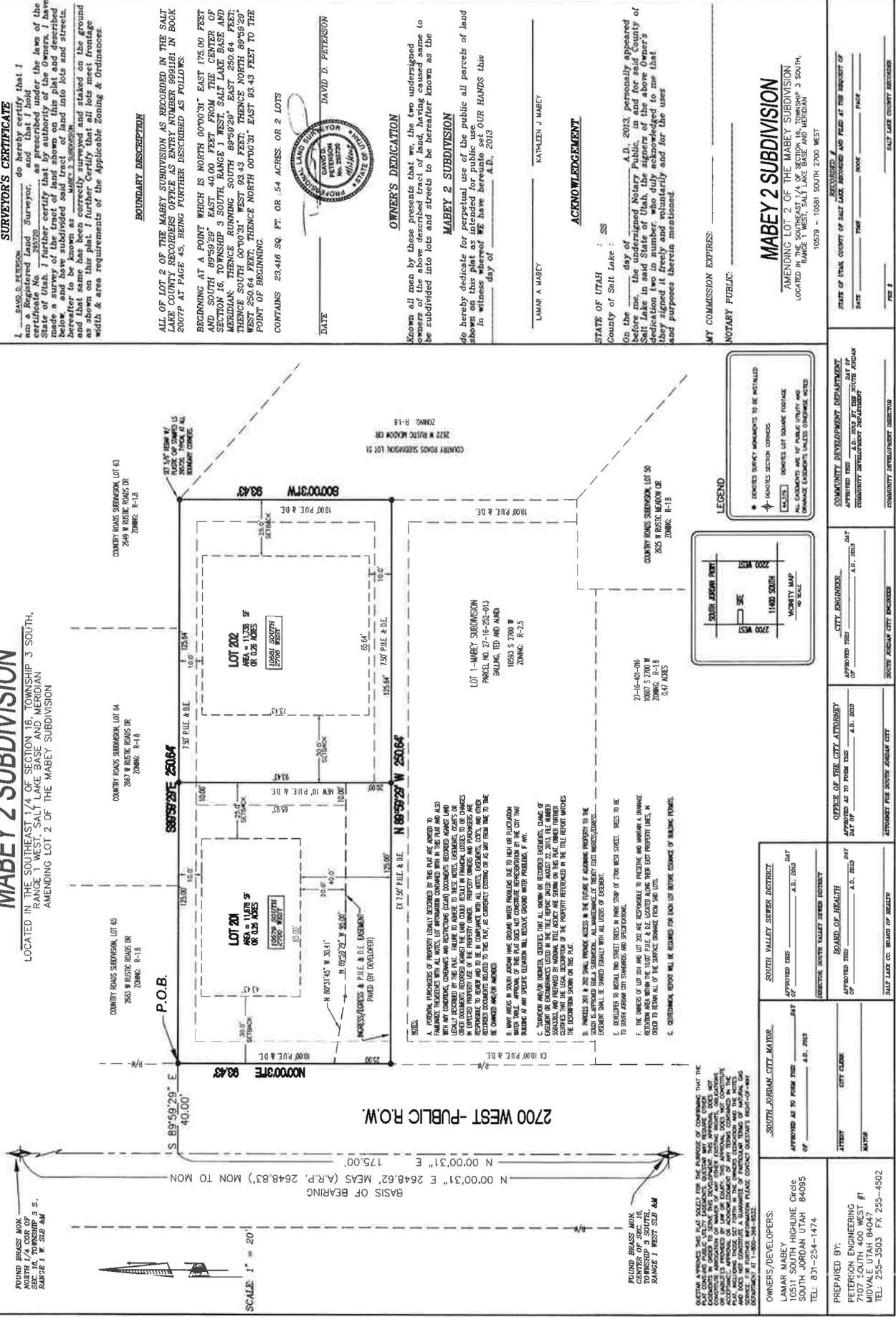
Receipt Type	Roll/Account	Description	Amount Due	Receipt Amount	Remaining Balance
General	RCDS <i>12 Pages</i>	RECORDS REQUEST FEES	\$0.00	\$3.00	\$3.00 CREDIT

----- PAYMENT SUMMARY -----

Receipt Total:	\$3.00
Cash Received:	\$5.00
Cheque Received:	\$0.00
Credit Card Received:	\$0.00
Other Received:	\$0.00
Change Due:	\$2.00

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



SURVEYOR'S CERTIFICATE

I, DAVID D. PETERSON, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 73520, as prescribed under the laws of the State of Utah, and that I have personally supervised the making of this plat, and have subdivided said tract of land into lots and streets hereafter to be known as MABEY 2 SUBDIVISION, and that same has been correctly surveyed and staked on the ground and that same has been correctly surveyed and staked on the ground in accordance with the applicable zoning and ordinance.

DAVID D. PETERSON
SALT LAKE COUNTY, UTAH
REGISTERED LAND SURVEYOR
No. 73520

DATE _____
DAVID D. PETERSON

KNOWN all men by these presents that the two undersigned have agreed to divide the land hereinto shown as the MABEY 2 SUBDIVISION into lots and streets to be hereafter known as the MABEY 2 SUBDIVISION.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS this _____ day of _____, A.D. 2013

LAMAR MABEY
KATHLEEN J. MABEY

STATE OF UTAH
County of Salt Lake

On this day of _____, A.D. 2013, 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 two in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____

MABEY 2 SUBDIVISION
AMENDING LOT 2 OF THE MABEY SUBDIVISION
LOCATED RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
10579 - 10881 SOUTH 2700 WEST

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

FILE # _____
SALT LAKE COUNTY RECORDER

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

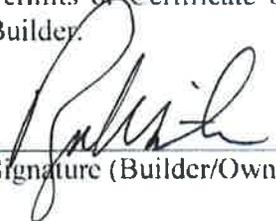


PH: 801.254.3742 EMAIL: info@sjc.utah.gov FAX: 801.254.3393

BUILDERS CERTIFICATION *for* LAND DISTURBANCE PERMIT WITH BUILDING PERMIT

I certify that the lot grading for the Building Permit/Land Disturbance Permit # 2014-18318 has been established as shown on the approved site/grading plan with this permit and I also certify that a minimum positive slope of 0.5% has been established.

I certify that any lot deficiencies found (within one year of the Certificate of Occupancy for this Building Permit) shall be corrected within 60 days of written notification by the City Engineer or City Building Official. In the event that I do not make acceptable corrections within 60 days of said written notice, I agree that the City can withhold at their discretion subsequent Building Permits or Certificate of Occupancies for any future Building Permits that are issued to this Builder.



Signature (Builder/Owner)

3-16-15

Date

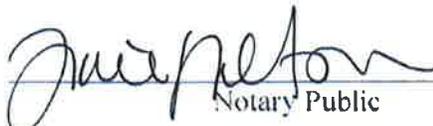
STATE OF UTAH

COUNTY OF Salt Lake

Subscribed and sworn/affirmed to before me this 16 day of March.

20 15 by Ryan T. White





Notary Public (signature)



City of South Jordan

Building Division

1600 W Towne Center Drive
 South Jordan, UT 84065
 801-254-3742
<http://www.southjordancity.org>

Permit #	45554
Project #	2014-18318
Permit Cat.	Building Permit
Permit Type	Residential New
Issue Date	5/20/2014

Construction Permit

Address	Assesors Parcel No.	Tract Parcel Map Number	Lot Number
10581 S 2700 W	2716252015	MABEY 2 SUBDIVISION	202

Description of work.

LOT 202 MABEY 2 SUBDIVISION UNFINISHED BASEMENT
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Building Value	Occupancy	Construction	Units	Sprinkler	Square Feet	Garage Sq. Ft.
\$322,000.00	SF Residential	Type V B	1	False	5007.00	868.00

Current Owners	Address	Telephone	Email
* RICHARD REDDEN HOMES, LLC	PO BOX 1364 AMERICAN FORK UT 84043	801-200-4165	hanksnelson@gmail.com
Contractor	Address	Telephone	Email
* RICHARD REDDEN HOMES, LLC	PO BOX 1364 AMERICAN FORK UT 84043	801-200-4165	hanksnelson@gmail.com
Lic. Information	8928198	Exp. Date: 11/30/2015	
Applicant	Address	Telephone	Email
* RICHARD REDDEN HOMES, LLC	PO BOX 1364 AMERICAN FORK UT 84043	801-200-4165	hanksnelson@gmail.com
Lic. Information	8928198	Exp. Date: 11/30/2015	

Fees						
Fee Group	Fee Type Desc	Unit Cost	Quantity	Fee Amount	Payment Amount	Balance
Single Family Residential				\$15,092.79	\$15,092.79	\$0.00
	MECH: FIP	9.50	1.00	\$9.50	\$9.50	\$0.00
	PLUMB: WaterHeater	13.50	1.00	\$13.50	\$13.50	\$0.00
	State Fee	.01	3,096.55	\$30.97	\$30.97	\$0.00
	MECH: Furnace/Air Conditioner	16.00	2.00	\$32.00	\$32.00	\$0.00
	Miscellaneous Fees	50.00	1.00	\$50.00	\$50.00	\$0.00
	IMP ResSF: Offsite Cleaning	78.00	1.00	\$78.00	\$78.00	\$0.00
	BLDG New PME Plan Check	.25	391.06	\$97.77	\$97.77	\$0.00
	IMP ResSF: Police Services	136.16	1.00	\$136.16	\$136.16	\$0.00
	ELEC: Finished SF	.06	2,436.00	\$146.16	\$146.16	\$0.00
	IMP ResSF: Fire Services	187.29	1.00	\$187.29	\$187.29	\$0.00
	PLUMB: Drain	10.55	18.00	\$189.90	\$189.90	\$0.00
	IMP ResSF: Construction Water	200.00	1.00	\$200.00	\$200.00	\$0.00
	3/4" WATER METER	308.00	1.00	\$308.00	\$308.00	\$0.00
	Landscape Bond	600.00	1.00	\$600.00	\$600.00	\$0.00
	IMP ResSF: Roadway	781.58	1.00	\$781.58	\$781.58	\$0.00
	Landscape Bond	1,000.00	1.00	\$1,000.00	\$1,000.00	\$0.00
	BLDG New Plan Check	.45	2,705.49	\$1,217.47	\$1,217.47	\$0.00
	Valuation	.00	.00	\$2,705.49	\$2,705.49	\$0.00
	IMP: 3/4" Culinary Water	3,194.00	1.00	\$3,194.00	\$3,194.00	\$0.00
	IMP ResSF: Park/OS	4,115.00	1.00	\$4,115.00	\$4,115.00	\$0.00
Totals				\$15,092.79	\$15,092.79	\$0.00

Receipt Summary						
Receipt ID	Payment	Type	Paid By	LOGINID	Date Time	
i3036	\$15,092.79	Check	RICHARD REDDEN HOMES	srmark	5/20/2014 12:00 AM	
Totals	\$15,092.79					

Building Project Inspection History Report



City of South Jordan

Building Division

1600 W Towne Center Drive
 South Jordan, UT 84065
 801-254-3742
<http://www.southjordancity.org>

Project #: 2014-18318

Address: 10581 S 2700 W

Project Description: LOT 202 MABEY 2

UNFINISHED BASEMENT

****\$600 BOND REQUIRED FOR PARK STRIP TREES THAT
 NEED TO BE PLANTED BEFORE CO FOR LOT 201 WILL BE
 ISSUED** SEE DAMIR**

LANDSCAPE BOND & PARK STRIP BOND PAID 5/20/14

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
171645	45554	*	Hardy, Jim	Building	6/2/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Footling/Ufer Ground	6/2/2014	12:00 AM	Reschedule / Correction	- provide string line on north side to confirm setbacks. - provide soil report.

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
171756	45554	*	Vreeken, Kent	Building	6/4/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Foundation/Ufer Ground	6/4/2014	12:00 AM	Reschedule / Correction	run string lines on north side to confirm setbacks provide soil report contractor to tie rebar to straps
re-footing	6/4/2014	12:00 AM	Reschedule / Correction	run string lines on north side to confirm setbacks provide soil report

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
172044	45554	*	*, Andrew	Building	6/11/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Ground Plumbing	6/11/2014	12:00 AM	Reschedule / Correction	** No further inspections until footing and foundation corrections are resolved ** 1- Complete pipe wrap at floor slab and chipped out footings 2- Wrap 2" pipe to be incased in floor slab
re-footing	6/11/2014	12:00 AM	Reschedule / Correction	run string lines on north side to confirm setbacks provide soil report
re-foundation	6/11/2014	12:00 AM	Reschedule / Correction	run string lines on north side to confirm setbacks provide soil report **SOILS REPORT RECEIVED 6/11/14, SEE ATTACHMENTS**SR

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
172644	45554	*	*, Andrew	Building	6/24/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
re-footing	6/24/2014	12:00 AM	None / Approved	Survey Letter provided to verify setbacks in compliance.
re-foundation	6/24/2014	12:00 AM	None / Approved	
Re-Ground Plumbing	6/24/2014	12:00 AM	None / Approved	
Temporary Power	6/24/2014	12:00 AM	Reschedule / Approved	wo#5920380 6/27/14 clearance sent to RMP

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
175409	45554	*	Vreeken, Kent	Building	8/28/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Four-Way (Frame, elec, mech, plumb, sheathing)	8/28/2014	12:00 AM	None / Cancelled	Prior issues resolved re-schedule 4 way
Gas Line	8/28/2014	12:00 AM	None / Cancelled	

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
175515	45554	*	Vreeken, Kent	Building	8/29/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Four-Way (Frame, elec, mech, plumb, sheathing)	8/29/2014	12:00 AM	Reschedule / Correction	seal all mech runs and ducts manual j does not match provide manual d with runs and size of runs provide truss layout with truss specs strap top plate at garage elect feeder complete electrical s/e corner damaged bearing truss over kitchen replace stud in kitchen wall provide manufacturer fix for damaged truss block in shower fire block double wall at master fire block tubs expose front porch post connection nail plate dryer vent nail bottom plate to rim 6" on center 1/4 clearance wood from concrete front porch complete back deck and provide detail complete marked plans
Gas Line	8/29/2014	12:00 AM	Reschedule / Correction	0 psi, retest provide diagram

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
175694	45554	*	*, Andrew	Building	9/4/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Four Way	9/4/2014	12:00 AM	None / Cancelled	cancelled by contractor
Re-Gas Line Test	9/4/2014	12:00 AM	None / Assigned	

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
175727	45554	*	Vreeken, Kent	Building	9/5/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Four Way	9/5/2014	12:00 AM	Reschedule / Correction	manual j does not match provide manual d with runs and size of runs provide truss layout with truss specs (not inspected) address bearing truss over kitchen bay complete back deck and provide detail
Re-Gas Line Test	9/5/2014	12:00 AM	Reschedule / Correction	provide diagram

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
176045	45554	*	Vreeken, Kent	Building	9/11/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Insulation	9/11/2014	12:00 AM	Reschedule / Correction	not ready
Re-Four Way	9/11/2014	12:00 AM	Reschedule / Correction	manual j not matching provide manual d with run size provide truss layout with trusses ... Not inspected Address truss bearing over kitchen bay Comp back deck and provide detail
Re-Gas Line Test	9/11/2014	12:00 AM	Reschedule / Correction	Provide diagram

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
176089	45554	*	Maltby, Danny	Building	9/12/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Insulation	9/12/2014	12:00 AM	None / Approved	
Re-Four Way	9/12/2014	12:00 AM	Reschedule / Correction	provide truss layout complete back deck and provide details
Re-Gas Line Test	9/12/2014	12:00 AM	Reschedule / Correction	provide diagram

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
176226	45554	*	Vreeken, Kent	Building	9/16/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Four Way	9/16/2014	12:00 AM	Reschedule / Correction	Comp. Marked truss specs Comp. Back deck ... Provide detail
Re-Gas Line Test	9/16/2014	12:00 AM	Reschedule / Correction	Provide diagram

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
176282	45554	*	Vreeken, Kent	Building	9/17/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Four Way	9/17/2014	12:00 AM	Reschedule / Correction	Provide rear deck detail and comp. Framing
Re-Gas Line Test	9/17/2014	12:00 AM	Reschedule / Correction	Provide diagram

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
177093	45554	*	Maltby, Danny	Building	10/7/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Four Way	10/7/2014	12:00 AM	Reschedule / Correction	complete rear deck/landing provide plans for deck/landing
Re-Gas Line Test	10/7/2014	12:00 AM	Reschedule / Correction	provide gas line drawings
Stucco	10/7/2014	12:00 AM	Reschedule / Correction	complete vapor barrier over main garage

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
177224	45554	*	Vreeken, Kent	Building	10/9/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Four Way	10/9/2014	12:00 AM	Reschedule / Correction	Comp. Rear deck .. Landing Provide plans for deck... Landing
Re-Gas Line Test	10/9/2014	12:00 AM	Reschedule / Correction	Provide gas line diagram
Re-Stucco	10/9/2014	12:00 AM	None / Correction	Comp. Vapor barrier over main garage
Shower Pan Test	10/9/2014	12:00 AM	None / Approved	

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
177747	45554	*	Vreeken, Kent	Building	10/21/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Power to Panel	10/21/2014	12:00 AM	None / Approved	10/21/14 clearance sent to RMP
Re-Four Way	10/21/2014	12:00 AM	Reschedule / Correction	Comp. Rear deck ... Landing Provide deck detail
Re-Gas Line Test	10/21/2014	12:00 AM	Reschedule / Correction	Provide gas diagram
Re-Stucco	10/21/2014	12:00 AM	Reschedule / Correction	Comp. Barrier over garage

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
177874	45554	*	Cook, Bryce	Building	10/23/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Four Way	10/23/2014	12:00 AM	Reschedule / Correction	Comp.rear deck... landing provide deck detail
Re-Gas Line Test	10/23/2014	12:00 AM	None / Approved	10/30/14 clearance sent to Questar
Re-Stucco	10/23/2014	12:00 AM	None / Approved	
Vapor barrier	10/23/2014	12:00 AM	None / Approved	

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
183808	45554	*	Vreeken, Kent	Building	3/9/2015	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Final Building	3/9/2015	12:00 AM	Reschedule / Correction	Seal exterior garage lights front and back Install house numbers Install A/C unit and provide workspace for disconnects Screen combustion air Remove form ties in garage and cold storage Run basement handrail to bottom riser Secure Water Main Tie in gas for water heater Provide start up the calcs for furnace Provide B vent clearance in basement
Landscape Clearance	3/9/2015	12:00 AM	Reschedule / Correction	
Re-Four Way	3/9/2015	12:00 AM	None / Approved	

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
183809	45554	*	Schmidt, Adam	Building	3/9/2015	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Final Engineering	3/9/2015	12:00 AM	Reschedule / Correction	-need to replace 3 sidewalk panels, replace 1 section of curb & gutter, & patching.

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
183810	45554	*	Cowdell, Corinne	Building	3/9/2015	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Grading Certification	3/9/2015	12:00 AM	None / Approved	Received 3/19/15 cc

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
184156	45554	*	*, Andrew	Building	3/17/2015	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Final Building	3/17/2015	12:00 AM	Reschedule / Correction	House Locked Seal exterior garage lights front and back Install A/C unit and provide workspace for disconnects Remove form ties in garage and cold storage Run basement handrail to bottom riser Secure Water Main Tie in gas for water heater Provide start up the calcs for furnace Provide B vent clearance in basement
Re-Landscape Clearance	3/17/2015	12:00 AM	Reschedule / Correction	Not Ready

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
184163	45554	*	Schmidt, Adam	Building	3/17/2015	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Final Engineering	3/17/2015	12:00 AM	Reschedule / Correction	-need to replace 3 sidewalk panels, replace 1 section of curb & gutter, & patching.

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
184611	45554	*	Vreeken, Kent	Building	3/27/2015	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Final Building	3/27/2015	12:00 AM	Reschedule / Correction	Fix b.vent connection in basement at water heater Secure a.c Whip
Re-Landscape Clearance	3/27/2015	12:00 AM	Reschedule / Correction	Not ready

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
184612	45554	*	Francis, Jared	Building	3/27/2015	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Final Engineering	3/27/2015	12:00 AM	Reschedule / Correction	1. sections of sidewalk and one section of curb and gutter on 2700 west need to be replaced. 2. there needs to be a storm drain retention area between the two new homes to catch the run-off from the private drive, driveways, roof, etc. 3. neighbors wood fence to the south was damaged during construction and needs to be repaired.



City of South Jordan

Building Division

1600 W Towne Center Drive
 South Jordan, UT 84065
 801-254-3742
<http://www.southjordancity.org>

Permit #	45927
Project #	2014-18736
Permit Cat.	Building Permit
Permit Type	Residential New
Issue Date	8/14/2014

Construction Permit

Address	Assesors Parcel No.	Tract Parcel Map Number	Lot Number
10579 S 2700 W	2716252014	MABEY	201

Description of work.

LOT 201 MABEY SUBDIVISION
 UNFINISHED BASEMENT

Building Value	Occupancy	Construction	Units	Sprinkler	Square Feet	Garage Sq. Ft.
\$311,000.00	SF Residential	Type V B	1	False	4929.00	999.00

Current Owners	Address	Telephone	Email
* RICHARD REDDEN HOMES, LLC	PO BOX 1364 AMERICAN FORK UT 84043	801-200-4165	hanksnelson@gmail.com
Contractor	Address	Telephone	Email
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Lic. Information	8928198	Exp. Date: 11/30/2015	
Applicant	Address	Telephone	Email
* RICHARD REDDEN HOMES, LLC	PO BOX 1364 AMERICAN FORK UT 84043	801-200-4165	hanksnelson@gmail.com
Lic. Information	8928198	Exp. Date: 11/30/2015	

Fee Group	Fee Type Desc	Unit Cost	Quantity	Fee Amount	Payment Amount	Balance
Single Family Residential				\$14,420.62	\$14,420.62	\$0.00
	MECH: FIP	9.50	1.00	\$9.50	\$9.50	\$0.00
	PLUMB: WaterHeater	13.50	1.00	\$13.50	\$13.50	\$0.00
	State Fee	.01	3,031.26	\$30.31	\$30.31	\$0.00
	MECH: Furnace/Air Conditioner	16.00	2.00	\$32.00	\$32.00	\$0.00
	Miscellaneous Fees	50.00	1.00	\$50.00	\$50.00	\$0.00
	IMP ResSF: Offsite Cleaning	78.00	1.00	\$78.00	\$78.00	\$0.00
	BLDG New PME Plan Check	.25	400.24	\$100.06	\$100.06	\$0.00
	IMP ResSF: Police Services	136.16	1.00	\$136.16	\$136.16	\$0.00
	ELEC: Finished SF	.06	2,589.00	\$155.34	\$155.34	\$0.00
	IMP ResSF: Fire Services	187.29	1.00	\$187.29	\$187.29	\$0.00
	PLUMB: Drain	10.55	18.00	\$189.90	\$189.90	\$0.00
	IMP ResSF: Construction Water	200.00	1.00	\$200.00	\$200.00	\$0.00
	3/4" WATER METER	333.00	1.00	\$333.00	\$333.00	\$0.00
	IMP ResSF: Roadway	781.58	1.00	\$781.58	\$781.58	\$0.00
	Landscape Bond	1,000.00	1.00	\$1,000.00	\$1,000.00	\$0.00
	BLDG New Plan Check	.45	2,631.02	\$1,183.96	\$1,183.96	\$0.00
	Valuation	.00	.00	\$2,631.02	\$2,631.02	\$0.00
	IMP: 3/4" Culinary Water	3,194.00	1.00	\$3,194.00	\$3,194.00	\$0.00
	IMP ResSF: Park/OS	4,115.00	1.00	\$4,115.00	\$4,115.00	\$0.00
Totals				\$14,420.62	\$14,420.62	\$0.00

Receipt ID	Payment	Type	Paid By	LOGINID	Date Time
13464	\$14,420.62	Check	RICHARD REDDEN HOMES, LLC	srark	8/14/2014 12:00 AM
Totals	\$14,420.62				

Building Project Inspection History Report



City of South Jordan

Building Division

1600 W Towne Center Drive
 South Jordan, UT 84065
 801-254-3742
<http://www.southjordancity.org>

Project #: 2014-18736

Address: 10579 S 2700 W

**Project Description: LOT 201 MABEY SUBDIVISION
 UNFINISHED BASEMENT
 LANDSCAPE BOND PAID 8/14/14**

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
175340	45927	*	Vreeken, Kent	Building	8/26/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Footing/Ufer Ground	8/26/2014	12:00 AM	None / Approved	

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
175390	45927	*	Vreeken, Kent	Building	8/27/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Foundation/Ufer Ground	8/27/2014	12:00 AM	None / Approved	

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
175695	45927	*	Vreeken, Kent	Building	9/4/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Ground Plumbing	9/4/2014	12:00 AM	None / Approved	

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
177029	45927	*	Vreeken, Kent	Building	10/6/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Four-Way (Frame, elec, mech, plumb, sheathing)	10/6/2014	12:00 AM	Reschedule / Correction	Manual d not matching Comp. Marked plans Set and flash all windows and check for temper Support stair stringers Mech. Runs cannot be within 6" from end of trunk Seal all return air plenums Cut top cord l joist main above stairs Strap top plat at 3" abs by stairs Fire block mech chase in garage Strap top plate in garage at elect Feeder Garage attic access Test dwv in kitchen Comp. Return air cavity main level at double wall Framing off front concrete porch 1/4" Fire block tubs Separate tub from chase upper level Transfer air grills as needed Bath flex duct cannot be over 14' Block in shower pan and test Comp. Attic ducts insulation with r.8
Gas Line	10/6/2014	12:00 AM	Reschedule / Correction	Use 30 psi gauge need 1/3 of gauge Provide diagram and comp furnace drop and retest
Power to Panel	10/6/2014	12:00 AM	Reschedule / Correction	Secure raceway to foundation Secure feeder clamp in meter panel

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
177153	45927	*	Maltby, Danny	Building	10/8/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Four Way	10/8/2014	12:00 AM	None / Assigned	Coil not matching manual j Comp. Marked plans Set and flash all windows Support stair stringers Provide fix/engineering Cut top cord l joist main above stairs Strap top plate in garage at elect. Feeder support elect within 6' of attic opening transfer air grill as needed test shower pan
Re-Gas Line Test	10/8/2014	12:00 AM	None / Approved	10/9/14 clearance sent to Questar
Re-Power to Panel	10/8/2014	12:00 AM	Reschedule / Correction	secure raceway

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
177421	45927	*	Maltby, Danny	Building	10/14/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Insulation	10/14/2014	12:00 AM	None / Cancelled	cancelled by contractor - not ready
Re-Four Way	10/14/2014	12:00 AM	None / Assigned	
Re-Power to Panel	10/14/2014	12:00 AM	None / Assigned	

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
177474	45927	*	Maltby, Danny	Building	10/15/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Insulation	10/15/2014	12:00 AM	None / Approved	
Re-Four Way	10/15/2014	12:00 AM	Reschedule / Correction	complete items marked on plans shower pan flash and hang remaining windows transfer air grills as needed
Re-Power to Panel	10/15/2014	12:00 AM	None / Approved	10/15/14 clearance sent to RMP

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
177545	45927	*	Maltby, Danny	Building	10/16/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Four Way	10/16/2014	12:00 AM	Reschedule / Correction	must have stamped plans on site, transfer air grills as needed, shower pan test

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
178265	45927	*	Cook, Bryce	Building	10/30/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Four Way	10/30/2014	12:00 AM	Reschedule / Correction	shower pan test

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
178393	45927	*	Cook, Bryce	Building	11/3/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Four Way	11/3/2014	12:00 AM	Reschedule / Correction	call for shower pan test
Stucco	11/3/2014	12:00 AM	Reschedule / Correction	caulk all corners of flashing where stone is located

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
178523	45927	*	Maltby, Danny	Building	11/5/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Four Way	11/5/2014	12:00 AM	Reschedule / Correction	shower pan drain/trap to be plugged below the liner so that test can be completed
Re-Stucco	11/5/2014	12:00 AM	Reschedule / Correction	caulk around gas line (west side of home) caulk around vent (east side of home) caulk west corner flashing
Vapor barrier	11/5/2014	12:00 AM	Reschedule / Correction	caulk around gas line (west side of home) caulk around vent (east side of home) caulk west corner flashing

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
178640	45927	*	Maltby, Danny	Building	11/7/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Stucco	11/7/2014	12:00 AM	Reschedule / Correction	vent lower east side of house
Re-Vapor Barrier	11/7/2014	12:00 AM	Reschedule / Correction	vent on lower east side of house
Shower Pan Test	11/7/2014	12:00 AM	None / Approved	

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
178731	45927	*	Maltby, Danny	Building	11/10/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Stucco	11/10/2014	12:00 AM	Reschedule / Correction	caulk around vent on east side of home (north end dryer vent)
Re-Vapor Barrier	11/10/2014	12:00 AM	Reschedule / Correction	caulk dryer vent

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
178895	45927	*	*, Andrew	Building	11/13/2014	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Stucco	11/13/2014	12:00 AM	None / Approved	** Stucco/stone areas PROVIDE TEMP CONTROL AS PER E.S. REPORT **
Re-Vapor Barrier	11/13/2014	12:00 AM	None / Approved	

5:14 PM

06/09/15

Accrual Basis

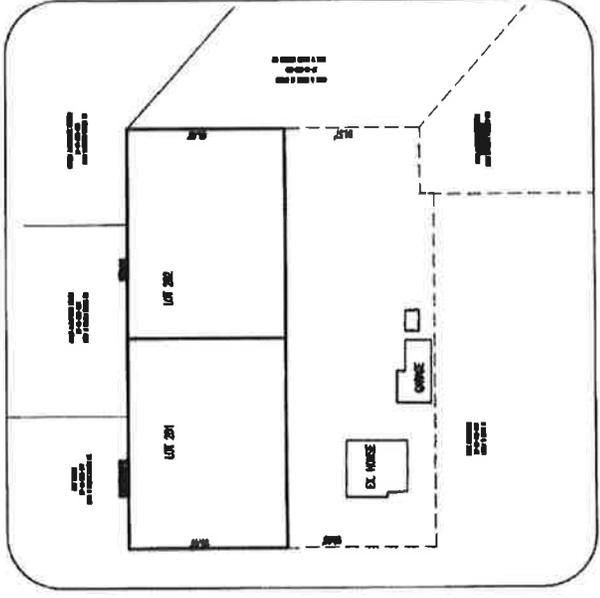
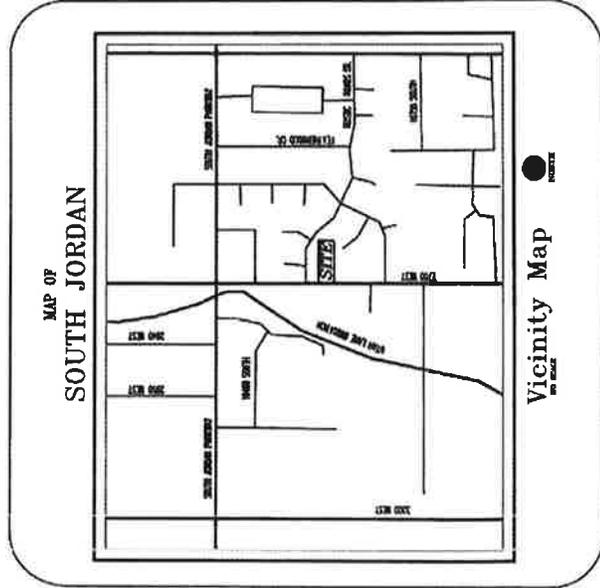
Electrical Shop Find Report All Transactions

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	40664	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 Keyvn
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



SALT LAKE COUNTY, UTAH
10579 SOUTH 2700 WEST
SOUTH JORDAN, UTAH 84065
INDEX OF DRAWINGS

- 1 COVER SHEET
- 2 FINAL SUBDIVISION PLAT
- C 1.0 SITE AND UTILITY
- C 2.0 GRADING PLAN
- C 3.0 SOUTH JORDAN STANDARD NOTES

THIS PROJECT DEVELOPED BY:

LAMAR MABEY
10511 SOUTH HIGHLINE CIRCLE
SOUTH JORDAN, UTAH, 84095
PH 801-254-1474

THIS PROJECT DESIGNED BY:

Peterson Engineering
7107 S 400 West, Suite #1
Midvale, Utah 84047-1084
PH 801-255-3503
FX 801-255-4502

DWE 00-26-2013

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)
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>			

~~Chairman Johnson opened the Public Hearing to comments. There were none. She closed the Public Hearing.~~

~~Commissioner Haymore said are the doors on the car wash going to be closed while the dryer is on?~~

~~Mr. Hurst said there are automatic doors on both sides and typically in our other operations we have closed the doors but we have the ability to do that if need be. We have talked to Planner Schindler about closing the door on the east, so the noise could exit to the east. At our other locations we are in close proximity to residents and businesses, and we have not had any complaints concerning the noise. We have taken all of the boilers and the pumps and placed them in a room with concrete wall, and any equipment that we can keep in that room we do to try to mitigate that sound transfer as much as we can.~~

~~Commissioner Roberts said what is the budget on the blower?~~

~~Mr. Hurst said I think they are sub 50, I am not sure but I can get that information for you.~~

A.2. Potential Action Item – (See IV.A.1)

~~Commissioner Haymore motioned to approve CUP 2013 to allow commercial facility use on property located at 11724 S. 2600 W. subject to meeting all requirements of the City Municipal Code, the District Master Development Plan and the District Design guidelines. Commissioner Jones seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Evans and Commissioner Naylor were absent from the vote.~~

**B.1. Issue: MABEY 2 SUBDIVISION
SUBDIVISION AMENMENT – SINGLE FAMILY RESIDENTIAL
DEVELOPMENT**

Address: 10579 South 2700 West
File No: SUB-AMEND-2013.32
Applicant: LaMar Mabey

City Planner Greg Schindler reviewed background information on this item.

Commissioner Naylor arrived at the meeting.

LaMar Mabey, 10511 Highline Circle South Jordan, Utah – said the only difference from when this was seen before is the zoning has a 30ft. setback instead of the 25ft. setback, and I think this fits in with what South Jordan is trying to do. Someone asked the question “when was it divided from the 1 acre to the ½ acre” that happened in 2006. I have had the ½ acre up for sale since that time, but nobody wants to buy ½ acre lots these days, it is too big. If you look around in South Jordan at that area, there are not any 1/3 acre or ¼ acre lots in that area, so I think this will fit well with the neighborhood.

Chairman Kathie Johnson opened the Public Hearing for comment.

Marianne Hatton, 2649 Rustic Roads Drive South Jordan, Utah- said this subdivision is in back of my home and I am concerned about a couple of things that took place on the rezoning. A proposal was made that the homes that would go in there could be as high as 35ft, which means that it is 10ft from my fence. It would cost me money that I don't have, because I cared for a husband that was blind and also a

disabled daughter and they have both since passed away. The 35ft would take all of the sun from my backyard and that would mean my grape vines, raspberries, and everything in my backyard would die, or I would have to do major replanting, I am concerned about that because it is more than a widow can bare. I am concerned about a construction that can go higher and higher, because I bought my home with the assumption that it was single family and not a two story home behind me. I bought it knowing that it would be a quiet peaceful place for both my husband and my daughter. I am concerned about noise because most families have 2 cars, and that means increased traffic coming in and out. I am also very concerned about the closeness of that being 10ft from my home. We are not a noisy family. I am a widow and I can see that there is a possibility of a young family with children and their busyness allowing their children to be involved in sports and other activities, so traffic will definitely increase.

Chairman Johnson closed the Public Hearing.

Commissioner Roberts said can the 20ft access be built on the property line.

City Planner Schindler said we are requiring them to build the access right on the property line. We are requiring them to record an easement, so if the property to the south wants to do the same thing they would all use the same access.

Commissioner Roberts said there seems to be a concern about the 35ft maximum.

City Planner Schindler said 35ft is the standard feet in any residential zone.

B.2. Potential Action Item – (See IV.B.1)

Commissioner Roberts motioned to approve Application SUB-AMEND-2013.32 allowing subdivision of Lot 2 of the Mabey Subdivision with the (2) requirements. Commissioner Winder seconded the motion. Roll Call Vote was 6-0 unanimous in favor; Commissioner Evans was absent from vote.

~~**PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS**~~
~~*Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)~~
~~None~~

~~**VI. OTHER BUSINESS – NOT PUBLIC HEARINGS**~~
~~None~~

~~**ADJOURNMENT**~~

Commissioner Haymore motioned to adjourn. Commissioner Jones seconded the motion. Vote was unanimous.

The August 27, 2013 Planning Commission meeting adjourned at 7:05 p.m.

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:

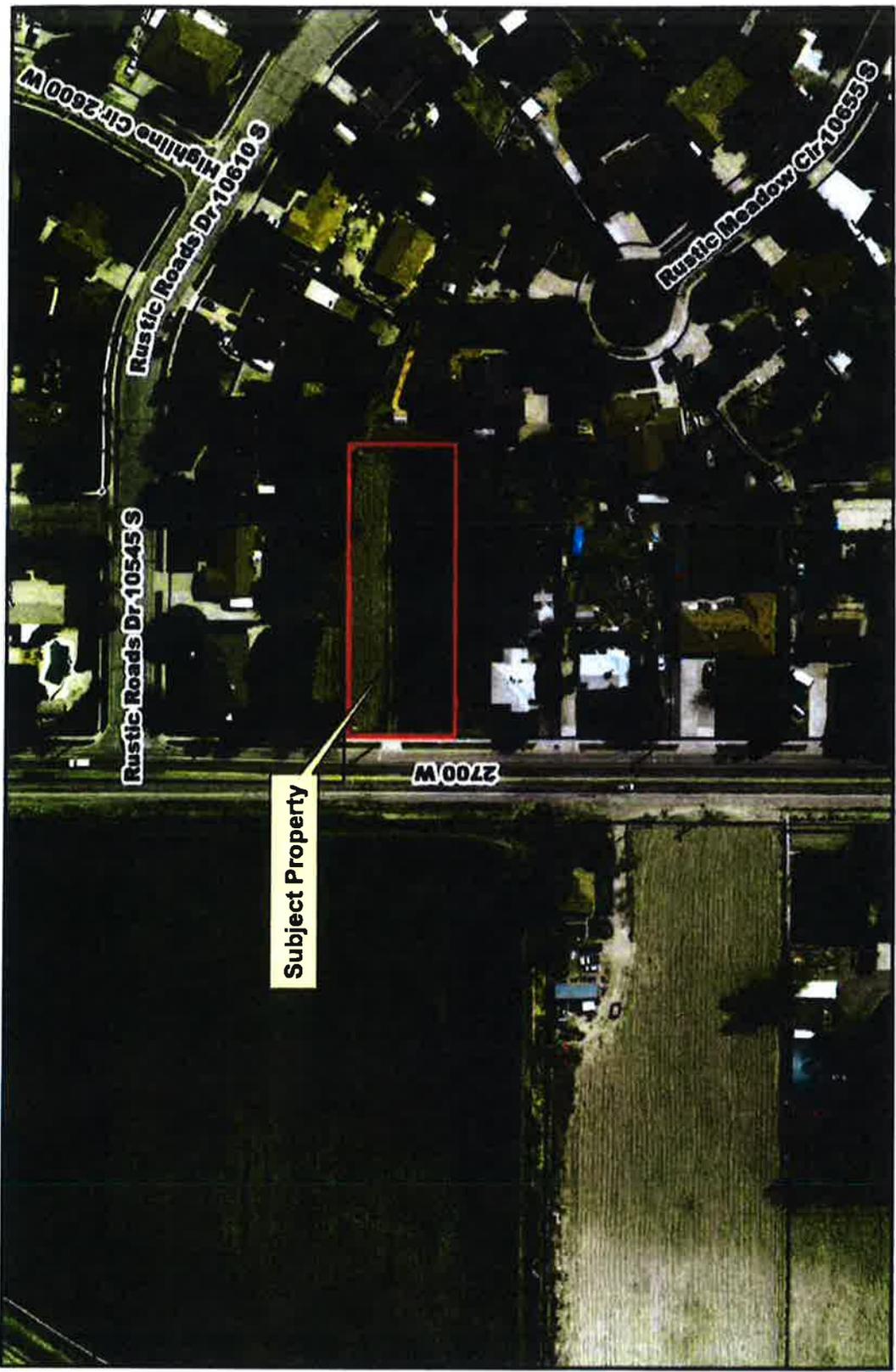
- Approve the Application with additional conditions.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Preliminary Subdivision Plat



Damir Drozdek
 Planner II
 Community Development Department



Subject Property

Legend

- STREETS
- PARCELS

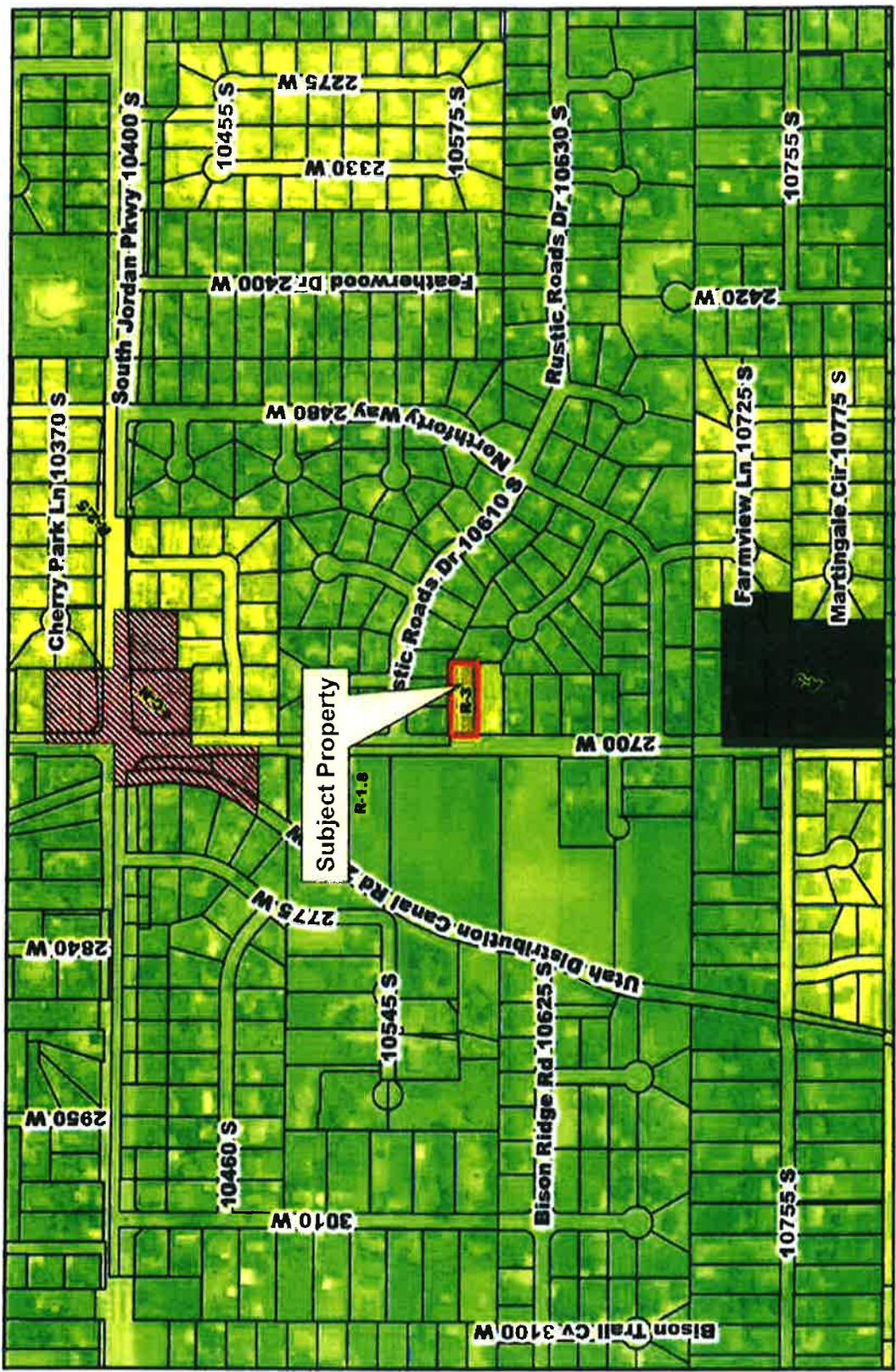
Aerial Map

City of South Jordan

Aerial Imagery
April 2012

0 40 80 160 240 320 Feet

N
W E
S



Legend

- STREETS
- PARCELS

Zoning Map

City of South Jordan

Aerial Imagery
April 2012

Scale: 0, 162.5, 325, 650, 975, 1,300 Feet

ESRI

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:

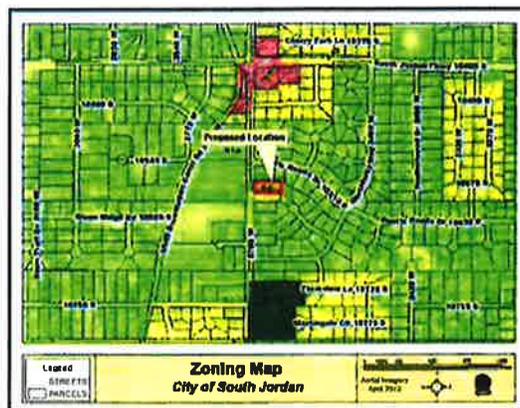
Project Applicant **LaMar Mabey,** **Business Phone: (801) 837-1990**

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



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.



SOUTH JORDAN

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: Mabeey Subdivision

PRELIMINARY FINAL PLAT AMENDMENT LOT LINE ADJUSTMENT

Property Owner Name: Laura A Mabeey

Address: 10511 Highline Circle, South Jordan, Utah 84095

Phone (business, home or cell): 801-837-1990 Email or Fax: lmabeey@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. 400 W. #1 - Midvale UT 84047

Phone: 801-255-3303 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 2700 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]

**CITY OF SOUTH JORDAN
REVENUE STATEMENT**

RECEIVED FROM: Lamar A. Mabey

DATE: 07-16-13

ACCOUNT #	DESCRIPTION	AMOUNT
	Subdiv. sion Amendment	\$655 + 46 =
	(Planning & Zoning)	\$701.00
	Postage	\$11.50
	TOTAL	\$ 712.50

COMMENTS:

CHECK #

CHECK	<input type="checkbox"/>
CASH	<input type="checkbox"/>
DB. CARD	<input type="checkbox"/>
CR. CARD	<input type="checkbox"/>

RECEIVED BY: [Signature]

LAMAR A. MABEY 01/06 **1175**
KATHLEEN MABEY 801-254-1474 **30-99633140**
 10511 HIGHLINE CIRCLE **71**
 SOUTH JORDAN, UT 84095-8878

Pay to the Order of South Jordan City Date 7-16-2013 \$ 712.50 /no
seven hundred & twelve dollars /no Dollars

SECURITY SERVICE
FEDERAL CREDIT UNION
 18211 La Cienega Parkway • San Antonio, TX 78258-3418

For Subdivision Planning & Zoning Lamar A. Mabey
 I: 3 140886371: 33 168 1407 110 1175

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 Bangarter 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

None.

V. PUBLIC HEARINGS AND POTENTIAL LEGISLATIVE ACTION ITEMS

- A.1. **PUBLIC HEARING** – (LUA - 2013.05) Resolution R2013-26 Amendment in the Future Land Use Plan Map (Rural Residential to Low Density Residential) and Rezone (REZ-2013.06) Rezone Ordinance 2013-07-Z, Amendment to the Zoning Map from (R-2.5) to (R-3) on property located at **10579 South 2700 West**. LaMar Mabey – Applicant. *(By City Planner Schindler)*

City Planner Schindler reviewed the background information on this item.

Lamar Mabey, 10511 S. Highline Cir., said when the flag lot Ordinance was approved, it made development of this lot possible. He has been unsuccessful in marketing a large lot. The setbacks have been identified. He can put a home on the lot and still meet city code. He showed a concept plan for the property (Attachment A). He noted the access required for emergency vehicles.

Mayor Osborne asked if there is secondary water to the property? Mr. Mabey said he has 2 water shares. It was noted that there is a 14 inch water line to the property but there is no secondary water in the area. A few people brought secondary water in off Settlers Bend, but this area does not have secondary water. City Engineer Klavano said the feasibility of secondary water will be evaluated with the subdivision review.

Mayor Osborne encouraged secondary water be brought to these lots, if possible. Mr. Mabey said he flood irrigates the property right now. If they cannot control the water, they can flood the neighbors easily. Mr. Mabey said he is the only one at the end of the ditch; the area is currently gravity flow.

Mayor Osborne asked that secondary water be evaluated through the process. Mr. Mabey said there is no place for the tail water to go. Mayor Osborne said he is referring to a system that could be used in a sprinkler system, not flood irrigated. Mr. Mabey said if they did that, they may be able to set up secondary water for the whole quadrant. That will have to be evaluated by the city.

Council Member Newton said he shares the same concerns regarding secondary water.

Council Member Short asked if they will just be building a single story house? Mr. Mabey said on the first lot it would be hard to put a rambler and meet all setback requirements.

Mayor Osborne indicated that there are height restrictions, but a second story home would be allowed.

Mayor Osborne opened the public hearing.

Marianne Hatton, 2649 Rustic Roads Dr., said her back yard borders this proposal. When she moved into this area, she assumed the integrity of the neighborhood would remain, which is single story homes, not 2 story homes. She said they tried to get secondary water to their property and were denied. She said she wants to make sure the integrity of the property does not go down and she wants to protect her rights living in the neighborhood. She is opposed to a 2 story home that borders her yard. The home would be 150 ft. from her fence, maybe closer. Anything that high would destroy her plants and vegetable garden because they would get no sun from the south.

Mayor Osborne closed the public hearing.

Council Member Newton asked what property rights does the landowner/developer have regarding their ability to build a specific type of home? Planner Schindler said the zone allows a home to be built up to 35 ft. He can build a 2 story home, if it does not exceed the 35 ft. That height of home is currently allowed on the property, regardless of the zone change. It was noted a single story home can also be built with a 35 ft. pitch.

A.2. Potential Action Item – (See VI. A.1.) LUA Resolution R2013-26

Council Member Butters made a motion to approve LUA Resolution R2013-26. Council Member Short seconded the motion. Roll call vote. The vote was 3-0 in favor, with Council Member Barnes and Seethaler absent.

A.3. Potential Action Item – (See VI. A.1.) Rezone Ordinance 2013-07-Z

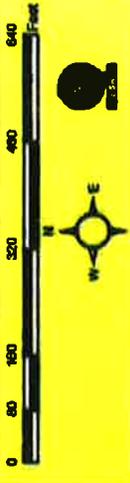
Council Member Butters made a motion to approve Rezone Ordinance 2013-07-Z. Council Member Short seconded the motion. Roll call vote. The vote was 3-0 in favor, with Council Member Barnes and Seethaler absent.

~~BY PUBLIC HEARING - Rezone Ordinance 2013-07-Z, File REF 2013-00,
Amendment to the Zoning Map from (A-5) to (R-3) for property located at
10282 South 1000 West, Mark Ralph Hancock - Applicant (By City Planner
Schindler)~~

~~Planner Schindler reviewed the background information on this item.~~

~~Mark Hancock, applicant, 10282 S. 1000 W., said his intent is to divide the property into 2
lots. It consists of 1.77 acres. The second lot would be approximately 16,000 sq. ft.~~

~~Mayor Osborne asked if they have pressurized irrigation? Mr. Hancock said there is a main
that never had water brought down it. He said he gave a share of water in 1994 so he could~~



Aerial Map

City of South Jordan

Legend	
	STREETS
	PARCELS



Legend

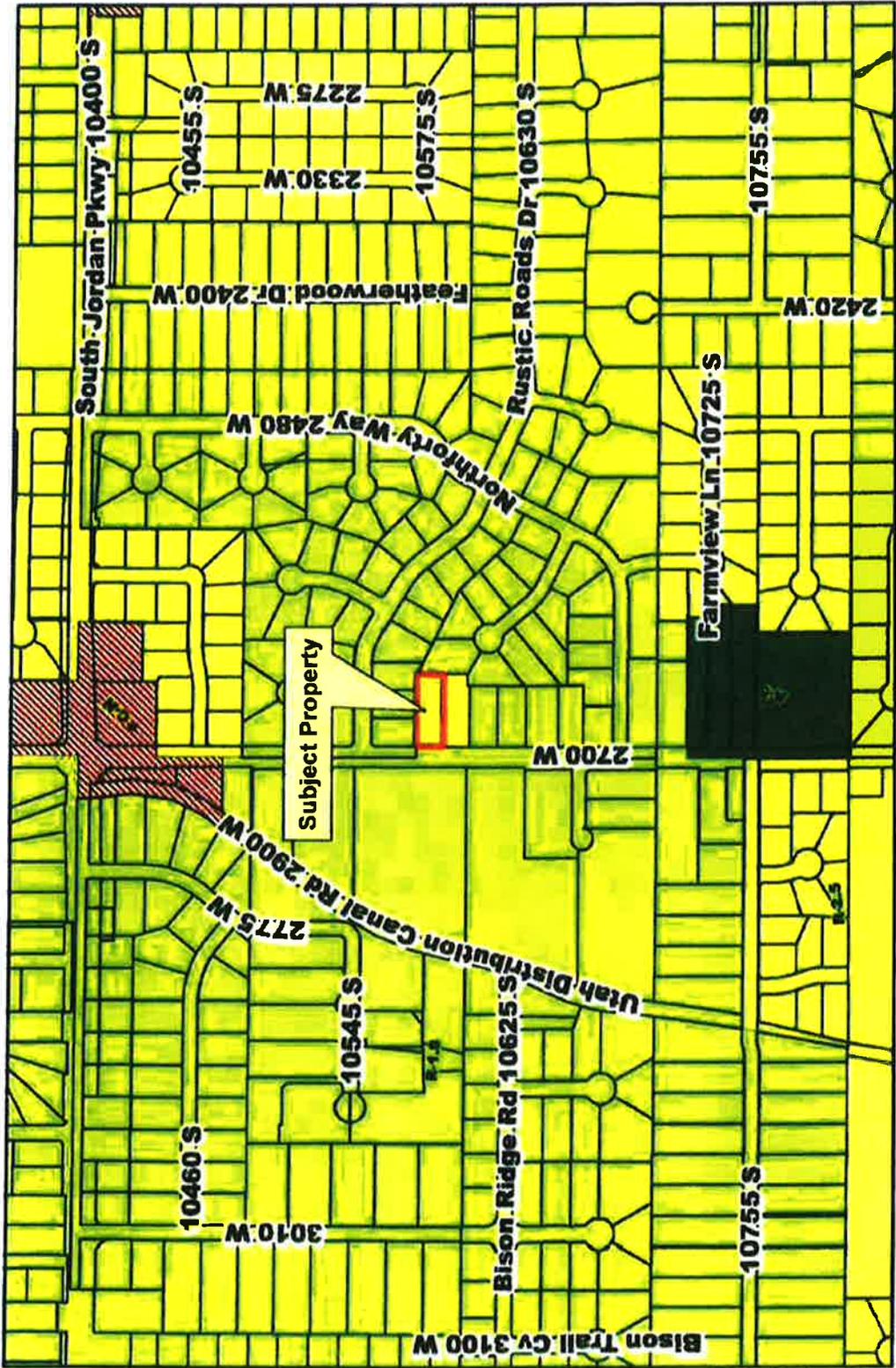
- STREETS
- PARCELS

0 182.5 365 547.5 729 910.5 1092

Foot

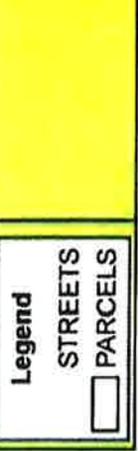
Future Land Use Plan Map

City of South Jordan



Zoning Map

City of South Jordan



**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



Legend

- STREETS
- PARCELS

Exhibit A - Future Land Use City of South Jordan

Scale: 0 162.5 325 650 975 1,300 Feet

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

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

<u>Planning Commission Vote</u>		
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

Planning Commission Vote 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 1/2 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)

Planning Commission Vote Recommended approval of Land Use Amendment and Rezone		
--	--	--

~~Assistant Attorney Ryan Loose said we can speculate on the condemnation, but until the proceedings are brought in front of the City Council it is just negotiation with the property owner. I am not sure why we are talking condemnation until the City Council chooses to do so.~~

~~Commissioner Roberts said I would like to ask Mr. Shipp how negotiations are going.~~

~~Mr. Shipp said we are talking. This is a very interesting scenario for the owner of the ground. He wants to deal with all of his ground and not just piece meal. We have some creative ideas that any land owner should want for commercial ground, it is not our decision it is his, but never the less we are trying to help him facilitate this so he is comfortable. We are continuing to talk, and our hope is that we can work through this easily and we don't have to resort to any condemnation. If it is necessary to go to condemnation we are willing to foot the bill, but we are hoping to work this out.~~

~~Commissioner Naylor said I think that between the City Council and the developer they have done a good job addressing the concerns that we had last fall. The sentiment by one of the property owners was that they moved to South Jordan because everybody had 1/2 acre or bigger lots, and I understand that sentiment, but we are running out of ground in the valley. The movement is to increase density and we have spent a lot of time as a City developing zoning ordinances that establishes all of the zoning requirements, and based on the zoning regulations the developer has the opportunity to make application to get projects approved that meet all of the zoning requirements, and this project meets all of the requirements that have been established by the City. I think we are going to see more projects with smaller lots in the future.~~

~~Commissioner Roberts said this is an economic reality. I don't think there are many people that can afford to buy a 1/2 acre lot and put a home on it, the lot is going to cost more than the house.~~

~~Assistant Attorney Ryan Loose said this is not a conditional use permit. The requirement is that they meet all the requirements which they had to do anyway. That would have to be verified before they can receive the final plat anyway. Basically they just have to comply with the rules already in place.~~

C.2. Potential Action Item – (See V.C.1)

Commissioner Naylor motioned to approve File No.SUB-2013.12 located at 9710 S. Redwood Road with the 4 requirement by staff. Commissioner Winder seconded the motion. Roll Call Vote was 6-1 in favor; Commissioner Jones was absent from the vote.

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

City Planner Schindler reviewed background information on this item.

LaMar Mabey, 10511 Highline Circle South Jordan, Utah 84095 – said after listening to the previous agenda item, I am one of those people that have a ½ acre lot that nobody wants to buy. One of the proposals I have right now is 2 ½ houses to an acre, so I would like to get the R-3 Zone so I can put a third home on the land. After speaking with the Fire Marshall there is a requirement for a 20ft access to be added to the rear lot, so I have proposed putting in a 20ft access, and under the flag lot proposal it is to minimize the access on to the road, so I am also proposing that the 20ft access also serves as a driveway to both houses. With the proper setbacks and everything that is required within the City, the footprint of the lot would have to have a 2 story home on it to meet the setbacks. I have also gone around and spoke with all of the abutting property owners and I have given them copies of the proposed drawing and answered any question that they may have. Both homes exceed the 10,000 sq. ft. minimum requirement and together they are both 11,700 sq. ft. I am here to answer any other questions you may have for me.

Commissioner Naylor said what is the width of your lot?

Mr. Mabey said it is 93.48 feet wide and 250 feet deep

Commissioner Haymore said do you have the site plan drawing with you?

Mr. Mabey said I have copies with me and I will pass them out to the Commissioner's, I also have one that we can put on the overhead for everyone in the room to see.

Commissioner Roberts said so this is an empty lot right now?

Mr. Mabey said yes, I used to live there. The house use to be my mothers and when she passed away I split the lot in half to settle the estate with my brother.

City Planner Schindler said I would just like to remind you the Commission that you will get to review this as a subdivision if it comes back to you, right now he is not bound by anything that he is showing you.

Chairman Johnson opened the Public Hearing to comments.

Michael Bellows, 2661 W. North Forts Way South Jordan, Utah – said I am confused, the notice of the Public Hearing said that this property is .54 acres. The zoning is R-2.5 and going to be changed R-3 single family residential with 3 lots. If my math is correct that would require each of these lots to be on 1/3 acre.

City Planner Greg Schindler said that is incorrect. The way the zoning works is it is 3 units per gross acre, some could be bigger and some could be smaller, but the minimum requirement in the R-3 zone is 10,000 square feet.

Mr. Bellows said this is very misleading to me.

City Planner Schindler said that is why I mentioned that these will be 11,000 square ft. lots.

Mr. Bellows said your notice says something entirely different than that, and that is why a lot of people have asked me to come to this meeting, because they are confused too.

Chairman Johnson said that is why we have these Public Hearings so we can have discussions about the changes.

Mr. Bellows said and by the way I am delighted that LaMar is trying to get this piece of property developed because he has tried and tried before. The last time there was going to be a different zoning and there would be 5 homes in here, but the residents banded together and said we don't want that density and you the City made a recommendation against that. Now part of the homes that were presented to be there were 2 story homes, and these 2 lots that are being discussed sit in the middle of the Country Road subdivision, all which have 1/3 acre lots. The 5 lots that surround this are way in excess of what is being proposed here. The issue then becomes what goes into those lots. We have CC&R's through that whole surrounding neighborhood that say; "single level homes."

Chairman Johnson said as City Planner Schindler mentioned, when this comes back again for the site plan we will be able to discuss it then. Development is picking up and going to smaller and smaller lots it is just a progression of City growth. What I would do, and I am just giving you some personal advice is I would grab on to it and get it developed real quick because if it sits around you may see a small condo project go in there, you never know what the future holds.

Mr. Bellow said I just want to understand what all of the parameters are and that everyone is in concert with what we are doing here. I know that some of the neighbors have not seen this document, some told me they just seen it last night.

Chairman Johnson said this document is not a part of what we are talking about tonight. That will be a part of the discussion when it comes back.

Chairman Johnson closed the Public Hearing.

Commissioner Naylor said I think this is a reasonable compromise from where we started. I think the flag lot ordinance that we implemented gives property owners like this the opportunity to do something with their property, so I am in favor of what he is proposing.

Commissioner Haymore said I am also in favor, I was hoping this was what we would see when it came back to us.

City Planner Schindler said I just want you to understand that if this zoning gets approved by the City Council, that will determine the minimum lot size and there will be no more discussion regarding it. He will be able to use the flag lot ordinance and make the lots variable sizes. I don't think he will, but at that point he will just need to meet all of the requirements.

Commissioner Evans said if I understand this correctly tonight we are here just to amend the land use and the rest of this will come back at a later date when this is ready to be developed and we will discuss it then, isn't that correct?

Chairman Johnson said that is correct.

D.2. Potential Action Item – (See V.D.1)

Commissioner Evans motioned to forward a favorable recommendation to City Council for the adoption of Resolution No R2013-26 approving an amendment to the Future Land Use Plan Map. Commissioner Roberts seconded the motion. Roll Call Vote was unanimous 6-0 in favor; Commissioner Jones was absent from the vote.

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: LUR 2013-00 & RBE 2-10-07
Applicant: Dan McKeen (McKeen Land & Cattle LLC)**

City Planner Paul S. Johnson reviewed background information on this item.

Kyle Spencer, (Northern Engineering) said I am not the developer but I am here to represent them tonight. Brad has explained pretty much where we are at and we have a lot of work ahead of us and have had a lot of work behind us going through the Coat's parcel and the design process. But one thing I would like to point out is that the location of the rezone and land use maps also conforms and comply with the work through that we did last summer with the Parks and Rec Department where we got little pin flags and came up with what I would say is a preferred alignment for the Jordan River extension. I think it will be a great thing for that and obviously a great thing for the rest of the property that is east of the trail. I wish we could have brought this back concurrently with the south parcel 5 months ago but some things come in the wake of others and with this project that is what it is. We are excited to see this come through, not a lot has changed but we are happy to be here to finally finish this piece of the puzzle. This is the final concrete to this is the connection to the Jordan River trail, that is a great thing that is going to come as a part of this. I am here to answer any question that you may have for me.

Commissioner Roberts said do you have any idea where the power lines are going to go?

Mr. Spencer said we have a good idea. On our initial discussion with Rocky Mountain Power we were discussing the realignment of the Coat's parcel, so there might be a slight realignment to the north but that will not be decided until the final discussion with Rocky Mountain Power; they know what they can and cannot do with the power line alignment.

Chairman Johnson opened the Public Hearing to comments.

Kim Chamberlain, 11500 S. Lonsperger View Drive South Jordan, Utah, said my concern is regarding density and how that affects the future of our land. A couple of times we have tried to develop the land on our bridge and we have been turned down both times. My concern is what this development is trying to do with the property that is blocked off with a gate, we prefer it that way, but they would have to remove that and get that subdivision.

**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:

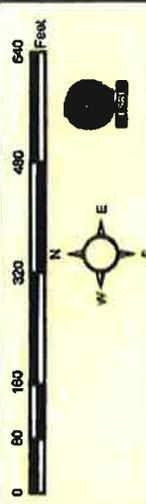
- Approve an amended application.
- Deny the application.
- Schedule the application for a decision at some future date.

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



Aerial Map City of South Jordan

Legend

- STREETS
- PARCELS

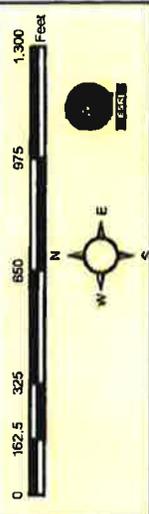


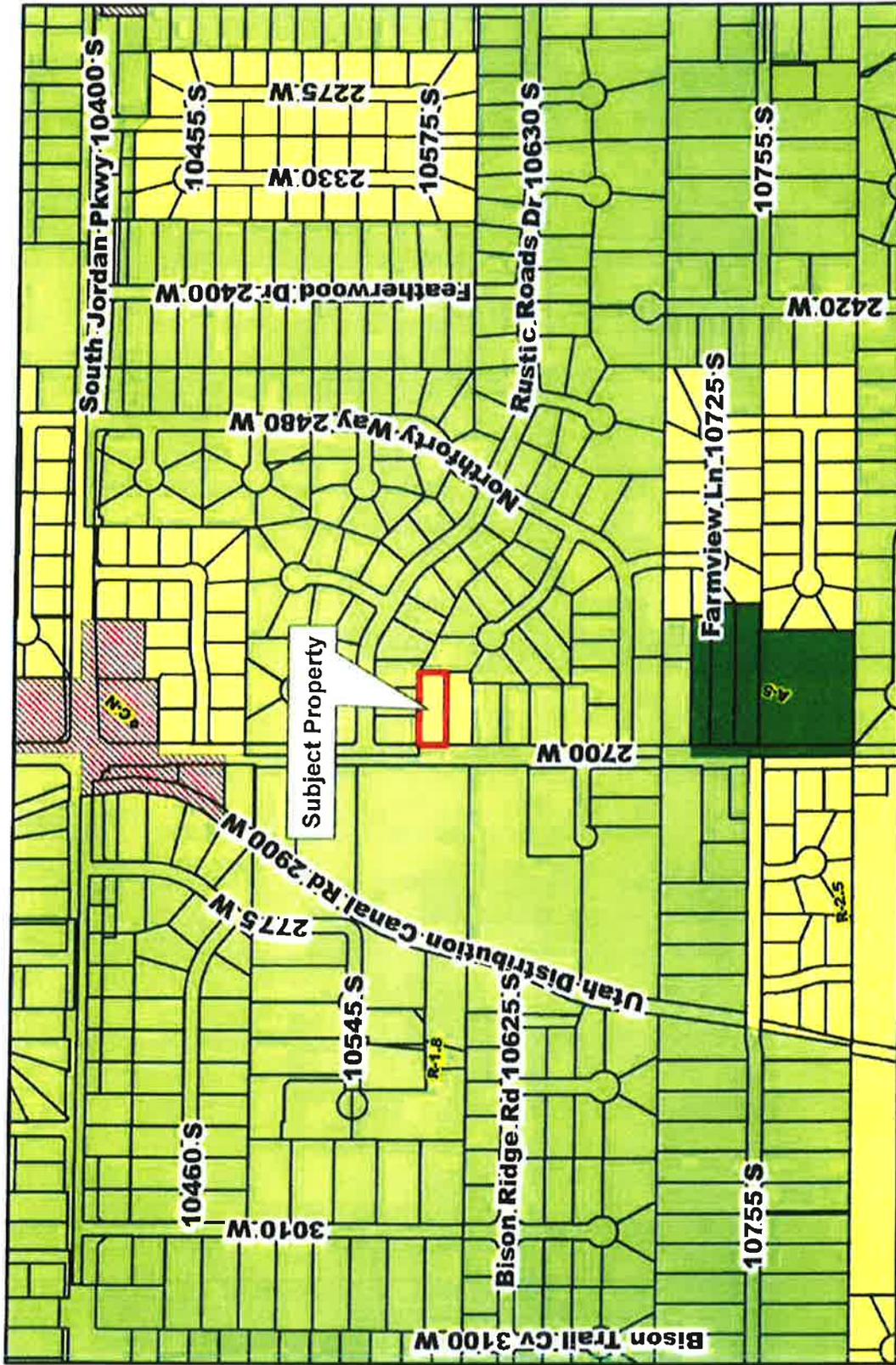
Future Land Use Plan Map

City of South Jordan

Legend

- STREETS
- PARCELS





Legend

- STREETS
- PARCELS

Zoning Map City of South Jordan

0 162.5 325 650 975 1,300 Feet

A north arrow is located to the right of the scale bar. The scale bar is marked in feet, with increments of 162.5 feet up to 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.

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.

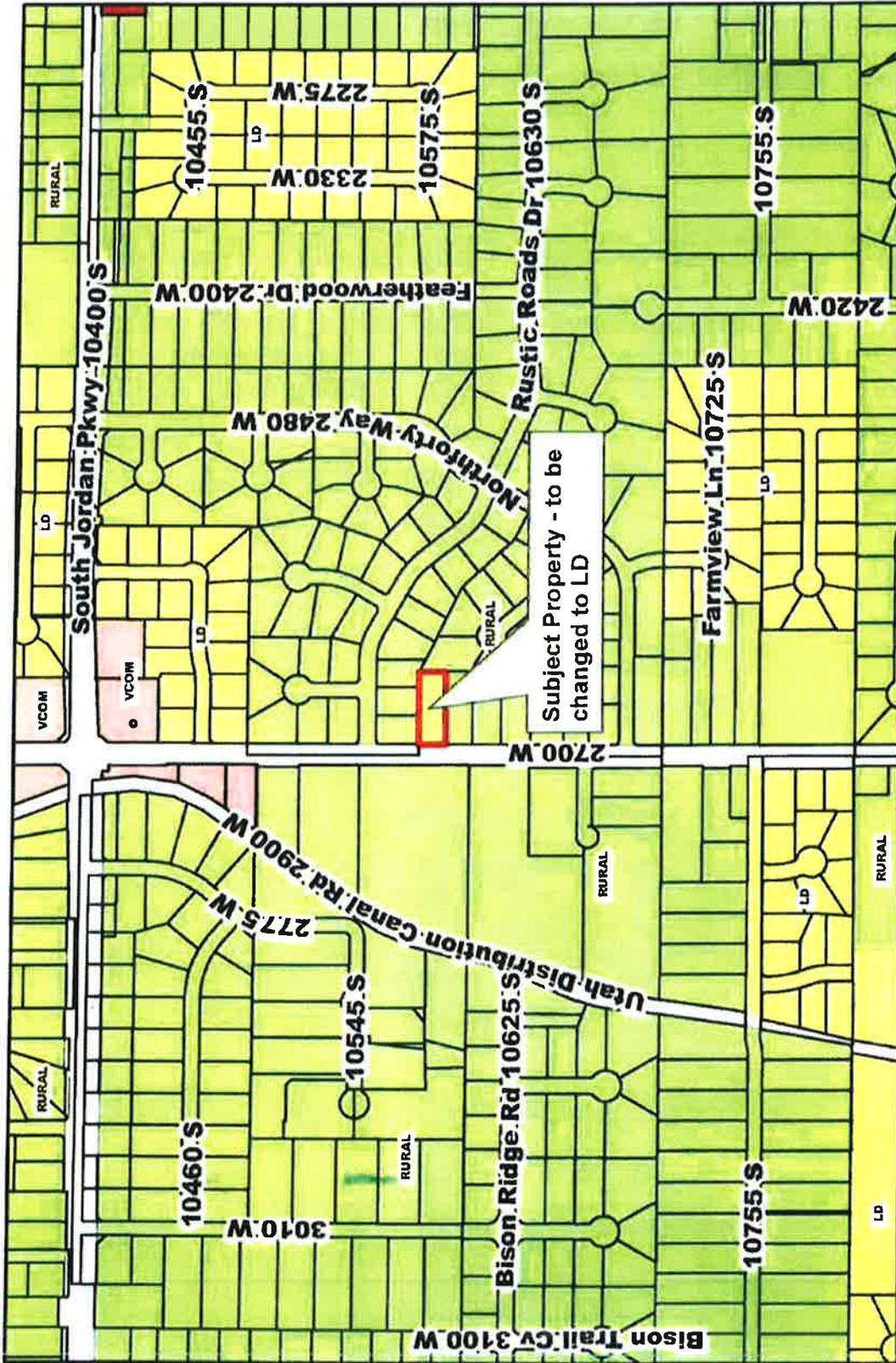
Section 3. Effective Date. This resolution will be effective immediately upon passage.

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

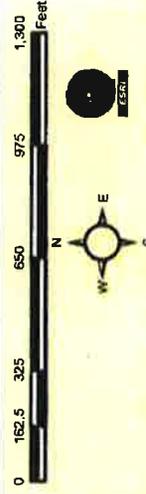


Exhibit A - Future Land Use

City of South Jordan



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:

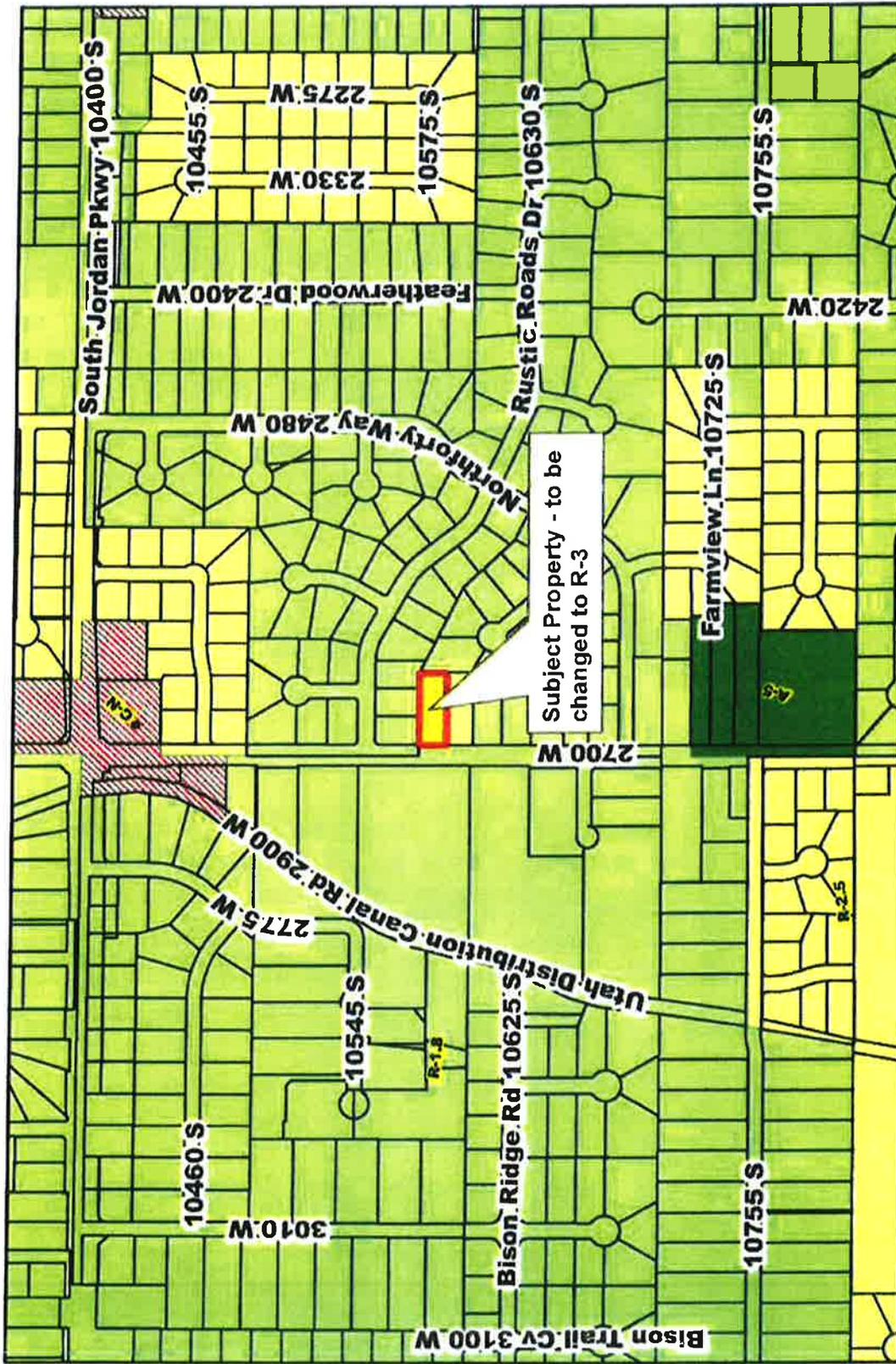
City Attorney, Assistant City Attorney

Mayor:

Scott L. Osborne

ATTEST:

City Recorder

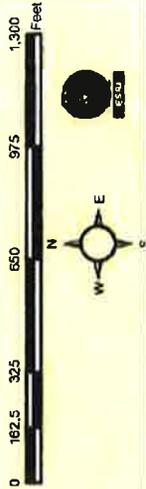


Subject Property - to be changed to R-3

Legend
 STREETS
 PARCELS

Exhibit A - Zoning

City of South Jordan



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. Gellmann, *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**

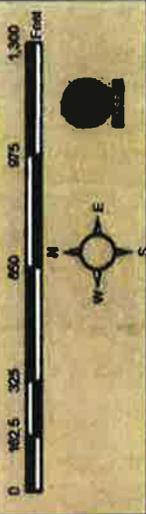
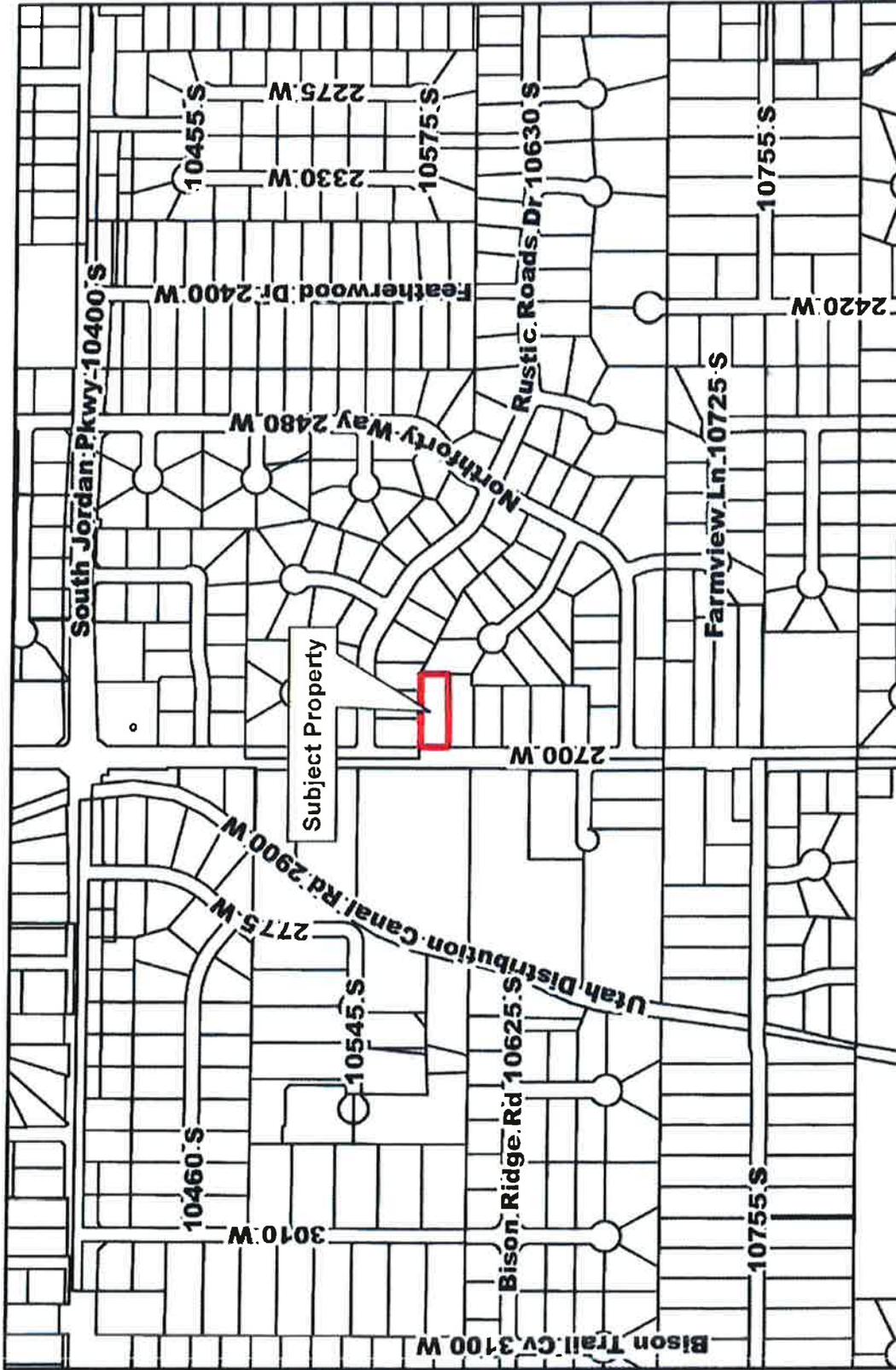
or the Planning and Zoning Staff at the City offices or by telephone at (801) 254-3742 during regular business hours.

Sincerely,

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

Damir Drozdek
Planner II





Location Map

City of South Jordan

Legend	
	STREETS
	PARCELS

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 - 8632

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

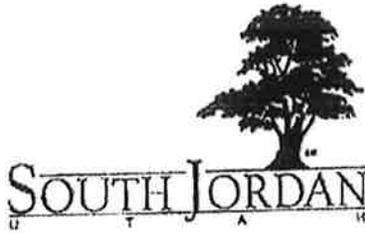
SILCOX, NORMAN D & KATHY A M; TRS
2621 W RUSTIC ROADS DR
SOUTH JORDAN UT, 84095 - 8634

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 105279 So 2700 West South Jordan according to the Public Hearing Notice Posting Requirements for the City of South Jordan on the 14th day of May, 2013.

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



SOUTH JORDAN

PROPOSAL:

LAND USE AMENDMENT: RURAL RESIDENTIAL TO LOW DENSITY RESIDENTIAL

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

APPLICANT: LAMAR MAREY

PHONE #: (801) 254-1424

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 Subdivision

Property Owner Name: LaMar A Mabey

Address: 10511 Hightline 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: 627.00 698.50

Date Paid: 5/2/13

Received By: _____

1 / COMMON APPLICATIONS / GENERAL APP. FORM

**CITY OF SOUTH JORDAN
REVENUE STATEMENT**

RECEIVED FROM: Lamar Mabey

DATE: May 2, 13

ACCOUNT #	DESCRIPTION	AMOUNT
	<u>WUA</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
30-88637140
71

May 2, 2013 Date

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

one thousand three hundred eighty five dollars - 50/100



For Lot re-zoning Land Use Amendment

Lamar Mabey

⑆314088637⑆ 3316811071101157