

**ELECTRONIC MEETING AGENDA  
CITY OF SOUTH JORDAN  
PLANNING COMMISSION MEETING  
6:30 P.M.  
October 13, 2020**

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS MEETING **ELECTRONICALLY, VIA ZOOM PHONE AND VIDEO CONFERENCING**, ON TUESDAY, OCTOBER 13, 2020. PERSONS WITH DISABILITIES WHO MAY NEED ASSISTANCE SHOULD CONTACT THE PLANNING STAFF AT (801) 254-3742, AT LEAST 24 HOURS PRIOR TO THIS MEETING.

**Notice of Meeting without an Anchor Location due to Substantial Risk to Health and Safety.**

I, Michelle Hollist, Chair of the South Jordan City Planning Commission, hereby determine that conducting the Planning Commission meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The President of the United States, The Governor of Utah, the Salt Lake County Health Department, Salt Lake County Mayor, the South Jordan City Mayor and City Council, and the World Health Organization have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS- CoV-2 and outbreaks of the coronavirus disease COVID-19 that has now spread globally including in the State of UTAH. Due to the State of emergency caused by the global pandemic, the current situation in Utah and specifically in Salt Lake County, and the manner in which the COVID-19 virus spreads in groups, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the anchor location. According to information from State Epidemiology, the State is currently in an acceleration phase, which has the potential to threaten the State's healthcare system. This determination not to meet in an anchor location shall be valid for thirty days.

*In the event an electronic meeting is disrupted in any way that the City in its sole discretion deems inappropriate, including the posting of offensive pictures, remarks, or making offensive statements, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end the electronic meeting with or without a motion and vote. If a meeting is ended prior to all items being addressed, any items not addressed shall be moved to the next regularly scheduled meeting or a special meeting, whichever is first.*

*Attendees will be allowed to join via phone or video, using Zoom phone and video conferencing. Note, public comment will be accessed through video conferencing, and a participant must have their video on and working to speak. Those who join via phone may listen, but not comment. Ability to connect and comment is dependent on an individual's internet connection, not the City. To ensure your comments are taken regardless of technical issues, please have them submitted in writing to the City Planner, Greg Schindler at [GSchindler@sjc.utah.gov](mailto:GSchindler@sjc.utah.gov), by 5:00 p.m. on October 13, 2020.*

*Instructions on how to join the meeting electronically are below.*

**Join South Jordan Planning Commission October 13, 2020 Zoom Meeting**

Join on any device, with mobile and desktop availability.

Visit: [www.sjc.utah.gov/planning-commission/](http://www.sjc.utah.gov/planning-commission/)

Zoom link, Meeting ID and Meeting Password will be provided 24 hours prior to meeting start time.

Zoom instructions are posted [www.sjc.utah.gov/planning-commission/](http://www.sjc.utah.gov/planning-commission/)

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

- I. WELCOME AND ROLL CALL** – *Commission Chair Michele Hollist*
- II. MOTION TO APPROVE AGENDA**
- III. APPROVAL OF THE MINUTES**
- IV. STAFF BUSINESS** – *None*
- V. COMMENTS FROM PLANNING COMMISSION MEMBERS**
- VI. SUMMARY ACTION** – *None*
- VII. ACTION** – *None*
- VIII. ADMINISTRATIVE PUBLIC HEARINGS –**
  - A. DAYBREAK SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 1, PRELIMINARY SUBDIVISION**
    - Location: 5208 W. Black Twig Drive
    - File No: PLPP202000219
    - Applicant: Daybreak Communities
  - B. SPRINGHILL SUBDIVISION LOT 2 AMENDED, SUBDIVISION AMENDMENT**
    - Location: 10317 S. Springcrest Ln.
    - File No: PLPLA202000150
    - Applicant: Michael Tyler
- IX. LEGISLATIVE PUBLIC HEARINGS –**
  - A. TEXT AMENDMENT – AMENDING CHAPTER 17.18.030.030 AND TITLE 5 OF THE SOUTH JORDAN CITY MUNICIPAL CODE REGULATING MODEL HOMES**
    - Location:
    - File No: Ordinance No. 2020-13
    - Applicant: South Jordan City
- X. OTHER BUSINESS** - *None*

**ADJOURNMENT**

**CERTIFICATE OF POSTING**

STATE OF UTAH                    )  
  : §  
COUNTY OF SALT LAKE        )

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

Dated this 8<sup>th</sup> day of October 2020.  
Cindy Valdez  
South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN  
ELECTRONIC  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
September 22, 2020**

Present: Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Catmull, Commissioner Trevor Darby, Commissioner Michael Peirce, Staff Attorney Greg Simonson, Assistant City Engineer Jeremy Nielsen, City Planner Greg Schindler, Deputy Recorder Cindy Valdez

Absent: Commissioner Sean Morrissey

Others: Kris Pasker

6:30 P.M.  
**REGULAR MEETING**

I. Welcome and Roll Call – *Commission Chair Michele Hollist*

Chair Hollist welcomed everyone to the Electronic Meeting and noted that all of the Commissioners have joined the meeting, except Commissioner Morrissey and will be absent tonight. We have been holding our meeting in an electronic format since the Governor gave an Executive Order and declared a State of Emergency, which has allowed us to do so.

II. Motion to Approve Agenda

**Commissioner Gedge made a motion to approve the September 22, 2020 Planning Commission Agenda. Commissioner Hollist seconded the motion. Vote was 5-0 unanimous in favor; Commissioner Morrissey was absent from the vote.**

III. Approval of the Minutes

**Commissioner Gedge made a motion to approve the September 8, 2020 Planning Commission Meeting Minutes with changes. Commissioner Hollist seconded the motion. Vote was 5-0 unanimous in favor; Commissioner Morrissey was absent from the vote.**

IV. **STAFF BUSINESS** - *None*

V. **COMMENTS FROM PLANNING COMMISSION MEMBERS** - *None*

VI. **SUMMARY ACTION** – *None*

VII. **ACTION** – *None*

VIII. **ADMINISTRATIVE PUBLIC HEARINGS** –

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**A. BANASKY RENTAL LLC, SITE PLAN**

Location: 913 West Baxter Dr.  
File No: PLSPR202000233  
Applicant: Jeff Jeppson, PGA&W Architects

City Planner Greg Schindler reviewed background information on this item from the staff report.

Commissioner Gedge said approximately how many cars/trucks per day will there be on this street. I live on Baxter Drive and I was wondering how much this will increase traffic at the light on Baxter Drive and South Jordan Parkway.

Assistant City Engineer Jeremy Nielsen said on a daily basis there will be about 112 trips in, and out, of that building, but what we look at is the p.m. peak hours and the estimate there will be (16) trips, so that would be about (1) vehicle about every 3 to 4 minutes.

Commissioner Gedge said I know that in this area we recently approved an (11) building office complex, there is the one next door, and there are several on South Jordan Parkway. Is there any concern about having too many of these types of units in this area. I do have a concern that by having so many of these types of buildings that they might sit vacant.

City Planner Schindler said I don't think we have any concerns with this type of office building. I think with larger class (A) office buildings, they may have a harder time filling them up with tenants, but with something as small is this, I don't see a problem, and I think they already have tenants in mind.

Assistant Attorney Greg Simonsen said at the last City Council Meeting they had to approve the easement for the drainage basin being vacated, and it was mentioned that there are a tenant or two that they already have lined up for this.

Chair Hollist said what is the maximum amount of tenants that can occupy a building of this size?

City Planner Schindler said it really depends on how they are going to divide the building up with the tenants.

**Kris Pasker, (Architect)** – said I am the architect, and we are fully intending to fill the building. This building is leased and it is going to be owner occupied, but I can't tell you what his plans are because it has to do with the future of his business. He is planning on self-occupying at least the upper floor of the building, and still maintaining his business that is in that same office park. The City Council Meeting last week was to address the utility easements that went through the property, and that is the action that the City Council had to take, it was to vacate the easement.

Commissioner Gedge said I would like to ask Mr. Pasker if he has any concerns with the (1) requirement made by staff with this motion?

Mr. Pasker said there are no concerns.

Chair Hollist opened the Public Hearing to comments. There was none. She closed the Public Hearing.

**Commissioner Catmull motioned to approved application PLSPR202000233 to allow for construction of a new commercial office building on property located at 913 West Baxter Drive with the following:**

- **Provide and record a 15-foot-wide waterline easement for the water main line, the two water service laterals up to and including the water meters, and a fire service line including and up to the post indicator valve (PIV).**

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

**IX. LEGISLATIVE PUBLIC HEARINGS – *None***

**X. OTHER BUSINESS – *None***

#### **ADJOURNMENT**

**Commissioner Hollist motioned to adjourn the September 22, 2020 Planning Commission meeting. Commissioner Gedge seconded the motion. Vote was unanimous in favor.**

The September 22, 2020 Planning Commission Meeting adjourned at 6:45 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

**SOUTH JORDAN CITY  
PLANNING COMMISSION REPORT**

**Meeting Date: 10-13-2020**

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**Issue:** DAYBREAK SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 1  
PRELIMINARY SUBDIVISION  
**Address:** 5208 W. Black Twig Drive  
**Project No:** PLPP202000219  
**Applicant:** Daybreak Communities

Submitted By: Greg Schindler, City Planner  
Chris Clinger, Senior Engineer

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Staff Recommendation (Motion Ready): Approve Project No. PLPP202000219 subject to the following:

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

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**STANDARDS FOR SUBDIVISION REVIEW**

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

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**BACKGROUND**

<b>ACREAGE</b>	0.697 acre
<b>CURRENT LU DESIGNATION</b>	Large Scale Master Planned Community
<b>CURRENT ZONING</b>	PC
<b>CURRENT USE</b>	Vacant
<b>NEIGHBORING LU DESIGNATIONS, (ZONING)/USES</b>	North - Large Scale Master Planned Community, (P-C)/Vacant South- Large Scale Master Planned Community, (PC)/South Station Apartments Phase 2 East - Large Scale Master Planned Community, (P-C)/Vacant West - Large Scale Master Planned Community, (P-C)/Vacant

Daybreak Communities has filed an application for preliminary plat review and approval of the South Station Plat 3 Condominiums Phase 1. This condominium plat is the first of a multi-phase project that will eventually include four buildings with a total sixty units. This first phase has one 3-story building with ten condo units and ten tuck under parking spaces. Once completed the project will have sixty-six parking spaces on site and twenty-four on-street parking spaces adjacent to the site.

The residential density of this proposal is 14.3 units per acre, which is consistent with the P-C zone and adopted Community Structure Plan for Daybreak. The proposed unit sizes range from 1,063 sq. ft. to 1,301 sq. ft.

#### **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:**

##### Findings:

- The Daybreak Community Structure Plan designates this area as Town.
- Section 17.72.020 describes the Town Land Use Designation as follows: “This category is designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single- and multi-family), public/semipublic, industrial and open space uses. This category may accommodate gross residential density of fifty (50) units per acre.”
- All PC zone and Kennecott Master Subdivision requirements will be met regarding the preliminary subdivision plat.
- All State and Local subdivision review requirements have been followed.
- The proposal meets all City ordinances
- All units in the proposed subdivision will have culinary water (South Jordan City) and sanitary sewer available (South Valley Sewer District).

##### Conclusions:

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

##### Recommendation:

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

##### **FISCAL IMPACT:**

- Minimal.

##### **ALTERNATIVES:**

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

##### **SUPPORT MATERIALS:**

- Aerial Map
- Proposed Subdivision Plat



Revention Drive

Freestone Road

Lake Run Road

Project Site

Black Twig Drive

Grandville Avenue

South Station Apartments



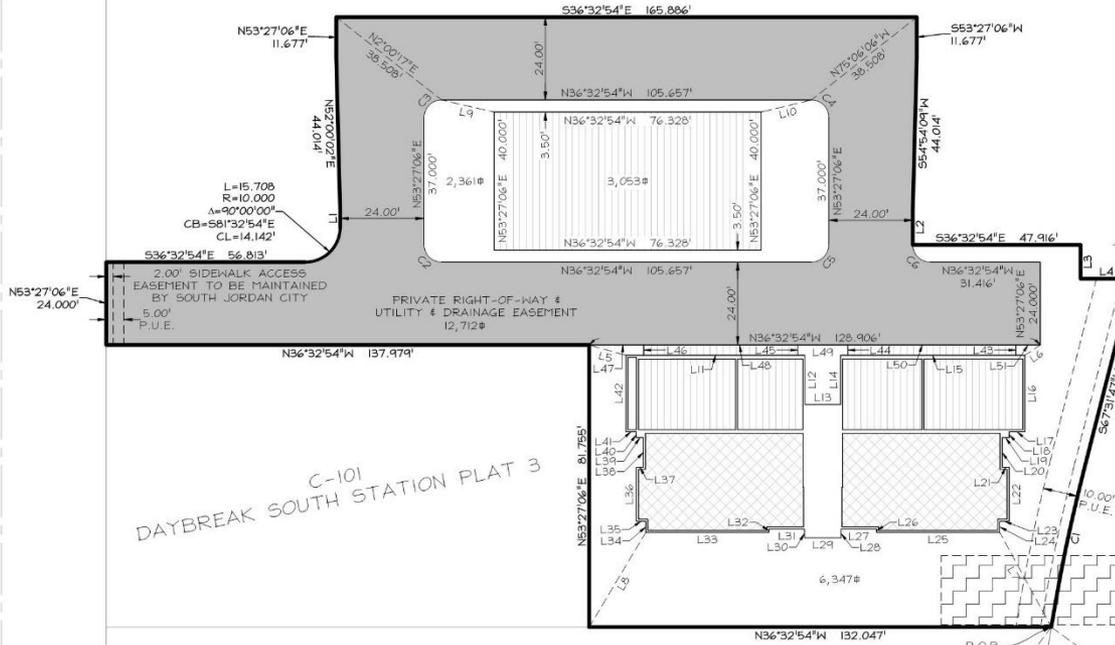
FREESTONE ROAD  
(Public Right-of-Way)

C-101  
DAYBREAK SOUTH STATION PLAT 3

REVENTON DRIVE  
(Public Right-of-Way)

BLACK TWIG DRIVE  
(Public Right-of-Way)

DAYBREAK SOUTH STATION PLAT 1



C-101  
DAYBREAK SOUTH STATION PLAT 3

C-102  
DAYBREAK SOUTH STATION PLAT 3

KENNECOTT MASTER SUBDIVISION #1  
AMENDED

PROPERTY CORNERS

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

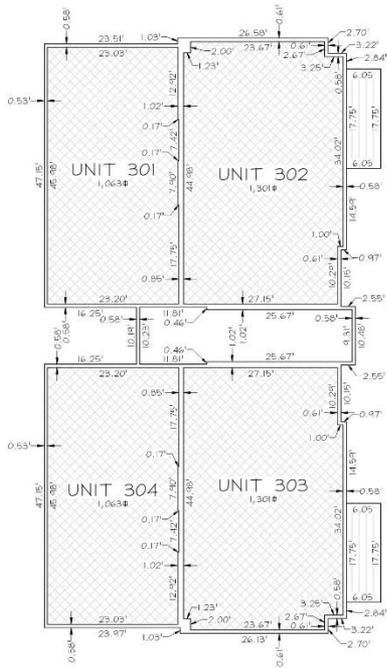
NORTHWEST COR. SECTION 24,  
T3S, R2W, S16M  
FND BRASS CAP  
S.L. CO. MONUMENT

SOUTHWEST COR. SECTION 24,  
T3S, R2W, S16M  
FND BRASS CAP  
S.L. CO. MONUMENT

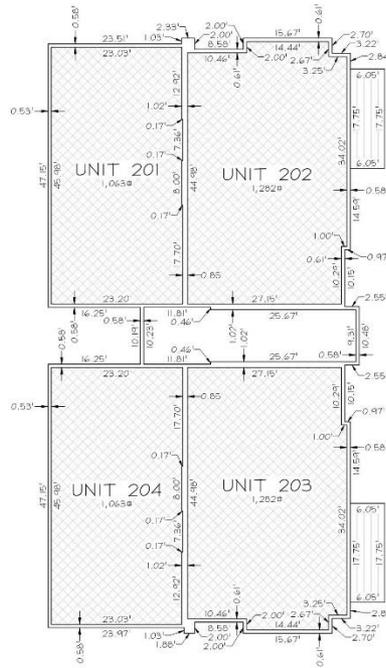
SOUTHEAST COR. SECTION 19,  
T3S, R1W, S16M  
FND BRASS CAP  
S.L. CO. MONUMENT

L3	9.78
L4	14.85
L5	10.92
L6	5.34
L7	31.14
L8	31.85
L9	15.40
L10	14.75
L11	51.14
L12	14.25
L13	10.18
L14	14.25
L15	52.61
L16	22.14
L17	4.46
L18	1.69
L19	2.00
L20	8.58
L21	2.00

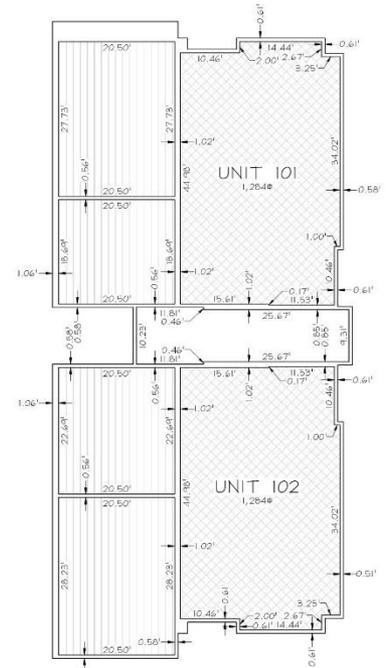




THIRD FLOOR  
SCALE: 1" = 10'



SECOND FLOOR  
SCALE: 1" = 10'



FIRST FLOOR  
SCALE: 1" = 10'

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



3089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088  
801.628.6004 TEL. 801.369.0011 FAX WWW.PERIGEECIVIL.COM

UNIT	ADDRESS TABLE
101	5226 W. BLACK TRAIL DRIVE
102	5226 W. BLACK TRAIL DRIVE
201	5227 W. BLACK TRAIL DRIVE
202	5227 W. BLACK TRAIL DRIVE
203	5228 W. BLACK TRAIL DRIVE
204	5228 W. BLACK TRAIL DRIVE
301	5227 W. BLACK TRAIL DRIVE
302	5226 W. BLACK TRAIL DRIVE
303	5226 W. BLACK TRAIL DRIVE
304	5228 W. BLACK TRAIL DRIVE

**LEGEND**

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP AREA
- COMMON AREA

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE I  
ATTENDING A PORTION OF LOT C-101 OF THE SOUTH STATION PLAT 3 SUBDIVISION

Located in the Northwest Quarter of Section 24, T35, R24H, Salt Lake Base and Meridian

**RECORDED &**

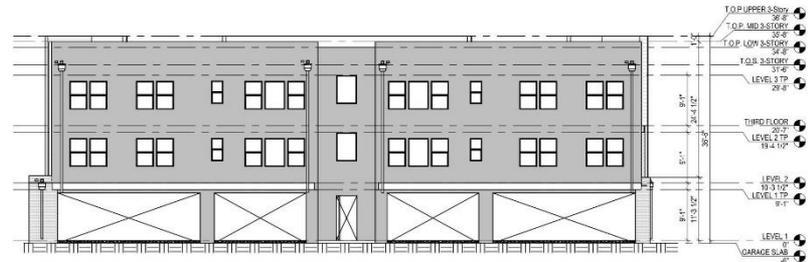
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FEE \$ \_\_\_\_\_ SALT LAKE COUNTY RECORDER



**SOUTH ELEVATION**  
SCALE: 1" = 10'



**EAST ELEVATION**  
SCALE: 1" = 10'



**NORTH ELEVATION**  
SCALE: 1" = 10'



**WEST ELEVATION**  
SCALE: 1" = 10'

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



3039 3507th 1300 WEST, SUITE 100 WEST JORDAN, UT 84088  
801 628 6004 TEL. 801 960 6811 FAX WWW.PERIGEECONSULTING.COM

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE I  
APPENDING A PORTION OF LOT C-101 OF THE SOUTH  
STATION PLAT 3 SUBDIVISION

Located in the Northeast Quarter of Section 24, T30, R24,  
Salt Lake Base and Meridian

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

ADDRESS TABLE	
UNIT	ADDRESS
101	6206 N. BLACK THIS DRIVE
102	6208 N. BLACK THIS DRIVE
200	6210 N. BLACK THIS DRIVE
206	6214 N. BLACK THIS DRIVE
208	6216 N. BLACK THIS DRIVE
204	6208 N. BLACK THIS DRIVE
301	6222 N. BLACK THIS DRIVE
302	6224 N. BLACK THIS DRIVE
303	6226 N. BLACK THIS DRIVE
304	6228 N. BLACK THIS DRIVE



ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

BUILDING TYPE 1 ELEVATIONS

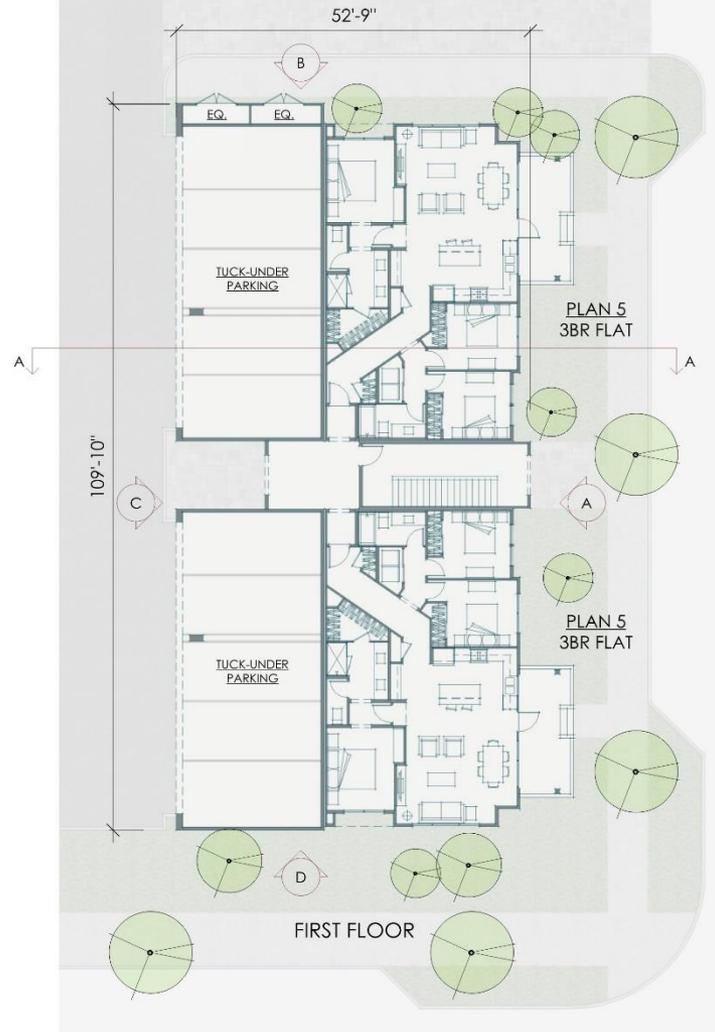
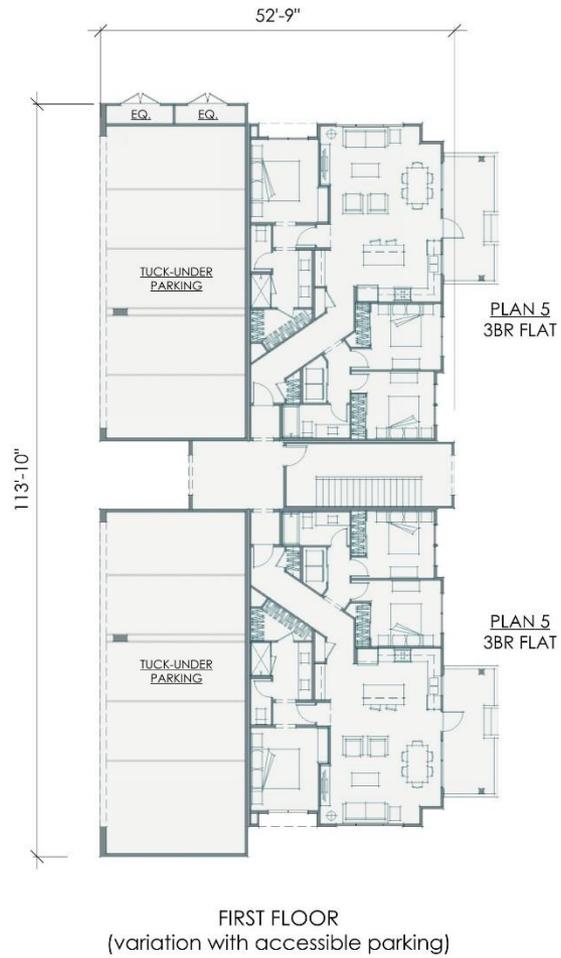
BUILDING #3  
SCHEME c



DAYBREAK RESIDENTIAL



JOB # 19030 2020-06-23



BUILDING TYPE 1 PLANS

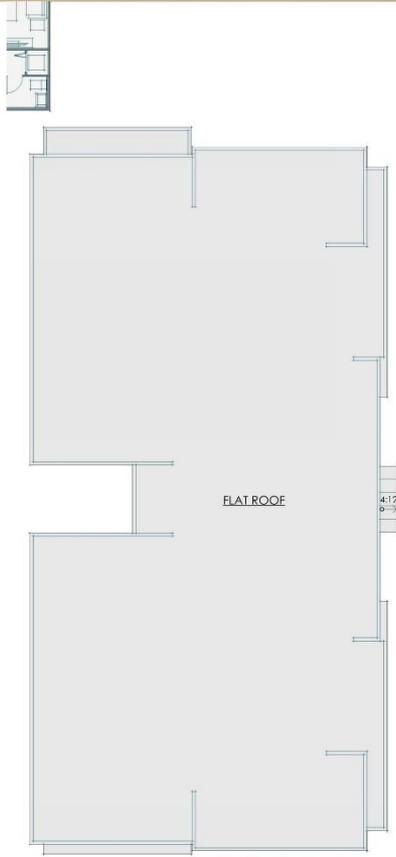
BUILDING TYPE 1  
10 UNITS

03

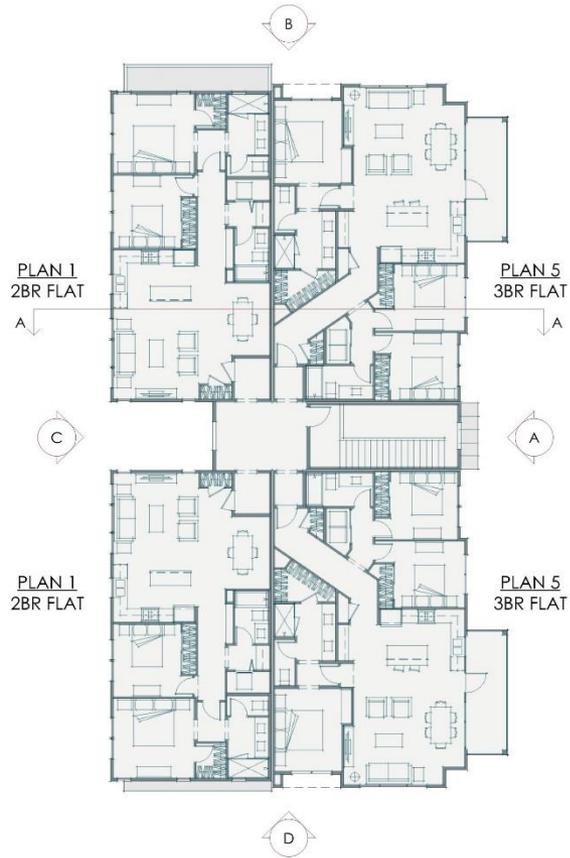


DAYBREAK RESIDENTIAL

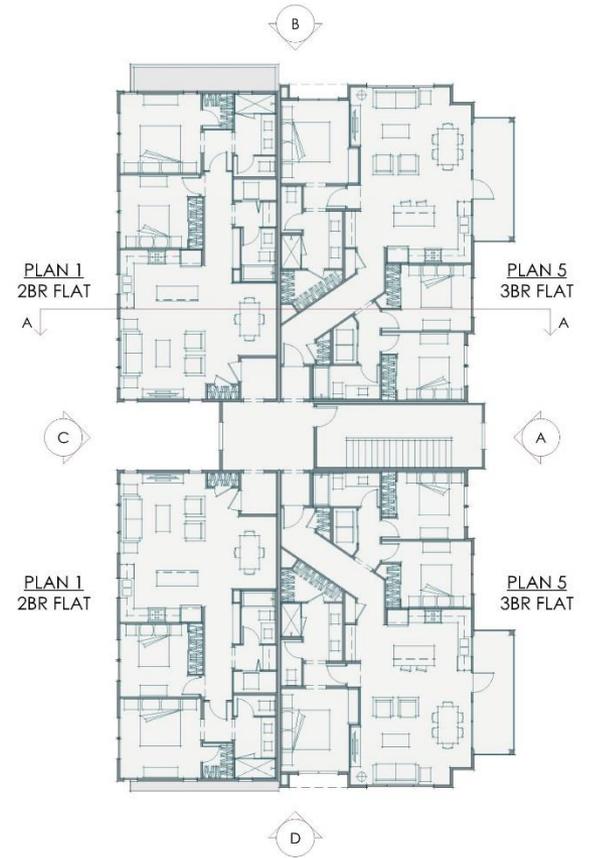




ROOF



THIRD FLOOR



SECOND FLOOR

BUILDING TYPE 1 PLANS

BUILDING TYPE 1  
10 UNITS

04



DAYBREAK RESIDENTIAL



**JZMK**  
PARTNERS  
JOB # 19030 2020-06-23

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 10/13/2020**

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**Issue:** SPRINGHILL SUBDIVISION LOT 2 AMENDED  
SUBDIVISION AMENDMENT  
**Address:** 10317 S. Springcrest Ln.  
**File No:** PLPLA202000150  
**Applicant:** Michael Tyler

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

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**Staff Recommendation (Motion Ready):** I move that the Planning Commission approve the subdivision plat amendment application, File No. PLPLA202000150, creating an additional lot on property located at 10317 S. Springcrest Ln.

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<b>ACREAGE:</b>	Approximately 0.7 acres
<b>CURRENT ZONE:</b>	R-2.5 (Residential, 2.5 lots or units per acre)
<b>CURRENT USE:</b>	Single-family residence
<b>FUTURE LAND USE PLAN:</b>	SN (Stable Neighborhood)
<b>NEIGHBORING ZONES/USES:</b>	North – R-2.5 / Single-family residence South – R-1.8 / Single-family residence West – R-2.5 / Springcrest Ln. East – R-2.5 / Jordan Creek Dr.

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## **STANDARDS FOR SUBDIVISION AMENDMENT REVIEW**

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

## **BACKGROUND:**

The proposed subdivision plat amendment will create an additional lot from Lot 2 of the Springhill subdivision. The property is located at 10317 S. Springcrest Ln., between Springcrest Ln. on the west and Jordan Creek Dr. on the east. There are existing single-family homes to the north and the south of the property.

The proposal will create an additional lot east of the existing Springhill Lot 2. The property owner plans to access the new lot via Jordan Creek Dr., which is a private street. The single-family home on the existing lot will remain and will continue to be accessed at Springcrest Ln., which is a public road. No public improvements are required with this application. There are existing water and sewer laterals stubbed to the property from Jordan Creek Dr.

Fencing is the only improvement that will be required with the project. Because the property to the south is zoned for and meets the minimum zoning requirements for farm animals, City Code requires a decorative masonry wall between the two properties. There are existing walls and fences along the boundaries. The six-foot block wall along the north and the south boundaries will remain. The existing chain link fence along the east and south boundaries will be removed, and a new six-foot decorative masonry wall will be installed along the south boundary. The remaining chain link fence along the north boundary will remain.

### **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:**

#### **Findings:**

- The project is located in the R-2.5 Zone and meets the City Code Title 17 requirements.
- The proposed subdivision meets the City Code Title 16 requirements for subdivision amendment approval.
- Lots 1 and 5 of the original Springhill Subdivision have already been amended, creating one additional lot fronting Jordan Creek Dr. on each property.

**Conclusion:** The proposed subdivision plat amendment application meets the City Code requirements and thus should be approved.

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

#### **ALTERNATIVES:**

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

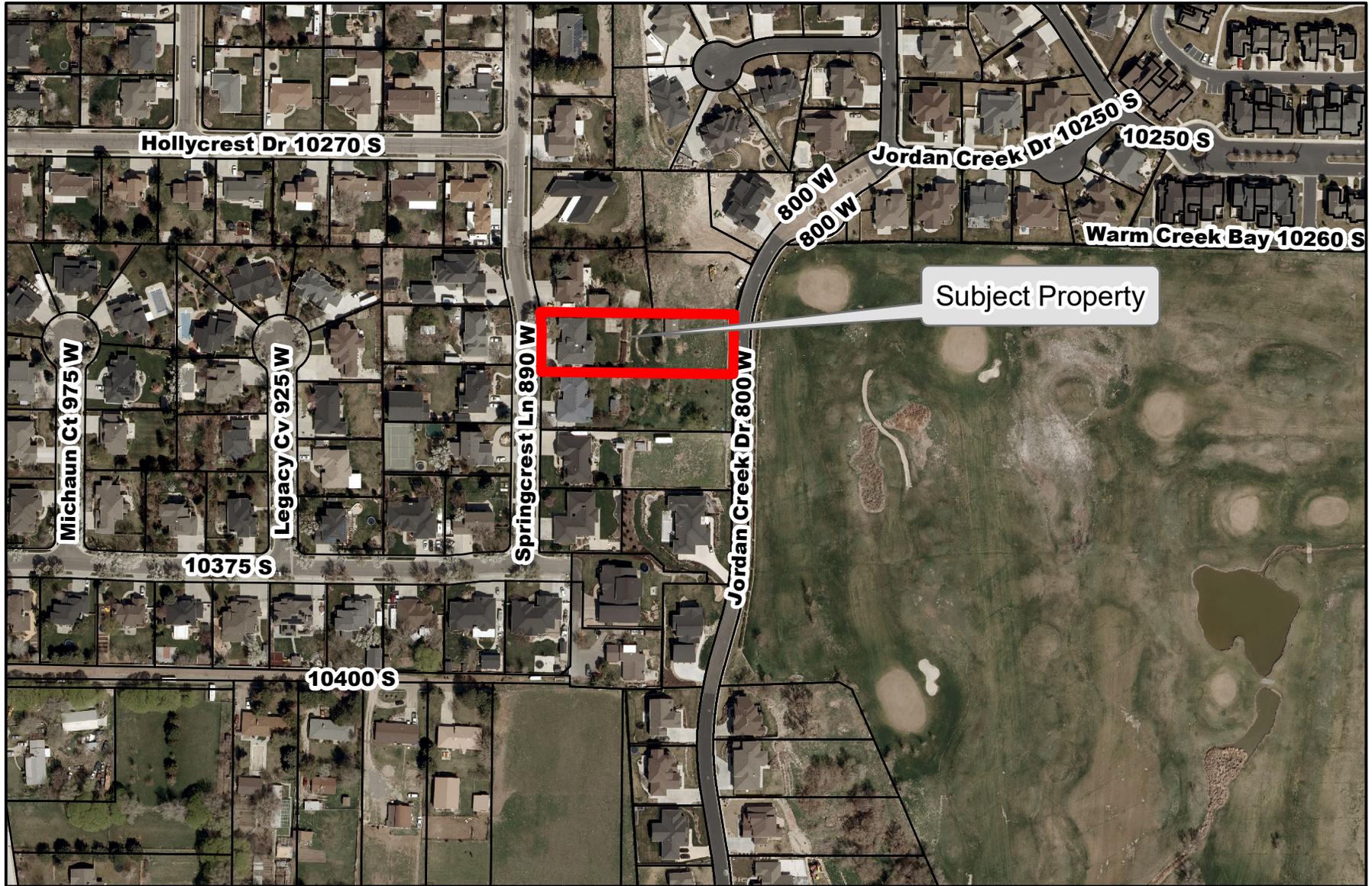
#### **SUPPORT MATERIALS:**

- Aerial Map
- Zoning Map
- Springhill Subdivision
- Site Plan C1
- Springhill Subdivision Lot 2 Amended



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Damir Drozdek, AICP  
Planner III, Planning Department



Subject Property

**Legend**

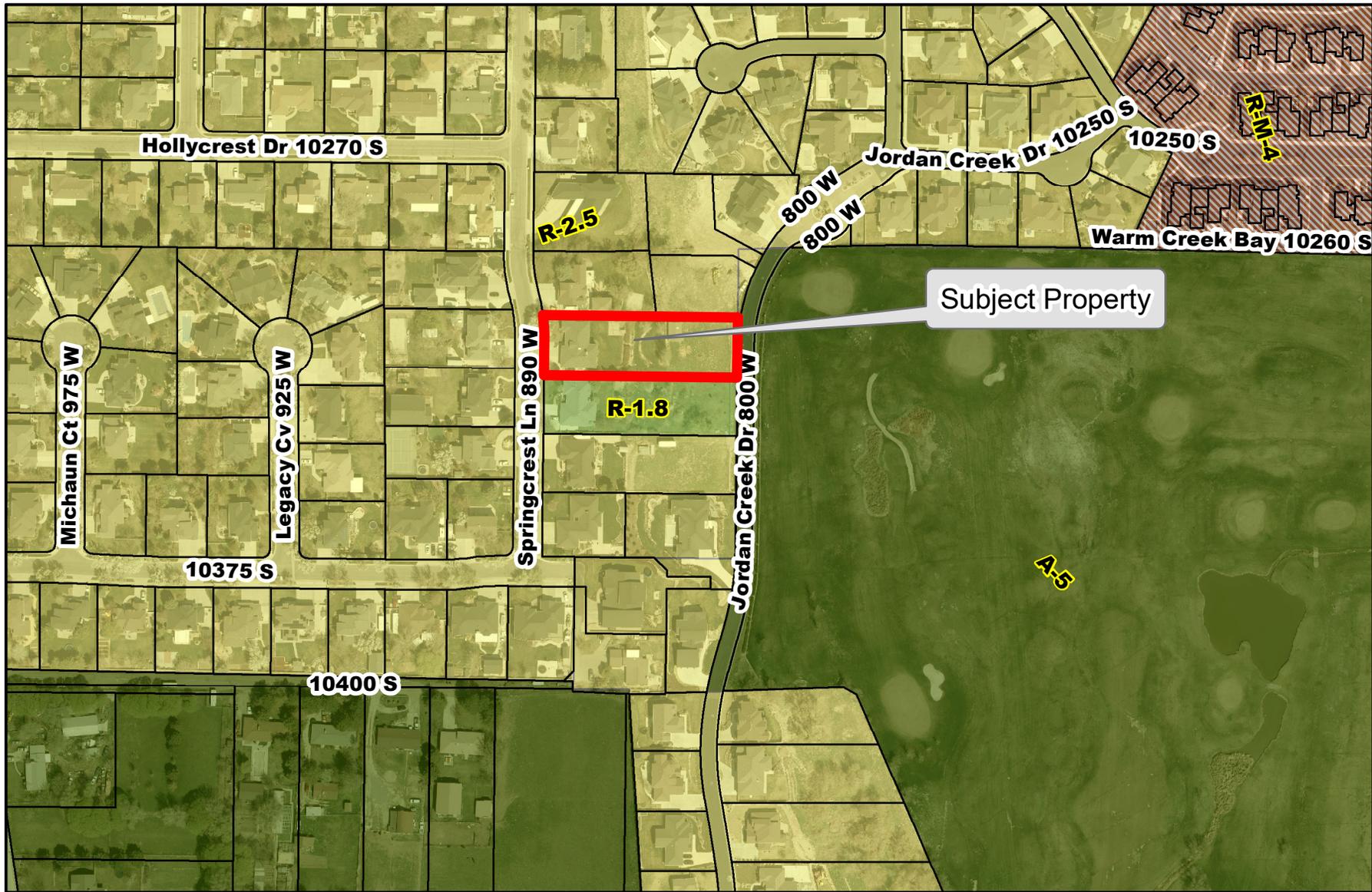
- STREETS
- PARCELS

# Aerial Map

## City of South Jordan

0 80 160 320 480 640 Feet

Aerial Imagery  
2020



Subject Property

**Legend**

STREETS

PARCELS

# Zoning Map

## City of South Jordan



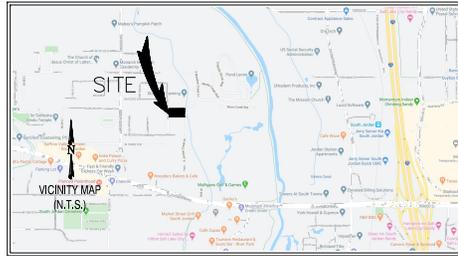
Aerial Imagery  
2020



# SPRINGHILL SUBDIVISION LOT 2 AMENDED

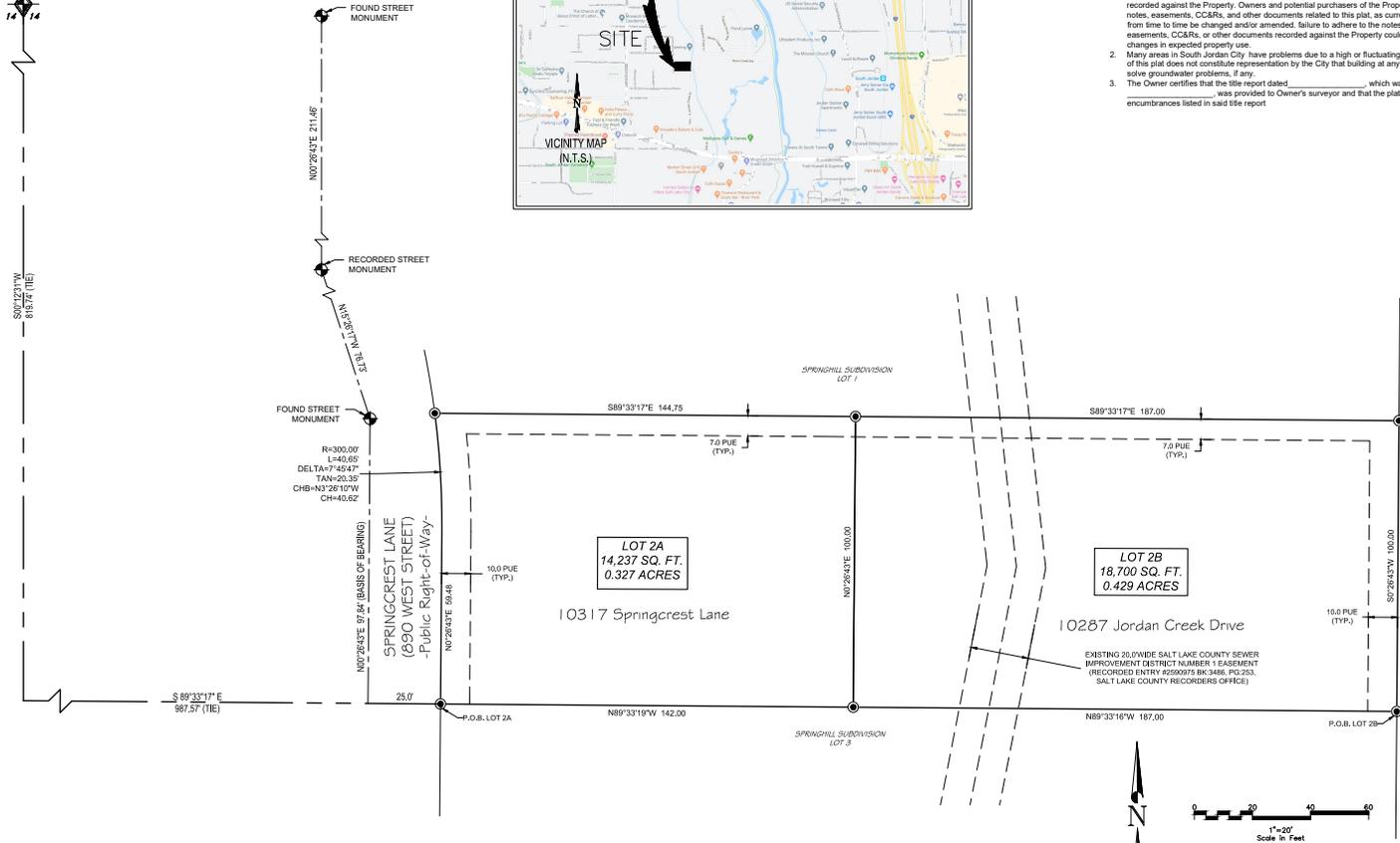
## SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

NORTH QUARTER CORNER,  
SECTION 14, T3S, R14E, S38M



**PLAT NOTES:**

1. Owners and potential purchasers of property legally described by this plat (the "Property") should familiarize themselves with all notes, lot information, easements, and other pertinent information with this plat and also with any conditions, covenants, and restrictions (CC&Rs) documents that may be recorded against the Property. Owners and potential purchasers of the Property must comply with all notes, easements, CC&Rs, and other documents related to this plat, as currently existing or as may from time to time be changed and/or amended. Failure to adhere to the notes, lot information, easements, CC&Rs, or other documents recorded against the Property could result in financial loss or changes in expected property use.
2. Many areas in South Jordan City have problems due to a high or fluctuating water table. City approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems, if any.
3. The Owner certifies that the title report dated \_\_\_\_\_, which was prepared by \_\_\_\_\_, was provided to Owner's surveyor and that the plat shows all easements and encumbrances listed in said title report.



**Legend of Symbols & Abbreviations**

- Boundary Line
- Road Center Line
- - - - - Adjacent Parcel
- - - - - Section Line
- - - - - Existing Easement Line

Set Rebar and Cap stamped "CIR PLS 5152817"

OWNER: MICHAEL TYLER  
10317 Springcrest Lane,  
South Jordan, Utah 84095  
Phone: 801-680-5149

SALT LAKE COUNTY RECORDER

SHEET 1/1

PREPARED BY



<p><b>CENTURY LINK</b></p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p>_____ CENTURY LINK</p>	<p><b>DOMINION ENERGY</b></p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p>_____ DOMINION ENERGY CORPORATION</p>	<p><b>SOUTH JORDAN CITY ENGINEER</b></p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p>DATE _____ SOUTH JORDAN CITY ENGINEER _____</p>	<p><b>OFFICE OF THE CITY ATTORNEY</b></p> <p>APPROVED AS TO FROM THIS _____ DAY OF _____ A.D. 20____</p> <p>_____ ATTORNEY FOR SOUTH JORDAN CITY</p>
<p><b>BOARD OF HEALTH</b></p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p>_____ REPRESENTATIVE</p>	<p><b>COMCAST CABLE TELEVISION</b></p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p>_____ COMCAST CABLE TELEVISION</p>	<p><b>ROCKY MOUNTAIN POWER</b></p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p>_____ ROCKY MOUNTAIN POWER</p>	<p><b>SOUTH VALLEY SEWER DISTRICT</b></p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p>_____ SOUTH VALLEY SEWER DISTRICT</p>
		<p><b>CITY PLANNER</b></p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____</p> <p>_____ CITY PLANNER</p>	

**SURVEYOR CERTIFICATE**

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152817 in accordance with Title 48, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **SPRINGHILL SUBDIVISION LOT 2 AMENDED** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ (See Seal Below)

**BOUNDARY DESCRIPTION**

Overall Description:  
Lot 2, SPRINGHILL SUBDIVISION (Recorded as Plat No. 90-1-134 in the Official Records of Salt Lake County, Utah)

**Lot 2A:**  
Beginning at the Southwest corner of Lot 2, Springhill Subdivision, said point being S0°12'31"W 819.74 feet and S89°33'17"E 887.57 feet from the North Quarter Corner of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian, running thence N0°28'43"E 59.48 feet to the beginning of a 300 foot radius curve to the left. Thence along said curve 40.65 feet (Chord: N3°20'10"W 40.62 feet). Thence S89°33'17"E 144.75 feet; Thence S2°24'47"W 100.00 feet; Thence N89°33'17"W 187.00 feet to the Point of Beginning.  
Contains: 14,237 Sq. Ft.

**Lot 2B:**  
Beginning at the Southeast corner of Lot 2, Springhill Subdivision, said point being S0°12'31"W 819.74 feet and S89°33'17"E 1316.57 feet from the North Quarter Corner of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian, running thence N89°33'17"W 187.00 feet; Thence N0°28'43"E 100.00 feet; Thence S89°33'17"E 187.00 feet; Thence S0°28'43"W 100 feet to the Point of Beginning.  
Contains: 18,700 Sq. Ft.

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREINAFTER KNOWN AS:

**SPRINGHILL SUBDIVISION LOT 2 AMENDED**

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC UTILITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET, EASEMENT OR RIGHT-OF-WAY WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

\_\_\_\_\_  
SIGNATURE  
\_\_\_\_\_  
PRINT NAME AND TITLE

\_\_\_\_\_  
SIGNATURE  
\_\_\_\_\_  
PRINT NAME AND TITLE

**OWNER'S ACKNOWLEDGEMENT**

STATE OF UTAH } S.S.  
SALT LAKE COUNTY

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) BEARS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE(S)/SHE(THY) EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THIS PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH

**SOUTH JORDAN CITY MAYOR**

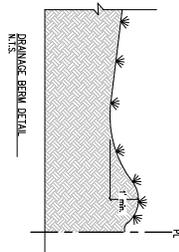
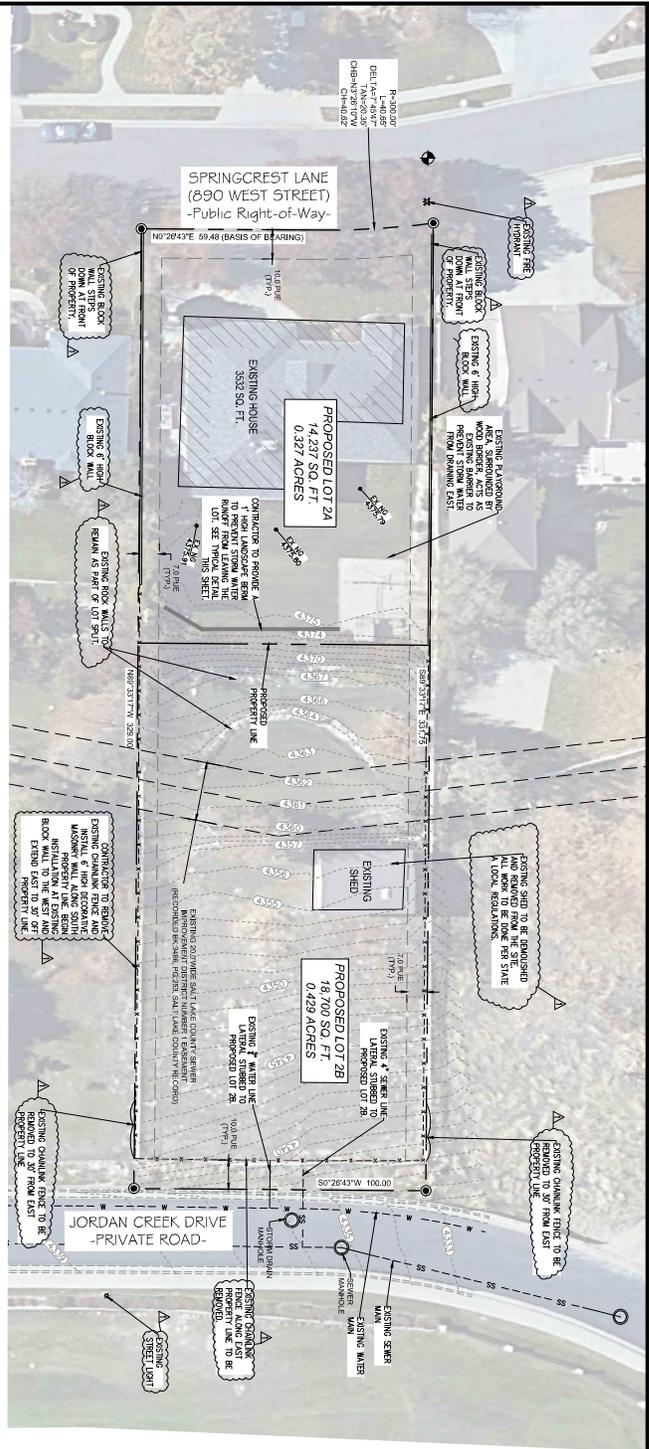
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

ATTEST \_\_\_\_\_ CITY CLERK (SEE SEAL BELOW) \_\_\_\_\_ MAYOR

**SPRINGHILL SUBDIVISION LOT 2 AMENDED**  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 14 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN SOUTH JORDAN CITY, UTAH

<p>SURVEYOR'S SEAL</p>	<p>CITY ENGINEER SEAL</p>	<p>CLERK-RECORDER SEAL</p>
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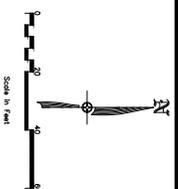




ADDITIONAL NOTE: IN LOT 2B, PROPOSED SHED REMOVAL REPORTS ARE TO BE PROVIDED AS EVIDENCE FOR THE LOT SHIT ONLY. REMOVED NEW HOME IS PROPOSED ON THE LOT.

**LEGEND**

- PROPERTY LINE
- EXISTENT FENCE AND GUTTER
- - - EXISTING GABLE CONTOURS
- - - EXISTING SCENER
- - - EXISTING WATER
- - - EXISTING WALKWAY
- - - EXISTING DRIVEWAY
- - - EXISTING STREET LIGHT
- - - EXISTING CHAIN LINK FENCE
- - - EXISTING FENCE
- - - EXISTING DRIVEWAY
- - - EXISTING STREET LIGHT



**City Engineer**  
 City of South Jordan  
 Approved: 10/05/2020  
*[Signature]* City Engineer



SHEET NO. C1  
 PROJECT ID: A-1000  
 DATE: 06/17/20  
 FILE NAME: 153242



SPRINGHILL SUBDIVISION LOT 2 PLAT AMENDMENT  
 10317 SPRINGCREST LANE, SOUTH JORDAN, UTAH  
 SITE PLAN

**CIR ENGINEERING, L.L.C.**  
 3032 SOUTH 1030 WEST, SUITE 202  
 SLC, Utah 84119 - 801-949-6296

NO.	COMMENTS	REVISED	BY	DATE
1				08/23/20

DESIGNER: SDT PROJECT ENGINEER: SDT

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 10/13/2020**

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**Application:** TEXT AMENDMENT - AMENDING CHAPTER 17.18.030.030 OF THE SOUTH JORDAN CITY MUNICIPAL CODE REGULATING MODEL HOMES

**Ordinance No.:** 2020-13  
**Applicant:** South Jordan City

**Submitted By:** Meadow Wedekind, Long Range Planning Intern

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**Staff Recommendation (Motion Ready):**

I move that the Planning Commission recommend to the City Council that it approve Ordinance No. 2020-13 amending Chapter 17.18.030.030 of the South Jordan City Municipal Code regulating Model Homes.

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**BACKGROUND:**

The City has recently identified a need for increased clarity in the City Code regulating model homes in order to prevent model homes from becoming permanent sales centers in built out residential neighborhoods. This amendment is consistent with the City’s Live Goal 3.2 on page 35 of the General Plan to “put proper zoning in place to allow for appropriate growth of existing neighborhoods with new housing units.”

This ordinance amends language in both Chapter 17.18.030.030 “Residential Use Regulations” and Title 5 “Business Licenses and Regulations” of the City Code. Upon adoption of this amendment, the majority of regulations for model homes would be contained in Title 5 of the City Code, which regulates business licensing. A reference to Title 5 would be added to the City’s Planning and Zoning Code in Chapter 17.18.030.030. The amendment to Chapter 17.18.030.030 is subject to review and recommendation by the Planning Commission. However, the amendment to Title 5 of the City Code regulating business licenses is not actually subject to Planning Commission review as Title 5 is not part of the City’s land use code, but it has been included in this report for informative purposes.

**ANALYSIS:**

If approved, the proposed text amendment would require model homes to obtain a business license that may be renewed yearly until a building permit is issued for the last remaining lot in the development. Once a building permit is issued for the last remaining lot in the development, the business license will expire and the use of the model home as a sales office must be discontinued within one hundred twenty (120) days. This regulation prevents model homes from becoming permanent sales centers.

Additionally, if approved the amendment clarifies that model homes may not be used to design homes or sell properties or units located in another subdivision or property located outside of the development site. This regulation ensures that the model home is not used by builders as a general sales center for their other developments outside of the development where the model home is located.

The proposed amendment would also require that model homes comply with all standards and conditions of approval for the development, including building materials, setbacks, and landscaping.

### **STAFF FINDINGS & CONCLUSIONS:**

#### **Facts & Findings:**

- Utah Code § 10-9a-102 grants the City Council a general land use authority to enact regulations that it considers necessary or appropriate for the use and development of land in the City, including maintaining the aesthetics of the City and protecting the tax base, and the City Council has the power to amend its land use regulations. (*See Utah Code § 10-9a-501 et seq.*)
- The amendment to Chapter 17.18.030.030 is subject to Planning Commission review. However, because Title 5 is not part of the City’s land use code, it is not subject to review or recommendation by the Planning Commission.
- The proposed text amendment adds clarity to the City’s regulation of model homes, preventing model homes from becoming permanent sales centers in built out neighborhoods.

#### **Conclusions:**

- The changes proposed in this text amendment are consistent with the City’s goal to “put proper zoning in place to allow for appropriate growth of existing neighborhoods with new housing units” without detrimentally impacting the City.

#### **Recommendation:**

- Staff recommends that the Planning Commission recommend to the City Council that it approve Ordinance No. 2020-13 amending Chapter 17.18.030.030 of the South Jordan City Municipal Code regulating Model Homes.

### **ALTERNATIVES:**

- Recommend approval of Ordinance No. 2020-13 with changes.
- Recommend denial of Ordinance No. 2020-13.

### **SUPPORT MATERIALS:**

- Ordinance No. 2020-13
  - Exhibit “A” – Proposed Text Amendment

**ORDINANCE NO. 2020-13**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING CHAPTER 17.18.030.030 AND CREATING CHAPTER 5.39 OF THE SOUTH JORDAN CITY MUNICIPAL CODE.**

**WHEREAS**, Utah Code § 10-9a-102 grants the City Council of the City of South Jordan (the “City Council”) authority to enact ordinances that it considers necessary or appropriate for the use and development of land in the City of South Jordan (the “City”), including the City’s aesthetics; and

**WHEREAS**, the City Council has adopted Title 17 (Planning and Zoning Code) and Title 5 (Business Licenses and Regulations) of the City of South Jordan Municipal Code (“City Code”); and

**WHEREAS**, the City Council desires to amend City Code § 17.18.030.030 (Residential Use Regulations) of Title 17, and create City Code Chapter 5.39 (Model Homes) of Title 5, to set forth regulations governing the use and operation of model homes in the City; and

**WHEREAS**, the South Jordan Planning Commission held a public hearing, and reviewed and made a recommendation concerning the proposed amendment to § 17.18.030.030; and

**WHEREAS**, the City Council held a public hearing and reviewed the subject text amendments; and

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

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

**SECTION 1. Amendment.** City Code § 17.18.030.030 (Residential Use Regulations) is amended and City Code Chapter 5.39 (Model Homes) is created as shown in Exhibit A to this Ordinance.

**SECTION 2. Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

**SECTION 3. Effective Date.** This Ordinance shall become effective immediately upon publication and posting as required by law.

[SIGNATURE PAGE FOLLOWS]

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BY THE FOLLOWING VOTE:**

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

Mayor: \_\_\_\_\_  
Dawn R. Ramsey

Attest: \_\_\_\_\_  
City Recorder

Approved as to form:

\_\_\_\_\_  
Office of the City Attorney

## Exhibit “A”

(Deletions in ~~strikethrough~~ new language in **bold underline**)

### 17.18.030.030: RESIDENTIAL USE REGULATIONS:

#### A. General Residential Use Regulations:

1. There shall be no open storage of trash, debris, used materials or commercial goods or wrecked or neglected materials, equipment or vehicles. Containers or enclosures containing said items shall not be located in a front yard area, except for temporary use as needed for construction or disposal.
2. Home occupations may be licensed in an approved residential dwelling and according to the provisions of title 5, [chapter 5.38](#), "Home Occupations", of this Code.
3. Farm animals may be allowed as regulated in sections [17.130.020](#), "Residential Chickens Floating Zone", and [17.130.040](#), "Farm Animal Floating Zone", of this title.
4. Household pets may be allowed as regulated by title 6, "Animals", of this Code.
- 5. Model homes may be allowed as regulated by title 5, chapter 5.39, "Model Homes", of this Code.**

### **CHAPTER 5.39 MODEL HOMES**

**Unless otherwise defined in this Chapter, definitions in Title 17, Chapter 17.08 of this Code shall apply.**

**A model home shall be allowed for use as a sales facility only. For the purpose of this Code, a unit within a multi-family residential building used for the same purposes identified herein shall be considered a model home. Sales of properties or units may not be conducted or facilitated from any trailer, nonpermanent structure, or permanent structure not permitted as a model home. The following standards shall apply to all model homes:**

- 1. Location: Model homes are only allowed within City approved and recorded residential developments and must be located on a platted lot or site within the development.**
- 2. Homes in Other Developments: Model homes may not be used to design homes or sell properties or units located in another subdivision or property located outside of the development site.**
- 3. Construction Standards: Model homes must comply with all standards and conditions of approval for the development, including building materials, setbacks,**

**and landscaping. They must comply with all applicable residential dwelling construction standards before and after the discontinued use as a sales office.**

**4. Licensure and Permitting: Model homes shall not be constructed without the application for, approval of, and issuance of a building permit as regulated by section 16.04.340 “Building Permits and Certificates of Occupancy Required” of this Code. Requirements above and beyond those normally associated with a residential structure may be required by the building division for a model home. Model homes may not operate as such without the application for, approval of, and issuance of a business license for such at that location.**

**5. Duration: The business license to operate a model home may be renewed yearly until a building permit is issued for the last remaining lot within the development. The business license shall expire and the use of the model home as a sales office shall be discontinued within one hundred twenty (120) days after a building permit is issued for the last remaining lot within the development.**