

1. Appointment of Heather Smith and Katie Lindquist to the Arts Council for a two year term. *(By Councilman Don Shelton)*
2. _____ authorizing the City Manager to sign the Public Works Mutual Aid Interlocal Agreement. *(By Public Works Director, Jason Rasmussen)*
3. _____ authorizing the City Manager to sign a Multi-Jurisdictional Mutual Aid Agreement for Sheriff and Police Services. *(By Police Chief Carr)*
4. _____, recognizing the 228th Anniversary of the constitution Convention and Constitution Week 2015. *(By City Attorney, Ryan Loose)*

City Attorney Loose said there is a dispute over some of the indemnification language from other cities in the valley. He requested that Resolution R2015-60 be pulled from the agenda.

Councilman Seethaler made a motion to pull Resolution R2015-60 off of the agenda. Councilman Barnes seconded the motion. The vote was unanimous in favor.

Councilman Rogers made a motion to approve items G.1, G.2., and G.4. Councilman Seethaler seconded the motion. The vote was unanimous in favor.

- 4 _____, recognizing the 228th Anniversary of the constitution Convention and Constitution Week 2015. *(By City Attorney, Ryan Loose)*

Mayor Alvord read the proclamation.

Susan Holt, Salt Lake Valley Chapter of the Daughters of the American Revolution, reviewed the history and purpose of the Daughters of the American Revolution. She thanked the City Council for their support.

H. Public Hearing:

Appeal of the Planning Commission's approval of the McKee Farms Subdivision; Applicant, Joe Lindsley, *(By City Planner, Greg Schindler)*

Planner Schindler reviewed the background information on this item.

Mayor Alvord opened the public hearing.

Chris Bagley, 2852 W. Amini Way, said he was one of the first residents that moved into the subdivision. A sign was never present on the wall indicating that a future development would be stubbed into the location that it is now planned for.

Kirk Reese, 2839 W. Proudest Ln., concurred that there was no sign installed on the wall. He has lived there almost 4 years. Their issue is with the design of McKee Farms and the funneling

of traffic to Monte Vista. There could have been a better neighborhood design; this is creating a safety hazard.

Ryan Paskett, 2855 W. Proudest Ln., said they picked this location to live because of the neighborhood. He said if this had come to their attention by the developer, they could have come up with a solution. He noted that he has been to several meetings on this issue to come up with a solution.

Dennis Wood, said they only moved in a few months ago. He said he knew some of the families before they moved in. There are a lot of families and young kids in this neighborhood. He said he feels like there is an alternative to this. The traffic will increase when this road goes through.

Joe Lindsley, 11002 Amini Way, said he represents his family and homeowners in Palomino Cove. Mr. Lindsley said they are appealing the Planning Commission decision regarding McKee Farms plat. He said no metal sign was provided to inform the residents of the eventual road connection, as required by code. Also, the plat map for Palomino Cove does not indicate that a road connection would be made. In addition, the block wall and curb and gutter along Proudest Lane indicate that there will be no connections to future development. Based on those factors, they purchased their homes without the required notification. The additional traffic that will come into their neighborhood, particularly to and from Monte Vista Elementary, will endanger the lives of their kids and neighborhood. It will also decrease the value of their homes. Also, the use of vinyl fencing along the canal is not according to code. A precast concrete wall is required next to hazardous areas. This is a violation of code and a safety hazard. They believe there are win/win options available. They are not opposed to the development; they want it built according to code and in a way that it does not impact the residents of Palomino Cove. They believe the conflict could have been avoided if the developer had met with them before the plat approval. They have been told that the McKee Farms subdivision has sufficient access to 2700 West and 3200 West without the road connection. He showed a plat map of Palomino Cove.

Mayor Alvord closed the public hearing.

City Attorney Loose explained that there is no respondent in this case. It was noted that the developer is not present. He said staff has looked at the issue and can answer questions. He said he feels the decision of the Planning Commission is legally defensible.

Councilman Rogers explained that in an administrative role, the City Council is limited in their ability to negotiate or compromise on this appeal.

Councilman Rogers asked if Mr. Lindsley has any evidence that shows that the developer of McKee Farms violated the code, not the city or the developer of Palomino Cove? Mr. Lindsley said no. He feels that the city and neighborhood are being pushed into this.

Councilman Rogers asked if any evidence was presented to the Planning Commission to show that the canal was a hazard? Mr. Lindsley said no. He said he did not even know about the vinyl fence for the canal until the developer spoke. The developer spoke after the residents.

Councilman Rogers asked what evidence do they have that this is a hazard? Mr. Lindsley said it is a safety hazard where kids play at the canal. People walk along the canal. From his personal experience, it seems like a possible hazard.

- Councilman Rogers said the decision tonight regarding the appeal has no impact nor will it reverse the course of what was decided at the last City Council meeting. He noted a compromise that was approved by the City Council that the city would evaluate the traffic in Palomino Cove after 75% occupancy of McKee farms, and that the evaluation will occur within a year of the 75% occupancy, and at that time, the City Council would revisit the issue on whether or not to close the road. The 75 percent occupancy was determined so they would have a more accurate traffic count.

It was noted that there is nothing on the Palomino Cove plat to show that the roads would continue.

Mr. Lindsley said he was not aware that he could bring additional evidence. Councilman Newton asked if Mr. Lindsley was given an instruction sheet for the appeal? Mr. Lindsley said he spoke with staff about it, but received no sheet explaining the appeal process. It was further noted that the name of their subdivision, Palomino Cove, lends one to believe that it is somewhere you go in and out, and is not a pass through.

Councilman Shelton asked if Mr. Lindsley reviewed the plat before they bought a home in Palomino Cove? Mr. Lindsley said no, but the neighborhood appeared enclosed. They did expect there to be homes on the other side of the fence, but they did not expect the road to continue to another development.

Mayor Alvord asked what did the developer of McKee Farms do wrong in the design of the streets? Mr. Lindsley said he could have looked at how the Palomino Cove subdivision was recorded and looked to see if the metal signs were installed notifying neighbors of connecting streets. The developer should have researched to see if the adjacent streets were labeled as stub streets. He feels the Planning Commission should have rejected the application.

Councilman Rogers said there is no evidence that the metal signs were placed on the wall. Why were they not there? Planner Schindler said he does not know why. Councilman Rogers asked why was the Palomino Cove developer not required to put up the sign? Planner Schindler said he is not sure.

Mayor Alvord asked if there are signs like this in other areas of the city? CM Whatcott said yes. Community Development Director Klavano said he started in late 2005. He became aware, and started implementing the sign requirement in 2007. Councilman Rogers asked what is the remedy for the city's non enforcement of their code? City Attorney Loose said non enforcement of various codes happen in a city. The remedy is enforcement and ensuring the actions that are supposed to be taken are being taken. He said the responsibility for the signs is on the developer

of Palomino Cove and the city. With land use applications, the Planning Commission is required by law to approve if the application meets code.

Councilman Newton asked what happened to the appeal instructions to assist appellants? Mr. Loose said he is not sure if those instructions have been given out. He believes there has only been one other appeal since those instructions were made. He will follow up to ensure those instructions are being given out.

Councilman Newton said, at the least, they can put the information on the website to assist the residents. City Attorney Loose said this appellant was organized and addressed fully their concerns. He said the question is whose responsibility was it to notify the public of the stub street.

Councilman Newton said the sign not being up is not as much of a concern because the sign could have fallen off. He said it should have been recorded on the plat map. Planner Schindler said that is required in today's code. Staff is unsure if it was required in 2006 when Palomino Cove was done. They know it was not required in 2003. They would need to research and find out when that change was made.

It was noted that the Planning Commission did not identify the canal as a hazardous area, and that is why the decorative precast wall is not required. The area was identified as an incompatible use, and the vinyl fence was required. It was noted that canals are used for recreation; people walk and bike along them. There are other vinyl fences along the canal in the city.

Councilman Newton asked what would qualify as a hazardous area? Possibilities that were mentioned were electrical lines and a train track.

Councilman Newton asked if anyone called or discussed with staff why they felt it did not qualify as a hazardous area? Planner Schindler said he does not believe so.

It was noted that this approval was a preliminary subdivision plat. The zoning was changed on this property many years ago.

The City Council took a brief recess.

City Attorney Loose said staff has determined that the plat recordation was not in place in 2007, so it was not a requirement when the Palomino Cove subdivision was approved. He said he does not know how they can enforce on a different applicant something that was the responsibility of the Palomino Cove subdivision. The cure would be to put the notice on the wall now. The residents argue the stub street reduces their property value. They would need evidence to consider it. Even if the new neighborhood puts a detrimental effect, if it legally meets the requirement, the Planning Commission must approve it. The Planning Commission must decide when an area is hazardous. The canal was not found to be hazardous in the Planning Commission meeting. The canals, as a general rule, have never required a precast concrete wall.

It was reiterated that the plat was not required to have the stub street noted. City Attorney Loose said the Planning Commission's decision was defensible. Even if it was required, that would have been required by the Palomino Cove subdivision, not McKee Farms.

Councilman Seethaler asked if putting a sign up today remedies the nonconformance of that requirement? City Attorney Loose said yes. He said there could be a suit, if someone could prove damages for the loss of property value and proof that they would not have bought the home if it were for that.

Councilman Seethaler asked about the appeal instruction sheet. City Attorney Loose said he is not sure if that has been distributed. It is a courtesy, not required by law. Councilman Newton said staff did talk to the residents about the appeal and assist them in the process. It was noted that the appeal fee is \$375.

Councilman Barnes said he would be in favor of a refund of the appeal fee. Councilman Newton said he would go with the refund, but noted that instruction was given to the appellants.

Councilman Rogers made a motion to deny the appeal and make the following findings:

- 1-it was the duty of the developer of the Palomino Cove subdivision and the city to require the metal sign.**
- 2- The developer of the Palomino Cove subdivision and the city are responsible for placing that sign.**
- 3-The City failed to enforce the city code 16.04.180 E., regarding the metal sign on the Palomino Cove development.**
- 4-The lack of enforcement of the city code necessitates a remedy for enforcement and does not result in any culpability or demonstration that the developer of McKee Farms violated any city code provisions.**
- 5-Regarding the masonry fence, the City Council finds that no evidence was presented that the canal was a hazard, and the City Council has delegated the authority to make a hazard finding to the Planning Commission. They have not made a hazard finding, and there was no evidence presented other than the sole testimony of a few residents of the personal impact on their families. There was no evidence presented to the City Council that the canal is a hazard and based on the lack of evidence, the Planning Commission was well within its rights to make a determination if there is a hazard. They will uphold the decision of the Planning Commission that the canal is not a hazard.**
- 6-The legal staff should draft a written opinion consistent with this motion, decision, and discussion today;**
- 7-that they refund the appellant the appeal fee. Councilman Seethaler seconded the motion.**

Councilman Rogers amended his motion to include an additional finding that the recordation of the plat is a moot issue because regardless of if the plat identifies that the road will continue, that is not the responsibility of the developer of McKee Farms to place the sign, and the city code did not require the notation on the plat when it was recorded.

Councilman Seethaler seconded the motion. Roll call vote. The vote was unanimous 5-0 in favor.

Councilman Rogers reiterated that this does not foreclose the discussion at the last City Council meeting. They still may potentially close the road in the future.

CM Whatcott said they have been working with the developer of McKee Farms and making some amendments to the road design. They have added some crosswalks and stop signs, some rumble strips, and signage directing people to head north to get to the school. The developer has agreed to those changes. They will re-address the traffic issues in the future.

- I. **Public Hearing:** approving the 2014 Consolidated Annual Performance and Evaluation Report (CDBG). *(By Jake Warner)*

Planner Warner reviewed the 2014 CAPER: CDBG Year-End Report (Attachment E).

Mayor Alvord opened the public hearing.

Celeste Eggert, Road Home Homeless Shelter, 210 S. Rio Grande St., thanked the City Council for past support of the Road Home Homeless shelter. She said there is an increase in homelessness, particularly among families. She said they serve over 7200 people annually.

Laura Watts, Family Support Center, 1760 W. 4805 S. (Taylorsville), thanked the City Council for helping them provide services. She indicated that their mission is to protect children, strengthen families, and prevent child abuse.

Mayor Alvord closed the public hearing.

Councilman Seethaler asked how safe is it for someone who is homeless to go to the Road Home? Ms. Eggert said the Road Home itself is a no tolerance, no drugs, and no alcohol facility. They do not kick people out during the day. Some dorms are closed for 2 hours during the day for cleaning. There is a drug use problem surrounding their facility. A large portion of the homeless struggle with addiction, and people prey on them. She said the Salt Lake Police Department has a new division of officers for the Rio Grande area. There are 8 new officers who are also social workers. They are making strides in remedying the situation. The goal is to get drugs out of the area. They are doing the best they can with the Police Department. The Road Home is also paying for a private security company to circle the perimeter and inside of the shelter and work with local police.

Ms. Eggert noted that they do give tours of the Road Home facility

Councilman Barnes asked why is homelessness on the rise? Ms. Eggert said because of lack of affordable housing. She noted that 30 percent of a person's income that stays at the shelter goes towards housing at the Road Home.

SOUTH JORDAN CITY CITY COUNCIL REPORT

Meeting Date: 09/15/2015

Issue: MCKEE FARMS SUBDIVISION APPEAL
Appeal of the Planning Commission's approval of the McKee Farms Subdivision, application SUB-2015.33.

Address: 10800 South 2700 West
File No: AP-2015.09
Applicant: Joe Lindsley, South Jordan Resident

Submitted by: Damir Drozdek, Planner III
Presented by: Greg Schindler, City Planner

Staff Recommendation (Motion Ready):

- Deny the Appeal Application, AP-2015.09, appealing the Planning Commission's July 28, 2015 approval of the McKee Farms Subdivision, application SUB-2015.33.

ACREAGE:	Approximately 50 Acres
CURRENT ZONE:	R-2.5 (Single-Family Residential, 2.5 lots per acre)
CURRENT USE:	Agricultural Use
FUTURE LAND USE PLAN:	LD (Low Density Residential, up to 3 lots per acre) and RURAL (Rural Residential, up to 1.8 lots per acre)
NEIGHBORING ZONES/USES:	North – R-2.5 and R-1.8 / Single-Family Residences South – R-2.5 / Single-Family Residences West – R-2.5 / Single-Family Residences East – R-2.5 and R-1.8 / 2700 West and Single-Family Residences

BACKGROUND:

The proposed McKee Farms Subdivision (the "Subdivision") contains approximately 50 acres of land and is generally located at 10800 South 2700 West. The Subdivision consists of 109 single-family residential lots. The minimum lot size in the subdivision is 1/3 of an acre. The subdivision streets connect to existing stub roads to the north, south and west of the development. The Subdivision was approved at the Planning Commission hearing on July 28, 2015, and the hearing minutes were approved at the Planning Commission's August 25, 2015 meeting. Per City Code, a person or party aggrieved by the final decision of the Planning Commission on a preliminary subdivision application may appeal that decision to the City Council within 14 days of such decision being made final (see section 16.04.370 – Appeals). A Planning Commission decision becomes final once the Planning Commission approves the hearing minutes of its decision.

This Appeal Application requests that the City Council reverse the Planning Commission's approval of the Subdivision based on the following claims:

1. The approval violated City Code § 16.04.180.E because a metal sign should have been installed, but was not installed, at the end of Amini Way that informed residents of Palomino Cove of a future road connection to the north, and because the recorded Palomino Cove plat did not indicate the future street connection.

2. That the approval violated City Code § 16.04.200.A.1 because the Planning Commission approved the preliminary subdivision plat with vinyl fencing along the canal instead of decorative masonry fencing.

The Applicant's explanation of these claims is attached to this report.

City Staff provides the following information in response, to the Applicant's claims:

1. City Code § 16.04.180.E was enacted before the Palomino Cove Subdivision was approved and recorded. There is no metal sign currently installed at the terminus of the stub road. It is unclear to City Staff if a metal sign was not installed or if the sign was installed at one time and later removed. Additionally, the Palomino Cove Subdivision plat does not include any notes indicating future street connections.
2. City Code § 16.04.200.A.1 requires that a decorative masonry fence or wall "be installed along hazardous areas as identified by the planning commission such as railroads, canals, ditches, flood channels, waterways, etc." (emphasis added) However, the Planning Commission did not identify the canal as a hazardous use and thus a decorative masonry wall was not required for the Subdivision. Additionally, City Code § 17.40.020.H.2 requires that incompatible uses, including waterways, "be screened or buffered with fences, walls and/or landscaping as required by the development approval." During the development review City Staff determined that the canal and the subdivision were incompatible uses, and as such a vinyl fence was required along the canal.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The appeal was filed within the fourteen days of the Planning Commission decision and thus is valid.
- Although a metal sign and a plat note was required with the Palomino Cove development approval, this requirement is not relevant to the approval of the Subdivision.
- A decorative masonry fencing was not required along the canal because the Planning Commission did not deem the canal as a hazardous use. The Planning Commission did, however, approve a vinyl fence along the canal because City Staff determined that the canal is an incompatible use that should be screened from the Subdivision.

Conclusion:

- Because the approval of the Subdivision meets all the City Code requirements, the City Council should uphold the Planning Commission's decision to approve the Subdivision by denying the Appeal Application.

Recommendation:

- Based on the Findings and Conclusions listed above, City Staff recommends that the City Council take comments at the public hearing and **deny** 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:

- No fiscal impact.

ALTERNATIVES:

- Approval of an amended application.
- Approval of the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Applicant's Explanation of Claims on Appeal
- McKee Farms Planning Commission Staff Report
- Approved Minutes for the July 28, 2015 Planning Commission Meeting
- Recorded Plat – Palomino Cove

Approved by:



Brad Klavano, P.E., P.L.S.
Development Services Director



Date

Submitted by:



Damir Drozdek, AICP
Planner III



Date

This is an appeal of the July 28, 2015 decision of the Planning Commission of the City of South Jordan (hereinafter "Planning Commission") approving the McKee Farms Subdivision Preliminary Subdivision Plat (hereinafter "McKee Farms Plat") filed by Applicant Bowler Properties L.C. for the property located at 10800 South 2700 West (File No. SUB-2015.33). The decision of the Planning Commission should be reversed because the proposed McKee Farms Plat, if allowed, would result in the violation of applicable South Jordan City Code (hereinafter "SJ Code") Sections 16.04.180 and 16.04.200.

1. The Proposed McKee Farms Plat Violates South Jordan City Code (16.04.180)

The Palomino Cove subdivision lies directly to the south of McKee Farms. The Palomino Cove subdivision has 32 homes. Proudest Lane (10990 South), which extends along the northern boundary of the Palomino Cove subdivision, is adjacent to McKee Farms. Disposed between Proudest Lane and McKee Farms is a 6' high pre-cast masonry wall. Along the entire north edge of Proudest Lane is a curb and gutter. There are no signs posted along Proudest Lane indicating that it would be joined to future developments of any kind. The only sign is posted to the masonry wall at the western most end of Proudest Lane which states "End of Sidewalk." Amini Way (2880 West) and Proudest Lane intersect at the location of the "End of Sidewalk" sign.

The proposed McKee Farms Plat shows a road being joined with Proudest Lane and Amini Way at its northwest end of the Palomino Cove subdivision. However, the joinder of this road with Proudest Lane and Amini Way is in violation of Section 16.04.180 of the SJ Code, which states, in relevant part:

E. Future Access And Landlocked Properties: Subdivisions and other developments shall be designed so that proposed streets/accesses will be connected to existing streets/accesses, as well as future street systems. Development shall provide future access and utilities (stub streets) built to city standards to adjoining developable parcels, as needed, with the intent that all area properties have the opportunity to be duly developed without being landlocked unnecessarily.

A metal sign shall be required at the end of a public stub street to inform property owners of the eventual connection to future development. Recorded plats shall also be required to indicate future street connections.

(Emphasis added).

In the present case, no metal sign was provided to inform the residents of Palomino Cove of the eventual connection to future development, such as McKee Farms, as required by Section 16.04.180 of the SJ Code. Moreover, the plat for the Palomino Cove subdivision does not indicate any future street connections as required by Section 16.04.180 of the SJ Code. In addition, the masonry wall and the curb and gutter extending along the entire length of Proudest Lane indicate that there will be no connection to future development.

The residents of Palomino Cove, when they purchased their homes, relied upon the (i) absence of the informational metal signs, (ii) lack of indications of future street connections on the Palomino Cove plat, and (iii) the completed curb and gutter and 6' masonry wall along Proudest Lane to indicate that there would be no future connection to other developments. Indeed, the name "Palomino Cove" indicates that the subdivision will remain separate from other subdivisions. This was clearly the intention of the Planning Commission when it approved the plat for the Palomino Cove subdivision otherwise the Planning Commission would have required the metal signs and the Palomino Cove plat to indicate future connections to other developments as specifically required by Section 16.04.180.

If the McKee Farms Plat is allowed, the residences of Palomino Cove will suffer damages in the nature of decreased property values due to the increased traffic. In particular, with the bridge across the canal as shown in the McKee Farms Plat, Proudest Lane and Amini Way will become major arteries for traffic between 3200 West and 2700 West. This is especially true because of Monte Vista elementary being located just outside the Palomino Cove subdivision on 2700 West as parents living west of the canal will use Proudest Lane and/or Amini Way to drop their kids off at Monte Vista.

For the reasons stated above, the approval of the proposed McKee Farms Plat by the Planning Commission should be reversed because it is in direct violation of Section 16.04.180 of the SJ Code.

2. The Proposed McKee Farms Plat Violates South Jordan City Code (16.04.200)

The proposed McKee Farms Plat indicates that vinyl fencing will be used on both sides of the canal. However, the use of vinyl fencing along the canal directly violates Section 16.04.200 of the SJ Code, which states in relevant part:

The following fencing standards shall be incorporated into development design and implemented and maintained by the developer and/or property owner:

A. Fencing Between Incompatible Uses: The following shall apply to fencing between incompatible uses:

1. A minimum six foot (6') tall, decorative precast or integrally colored and textured block, brick, stone or other masonry fence and/or wall, with an approved cap fence, or wall, shall be installed along hazardous areas as identified by the planning commission such as railroads, canals, ditches, flood channels, waterways, etc.

(Emphasis added). Clearly, the use of vinyl fencing is a safety hazard as it will often fail in adverse conditions. The use of the masonry wall is not only required by Section 16.04.200 of the SJ Code but is a matter of common sense to protect the children not only in Palomino Cove but those in McKee Farms. (It should be noted that the fencing

between the Palomino Cove subdivision and the canal is a masonry wall and was required on the Palomino Cove plat.)

For the reasons stated above, the approval of the proposed McKee Farms Plat by the Planning Commission should be reversed because it is in direct violation of Section 16.04.200 of the SJ Code.

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 07/28/2015

Issue: MCKEE FARMS SUBDIVISION
PRELIMINARY SUBDIVISION PLAT
Address: 10800 S. 2700 W.
File No: SUB-2015.33
Applicant: Randy Bowler, Bowler Properties L.C.

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

Staff Recommendation (Motion Ready):

- **Approve** application SUB-2015.33 to allow for subdivision of property into single-family residential lots to be located at 10800 S. 2700 W. with the following:
 - Lots 221, 222 and 223 must meet the minimum lot size requirement as all other lots in the proposed development.

ACREAGE: Approximately 50 acres
CURRENT ZONE: R-2.5 (Single-Family Residential, 2.5 lots per acre)
CURRENT USE: Residential/Agricultural
FUTURE LAND USE PLAN: LD (Low Density Residential, up to 3 lots per acre) and RURAL (Rural Residential, up to 1.8 lots per acre)

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

BACKGROUND:

The proposed subdivision is located between the Palomino Cove subdivision at the south end and the Majestic Heights subdivision to the north. The property abuts 2700 West from the west. It is located at approximately 10800 S. 2700 W. It straddles the Utah Lake Distribution Canal which also serves as a phase line in the development.

As mentioned, the proposed subdivision will be phased. There will be two phases in the development. The first phase, called Phase 2, abuts 2700 West on the east and the canal on the west. As previously mentioned, the canal serves as a phasing line. A culvert and a road connection will be constructed across the canal during Phase 3. From a road connectivity standpoint, this is important as there are no other existing road connections from 3200 West to 2700 West between South Jordan Parkway and 11400 South. The streets in the subdivision will be public and will meet all the applicable City standards. No improvements to 2700 West will be made with this development as 2700 West is currently being improved as a City project.

Parcel B, located at the northeast corner of the property, is proposed to be dedicated to the City and will serve a dual purpose. It will serve as a detention pond for storm water and also will become a City park. The park will be improved by the developer and the City will maintain it. An existing storm drain pond located at the west end of the project that served subdivisions to the west of this project will be moved to Parcel B. That pond will be constructed during Phase 3 and will be developed in two lots. Parcel A at the south end will also be a detention pond and will be fenced off.

Decorative masonry fencing will be installed on 2700 West on lots that back and side onto 2700 West. In addition, decorative masonry fencing will also be installed between the proposed subdivision and adjacent properties with farm animal rights. Those properties are mostly located to the north of the proposed development and west of the canal. There is a property with farm animal rights that abuts 2700 West where decorative masonry fencing will also be required. Parcel A will be fenced off with solid vinyl fencing from all sides except for the 2700 West side where decorative masonry fencing will be installed. Parcel B will be fenced off from 2700 West with open-type fencing to have the park visible off the main road. Lot 215 to the west of the park will be fenced off by solid vinyl fencing. All solid fencing will be 6 feet high.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The property is zoned R-2.5. The maximum allowed density in the zone is 2.5 lots per acre. The proposed subdivision has a density of approximately 2.15 lots per acre. There are 109 lots over 50.6 acres.
- The minimum lot size requirement in the R-2.5 zone is 14,520 sq. ft. Most lots meet the minimum size requirement except for lots 221, 222 and 223. All lots will have to meet the min. size requirement to be legal lots.
- The proposed subdivision, once corrections are made, will meet all the Zoning and Development Code requirements. Once that happens a plat will be approved and recorded at the County Recorder's Office.
- The project conforms 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.
 - As required, the Development Services Director, City Engineer and Fire Code Official have recommended approval of the proposed flag lot.

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.

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:

- Single-Family residential uses typically generate more in services than they produce in revenue for a city. This development should follow the trend.

ALTERNATIVES:

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

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- McKee Farms Preliminary Subdivision Plat
- Site Plan (C-200, C-201, C-202 and C-203)



Damir Drozdek, AICP
Planner III
Development Services



Legend

- STREETS
- PARCELS

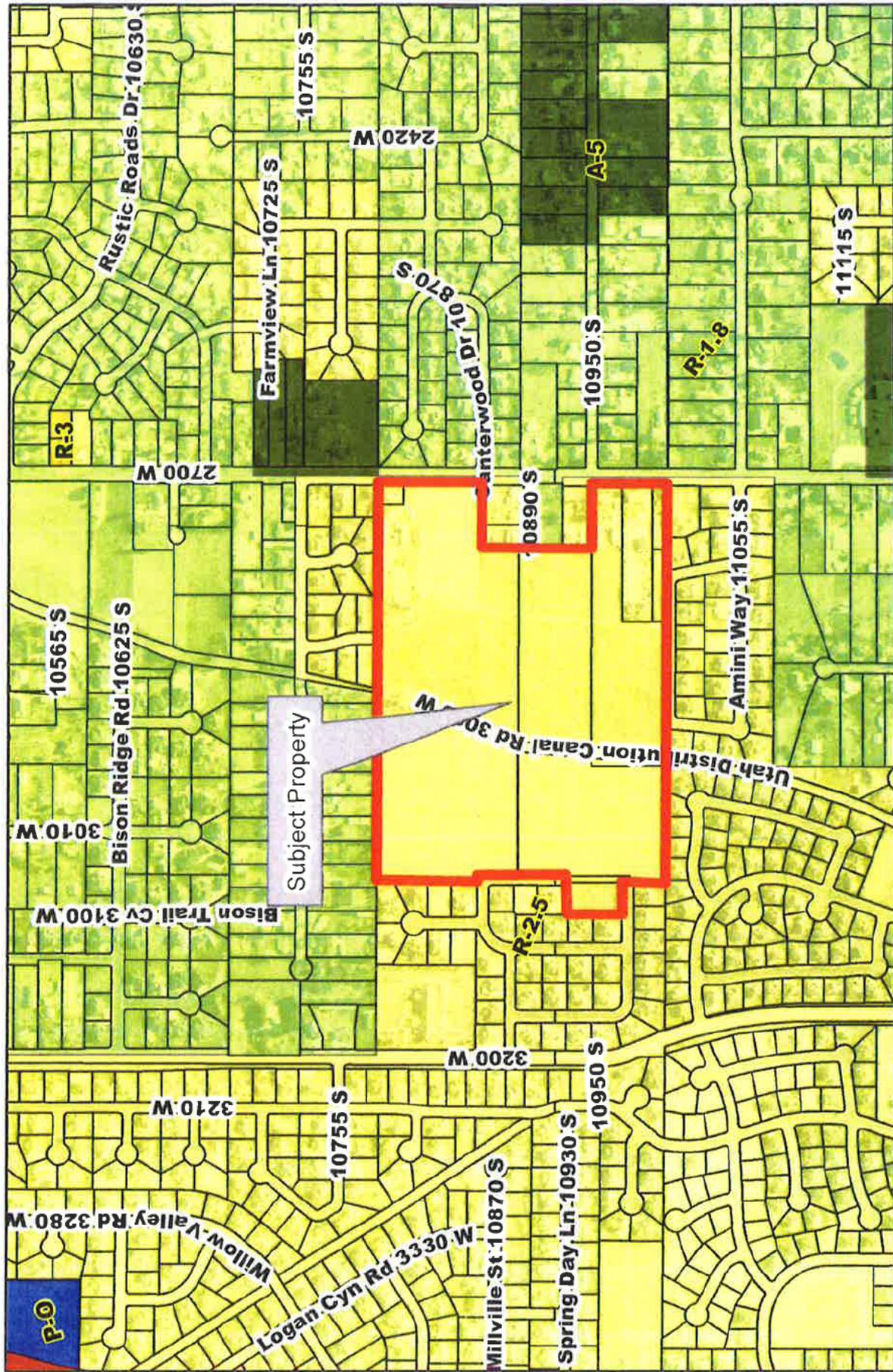


Aerial Imagery
Fall 2013



Aerial Map

City of South Jordan



Legend
 STREETS
 PARCELS

Zoning Map

City of South Jordan

Aerial Imagery
 Fall 2013

0 212.5 425 850 1,275 1,700 Feet

McKEE FARMS SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



ENSIGN
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Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

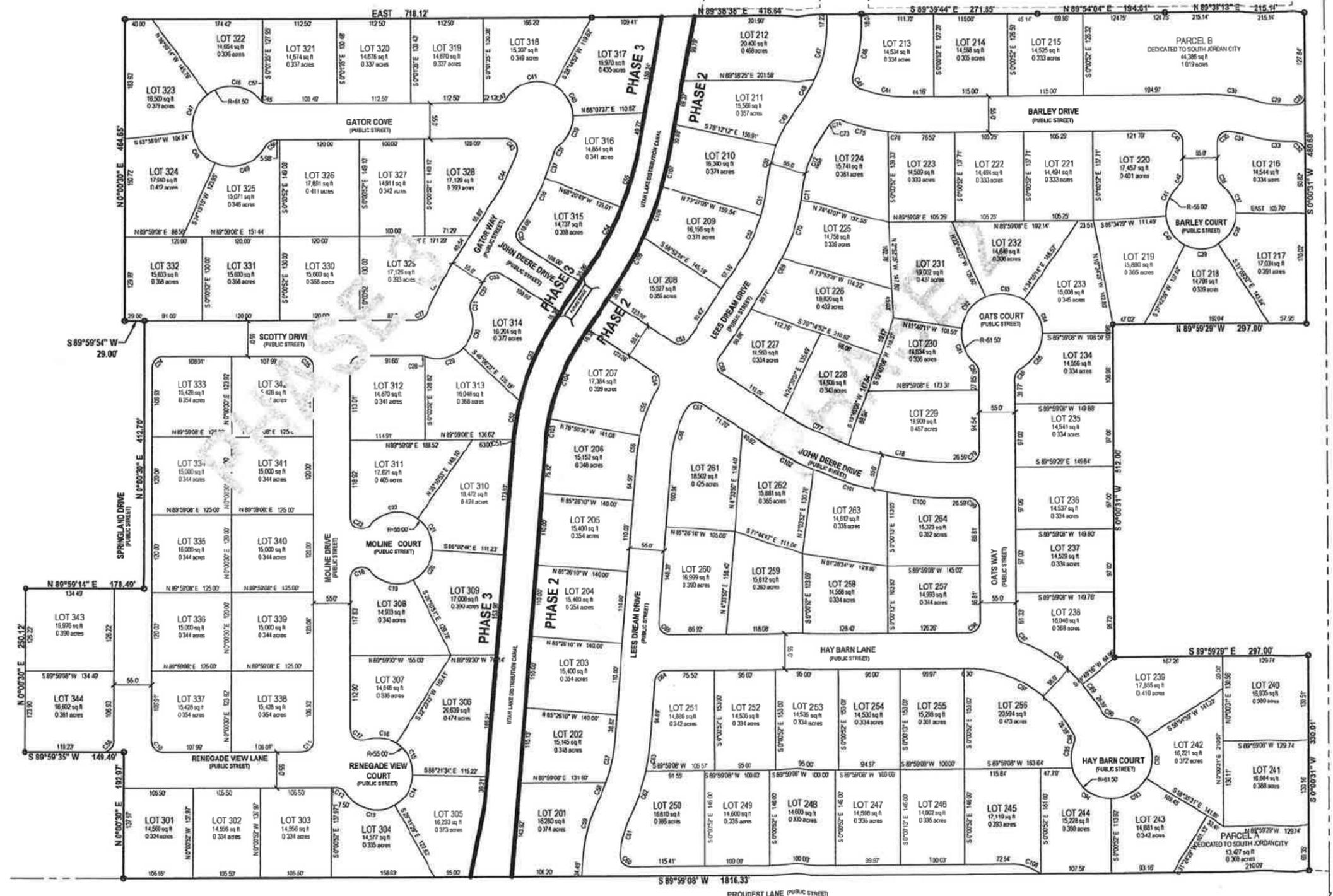
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

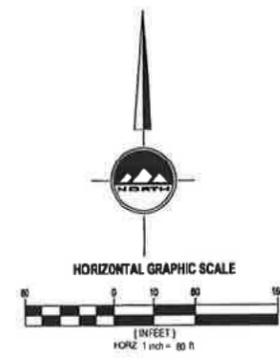
FOR:
SOWLER DEVELOPMENT
P.O. BOX 2111
WEST JORDAN, UTAH 84084

CONTACT:
LYNN SOWLER
PHONE: 801-402-9282



CENTER OF SECTION 16
T3S, R1W, S16M
(FOUND BRASS CAP)

SOUTH QUARTER OF
SECTION 16
T3S, R1W, S16M
(FOUND BRASS CAP)



PHASE 2
TOTAL LOTS = 64
PARCELS = 2
TOTAL ACRES = 30.434

PHASE 3
TOTAL LOTS = 45
TOTAL ACRES = 20.168

McKEE FARMS SUBDIVISION

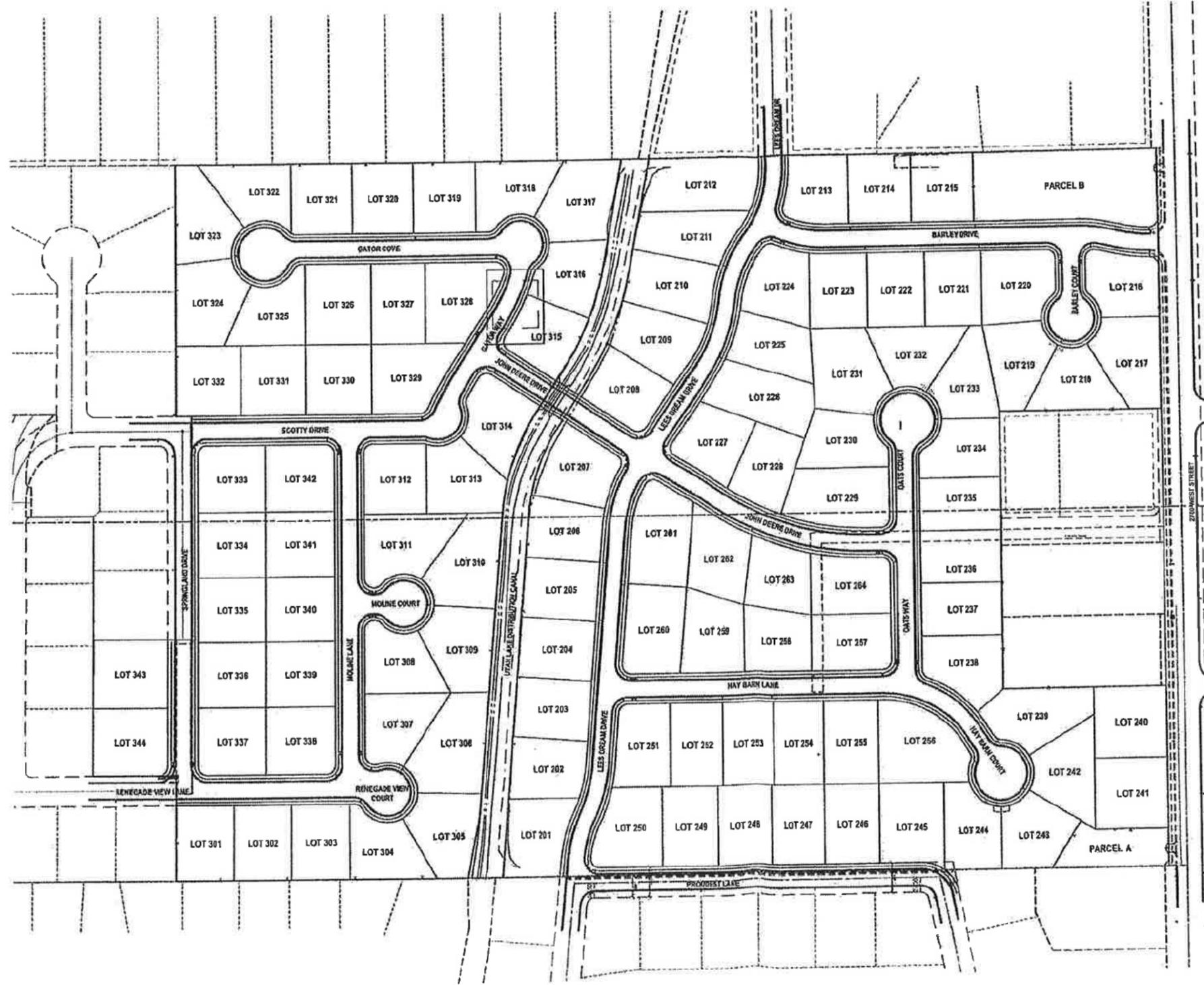
10800 SOUTH 2700 WEST
SOUTH JORDAN, UTAH

PRELIMINARY PLAT

PROJECT NUMBER: 171315
DATE: 7/13/15
DRAWN BY: RSC
CHECKED BY: JNJ
PROJECT NUMBER: 171315

811 CALL BEFORE YOU DIG
 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION
 Call before you dig.

BENCHMARK
 SOUTH QUARTER CORNER
 SECTION 16
 T36, R1W
 S88M
 ELEVATION = 4514.70'



- GENERAL NOTES**
1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA.
 2. ALL UTILITIES SHALL BE DEEPENED TO MEET ALL CITY STANDARDS AND RECORD DRAWINGS.
 3. SEE ALL APPROPRIATE LOCAL PLANS FOR MATERIAL, COLOR, FINISH AND SCHEDULES (SCHEDULES SHALL BE SPECIFIED IN THE CONTRACT DOCUMENTS).
 4. ALL UTILITIES SHALL BE INSTALLED TO THE LATEST EDITION OF THE M.U.C.D. (MUNICIPAL UTILITY CODE) (UNLESS OTHERWISE SPECIFIED).
 5. ALL UTILITIES (INCLUDING EXISTING UTILITIES) SHALL BE RESTORED OR REPLACED INCLUDING THE NECESSARY CURBS, SIDEWALKS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 6. NOTIFY THE OWNER OF ANY OBSTRUCTIONS IN DESIGN OR STAGING BEFORE PLACING CONCRETE OR ASPHALT.
 7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES AND SIGNS, ETC., UNLESS OTHERWISE NOTED ON THESE PLANS.

EN SIGN
 THE STANDARD IN ENGINEERING

SALT LAKE CITY
 45 W. 10000 S., Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529

LAYTON
 Phone: 801.547.1100

TOOELE
 Phone: 435.843.3990

CEDAR CITY
 Phone: 435.805.1453

RICHFIELD
 Phone: 435.896.2983

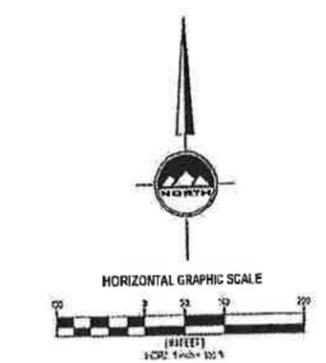
COLORADO SPRINGS
 Phone: 719.476.0119

WWW.ENSIGNENR.COM

FOR
 BOWLER DEVELOPMENT
 P.O. BOX 2111
 WEST JORDAN, UTAH 84084
 SURVEYOR
 LYNN BOWLER
 PHONE: 801.582.8272

MCKEE FARMS SUBDIVISION

10800 SOUTH 2700 WEST
 SOUTH JORDAN, UTAH



CITY ENGINEER APPROVAL

APPROVED THIS _____ DAY OF _____ 20____
 BY THE SOUTH JORDAN CITY ENGINEER,

SOUTH JORDAN CITY ENGINEER

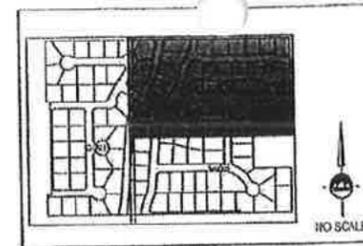
SITE PLAN

DESIGNED BY: _____
 CHECKED BY: _____
 DRAWN BY: _____
 DATE: _____

C-200

811
 CALL BEFORE YOU DIG
 800.451.7243
 www.811.org

BENCHMARK
 SOUTH QUARTER CORNER
 SECTION 16
 T3S, R1W
 EUBANK
 ELEVATION = 4524.79



- GENERAL NOTES**
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.T.C.D. (UNIFORM CONSTRUCTION CODE).
 - ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE APPROVED BY THE CITY ENGINEER.
 - SEE LANDSCAPE ARCHITECTURE PLANS FOR TREE RETENTION, PLANTING AND SOIL PREPARATION DETAILS.
 - ALL MAINTENANCE MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE MAINTENANCE DELIVERED BY CONTRACTOR SHALL BE RESTORED OR REPLACED, INCLUDING CURBS AND PAVEMENT SHOULD SIGNS, MARKINGS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY NOTED ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- KEYED NOTES**
- INSTALL ADA ACCESSIBLE RAMPS WITH RATED DOORS PER 2012 APWA
 - FUTURE ADA ACCESSIBLE RAMPS WITH RATED DOORS PER 2012 APWA
 - INSTALL STOP SIGN (1) AND STOP BAR
 - FUTURE STOP SIGN (1) AND STOP BAR
 - INSTALL STREET NAME SIGNS
 - FUTURE STREET NAME SIGNS
 - INSTALL END OF SIDEWALK SIGN
 - INSTALL ROAD CLOSED SIGN (1) 11-2
 - INSTALL JERSEY BARRIERS
 - INSTALL TEMPORARY TURNAROUND PER DETAIL 4 SHEET C-02
 - INSTALL END OF SIDEWALK SIGN
 - INSTALL CAT. 4 STREET LIGHT PER SOUTH JORDAN CITY STANDARDS & SPECS.
 - FUTURE CAT. 4 STREET LIGHT PER SOUTH JORDAN CITY STANDARDS & SPECS.
 - INSTALL ROAD WILL CONTINUE IN FUTURE RIGHT
 - INSTALL SPEED LIMIT SIGN 25 MPH PER MUTCD R2-1, SIGN POST AND BASE PER SOUTH JORDAN CITY STANDARD DRAWINGS
 - FUTURE SPEED LIMIT SIGN 25 MPH PER MUTCD R2-1, SIGN POST AND BASE PER SOUTH JORDAN CITY STANDARD DRAWINGS
 - INSTALL 5' VINYL FENCE PER DETAIL 3-C-04
 - EXIST. STREET LIGHT
 - INSTALL ROAD CLOSED SIGN 11-2
 - INSTALL JERSEY BARRIERS
 - INSTALL ROAD WILL CONTINUE IN FUTURE RIGHT
 - INSTALL END OF SIDEWALK SIGN
 - INSTALL DRIVE APPROACH PER APWA PLAN 140.227
 - 20' WIDE GATE
 - INSTALL 6' MASONRY WALL FENCE PER DETAIL 2-C-06 (FENCE HEIGHT AS 2700 WEST MUST HAVE 1' CONCRETE MONOPILE)

ENSIGN
 THE STANDARD IN ENGINEERING

SALT LAKE CITY
 45 W. 10000 S., Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529

LAYTON
 Phone: 801.547.1100

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 Phone: 435.843.3590

CEDAR CITY
 Phone: 435.865.1453

RICHFIELD
 Phone: 435.896.2983

COLORADO SPRINGS
 Phone: 719.476.0119

WWW.ENSIGNENG.COM

FOR
 BOWLER DEVELOPMENT
 P.O. BOX 2111
 WEST JORDAN, UTAH 84081
 CONTACT:
 LYNN BOWLER
 PHONE: 801.953.4282

MCKEE FARMS SUBDIVISION

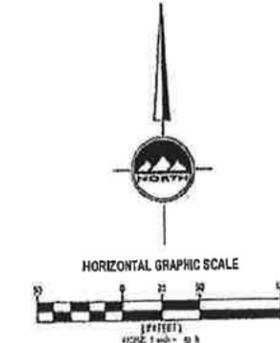
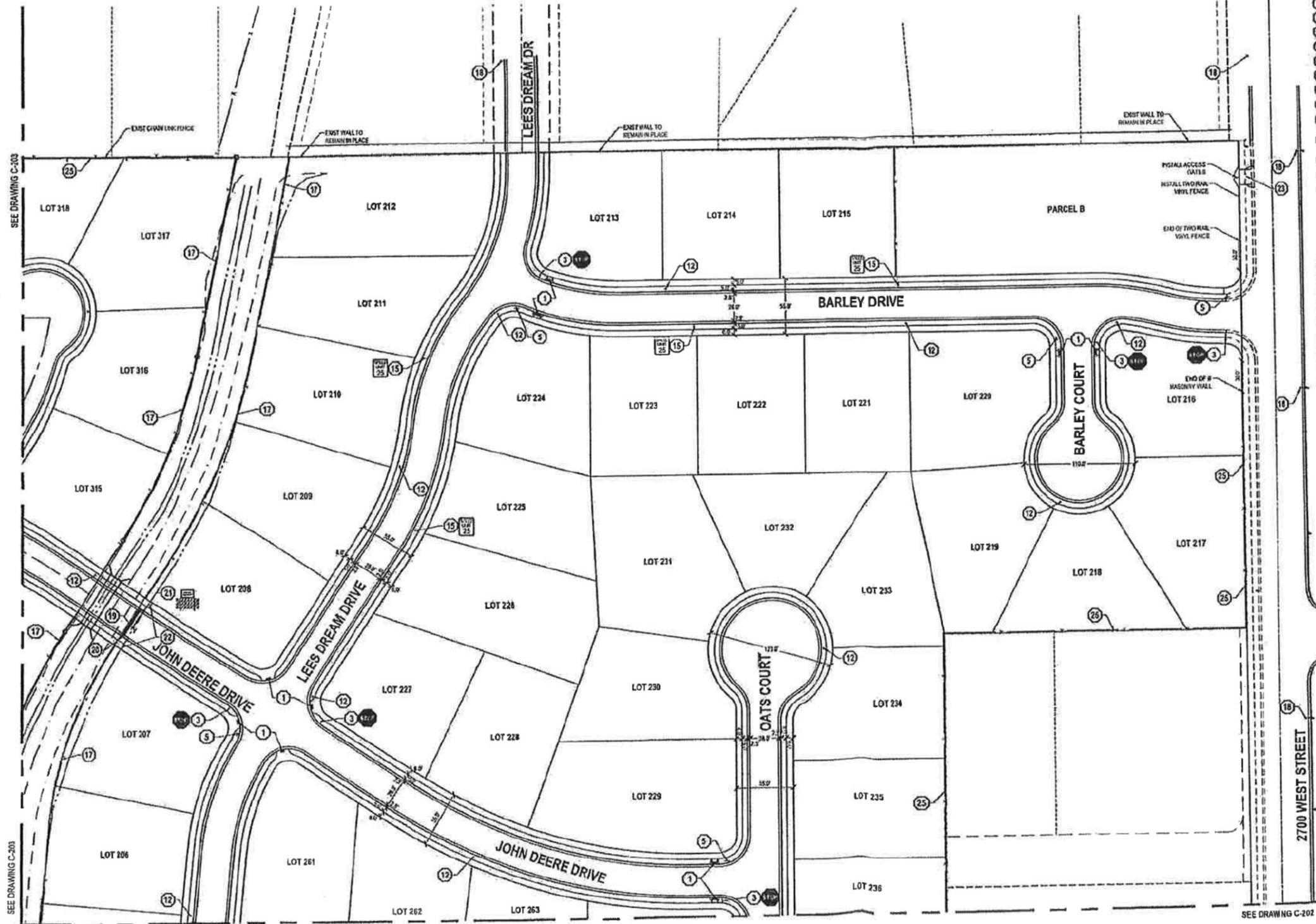
10800 SOUTH 2700 WEST
 SOUTH JORDAN, UTAH

2015-07-13 FOR REVIEW

SITE PLAN

PREPARED BY: J. FORD
 CHECKED BY: J. FORD
 DATE: 07/13/15

C-201



CITY ENGINEER APPROVAL

APPROVED THIS _____ DAY OF _____ 20____
 BY THE SOUTH JORDAN CITY ENGINEER.

SOUTH JORDAN CITY ENGINEER

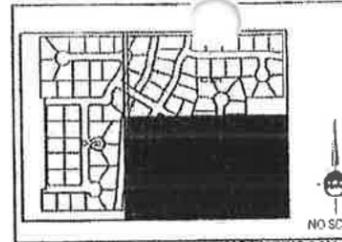
SEE DRAWING C-202

SEE DRAWING C-202

SEE DRAWING C-202

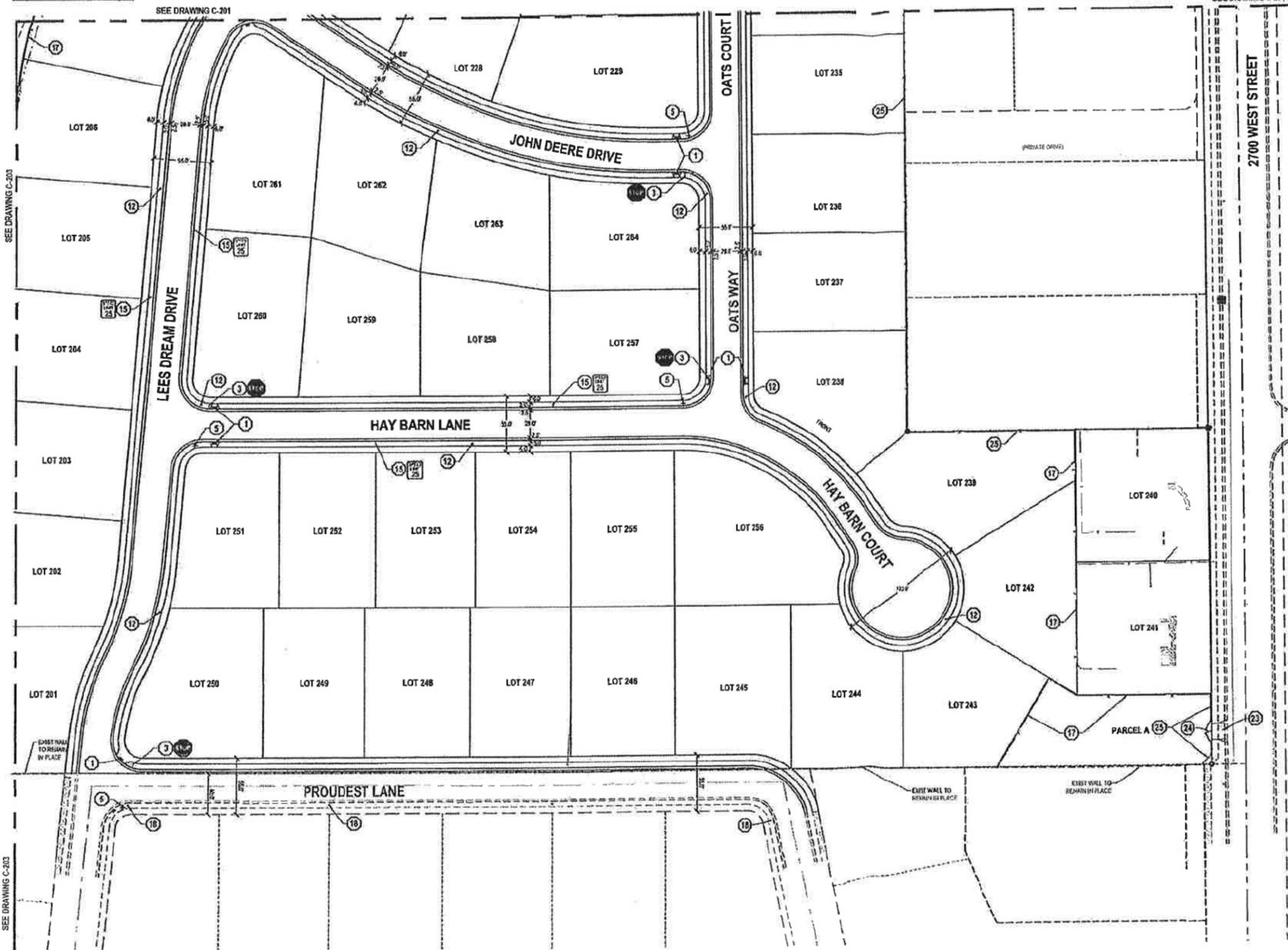
811 CALL BEFORE YOU DIG
 ONE CALL'S THE WAY TO SAFETY
 BEFORE YOU DIG
 CALL 811

BENCHMARK
 SOUTH QUARTER CORNER
 SECTION 16
 T3S, R1W
 38.841
 ELEVATION = 4554.70



GENERAL NOTES

1. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.
2. ALL UTILITIES SHALL BE DEPTERMINED BY CONSTRUCTION SHALL BE RESPONSIBLE FOR REPLACING, INCLUDING TRENCHING AND BACKFILLING, AND SHALL BE RESPONSIBLE FOR THE STRUCTURES WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE INSTRUMENT DOCUMENTS.
3. ALL UTILITIES SHALL BE DEPTERMINED BY CONSTRUCTION SHALL BE RESPONSIBLE FOR REPLACING, INCLUDING TRENCHING AND BACKFILLING, AND SHALL BE RESPONSIBLE FOR THE STRUCTURES WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE INSTRUMENT DOCUMENTS.
4. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING UTILITIES, UTILITIES, AND UTILITIES LISTED ON THESE PLANS.



- KEYED NOTES**
1. INSTALL ADA ACCESSIBLE RAMPS BY INDICATED DOORS PER 2012 APWA
 2. FUTURE ADA ACCESSIBLE RAMPS BY INDICATED DOORS PER 2012 APWA
 3. INSTALL STOP SIGN (R1) AND STOP BAR
 4. INSTALL STOP SIGN (R1) AND STOP BAR
 5. INSTALL STREET NAME SIGN
 6. FUTURE STREET NAME SIGN
 7. INSTALL END OF SIDEWALK SIGN
 8. INSTALL ROAD CLOSED SIGN (R12)
 9. INSTALL JERSEY BARRIERS
 10. INSTALL TEMPORARY TRAFFIC SIGN PER DETAIL 4 SHEET C-203
 11. FUTURE END OF SIDEWALK SIGN
 12. INSTALL CAT 4 STREET LIGHT PER SOUTH JORDAN CITY STANDARDS & SPECIFICATIONS
 13. FUTURE CAT 4 STREET LIGHT PER SOUTH JORDAN CITY STANDARDS & SPECIFICATIONS
 14. INSTALL ROAD YIELD CONTINUE FUTURE SIGN
 15. INSTALL SPEED LIMIT SIGN (S1) PER MUTCD (R2-1) SIGN POST AND BASE PER SOUTH JORDAN CITY STANDARD DRAWINGS
 16. FUTURE SPEED LIMIT SIGN (S1) PER MUTCD (R2-1) SIGN POST AND BASE PER SOUTH JORDAN CITY STANDARD DRAWINGS
 17. INSTALL 6' VINYL FENCE PER DETAIL 5C-204
 18. EXIST STREET LIGHT
 19. INSTALL ROAD CLOSED SIGN (R12)
 20. INSTALL JERSEY BARRIERS
 21. INSTALL ROAD YIELD CONTINUE FUTURE SIGN
 22. INSTALL END OF SIDEWALK SIGN
 23. INSTALL DRIVE APPROACH PER PLAN NO. 222
 24. 20' WIDE GATE
 25. INSTALL 2' MASONRY WALL FENCE PER DETAIL 2C-405 (FENCING ALONG 2700 WEST MUST HAVE 1' CONCRETE FOUNDATION)

ENSIGN
 THE STANDARD IN ENGINEERING

SALT LAKE CITY
 45 W. 10000 S., Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529

LAYTON
 Phone: 801.547.1100

TOOELE
 Phone: 435.843.3590

CEDAR CITY
 Phone: 435.865.1453

RICHFIELD
 Phone: 435.896.2983

COLORADO SPRINGS
 Phone: 719.476.0119

WWW.ENSIGNENG.COM

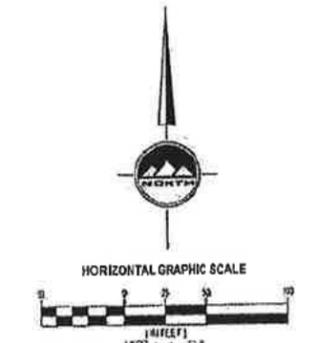
FOR
 SOIL DEVELOPMENT
 P.O. BOX 2111
 WEST JORDAN, UTAH 84084
 CONTACT
 LYNN BOWLER
 PHONE: 801-582-6292

MCKEE FARMS SUBDIVISION

10800 SOUTH 2700 WEST
 SOUTH JORDAN, UTAH

2015-07-13 FOR REVIEW

JARED K. FORD
 7-13-15
 STATE OF UTAH



CITY ENGINEER APPROVAL

APPROVED THIS _____ DAY OF _____ 20____
 BY THE SOUTH JORDAN CITY ENGINEER

SOUTH JORDAN CITY ENGINEER

SITE PLAN

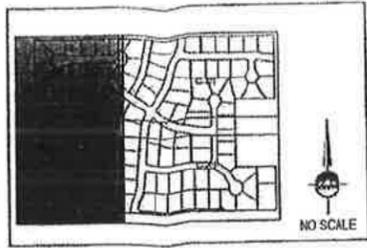
PROJECT NUMBER: 1501
 DATE: 7/13/15
 DRAWN BY: J. FORD
 CHECKED BY: J. FORD
 APPROVED BY: J. FORD

C-202

811 CALL BEFORE YOU DIG
 CALL AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION
 Call before you dig.

BENCHMARK
 SOUTH CORNER CORNER SECTION 15 T3S, R1W S18AN
 ELEVATION = 5277.70

SEE DRAWING C-201



- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE 2015 U.T.C.D.
 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 3. SEE LANDSCAPE ARCHITECTURAL PLANS FOR CURB, MATERIAL, COLOR, FINISH, AND SCHEDULE FOR THE THROUGHOUT SITE.
 4. ALL PAVEMENT IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 5. ALL SURFACE IMPROVEMENTS PROVIDED BY CONTRACTOR SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- KEYED NOTES**
1. FUTURE ADA ACCESSIBLE RAMP W/ 5:1 SLOPE
 2. FUTURE ADA ACCESSIBLE RAMP W/ 2:1 SLOPE
 3. FUTURE STOP SIGN 14" X 14" STOP BAR
 4. FUTURE STOP SIGN 14" X 14" STOP BAR
 5. INSTALL STREET NAME SIGNS
 6. FUTURE STREET NAME SIGNS
 7. INSTALL END OF SIDEWALK SIGN
 8. INSTALL ROAD CLOSED SIGN R11-7
 9. INSTALL KURSEY BARRIERS
 10. INSTALL TEMPORARY TURNAROUND PER DETAIL 3 IN SET C-912
 11. FUTURE END OF SIDEWALK SIGN
 12. INSTALL CAT. 4 STREET LIGHT PER SOUTH JORDAN CITY STANDARDS & SPECS
 13. FUTURE CAT. 4 STREET LIGHT PER SOUTH JORDAN CITY STANDARDS & SPECS
 14. INSTALL ROADWAY CONTINUE IN FUTURE SIGN
 15. INSTALL SPEED LIMIT SIGN 85 MPH PER MUTCD R2-1, SIGN POST AND BASE PER SOUTH JORDAN CITY STANDARD DRAWINGS
 16. FUTURE SPEED LIMIT SIGN 85 MPH PER MUTCD R2-1, SIGN POST AND BASE PER SOUTH JORDAN CITY STANDARD DRAWINGS
 17. INSTALL 6' VINYL FENCE PER DETAIL 3-C-804
 18. EXIST STREET LIGHT

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SALT LAKE CITY
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 Sandy, UT 84070
 Phone: 801.255.0529

LAYTON
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TOOELE
 Phone: 435.843.3580

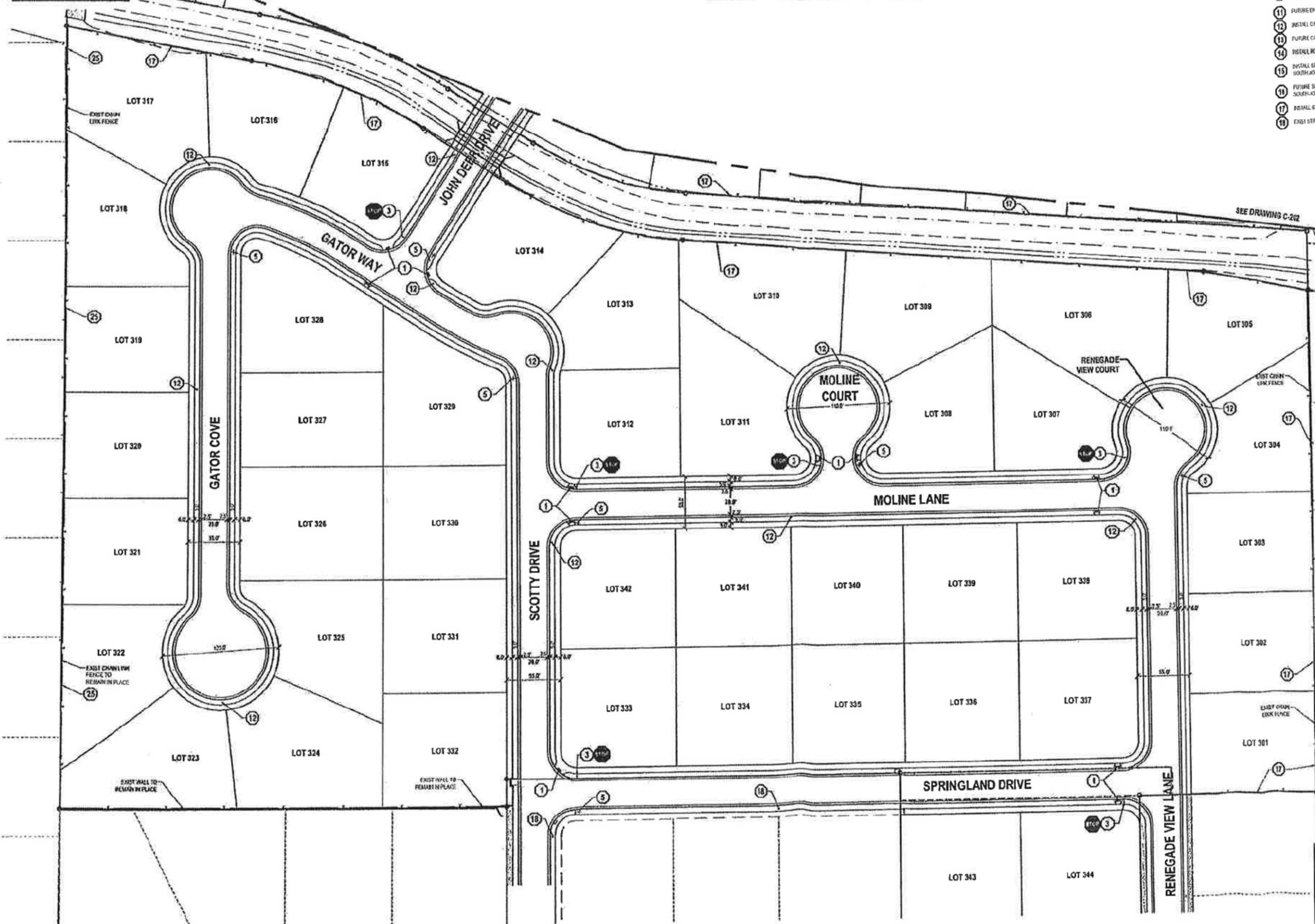
CEDAR CITY
 Phone: 435.865.1453

RICHFIELD
 Phone: 435.886.2983

COLORADO SPRINGS
 Phone: 719.476.0119

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FOR:
 BOWLER DEVELOPMENT
 P.O. BOX 2111
 WEST JORDAN, UTAH 84044
 CONTACT:
 LYNN BOWLER
 PHONE: 801-583-8229



CITY ENGINEER APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
 BY THE SOUTH JORDAN CITY ENGINEER

SOUTH JORDAN CITY ENGINEER

MCKEE FARMS SUBDIVISION

10800 SOUTH 2700 WEST
 SOUTH JORDAN, UTAH

Professional Engineer Seal for Jared K. Ford, State of Utah, License No. 7-13-15.

2015-07-13 FOR REVIEW

SITE PLAN

PROJECT NUMBER: 1346A
 SHEET: 1 OF 1
 DRAWN BY: O. BENDER
 CHECKED BY: J. FORD

C-203

B. Comments from Planning Commission Members

None

III. CITIZEN COMMENT

Chairman Naylor opened the Citizen Comment. No speakers. He closed the Citizen Comment.

IV. SUMMARY ACTION

A. Issue: LOT LINE ADJUSTMENT LOT 7 CRABAPPLE COVE & PARCEL # 27-21-401-023

Address: 11503 South 2510 West & 11498 South 2510 West

Applicant: Doug Walker

Commissioner Woolley arrived at the meeting.

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

Commissioner Morrissey motioned to approve the Lot Line Adjustments on Item A. Lot 7 Crabapple Cove & Parcel #27-21-401-023 and Item B. Lot Line Adjustment Groves Subdivision PUD Amended, Lot 11 & Eddie Nelson Subdivision, Lot 1. Commissioner Jolley seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Feist and Commissioner Woolley were absent from the vote.

B.1 Issue: LOT LINE ADJUSTMENT GROVES SUBDIVISION PUD AMENDED, LOT 11 & EDDIE NELSON SUBDIVISION, LOT 1

Address: 1193 West Groves Crest Drive & 11721 South 1220 West

Applicant: Melissa McKay and Curt & Julie Evans

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

Combined motion made on Item A.2 that included Item A. and Item B. for Lot Line Adjustments.

V. ACTION

**G.1. Issue: MCKEE FARMS SUBDIVISION
PRELIMINARY SUBDIVISION PLAT**

Address: 10800 South 2700 West

File No: SUB-2015.33

Applicant: Randy Bowler, Bowler Properties L.C

Planner Damir Drozdek reviewed background information on this item.

Lynn Bowler, 7095 S. 5490 W. West Jordan, Utah 84081- said I would like to thank you for allowing us to be here tonight to discuss the new neighborhood that we are proposing. We have enjoyed working in South Jordan and we have enjoyed the relationship that we have had in the past. I don't have anything to

add to the presentation, I think Planner Drozdek did a great job, but I am here to answer any questions that you may have for me.

Chairman Naylor opened the Public Hearing to comments.

Clint Sorenson, 11044 Amini Way South Jordan, Utah 84095- said we are excited for this development and we think it is a great thing to have. I represent the existing people in Palomino Cove and some of the concerns we have. I have here tonight a signed petition from the members of the Palomino Cove that we would like to submit that to the City Recorder's Office, as well as some letters from Ryan Paskett to the Mayor and Councilmen. We have some concerns about the safety of a road having only one point of an ingress, and egress, through our neighborhood. We looked at the options that are available as proposed, and we propose that with the density of the residents that we add at least one, if not two more roads. The concern that we have is that it is a straight shot in and a straight shot north. We will have a lot of traffic coming through as they develop it for the construction traffic, as well as the traffic that will be going through to Monte Vista. We currently have about 80 children and 42 of them live on the west end where the entry point is, and that is one of our major concerns. We are a front neighborhood community, and because we have this nice little neighborhood we get together and block the street off to have Street parties, monthly get-togethers, Christmas parties, summer parties, so we are excited to have that, but we propose you s you in s and vinyl that sou access p esp ly wh rt t are fr and n live up and we know that would be great way for them to get their kids to school. We are excited to have their kids walk through our neighborhood, but we are not excited about the traffic. We have a neighborhood watch for our neighborhood and safety is one of our big concerns, and some people have proposed closing off the street, or adding a cul-de-sac. We are ok with adding the development, but not the trough street. I was a young kid once and I like to drive fast through the straight roads, and that is a really straight road. Those are my concerns, thoughts, as well as others concerns.

Commissioner Woolley arrived at the meeting.

Bruce Shively, 2847 W. Amini Way, South Jordan, Utah 84095 – said I am a resident of Palomino Cove, and I came to City Hall yesterday and visited with some of the planners trying to see if there are any other options that exist. One of the concerns that I have and I came to voice for the community is the congestion as a result of cars being in front of the grammar school. What we are finding is a stacking up of cars both dropping off, and picking up, particularly the picking up of kids, because they not only use 2700, but they also use Amini Way. They are adding another 100 and something homes just to the north of us, and it will be a logical point for those homeowners to pull into the street, park, and it becomes very difficult for us to get in and out the community at school times, and that becomes a safety issue for the community. We would like you to have some consideration for 2 things:

1. Adding another access off of 2700 W.
2. Instead of the access point to the west side of Palomino Cove, there is a second potential access point.

In talking to the planners they thought those were both good ideas, but the plan that is submitted meets all of the required codes, but we feel that maybe a better plan can be considered.

Joe Lindsley, 11002 S. Amini Way, South Jordan Utah 84095 – said we live on the edge of the development on the north side. I oppose this idea, because with 50 acres of land I can't believe there is only (1) entrance off of 2700 W. There is a perfect spot on the south side that the cul-de-sac could continue to go through to 2700 W so that the neighborhood could sustain its own traffic. There will be 109 lots coming across Lees Dream Drive, so there will be congestion with the school because everyone

will be coming from 3200 W to get to the school on this street. There is no reason that the new development cannot have that cul-de-sac cut through and go directly out and keep the traffic with its own neighborhood.

Jim Heine, 2909W. 2909 W. 10755 S. South Jordan, Utah 84095 – said I live to the north of the development and my question for the developer is; what kind of fencing is going to be put up between your development and my property? I am also expressing a little concern about the amount of traffic that is going to come up 10755 S and drop into the development. I would also like to support my neighbors to the south and instead of a cul-de-sac, you continue out to the existing road that goes off of 2700 W. I think that is a better traffic flow, as well as I understand the safety issues for all of the kids.

Craig Bagley, 10861 Summer Land Cove, South Jordan, Utah 84095 – said my lot is just west of lot 332 in phase 3, and we bought this lot because of the view, so I would like to see some of the same restrictions placed on this development, that we have in our development in regards to the height requirement. I would like to know if we could put a restriction on lot 331, and lot 333, to have them put ramblers in there so we do not lose our view.

James Horsley, 109420 Scotty Drive South Jordan, Utah 84095 – said we agree with everything that has been said tonight, but I would like to bring up a concern that we have for our subdivision. When they started phase (2) I was part of the Remington Group that developed phase (1), and phase (2) of McKee Ridge. At that time we were forced to do ½ acre lots because they were bigger lot, so I would like to see the continuity of the subdivision continue on. We were promised by the owners that have been there for years, that there would be ½ acre lots there. I know they are talking about putting up a precast wall for the horses and the flies, but we all know that is not going to help. I think we need to have the ½ acre lots in that area that we have been promised for years. I like what was said about the detention pond, but I would like to see some amenities with the detention pond. I agree with the CC&R's. We have some pretty strict CC&R's, and as you can see there are (2) lots that are part of the upper phase, and they tie into our subdivision, so I would like to see their CC&R's match what we have. I know the developers are the ones that enforce those, so I would like to see if the committee that we have in our subdivision could enforce what we have established. My concern is that we have an applicant that isn't even developing the property, both of the properties are under contract with (2) different developers. We have someone here promising us things, and he not even going to be the one to develop it.

Jackie Hatch, 2660 W. 1095 S. South Jordan, Utah 84095 – said as I look at the map there are a couple of things that I am not sure about, on 2700 W there is a big chunk of land that is just left vacant, so I would like to know what is going to be in that area.

Chairman Naylor said there are homes in that area and nothing is going change.

Ms. Hatch said there are (2) areas on the map, one on the north side, and one on the south side, and the maps say it is dedicated to South Jordan City, what is going in that area?

Chairman Naylor said we have taken note and we will address your concerns after the Public Hearing.

Ms. Hatch said I would also want to mention that I am a little concerned about the traffic flow, because 10950 is a dead end street, and all the people that live on that street will be coming up to 2700 W to turn north or south. We have had a lot of challenges this summer because they have been putting in water lines, and things like that in the area, and it has been really tricky to get out of that street. I don't see it improving much with the additional traffic. I also would like to know if anyone has thought about irrigation water as they have designed this subdivision. Some of us down 10950 still get irrigation water

that comes from the canal, so I would like to know where it is going to be moved once the homes are put in there.

Austin Torrison, 2734 W. Amini Way South Jordan, Utah 84095 – said I am actually excited about the new development because of the future roof top it will be good for my future business plans. I am the second house on the right, and I think I see more traffic in this neighborhood than anyone else. I have been there for 4 years and there had been a lot of vacant lots, so I have seen our development grow and I have seen our community develop in a really strong way. My biggest concern for my family is my kids playing outside in the front. My concern is them tying into the new development and dump trucks, cement trucks, contractors, and construction workers going up and down the street and parking on the street if they cannot find parking. It is already very busy with the amount of homes that we have and all the kids we have in the neighborhood. My biggest concern is the traffic. I am really just hoping we can keep this development in place the way that it already is.

Brady Haider, 10787 S. Lees Dream Drive, South Jordan, Utah 84095- said I am on the corner of this development at the dead end road, and the kids have been used to not having traffic in there. One of the things that the City has done over on Lizzy Cove is during the construction process they put up some barricades. The road still goes through, but there are some barricades there so when the majority of the construction workers are there it is not in the development. I think what they did on Lizzy Cove would be great to have at the end of Lees Dream during the construction process.

Terry Summerville, 2929 W. 10755 S. South Jordan, Utah 84095 – said in the back section of my property there is a ditch, there is a ditch in the front that goes down to the neighbors, and then to the back there is also a surplus ditch that goes along the back section of the property that needs to be addressed, and what we need to do with the water that goes down to the canal and runs into the canal for overflow.

Brent Bowles, 10755 S. 2989 W. South Jordan, Utah 84095- said I called South Jordan City to see if there was anything in the meeting minutes when the grounds were changed from acre lots to 1/3 acre lots, and 1/2 acre lots along the back of us in the Majestic Subdivision. There was nothing in the minutes, so I guess it was a gentlemen's agreement. I called Randy and talked to him about it, but the concern I have is that I am the only one on the street that has horses, and I will end up with 3 lots behind me. You have one lot on the west corner that is 174' wide in the back, and then you have a 40' gap there, so that puts half that lot on the Barnes property, and half way on the new people property that bought the Tomlins home, and then I get part of that lot. There are 3 lots that are 112 widths in the back, and one of those lots that is 112' is directly in back of me where my barn is, and then other 112' fits on the west corner of my lot where I have my arena. Randy who lives right next door to me has horses too, so we have four of those lots behind us. I told Randy that all through the years that we have lived there it was common knowledge that when Jack developed that property, he was going to see that we got 1/2 acre lots that bordered us back there. I know that legally there is nothing that can be done to force them to do that, but it would be nice if they would consider re-aligning some of them lots, because with me having animals, and animals bring flies, and I am getting to the age that I don't want to fight with neighbors. I also have a concern about the waste water. I think that also needs to be addressed. When the City put in 3200 W and widened the road they made changes to the irrigations water that fed Jacks farm, and there are some gate valves that they neglected to take care of, and I have called them for 2 years to get them to flush them out, or do something with them. If they don't get them flushed out and they quit farming that ground, the water will start coming down to our property and when we can't get it shut off they are going to have water in that subdivision. The City needs to be aware of that, and they need to get up there and get that taken care of. I am also a little concerned about the traffic because I have seen an influx of traffic down 10755 S, and now with this additional traffic I think they need to look at another alternative.

Chairman Naylor closed the Public Hearing.

Chairman Naylor said I would like to make sure everyone knows that this is a preliminary subdivision plat, so none of the engineering has been worked out at this point. A lot of the comments that you had in regards to protecting existing irrigation lines and the valves, the developer will be required to provide detailed engineering plans that will be reviewed and coordinated with City staff. As a practicing architect who has completed a number of projects in South Jordan City I can tell you that our staff is very thorough.

Chairman Naylor said of course we cannot enforce verbal agreements that were made with previous project approvals, but I would like the applicant to come to the podium and address the concerns from the residents that spoke during the Public Hearing.

Mr. Bowler said I will address the issues and concerns brought up in the Public Hearing:

Safety Concern regarding additional traffic:

I certainly don't qualify as a traffic engineer, but we do develop quite a bit, and have done so in South Jordan City as well as other Cities, and as a road pattern, the ingress and egresses that go into this subdivision seem ideal from my perspective. I know that it is not completely ideal or we wouldn't be talking about it, but from a traffic flow standpoint you can go north, south, east, or west, and there are at least a couple of options, that was how we looked at it, and that was the approach we took.

- Fencing on the North side:

There are 2 different kinds of fencing that have been proposed, on the north side of the property east of the canal is a 6' vinyl fence, and on the west side of the canal there is a 6' precast wall. Mr. McKee and I met earlier today and talked about some of the concerns with the horses and the animals, and we have agreed to put an 8' wall instead of the 6' wall to alleviate some of those concerns. We would also like to build a 6' masonry wall along the McKee Farms Phase (1) properties, because they also have animal rights. In the other areas where they do not have existing fences we are putting in 6' vinyl fences.

- Restrictions on the heights of homes:

That is something that we do hear from time to time and we do understand the concern, but it would be difficult to restrict someone from building only one type of home.

Amenities to the park:

We have already talked to City staff quite a bit about the Park and what can go in there, and we are open to that so we will continue to work with them on the amenities.

Contracts to sell the property:

Currently we are not under contract with anyone to purchase the property from us. I don't want to mislead anyone into thinking we are the builder, because we are not. We have developed 300 lots in South Jordan in the last 2 years. We did develop them ourselves, and we did sell them off to builders, but we did not build any of those homes. We do have offers to sell, so once engineering is approved there was always the intention to do that.

Parcels A and B

Those are the Park, and the Detention Basin, and I think Planner Drozdek covered that in the staff report.

Irrigation and the ditches on the property:

We are aware of several ditches on the property. Joe was kind enough to walk us out there and show us the irrigation ditches and what needed to be done with them. He also came in with us to speak with staff and go over the same things. We are aware of that, and are more than happy to deal with it.

- Concern with construction traffic

I thought that Mr. Haider's idea of putting up construction barricades was a good idea. We did that in Rushton Meadows when we developed the west side of Bangerter Highway and I think it worked well. We would be happy to do that under your direction.

- Concern about horse and flies:

I really don't think there is any real good answer regarding this.

Mr. Bowler said I think that I covered all of the issues that were brought up in the Public Hearing.

Commissioner Naylor said are you intending to develop CC&R's to control the development as you sell these lots of to the builders?

Mr. Bowler said yes, absolutely, our intent is to get with the builders once we are ready to do CC&R's. This is a beautiful area and we do not want to detract from the existing neighborhoods, so the CC&R's will be very similar.

Commissioner Morrissey said did you have any neighborhood or town meetings to discuss these issues before tonight?

Mr. Bowler said no, we did not have town meetings before tonight.

Commissioner Jolley said I see that the bridge will be on the canal, will that be built in phase 2 or 3?

Mr. Bowler said that will be built in phase 3

Mr. Bowler said there was a question that came up about the irrigation for these homes. We will be putting in a secondary irrigation system which will be built as part of phase 2 and phase 3.

Chairman Naylor said while the road meanders a little bit, the primary access that goes north and south does seem to be straight enough to be a raceway running north and south.

City Engineer Brad Klavano said they put wiggles in the street so that it would not be a strait shot. I think they did a fairly good job trying to put some meander to it, and more than likely we will have a 4 way stop that will provide a break there. I did take a look at the Palomino Cove, and I was here when that was developed, and I think it was always the intent for that street to have lots on the other side of the street like they are proposing, and it would be connected to the north. When I first came to the City we formed a traffic committee and one of the things we did was developed a "level of standard" for the residential

streets. We have adopted these level of services with (A.) being the best, and (D.) starting to have problems. If you looked at Palomino Cove now at 2700 W it is probably at 300 to 310 trips a day, which is a level of service (A or A-). This subdivision will generate about 1,000 trips a day at build out. When you have the different connections the trips per day will increase from 310 trips a day to 530 per day, which still keeps it in level (B) so I think it is something we can monitor as we go. I also wanted to let the residents know that on the 2700 West project, staff and the City Council have been pushing for years to get it done because of the safety, children, and the walkability to the school. We were able to get a million dollar grant from the State, and a million dollars from our own City funds, so we are getting that project completed. It took us a little longer than we thought because there were a lot of utility conflicts out there.

Chairman Naylor re-opened the Public Hearing

Clint Sorenson, 11044 Amini Way South Jordan, Utah 84095- said Mr. Klavano mentioned that there will be approximately 300 trips a day through Palomino Cove with 29 homes. Yet, if we were to split phase 2 in half using the road that goes across the bridge, there is about 42 more homes, is that correct?

City Engineer Klavano said single family homes generate about 10 trips a day, so I counted it at 30 lots, so that's how I came up with 300 trips per day. It still may be higher or lower depending on what happens. As far as the new subdivision, not all of it will go down to Palomino Cove, in my past experience only about 25% will do down through there.

Chairman Naylor closed the Public Hearing.

Chairman Naylor said it sound like there are a lot of issues. I would personally like to see another way to get out to 3200 West, if there is a way to do that. Other than that I think all my questions have been answered.

Commissioner Woolley said some of the comments that were made during the Public Hearing were regarding the elementary school and the staging and stacking of the cars. We have had some of the same concerns about other schools that we have talked about recently. I don't know what we can do to work with the school district to find a resolution to that situation. I have been down in that area a couple of times, and it is a problem. It doesn't just get stacked up at the pickup area, but around the entire school. It definitely will get worse with the new subdivision, so I think that is something that we need to address and mitigate as much as we can. This is very much a safety issue, but more so for the children that walk to school. I cannot approve this item in good conscience without trying to come up with a good solution.

Commissioner Evans said it would be nice if we had a little more input on what they do, but that is a school district issue.

Commissioner Woolley said but we own the street so we are a party to it in my opinion.

City Engineer said to be quite honest with you, we have problems with every elementary school at pick up and drop off time, but we can certainly bring this up in our traffic committee. We have a policeman on the committee, and we can bring the resource officer in and see if they have any ideas about how to address it. A lot of times it is the parent's that are the problem because they are not doing what they are supposed to do.

Commissioner Jolley said I do know that the school district has been very proactive in the past in making improvement to the property regarding staging and stacking issues.

City Engineer Klavano said in the last year we have met with the district and have made a lot of headway, even on how we process the safe walking routes, and instead of them handing them to us at the last minute, we are actually collaborating with them.

Commissioner Jolley said I do see the concerns of the citizens on Lees Dream Drive, but the property owner does have the right to develop this property, and he is following the ordinances that we have set for him. I think to close down either end is just not feasible. We all agree that it would be an advantage to have another access on to 2700 W, but I do not see a solution.

G.2. Potential Action Item – (See VI .G.1)

Commissioner Evans motioned to approve File No.SUB-2015.33 to allow for subdivision of property into single-family residential lots to be located at 10800 S. and 2700W.with the (1) requirement by staff.

Commissioner Morrissey said I asked a specific question to the developer about holding a neighborhood or town meeting. The reason I asked that question is because we had a similar issue up where I live in the Rushton area. The reason I brought it up is, as a suggestion going forward. I think it would be better to get community involvement before we get to this stage, so that you have more input and more collaboration. I think what I liked about the Rushton project was that we had community input with a town meeting. My suggestion in moving forward is to try and work with the neighbors as much as possible in the community of South Jordan so they can feel a part of it. What is great about tonight is that this is democracy at its finest. That is what makes South Jordan great is that the people care. You have legitimate concerns, and I understand your concerns with your children. I have young children starting elementary school soon and it is a big concern for me. I have sympathy for the situation, but at the same time they have met all of the codes. I hope that everyone understands the problems that we are facing.

Commissioner Evans said I think with the dialogue that we had tonight a lot of concerns were answered by the developer, so I think as this project moves forward it will be good to keep the dialogue in the continued process.

**Commissioner Woolley seconded the motion. Roll Call Vote was 5-0 unanimous in favor;
Commissioner Feist was absent from the vote.**

C.1 Issue: WELLNESS LIFE ZONE – HOME OCCUPATION APPEAL

Address: 9414 South 2100 West

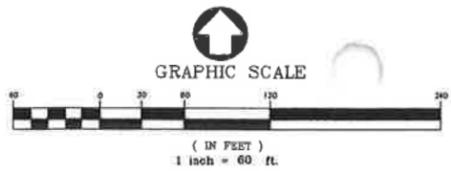
File No: AP-2015.07

Applicant: Amber Jensen

City Planner David Mann reviewed background information on this item. He also noted that there was a typo on the staff report regarding the address, the correct address is 2100 W.

Chairman Naylor said the staff report says she can have; (6) customers, visitors, vehicle round trips and/or deliveries are generated by the home occupation three days a month, so can she have (6) people if they come in (1) car?

City Planner Mann said it is (6) visitors total, so if she had (2) deliveries, (3) visitors and (1) round trip, that is (6) right there. If she had a vehicle with (7) visitors, that is over the requirement, they are all considered in conjunction.

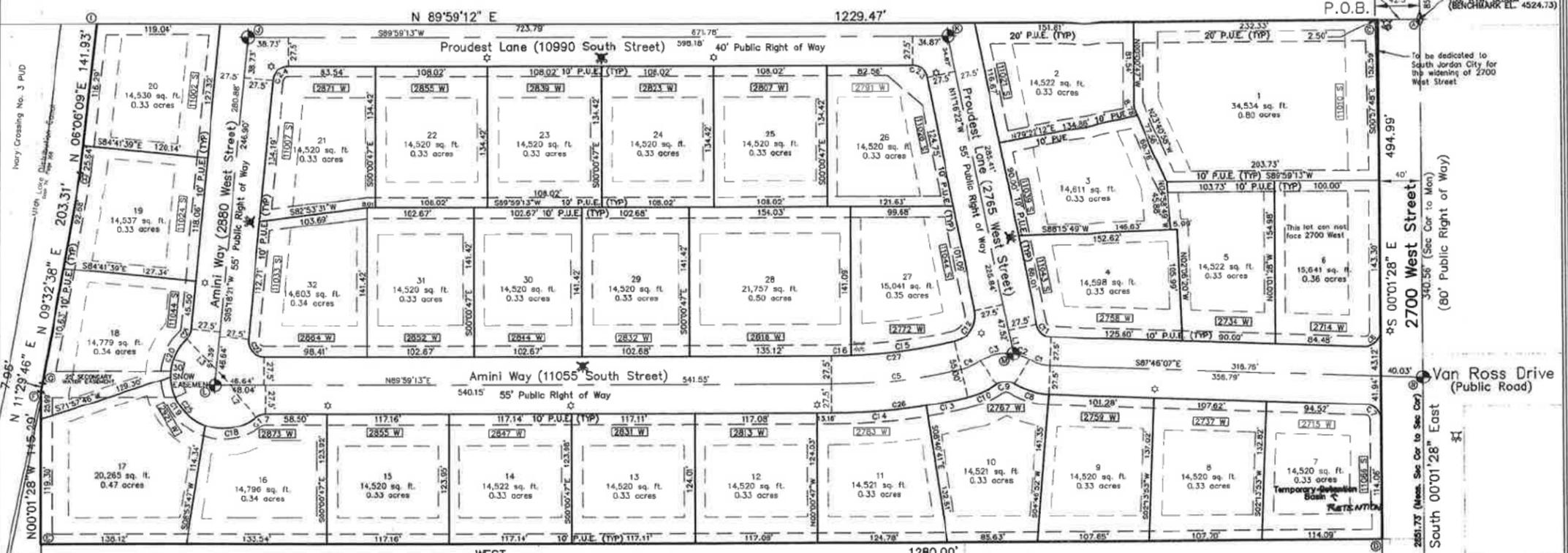


Located in the Northeast quarter of the Northwest quarter of Section 21, Township 3 South, Range 1 West, Salt Lake Base and Meridian, South Jordan City, Salt Lake County, State of Utah.

JOSEPH A & SALLY W MCKEE
PARCEL # 27-16-376-001

CHARLES R & IRENE WIGGINS
PARCEL # 27-21-376-006

DAN B SKOUBSYE
PARCEL # 27-21-376-007



ARCHIE B & SYVA S COX
PARCEL # 27-21-176-001

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD
C1	21.56	42.50	29°04'07"	57.31403'E	21.33	
C2	16.24	42.50	21°51'55"	N69°36'06"W	16.14	
C3	32.58	42.50	43°35'14"	S77°28'28"W	31.79	
C4	20.23	52.50	22°04'54"	N68°31'16"E	20.11	
C5	178.09	581.44	12°28'28"	N85°26'29"E	175.64	
C6	24.15	15.00	92°12'21"	N46°08'13"E	21.63	
C7	22.97	15.00	87°14'39"	N45°33'47"W	20.79	
C8	35.51	70.00	28°04'07"	S73°14'03"E	35.13	
C9	17.23	15.00	62°49'09"	S90°22'25"W	16.30	
C10	30.83	80.00	22°04'54"	N68°31'18"E	30.64	
C11	20.83	15.00	76°20'44"	S49°31'14"E	18.57	
C12	38.76	25.00	88°50'07"	N33°08'41"E	34.99	
C13	40.05	608.94	3°46'05"	N78°26'47"E	40.04	
C14	92.00	608.94	8°32'31"	N85°39'31"E	91.91	
C15	101.21	553.94	10°28'06"	N82°47'48"E	101.07	
C16	18.91	553.94	1°57'22"	N89°00'32"E	18.91	
C17	10.01	15.00	381°14"	S70°52'06"W	9.83	
C18	50.82	50.00	581°09"	N80°32'04"E	48.66	
C19	60.46	50.00	691°16'21"	S35°21'40"E	56.86	
C20	40.52	50.00	48°28'16"	S82°36'47"W	39.42	
C21	10.58	15.00	40°25'20"	N23°31'04"E	10.36	
C22	24.85	15.00	95°19'08"	S42°21'13"E	22.17	
C23	20.51	15.00	78°44'25"	S50°36'35"W	19.03	
C24	22.17	15.00	84°40'52"	S47°36'47"W	20.21	
C25	151.83	50.00	17°35'49"	S41°15'37"E	99.86	
C26	132.05	608.94	12°25'29"	N83°46'29"E	131.79	
C27	120.12	553.94	12°25'29"	N83°46'29"E	119.89	

LEGEND: (PROPOSED)

- FIRE HYDRANT
- MONUMENT
- LIGHT POLE

(EXISTING)

- SECTION CORNER
- FIRE HYDRANT

Acres Table

GROSS: 14.32 Acres
ROADS: 2.83 Acres, 20% of Gross
LOTS: 11.49 Acres, 80% of Gross

LINE TABLE

LINE	LENGTH	BEARING
L1	22.63	N11°16'22"W
L2	56.00	S38°15'01"E
L3	56.00	N44°16'13"W

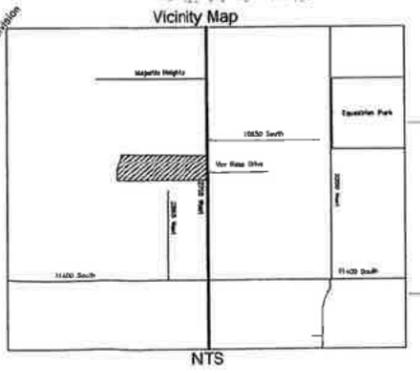
FLINT LAND SURVEYING & CONSULTING

P.O. BOX 5029,
SOUTH JORDAN,
UT 84095-0029
PHONE: 446-1820
FAX: 253-1466

PROJECT # 051113
DATE SURVEYED 1/16/2006

General Notes:

- WARNING - At the date of recording, the zone in which this plot is located allows for single-family dwelling units only. Renting out rooms, apartments, or other areas within the main building or accessory buildings to other persons is unlawful. This does not preclude the leasing of the entire home to one family (see the City of South Jordan Zoning Ordinance for definition of "Family").
- A 6" High pre-cast masonry wall is required along the entire North, South, West & a portion of the east boundaries of the subdivision, specifically along the east lines of lots 6 & 7.
- Current Zoning for this property is R-2.5.
- Light poles within the subdivision will be category 2 type lights.
- "Right to Farm" This area is subject to the normal everyday sounds, odors, sights, equipment, facilities, and all other aspects associated with an agricultural lifestyle. Future residents should also recognize the risks inherent, with livestock.
- Boundary corners to be set with 3/8" by 24" rebar with a yellow cap stamped Flint Land Surveying. Lot corners to be set with either a 3/8" by 24" rebar and yellow cap, or a brass plug set in the curb.
- Subdivision Monuments to be set per Salt Lake County requirements and specifications.
- A temporary storm drain retention basin will be placed on lot 7, until the city storm drain system is installed in 2700 west street, per the master plan. At that time the storm drain system will be connected to the new solid storm drain system and lot 7, will at that point become a buildable lot.
- The temporary retention basin will not be landscaped, and will be completely fenced around all four sides of the lot with a 6' masonry precast wall, and a locking gate.
- Many areas in South Jordan have ground water problems due to seasonally high (fluctuating) water table. Approval of this plat does not constitute representation by the city that the building at any specified elevation will solve groundwater problems, if any.
- Addition to notes 8 & 9, Temporary Retention Basin is to be maintained by the developer until storm drain system is connected.



NORTH AMERICAN DATUM 1983
UTAH CENTRAL ZONE, US SURVEY FEET
SCALE FACTOR: 0.999762

Point	Easting	Northing	Point	Easting	Northing
A	7369822.353	1513206.708	H	7369786.345	1511921.876
B	7367271.273	1513196.734	I	7369827.373	1511937.551
C	7369822.511	1513168.718	J	7369914.306	1512082.957
D	7369427.643	1513164.886	K	7369911.647	1512754.572
E	7369433.003	1511885.172	L	7369583.674	1512050.853
F	7369578.258	1511885.718	M	7369609.176	1512813.546
G	7369586.039	1511887.335	N	7369581.88	1513205.427

Address Subdivision

11066 South 2700 West
South Jordan, Utah 84095

Developer

Scenic Development
12569 South 2700 West
Riverton, Utah 84065
(801) 259-1237

South Valley Sewer District

Approved This 30th Day of May AD, 2006

South Jordan City Planning Director

Approved This 27th Day of June AD, 2006

Flood Control Dept.

Approved This 2nd Day of June AD, 2006

Board of Health

Approved This 30th Day of May AD, 2006

S.J. City Engineer's Certificate

I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office.

Approval as to Form

Approved This 6th Day of June AD, 2006

South Jordan City Mayor

Presented to South Jordan City
This 6th Day of June AD, 2006
at which time this subdivision was approved and accepted.

RECORDED # 9747249

State of Utah, County of SALT LAKE
at the request of Scenic Development
Date 6/8/2006 Time 11:36 AM Book 2006 Page 159
Fee \$162.00

I, Russell D. Flint, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate no. 4938722 as prescribed under the laws of the State of Utah. I further certify that by the authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

Palomino Cove Subdivision

and that same has been correctly surveyed and staked on the ground as shown on the plat. I further certify that the lot described meets the frontage width and area requirements of the applicable zoning ordinance.

BOUNDARY DESCRIPTION

Beginning at a point on the West right of way line of 2700 West Street, which point is 40.00 feet South 89°59'12" West along the section line from the North Quarter Corner of Section 21, Township 3 South, Range 1 West, Salt Lake Base and Meridian, South Jordan City, Salt Lake County, State of Utah; and running thence South 0°01'28" East 494.99 feet along said West line of 2700 West Street to the Northeast corner of the Thaxton Acres Subdivision; thence along the north line of said subdivision West 1280.00 feet to a point on the East line of the Ivory Crossing No. 1 PUD; thence along said subdivision North 0°01'28" West 145.29 feet to the east line of the Utah Lake Distribution Canal recorded as Entry No. 312526, in Book 7K at page 368, of the Official Records; thence along said line the following three calls, 1) North 11°29'46" East 7.95 feet 2) North 09°32'38" East 203.31 feet 3) North 06°06'09" East 141.93 feet to a point on the North line of said Section 21; thence along said Section line North 89°59'12" East 1229.47 feet to the point of beginning.
Contains 623,620 square feet, or 14.32 acres, more or less & 32 Lots.

Russell D. Flint
Date Signed: May 26, 2006
License Expires: December 31, 2006



OWNER'S DEDICATION

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

Palomino Cove Subdivision

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

In witness whereby Kim Rindlisbacher have hereunto set his signature this 7th day of JUNE AD, 2006

Kim Rindlisbacher
Scenic Development

ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake
On the 7th day of June, 2006, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owners dedication, in number, who duly acknowledged uses and purposes therein mentioned.
My commission expires 03-02-07

Notary Public
residing in A.S. County

Palomino Cove Subdivision

Contains 32 Lots
14.31 Acres
Located in the Northeast quarter of the Northwest quarter of Section 21, Township 3 South, Range 1 West, Salt Lake Base and Meridian, South Jordan City, Salt Lake County, State of Utah.



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

Project Name: MCKEE FARMS SUBDIVISION #AP-2015.09

Property Owner Name: PALOMINO COVE SUBDIVISION

Address: _____

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

Agent Name: JOE LINDSLEY Business: _____

Address: 11002 S. AMPI WAY

Phone (business, home or cell): [REDACTED]

Engineer/Surveyor/Architect

Name: ENSIGN Cert. Number _____

Firm Name: _____ Address: _____

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

Subject Property Information:

Address/Location: 10800 SOUTH 2700 WEST Zone District: _____

Property I.D. # (Sidwell) _____ Property Size (acres): _____

Proposed Use of Property: _____

If Rezoning or Land Use Change:

Proposed change from: _____ to: _____

Fee: 375.00

Date Paid: 9/4/15

Received By: [Signature]

Transaction Approved

**CITY OF SOUTH JORDAN (PER
SOUTH JORDAN, UT
801-254-3742**

Reference Number: 2588
Cardholder: KNADLER/CHARLES
Account Number: XXXXXXXXXXXX [REDACTED]
Card Type: Visa
Approval Code: 09349B
Clerk ID: dmann
Date/Time: 09/04/15 16:13:11

Sale: \$375.00

Total: \$375.00

Cardmember acknowledges receipt of goods and/or services in the amount of the total shown hereon and agrees to perform the obligations set forth by the cardmember's agreement with the issuer.

 SIGNATURE

Process another transaction

APPEAL TO CITY COUNCIL