

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: JERRY W. FOUTZ
Address: [Redacted] City: South Jordan State: UT Zip: 84095
Phone: [Redacted] Daytime Fax: _____ email: _____

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

I would like to personally review the documents that outline the requirements that set forth for the developer and the city when the development of Jordan Commons 1 and Jordan Commons 2 took place.

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.

Signature: [Handwritten Signature] Date: 2 Nov 2015

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

- APPROVED - Requestor notified on: 11-6, 20 15
- DENIED - Written denial sent on: _____, 20 _____
- NO RECORDS ON FILE - Notice sent to requestor on: _____, 20 _____
- Requestor notified that this office does not maintain the record(s); and, if known, was also notified of the name and address of agency that does maintain the record(s) on: _____, 20 _____
- Extension of time for extraordinary circumstances. Required notice sent to requestor on: _____, 20 _____

COPY FEES: \$ 3.50 If waived, approved by: _____
Signature: [Handwritten Signature] Date: _____

Councilman Peck made the motion to approve the final plat of Prospector Place #3, 2200 West 10150 South, 18.1022, 42 Lots, R-2.5 Zone District for Bach Corporation subject to the straightening of lot 301 and Staff researching the agreement on the fencing, sidewalk, and streetscape adjacent to future park property. Councilman Hofhines seconded the motion. Councilman Peck, Councilman Hofhines, Councilman Carlile, and Councilman Christensen voted in favor of the motion. Councilwoman Newbold voted against the motion. The vote was unanimous in favor.

B. FINAL PLAT Jordan Commons II, 1950 West 10400 South Street, 4.775 Acres, 9 Lots, R-2.5 Zone District. (McArthur Communities)

Mr. Leetham reviewed the plat with the Council. He stated that the Planning Commission recommended approval on July 12, 1995. Mr. Leetham passed out a copy of the development agreement and noted a change. It would include verbiage that stated collector street improvements include but are not limited to road base, curb, gutter, and sidewalk, etc.

Councilman Peck inquired about the block wall. Mr. Leetham noted that it was in phase one. Councilman Carlile asked about the length of the cul-de-sac. Mr. Leetham stated that it was a long cul-de-sac, but the only other configuration would be to have to outlets onto 10400 South. Councilwoman Newbold asked if lot 208 was buildable. Mr. Leetham said yes.

Mr. McArthur, the developer, said he was concerned that he was asked to give a right-of-way for the width of 10400 South. Then the City adopted a revised subdivision ordinance that required him to give another 13 feet. He was concerned that he was being asked to give this right-of-way for a future road which would cost him 1/3 of an acre. Mr. McArthur was also concerned that there are no more water shares left to purchase because he gave all that came with the property for the first phase. Mr. McArthur stated that he was willing to erect a block wall on 10400 South which would cost more than the water shares. He was also concerned that the power poles were placed in rear yards on Phase 1 which reduced the property values.

Mr. Leetham commented that the City does have excess water shares. City Engineer Gordon Haight clarified that the City had excess shares at this time, but not for future needs. Mr. Leetham agreed.

Councilwoman Newbold was also concerned that the canal is accessed through this subdivision. She said it would be easier because of the cul-de-sac on the canal. Councilman Peck again indicated that a horse and rider would not be inclined to use this route and that the property owners of this subdivision did not have animal rights.

City Administrator Millheim asked about the water shares for Phase 1. Mr. McArthur stated that he turned in five. Mr. Leetham was instructed to see if there was a violation in Phase 1.

Councilman Hofhines and Councilwoman Newbold felt that requirements should not be waived. Councilwoman Newbold noted that the City has tried to discourage block walls.

Councilman Christensen made the motion to approve the final plat of Jordan Commons II, 1950 West 10400 South Street, 4.775 Acres, 9 Lots, R-2.5 Zone District for McArthur Communities. He stated that in light of the impact on a rather small subdivision and the voluntary efforts of the block wall fencing, the Council would agree to offset the water share requirement, but not other development requirements. Councilman Peck seconded the motion. Councilman Peck seconded the motion. Councilman Christensen, Councilman Carlile, and Councilman Peck voted in favor of the motion. Councilman Hofhines and Councilwoman Newbold voted in opposition to the motion. The motion carried.

IX. RESOLUTIONS

A. None.

X. ORDINANCES

A. None.

XII. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. CALENDARING ITEMS

1. City Administrator Will Be Attending URMMA Meetings in Cedar City August 9-11.

City Administrator Millheim reminded the Council that he would be out of town to the Risk Management meetings next week. He also reminded the Council that the opening of the Parade of Homes would be Thursday at 11:00 a.m.

B. MAYOR AND MEMBERS OF THE CITY COUNCIL

Councilwoman Newbold was concerned that the fence being built on 2700 West was not the fence they had discussed. City Administrator Millheim affirmed that they had discussed the fence, yet the fence going in will contain wrought iron and is a Council-approved fencing style. Mr. Leetham showed the Council which fence it was on the approved fencing chart. Councilwoman Newbold gave her opinion that there was too much brick in the fence.

SOUTH JORDAN CITY REQUEST FOR CITY COUNCIL ACTION

TO: Honorable Mayor and City Council

FROM: Ken Leetham, Community Development Director

DATE: August 1, 1995

SUBJECT: FINAL PLAT APPROVAL - JORDAN COMMONS II (1950 WEST 10400 SOUTH STREET), 4.775 ACRES, 9 LOTS, R-2.5 ZONE DISTRICT. (MCARTHUR COMMUNITIES)

RECOMMENDATION

Staff recommends APPROVAL of this request for final plat approval.

BACKGROUND

This plat has been reviewed and approved by the City's Development Review Committee and the Planning Commission on July 12, 1995. The attached development agreement was also approved by the Planning commission.

Mike Mazuran is also reviewing the attached development agreement. This item will be removed from the agenda if Mike's approval is not obtained prior to the meeting.

Respectfully submitted,

Review and Concur,



Ken Leetham
Community Development Director



Dave Millheim
City Administrator

DRAFT

Agricultural (A-1) to Residential-Multi Use (R-M), Shanna & Paul Svedin & Gerald Anderson.

- C. Rezoning Application #SJ-273-95Z, 11200 South 600 West Street (Approximate), 16.55 Acres, Agricultural (A-1) to Residential-Multi Use (R-M), Robert A. Schmidt & Gerald Anderson.

IV ACTION ITEMS:

- A. Final Subdivision Plat: Jordan Commons II Subdivision, 1950 West 10400 South Street (Approximate), 4.775 Acres, 9 Lots, Residential (R-2.5) Zone District, McArthur Communities,

Don McArthur was present. City Planner Blaine Murray stated that the plat is in final form and ready for a final recommendation. He explained that the development agreement is also ready for the Planning Commission's recommendation.

Ken Keown asked to have the street light locations defined. Mr. Murray presented large plats to show this.

G. Doug Wilkinson questioned the Collector Street Fencing along 10400 South? Mr. McArthur explained the additional set back requirement which eliminated the required fencing. He stated that he would be continuing with the same fence used for the first phase to give the development a continuity.

Joyce Duffin asked if this development will have any affect on her water pressure? Chairman Romph stated that it should not, but she can contact the City Engineer at City Hall for a definite answer. Mr. McArthur stated that the City Engineer has indicated that there will be no measurable affect.

Chairman Romph called for any further discussion. As there was none, he called for a motion. Richard Allen made a motion to approve the final plat for the second phase of the Jordan Commons Subdivision and a recommendation to approve the development agreement. G. Doug Wilkinson gave the motion a second. The vote was unanimous in favor.

- B. Final Subdivision Plat: Elk Meadows Subdivision #1, 3700 West 9800 South Street (Approximate), 6.8863 Acres, 14 Lots, Residential (R-2.5) Zone District, Development Associates.

Steve Young & Milt Shipp were present. City Planner Blaine Murray reviewed this application. He stated that the plat has been revised to provide additional right-of-way along 9800 South to facilitate the construction of the intersection at 9800 South and the Bangerter Highway.

DRAFT

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into as of the _____ day of _____, 1995, by and between South Jordan City, a Utah municipal corporation, hereinafter referred to as the "City", and McArthur Communities, L.C., a Limited Liability Company, hereinafter referred to as the "Developer".

RECITALS:

A. The Developer has heretofore made application to the City for approval of Developer's project as a residential subdivision.

B. Developer's project shall be know as "Jordan Commons No. 2", (the "Subdivision"), which shall consist of up to 2 lots and is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

C. The purpose of this Agreement is to reduce to writing the respective agreements and understandings of the parties regarding the development of the Subdivision and to set forth certain requirements for development of the Subdivision in conformance with the ordinances, rules and regulations of the City governing development of the Subdivision within the City.

D. The City has received a proposal from the Developer to voluntarily dedicate certain property and make improvements to allow for the extension and construction of certain public improvements and facilities within and adjacent to the Subdivision. The parties desire to incorporate the terms of Developer's proposal as part of this Development Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Description of Subdivision:

a. Subdivision Size and Location. The Subdivision shall be developed as a residential subdivision consisting of up to, but not to exceed, 2 lots. The Subdivision is located in the City within those boundaries more specifically described in Exhibit "A" attached hereto and by this reference made a part hereof. The area to be developed for the Subdivision extends from approximately 10400 South Street in a southerly direction for approximately 550 feet between approximately 1900 West and the Utah and Salt Lake Canal. The Subdivision consists of 2.33 acres more or less.

b. Compliance with General Plan. The Subdivision will be developed by the Developer in accordance with the City's General Plan. Among other things, the General Plan provides for the location and widening of 10400 South Street along the northern boundary of the subdivision.

c. Zoning. The Subdivision property is presently zoned as R-2.5 according the Zoning Map of the City and shall be developed in accordance with the conditions and requirements of that zone.

2. Development Requirements. The following requirements shall apply to the Subdivision:

a. Development Requirements. Phasing of the Subdivision shall take into account and be accomplished in order to insure continuity and orderly development of the Subdivision, coordination in connection with the installation of infrastructure improvements, future utility and street capacity needs, availability of access to all portions of the Subdivision, adequacy of utilities and related considerations. The phasing of the Subdivision shall be determined by the Developer subject to approval of the City.

b. Compliance with City Ordinances and Development Requirements. The Subdivision shall be developed in accordance with the ordinances and development requirements of the City governing residential subdivisions. All required plats, drawings and other supporting documents for the Subdivision, and each phase thereof, shall be prepared and submitted to the City for its review and approval.

c. Preliminary Plat. The Developer has prepared and submitted a preliminary plat for the Subdivision to the City for its review and approval. The Developer shall pay any applicable fees to the City in connection with the review and approval of the preliminary plat. Developer's preliminary plat has been approved by the City subject to certain conditions precedent and shall be effective for the period provided in the City's Ordinances.

d. Required Changes. If any revisions or corrections of plats or plans already approved by the City shall be required by any other governmental entity having jurisdiction or lending institution involved in financing, the Developer and the City shall cooperate where appropriate to obtain or develop reasonable, mutually acceptable alternative plans or plats. Developer shall have the sole duty and responsibility to obtain approvals from any other governmental entities having jurisdiction with respect to the Subdivision as needed.

e. Final Plats. The Developer shall prepare and submit

to the City Developer's application for final plat approval for each phase, within the time limits provided for in the City's Ordinances. The final plat for each phase of the Subdivision shall be reviewed by the City Planning Staff, Planning Commission and City Council as provided by the Ordinances of the City. The Developer shall pay any required fees due and owing in connection with approval of the final plat for each phase of the Subdivision. The City shall determine if the final plat complies with all applicable requirements. In addition, the Developer shall submit to the City specific construction plans and specifications for all development improvements that are to be installed on-site and off-site, together with any other documents required by the City such as restrictive covenants, articles of incorporation for homeowner's associations and like matters. Development improvements shall include those required by the ordinances and construction standards of the City and this Agreement. Following approval of the final plat and obtaining of the required signatures thereon, the final plat shall be recorded by the City in the office of the Salt Lake County Recorder. The Developer shall provide security satisfactory to the City to ensure the construction and installation of the public improvements as required by the ordinances of the City and this agreement.

f. City's Right of Review. Subject to the terms of this Agreement, the City has the right to approve or disapprove the final plat for each phase of the Subdivision together with any proposed changes therein. The City shall review Developer's application for final plat approval and related documents in accordance with the established procedures of the City governing such reviews. Review shall be conducted for the purpose of determining whether plats and other documents submitted by the Developer comply with the requirements of the City and the terms of this Agreement. In the event any final plat or other documents are not approved by the City, the City shall set forth the reasons for disapproval to the Developer. Upon receipt of disapproval, the Developer shall revise its applications, plats and supporting documents, or portions thereof, to be consistent with the requirements of the City and the previous plans and drawings and shall resubmit such revised applications, plats and supporting documents to the City for approval. All plats approved by the City shall comply in all respects with all applicable zoning and development ordinances of the City as well as the City's General Plan.

g. Dedication or Donation. Developer has proposed to voluntarily dedicate and donate to the City a strip of land 13' wide along the northern boundary of the subdivision for 10400 South Street. The City shall have the right to require Developer to install specific improvements as determined by

the City. Developer is making the dedication and donation of land and improvements as provided herein voluntarily as a contribution to the City and hereby waives and releases any claims for compensation therefor from the City. Prior to receiving final plat approval for each phase of the Subdivision, Developer agrees to dedicate, transfer and donate to the City all required easements for the purpose of constructing, installing, operating and maintaining public utilities and improvements of every nature and kind as determined by the City and.

h. Secondary Water and Irrigation Water Rights of Way. Developer shall provide and/or preserve appropriate rights of way for secondary water lines and irrigation water pipes or facilities through the Subdivision to insure delivery of secondary water and irrigation water to properties located adjacent to the Subdivision as well as within the Subdivision.

i. Special Provisions. The developer agrees to construct a six foot chain link fence adjacent to the Utah and Salt Lake Canal. The materials used in the construction of the fence shall be approved by the City Engineer.

3. Construction Standards and Requirements. All construction shall be conducted and completed in accordance with the ordinances and development standards of the City and the terms of this Agreement. All required public improvements for the Subdivision shall be constructed in accordance with the City's construction standards and shall be dedicated to the City. Prior to commencing any construction or development of any building, structures or other work or improvements within the Subdivision, the Developer shall secure any and all permits which may be required by the City or any other governmental entity having jurisdiction over the work. The Developer shall construct, or cause to be constructed, all improvements for the Subdivision in conformity with all applicable federal, state and/or local laws, rules and regulations.

4. Payment of Fees. The Developer shall pay all required fees to the City in a timely manner pertaining to the Subdivision or any phase thereof.

5. City Obligations. Subject to Developer complying with all of the City's ordinances, rules, regulations and the provisions of this Agreement the City agrees to:

- a. Provide a culinary water supply for the Subdivision.
- b. Maintain public improvements dedicated to the City following satisfactory completion thereof by Developer and acceptance of the same by the City.

c. Provide standard municipal services to the Subdivision including garbage removal, snow removal, police and fire protection subject to the payment of all fees and charges charged or levied therefor by the City.

6. Right of Access. Representatives of the City shall have the reasonable right of access to the Subdivision and any portions thereof during the period of construction to inspect or observe the Subdivision and any work thereon.

7. Assignment. The Developer shall not assign this Agreement or any rights or interests herein without the prior written consent of the City.

8. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To the Developer:

McArthur Communities, L.C.
Attn: Don McArthur
9225 South Redwood Road, Suite A
West Jordan, UT 84080

To the City:

South Jordan City
Attn: City Administrator
11175 South Redwood Road
South Jordan, Utah 84095

Any party may change its address or notice by giving written notice to the other party in accordance with the provisions with this section.

9. Attorney's Fees. In the event of any lawsuit between the parties hereto arising out of or related to this Agreement, or any of the documents provided for herein, the prevailing party or parties shall be entitled in addition to the remedies and damages, if any, awarded in such proceeding, to recover their costs and a reasonable attorney's fee.

10. Integration. This Agreement, together with the Exhibits hereto, integrates all of the terms and conditions pertaining to the subject matter hereof and supersedes all prior negotiations, representations, promises, inducements or previous agreements between the parties, whether oral or written with respect to the subject matter hereof. Any amendments hereto must be in writing and signed by the respective parties hereto.

11. Headings. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

12. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns (if any assignments are allowed as provided herein).

13. No Third Party Rights. The obligations of Developer set forth herein shall not create any rights in and/or obligations to any persons or parties other than the City. The City alone shall be entitled to enforce or waive any provisions of this Agreement.

14. Further Documentation. This Agreement is entered into by both parties with the recognition and anticipation that subsequent agreements implementing and carrying out the provisions of this Agreement may be necessary. The parties agree to negotiate in good faith with respect to all such future agreements. The City agrees to cooperate with the Developer as may be reasonable and appropriate to enable Developer to obtain available tax benefits related to this Agreement. The City does not warrant or represent that Developer will receive any tax benefits in connection with the Subdivision.

15. Termination. Notwithstanding anything in this Development Agreement to the contrary, it is agreed by the parties hereto that in the event the Subdivision, including all phases thereof, is not completed within three (3) years from date of this Agreement, or in the event the Developer does not comply with the General Plan, development Ordinances of the City and the provisions of this Development Agreement, the City shall have the right, but not the obligation at the sole discretion of the City to terminate this Agreement and/or to not approve any additional phases for the Subdivision.

Any termination may be effected by the City by giving written notice of intent to terminate to the Developer at the address of the Developer set forth herein. Whereupon the Developer shall have sixty (60) days during which the Developer shall be given an opportunity to correct any alleged deficiencies and to take appropriate steps to complete the Subdivision. In the event Developer fails to satisfy the concerns of the City with regard to such matters, the City shall be released from any further obligations under this Agreement and the same shall be terminated.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective duly authorized representatives as of the day and year first hereinabove written.

"CITY"
SOUTH JORDAN CITY

By: _____
Mayor

ATTEST:

City Recorder

"DEVELOPER"

By: _____
Its: _____

ATTEST:

SUBDIVISION BOND ESTIMATE
Prepared For: JORDAN COMMONS No. 1
Prepared By: BINGHAM ENGINEERING
Prepared December 23,1994

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	BOND RELEASE
WATER SYSTEM					
8" Water Main	LF	535	10.00	5350.00	
6" Water Main	LF	460	9.00	4140.00	
8" Gate Valve	EA	2	900.00	1800.00	
6" Gate Valve	EA	2	800.00	1600.00	
Washout Assembly	EA	3	400.00	1200.00	
Fire Hydrant	EA	2	1800.00	3600.00	
Service Connections	EA	15	350.00	5250.00	
WATER SYSTEM SUB-TOTAL				\$22,940.00	
ROAD WORK					
Excavation	CY	250	3.50	875.00	
Granular Fill	CY	250	5.00	1250.00	
Road Base	SQ FT	26200	0.35	9170.00	
Curb and Gutter	LF	2100	9.00	18900.00	
Sidewalk	LF	2100	8.50	17850.00	
Asphalt	SQ FT	26200	0.65	17030.00	
Waterway	LF	120	12.00	1440.00	
Street Lights	EA	5	1200.00	6000.00	
Parkstrip Improvements	LF	365	7.50	2737.50	
Monuments	EA	7	200.00	1400.00	
ROAD WORK SUB-TOTAL				\$76,652.50	
STORM DRAINAGE					
15" RCP	LF	150	23.00	3450.00	
Inlet Box	EA	1	1400.00	1400.00	
Combination Box	EA	1	1600.00	1600.00	
STORM DRAINAGE SUB-TOTAL				\$6,450.00	
SECONDARY WATER SYSTEM					
8" Main Line	LF	2580	9.00	23220.00	
8" Gate Valve	EA	5	800.00	4000.00	
Air/Vac Valves	EA	2	400.00	800.00	
Drain Assembly	EA	1	500.00	500.00	
Service Risers	EA	15	275.00	4125.00	
SECONDARY WATER SUB-TOTAL				\$32,645.00	
IRRIGATION PIPING					
15" RCP	LF	900	18.50	16650.00	
Cleanout Box	EA	4	1600.00	6400.00	
IRRIGATION PIPING SUB-TOTAL				\$23,050.00	
FENCING					
Collector Street Fencing	LF	375	45.00	16875.00	
Six Foot Block Wall	LF	854	38.00	32452.00	
Six Foot Chain Link	LF	547	8.00	4376.00	
FENCING SUB-TOTAL				\$53,703.00	
PROJECT SUB-TOTAL				\$215,440.50	
CONTINGENCY (10%)				\$21,544.05	
PROJECT TOTAL				\$236,984.55	

TOTAL BOND RELEASE \$0.00

**South Jordan City Council
Staff Report**

To: City Council
From: Blaine Murray, City Planner
Through: Ken Leetham, Planning Director
Subject: Amended Final Plat Approval
Date: December 28, 1994

Development: Jordan Commons No. 1, Amended
Applicant: McArthur Communities
Location: 1955 West 10400 South Street (Approx.)
Zoning: R-2.5
No. of Lots: 15
Acreage: 7.83
Gross Density: 1.92
Required Lot Frontage: 90'
Minimum Lot Size: 14,500 Sq. Ft.
Required R/W Width: 90'
Access: 10400 South Street
Utilities: Available

Planning Commission Action

On November 30, 1994, the Planning Commission recommended approval of the amended final plat.

Comments:

The Jordan Commons Subdivision received Final Plat approval On April 5, 1994. Since that time, the ownership has changed hands. The present owner, McArthur Communities, L.C., is applying to change the design of the subdivision.

This is the second time that you have entertained a request to change the design of this subdivision. The Planning Commission recommended denial of the previous request citing the adverse impact on traffic on 10400 South Street and the impracticality of the proposed bridge over the Utah and Salt Lake Canal. This design is essentially the same as the previous one except that the stub street and bridge to the Markis property to the south have been eliminated. In addition, the applicant has initiated rezoning proceedings on the L.D.S. Church property to the east of this development. It is his intent to develop the two parcels as a unit. I have included a conceptual plat of the proposed development of the two parcels for your reference.

Throughout the approval process, a number of issues have been raised regarding the design and development of this site. These are discussed below.

City Council
January 3, 1995
Jordan Commons Amended Final

Cul-de-sac Length and Traffic Impact

Some concern has been expressed that as proposed, there could be in excess of 24 homes served by one access—in apparent contrast to the City's Subdivision Ordinance (11-4-030a). This may, however, be a more desirable option than having two accesses onto 10400 South Street in such close proximity, as could be the case if the Church property were to be developed independent of Jordan Commons.

Property Line Dispute

The applicant and the Duffins have resolved the discrepancy in their respective legal descriptions. The plat before you reflects the corrected property line.

Sewerage

The provision of sanitary sewer to this property, and the property to the west, has been the topic of much discussion. The applicant has proposed to run the sewer due east to the west side of the Utah and Salt Lake Canal, and along the canal north to the existing manhole in 10400 South Street. The Sewer District is reviewing this proposal.