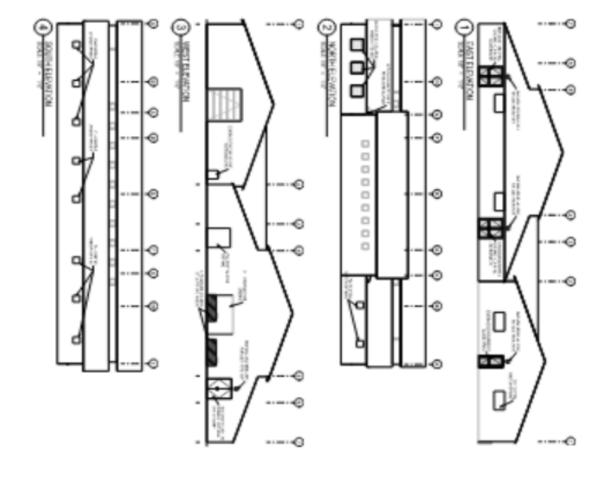
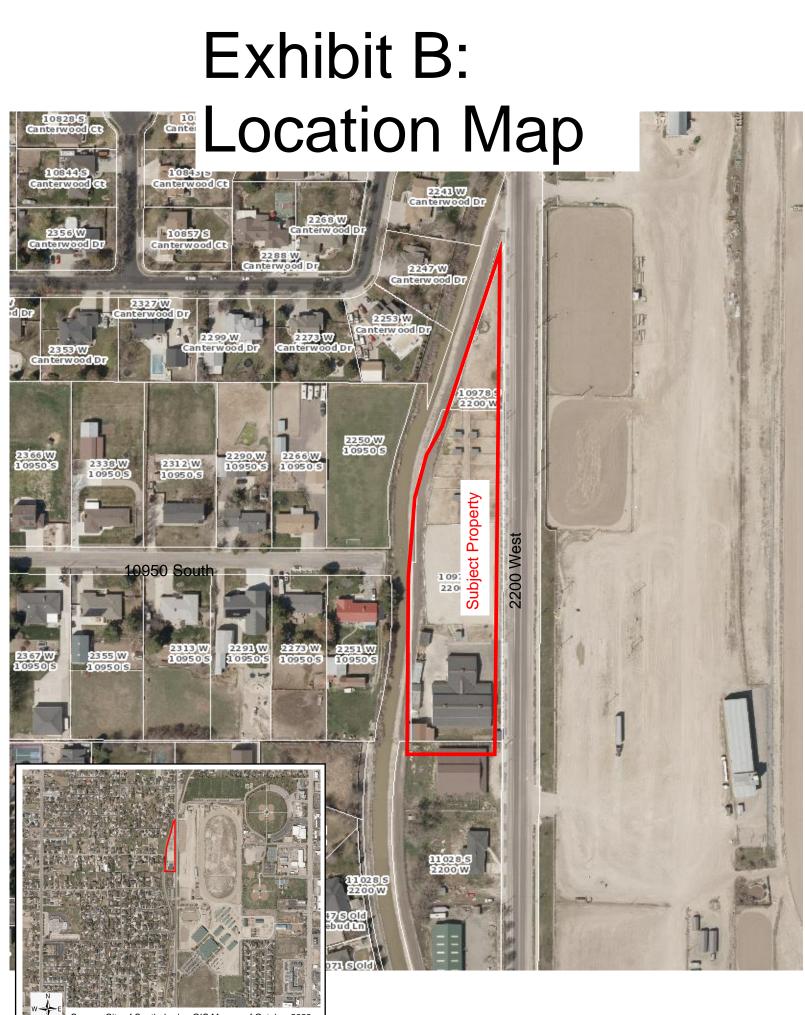
Exhibit A: Existing Bldg & Property







Source: City of South Jordan GIS Map as of October 2023

Exhibit D: Operations Plan



April 18, 2023

To Whom It May Concern:

The Mission Church is a 501(c)(3) nonprofit organization that has been operating in South Jordan since 2013. Our operating hours and uses tend towards those of a traditional church. The following is a sample of our yearly use plan for the building:

Weekly:

- Sunday morning worship services (8:00am-12:00pm 300 people)
- Tuesday evening youth group (6:30pm-8:30pm 50 people)
- Wednesday evening bible study/prayer meetings (6:30pm-8:30pm 50 people)
- Staff office hours (9:00am-5:00pm 2-4 people)

Annually:

 Vacation Bible School - Kids summer camp (one week: Monday-Friday morning -200 people)

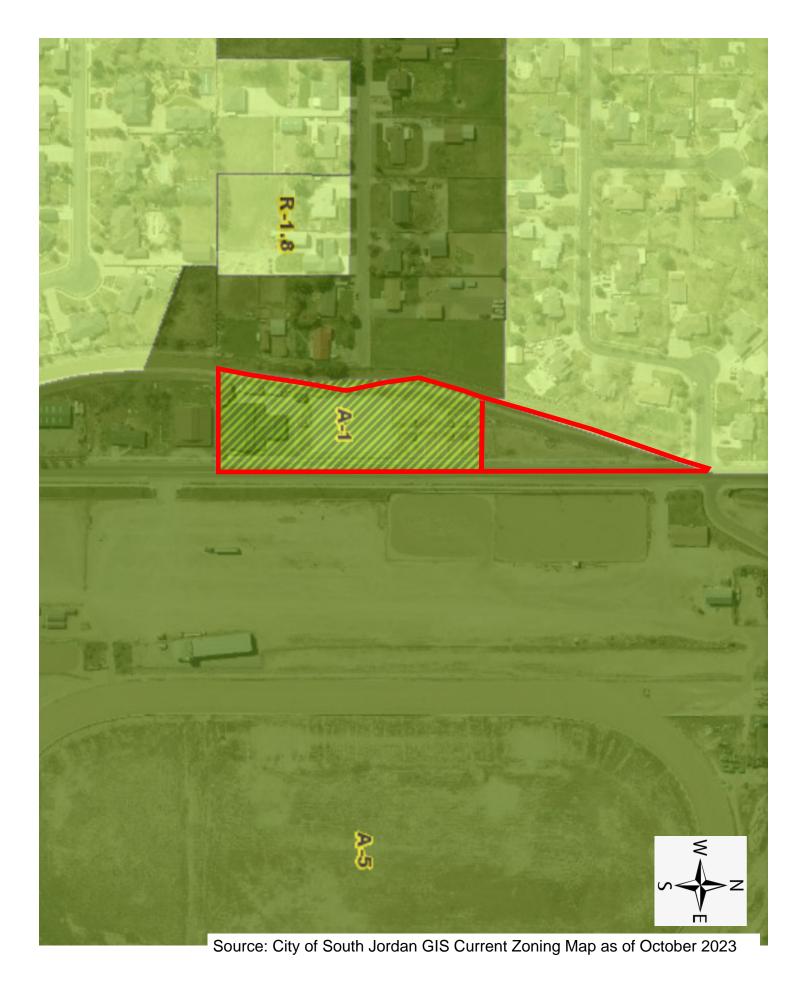
Special/Infrequent:

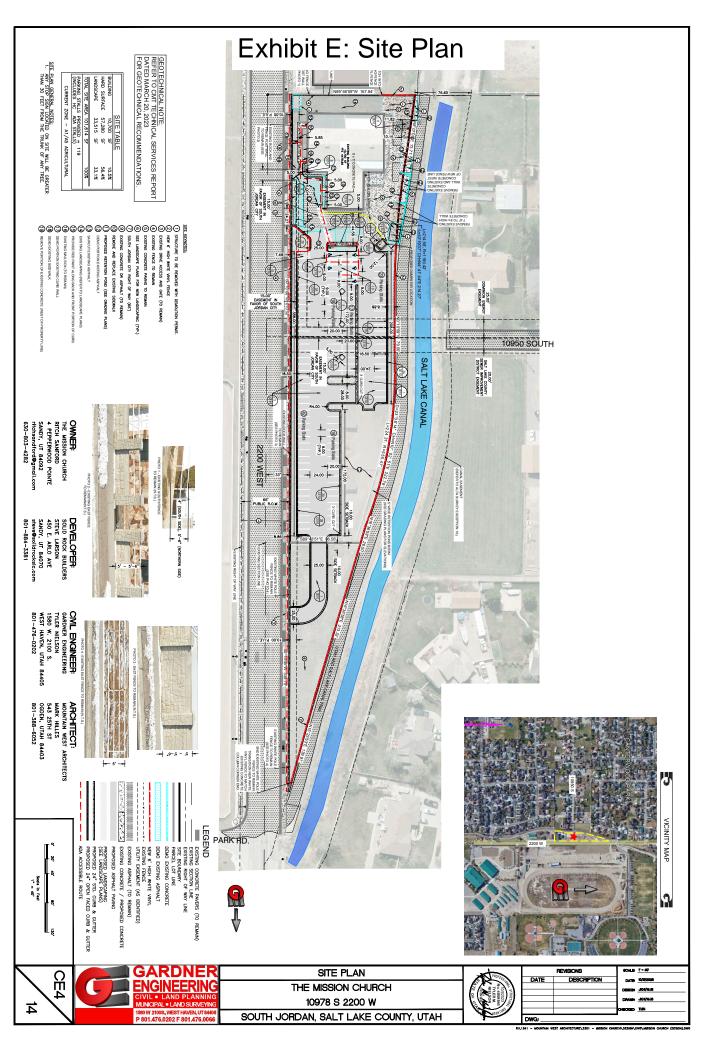
• Weddings/funerals on an as-needed basis (typically 3-4 a year - 200 people)

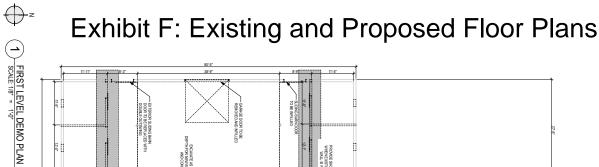
Sincerely,

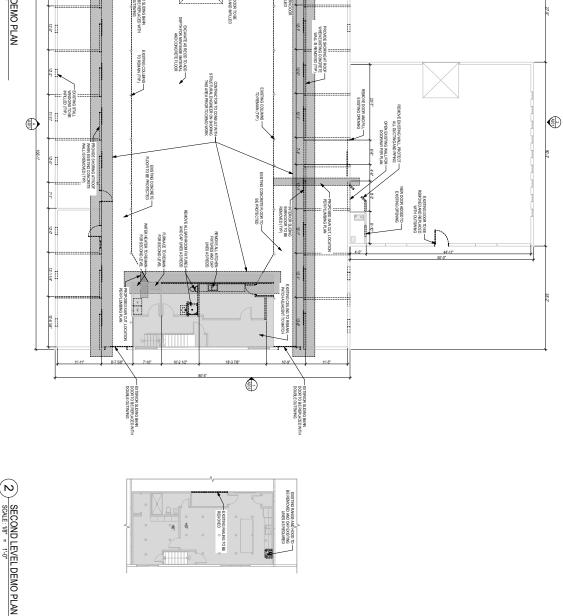
Ritch Sandford Senior Pastor The Mission Church

Exhibit D: Current Zoning Map









S RANGE AND HOOD TO-NED AND CAP EXISTING UNES AS REQUIRED

VLNG TO BE

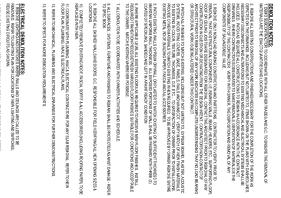


Exhibit F

Page 1 of 2

. REMOVE RECEPTACLES IN AREAS WHERE WALLS ARE CALLED TO BE REMOVED. REFER TO POWER PLAN FOR LOCATIONS OF NEW POWER, REUSE EXSTING CIRCUITS AS SHOWN

WILLS AND OTHER ITEMS TO BE REMOVED

EXTENTS

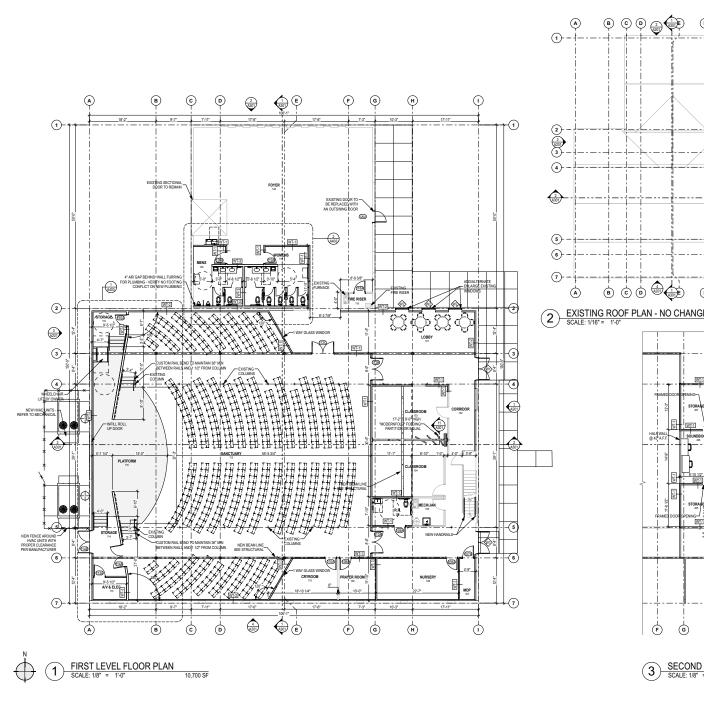
DEMOLITION LEGEND



SCALE DRAWIN

Building Elevation Plans: The Mission Church

10978 S 2200 W South Jordan, Utah 84095



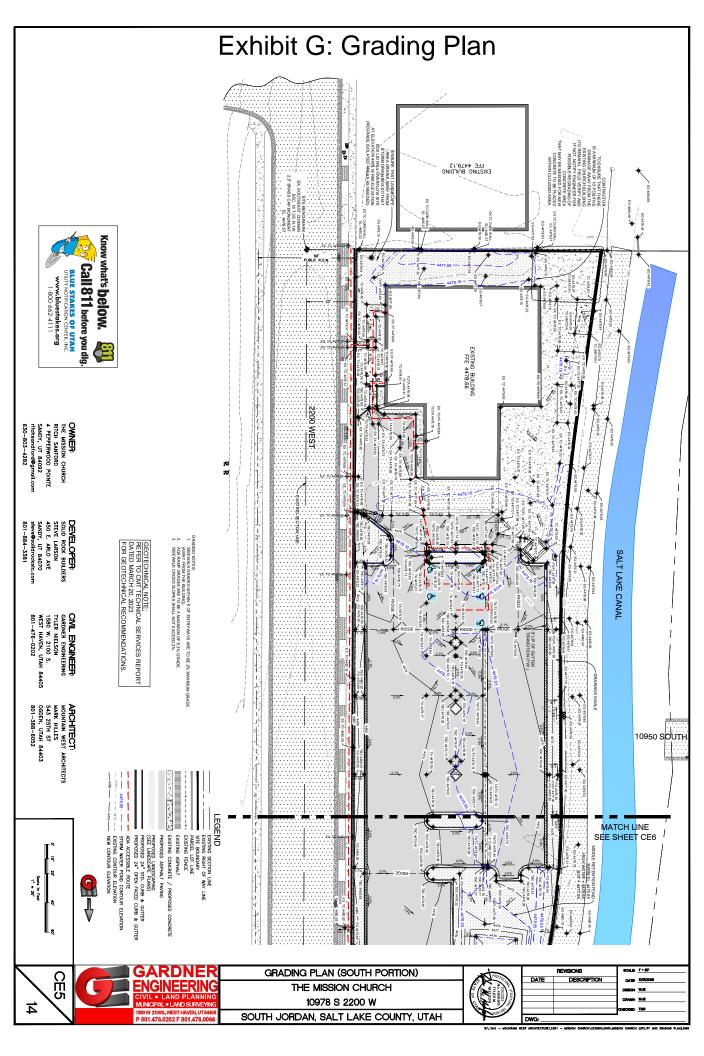
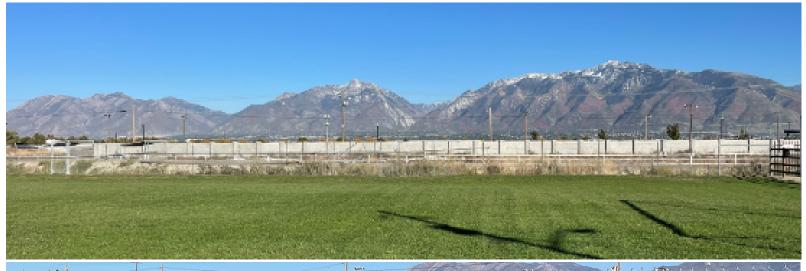


Exhibit H: Fencing





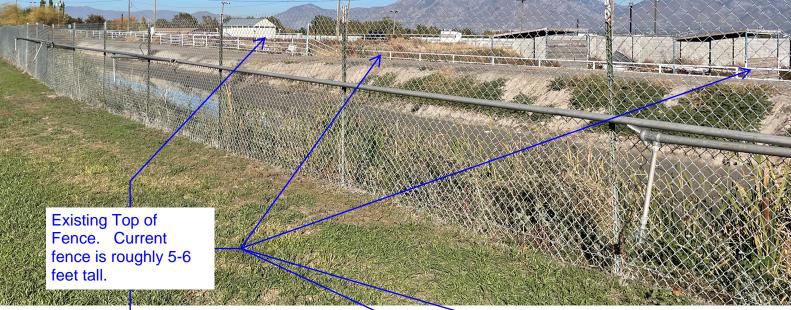


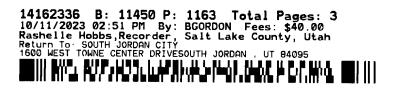




Exhibit I: Recorded Water Line Easement

WHEN RECORDED, MAIL TO:

South Jordan City 1600 West Towne Center Drive South Jordan, Utah 84095



Affects Parcel No. 27-16-478-003

WATER LINE EASEMENT

The Mission Church, a nonprofit organization ("GRANTOR"), for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, hereby GRANTS AND CONVEYS to the CITY OF SOUTH JORDAN, a municipal corporation of the State of Utah ("GRANTEE") and its successors and assigns a permanent easement for water line facilities and appurtenances thereto (the "EASEMENT") upon the following described property situated in Salt Lake County, Utah, and legally described as follows:

A PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 2200 WEST SAID POINT BEING LOCATED NORTH 00°16'10" EAST 101.45 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND NORTH 90°00'00" WEST 32.97 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 16; RUNNING THENCE SOUTH 89°58'00" WEST 21.95 FEET; THENCE NORTH 00°16'48" EAST 215.39 FEET; THENCE NORTH 89°43'18" WEST 119.56 FEET; THENCE NORTH 00°16'48" WEST 15.00 FEET; THENCE SOUTH 89°43'18" EAST 134.68 FEET; THENCE SOUTH 00°16'48" WEST 215.31 FEET; THENCE NORTH 89°57'58" EAST 6.95 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 2200 WEST; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°16'08" WEST 15.00 FEET TO THE POINT OF BEGINNING.

GRANTEE reserves the EASEMENT, so long as GRANTEE determines that such water line facilities shall be required, with the right of ingress and egress to GRANTEE and its officers, employees, representatives, agents, and assigns to enter upon the EASEMENT with such equipment as is necessary to construct, install, maintain, repair, inspect, protect, remove, and replace said water line facilities and appurtenances.

GRANTOR shall have the right to use premises except for the purpose for which the EASEMENT is granted to GRANTEE, provided such use shall not interfere with the water line facilities and appurtenances thereto or any other rights granted to GRANTEE hereunder. This waterline easement shall be binding upon, and inure to the benefit of the successors and assigns of GRANTOR and may be assigned in whole or part by the GRANTEE.

[SIGNATURE PAGE FOLLOWS]

DATED this 11th day of October , 2023.

"GRANTOR"

The Mission Church a Non-Profit Organization

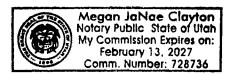
By: Ritchard Sandford, Senior Paster

State of

County of

)) ss.)

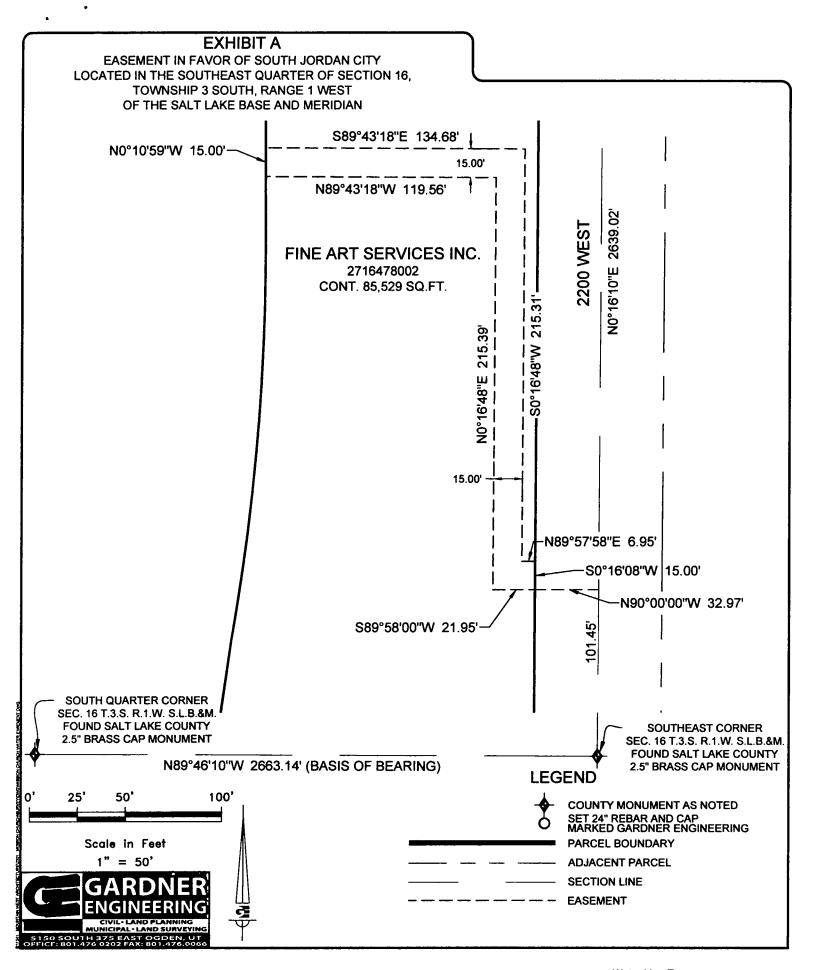
The foregoing instrument was acknowledged before me this 11^{th} day of <u>0ctober</u>, 2023, by Ritchard Sandford, the Senior Paster of The Mission Church

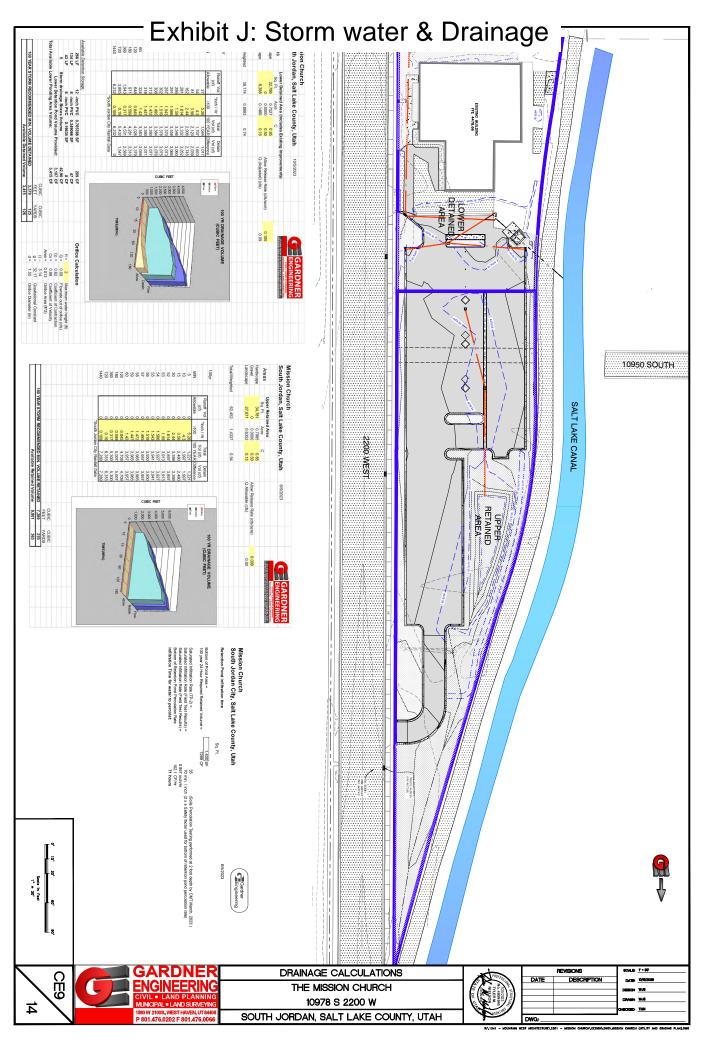


M Clyf Notary Public

My commission expires: 2-13-2027

Residing at: South Jordan







DATE: 10/4/23

RENOVATION FOR THE MISSION CHURCH

Lithonia Lighting	Lithonia Lighting	
RSX2 LED P4 40K R4 EGPV HEIGHT 28	RSX2 LED P5 40K R5 EGFV HEIGHT 28	WALMOUNTED
RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R4 Distribution with EGPV shield	RSX Area Firsture Size 2 P5 Lumen Package 4000K CCT Type R5 Distribution with EGFV Shield	COMFORT FORWARD OPTIC
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13410	12385	
1	-	
189.5392	213.4843	

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WDGE2 LED P2 4 80CRI VF WALL MOUNTED

WDGE2 LED WITH P2 - PERFORM, PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC

Lamp Output 2023

LLF Input 1 14.53



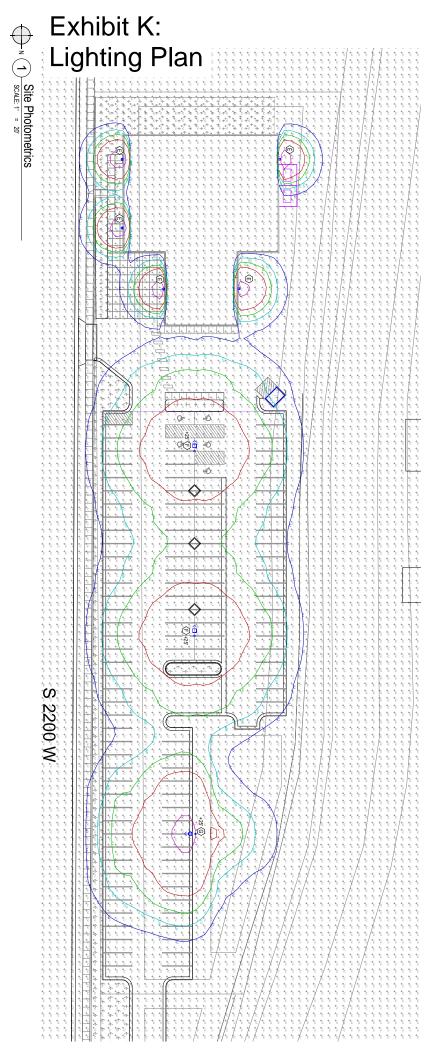
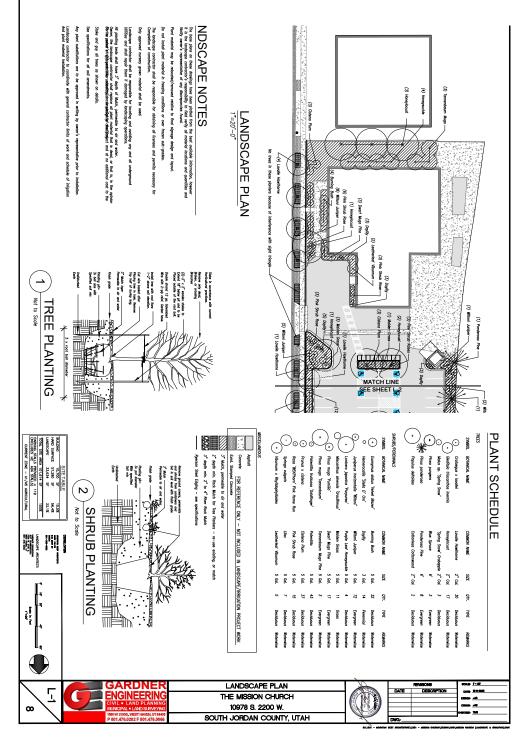
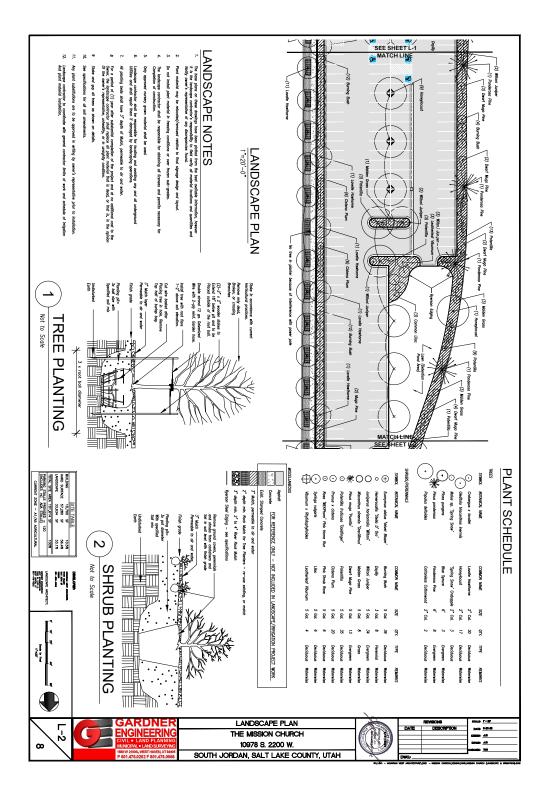
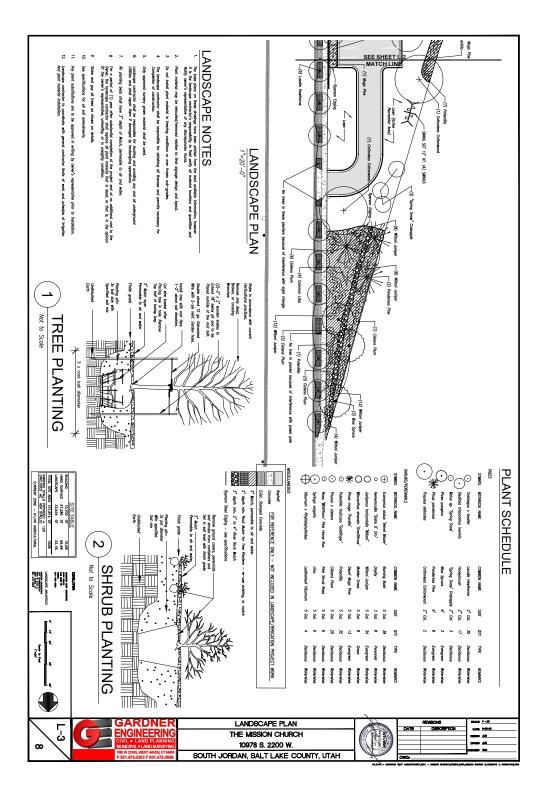
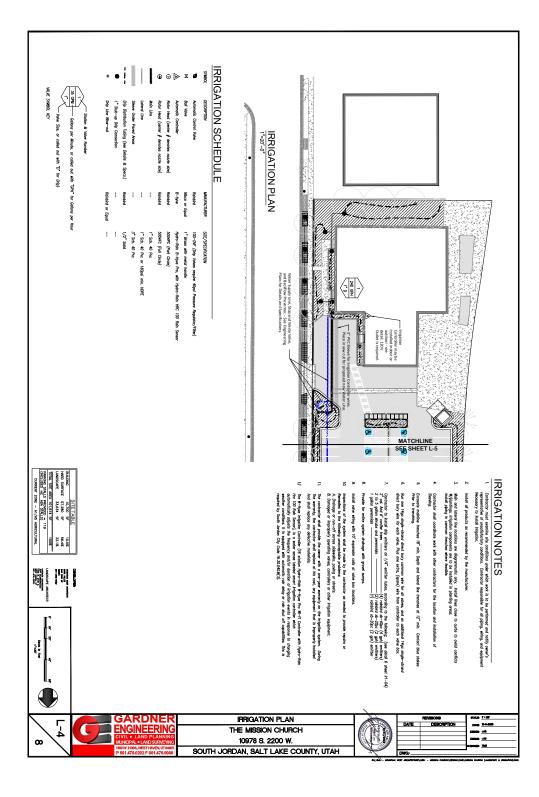


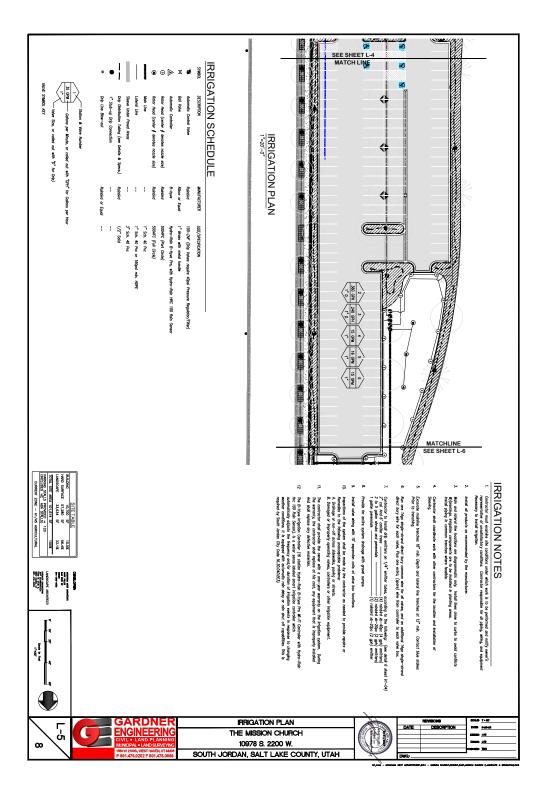
Exhibit L: Landscaping & Irrigation Plans

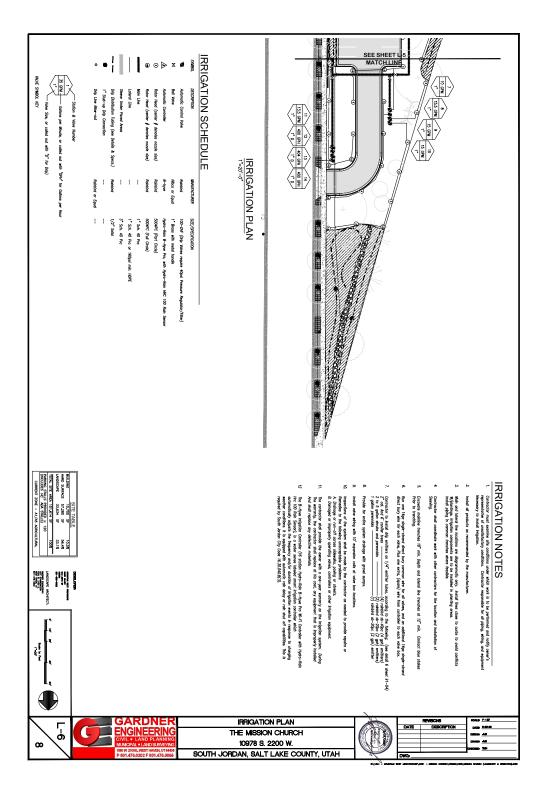


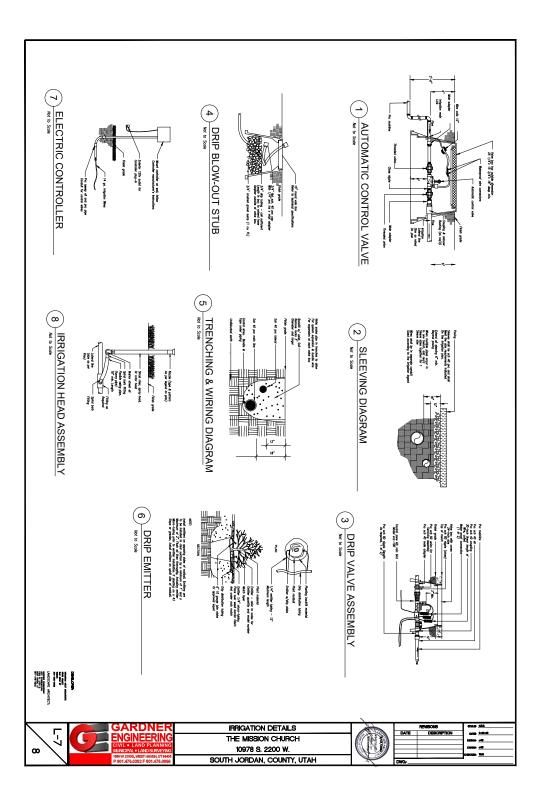












	C space currences in rower is approved an only user, unexy unexy users an approved in repairso. D. Writing Provide color cooled 3.14 gauge, or larger, solid copper whre with insultion covering, approved for direct the and coverceting values to controlled.	D. Wate planed area throughly and immediately upon installation.
		 explain any parameters with the oversign area on inter-tomorray compares the max-entropy and powers, while exercising care to not do may e the plants.
	B. Valve Boxes: Provide plastic box with removable top cover, size as required for constamment of valves and	
	A. Provide Values as specified on Drawings.	 Set stock plamb, incenter of pit or trench, and corresponding to the appropriate grades and alignments indicated on the drawnes.
END OF SECTION 023.30	4.9 Avacimatic Controller: 16 States Hyro Fain B-Hyre Pro VH-FI Controller with Hydoo Ran HW, 100 Rain Sensor, 4.10 V also Products: Provide control valves, drain valves, and other products as follows:	A. Remove builup and wire bakets from togo of bals, and partially from vides, but do not remove from under bals. Bo nou galanding stored faults is odded to thoreash before of during planting operation. Remove all plantic, wooden, paper, or other containers from around plant roots.
		3.17 Planting Trees and Shudo: Esablish tay-out of plant materials for Lands ape Architect's approval prior to final installation, and make any adjustments required to accommodate actual field conditions.
requiring it con loos to this after 44 bour settlement period, cortractor shall pomptly repair as due to improper compaction of Hi volume deficits. 5.17 Comdetions Establish appropriate cycle durations and program the automatic controller accord	 So viversi, connect, marces and an isotoperare and on the U-back-sovenit connection code order train rotatings. Tape: model and telefon Tape for threaded joint connections involving Pape, unless threaded joints are self-sealing poly joints. 	1.16 Printing Goldko: The coll back II may bail coupling of a part coll amendment, 1 part bapadi and 2 parts and coll developed and strates, pilods, colds, readeds, and other or transcoursularities, from the existing coll performationing.
A. Upon completion of tarsiting, bacidit trendmes with existing treach matteria, or importabilit if events is a constraint of the second state of the second state of the second state work, events the second state of the sec	D. Steves: AGTM 0 1785, Schedule 40, poly-link chicade (AVC) plastic pipe, 3" diameter.	erough to allow pitcing of root ballon a setting layer of planning soit Loosen hard subsoil in bottom of excavation.
5.16 BioKilling Tendbes: Prior to bioddilling, operate infigition zones, checking sprink for haids and lines for leaks or system failures. Repair and re-test system as necessary to ensure proper oper oper oper oper.	C. Drain Pipeg: ATM D 1785, Schedule 40, polyvinyl chloride (PVC) plastic pipe; ATM D 2466, Schedule 40, PV C plastic, societype fittings; and solvenit-cemented joints.	3.15 Exclusion for Trees and Strubs: Exclusion pilot with vertical sides and with bottom of exclusion slightly raised at center to assist draitage. Exclusion approximately 3 times as welds as ball diameter and deep
	 Unterail Lives: AGTM D 2785, Schedule 4D, polyunyl chordet (IVC) paistic pipe: AGTM D 2468, Schedule 4D, IPC paistic, scheduler Age Effletige, and scheder-comment/eligions, for (High D const.) V PV (Eth/exe Effect and for 3000 in Viges: nat schedule 500 bardet Effluting with proper characteristics.) 	
 Prevalence Testing Prior to installing product Para Disputs Annual Annual Testing Para Para Para Para Para Para Para Par	 Pee Products: Use paie, table, fittings and joining products as follows: Pressure Priper, SATIM 01785, Stondate 40, port/w/ doisof.uk/pPCJ parkst: patrix, KTMI 0 2466, Schodate 40, PVC patrix, coverings efficiency, and observe covered joints. 	PART 3 - DECORTION 3.11. Prevavelos Doos Installatat materiala lo fenerita condition, or oran foun sub-anale.
 Control Valves: Install electric valves in valve boxes stated to accommodate the entitie assembly additional space inside for operation and mathemations of the system. Valve writing shall be an entitied and additional state and additional and an additional additional states. 	 Crusteed statist provide 1/4 rainnestic clean crusted gavefric use in all crainage and sump applic atoms on the project. 	Sind between 60% and 70%, and City between 10% and 20%. The overall texture class for the toposit shall be Sindy Loam, Loam, or Sity Loam.
 Severs: Install pipping under sidewahls and parting in PriC sidevers, except in forming particle direct pipe instantion may be necessary. We Clevere information answers rules abult be abulted that in in- stantion diameter of the supply piping contained within the drever. Extend aleves 6' beyond the pared surfaces. 	4.6 Baddit Materials: If demonstrancescraps up this Londszap An indexes, provides 4 damantar uniformity graded mit of call and graduarit fill, not exerciseding 3/2" diameter particle size, for badditing trenches and examated areas on this system.	31.1 Burting bedraudo: Porulos J Nejh quality parken ropod feas from detric, harmful substances, and specialize than 2" in disease. 'S of the ropod balaysia: a DD seek, and these a Pid these energy and AD. The remninger content wild be activities.' Statistical SX: Mole: AS, four KAME sci205.
C. Turneling: Insall pipe under wakways or other dostructions that cannot be disturbed, by turn boring, or jocking.	PART 4 - PRODUCTS	2.11 Soli Amendment: Provide soli compost, Nutri Mulch or approved equal.
 Figure and Wrining, including pear on wrising, at this generative dispetition, and provide for the thermal were be asymmetry to wrising pear in intervision, uncoding unconcessionly write all agained bends in the pipe delector of Rhangs. If required, to connect pipeling of dissimilar metals. 	3.5 V at analyty, in the comparison and provide rules to over your any analytic string in inglation system. A there end if the one your is provide the construction of incidence with isotration and incidence improperly constructed or installed, and shall implave any deficitive materials.	2.10 River too Ad Adults's Provide Rock, a diameter of 2" to 4". Spores and the fixed of and, day and other foreign substrates, at an and " Setter, Colorshi covid of whitele constraints observes, Glearent service to owner's representative prior to installation) total it a directed to at 3" depth over weed barrier fabric.
10 developing training general services and produce an executive and the first minimum and an and an and and the developing and the service of the service and the developing and the service and the developing and the service of the service of AGTINI 0.226. Type III, as global service to the and build if and build if a read build if a	3.4 Comply with requirements of authorites having jurisdiction over the imigation system and components.	2.9 Fertilizer: Provide Miloganite, or equal, 6 percent ritrogen, 2 per cent phosphorous, and Opercent potassium, by weight.
5.15 General instalation: install all products as recommended by the manufacturers A. System Drahage: Provide complete drahage of the entire system to existing ma	8. Upon completion of construction, provide the Owner with system operating instructions, as a badde index truth the appropriate action of water cycle for each circuit station affected, and a list of supplem, or manufacturer's catalog of parts, for use during operation and maintenance of the system.	2.8 Trees and Shubo: Provide well-shaped, ruly branched, hastify, vigorous numery grown stock of sizes and grades indicated, fee of disease, insects, eggs, larvae, and defects, conforming to AMSIZED1.
5.4 Transfing: Excurse trendsing doing approved increase providing a minimum "4" width and bar of the providing and the providing approximation of the providing and consistent pipe sealing base, free from materials but may cause damuje to the pipe sealing base.	Dravison 13 bet extractors. A Uppon completion of constructions provide the Owner within reproducible "Ar-Built" drawing indicating the pont construction layout of the impairon system and components.	nomenciatura, vate name generalih zacendelih me nurzery trade, kon kulastvativan wilke permited without tex written poroval of tex Luncapora Artikete: Rives locatedin rovaro groupiegtstvalite matchad insiae, form and appearance without prunkę.
arrangement of piping systems and components. Piping and system components must be rooted boated in coordination with existing conditions found on the site.	3.3 Submittade: Submit product deta and wring data ans coording to the Conditions of the Contract and	2.7 General Product Requirements: Provide only those plants identified on the Scholde of Plant Miterhils. The plants listed on the "Schold wi"have been selected for a combination of physical features and evaluations. In the Schold of the second second second second second second second
unsaturation of constrons and our experience of providing the observations of the set of	B. Lupoid of the new system requires adapting to, and possible modifications of the existing system and compared to the compared system. Sources or the find viewly requires (continuous and requires) sports for the system design that may be required to work adapting the system design that may be	PART 2 - PRODUCTS
3.12 meeting boors: micro a instal balow, investigate the eventing system and a rule stal balow constraints of the other statistics and other factors that in the other statistics and other factors that in the other statistics and other factors that in the other statistics are statistically and the other statistics are statistically and other factors that in the other statistics are statistically and other factors that in the other statistics are statistically and other factors that in the other statistics are statistically and other factors that in the other statistics are statistically and other factors that in the other statistics are statistically and other factors that in the other statistics are statistically and other factors that in the other statistics are statistically and other factors that in the other statistics are statistically and other factors that in the other statistics are statistically and other factors that in the other statistics are statistically and other factors that in the other statistics are statistically and other statistically are statistically and other statistics are statistically and other statistically are sta	A. Minimum water coverage for the work under this section shall not be less than 100 percent of all plant materials affected by this project.	1.6 Naintain trees and shoulds as required to establish healthy, viable plantings during the installation period.
	1.2 Quality Assurance: Virok under this section shall be performed only by, or under the supervision of a Utah Contractor its most to its irrigation work.	Completions against a disability chicking and with its indicates listing or you want to be detect in resulting from Over of neglect, and advect indicates and one conditions unaversative and one of the detects with are therpool Construction's control. Remove and replace unhealthy and dead plane material within the warrange period.
1. Maudiscuers: a. Ruiteird	3.1 Work under this exclosine/cludes furnithing all labor, materials, equipment and services necessary to install the landscape inglistors system components identified on the drawings and as specified liverin.	
 with plugged end. 	PART 1-GENERAL	1.4 Quality Assurance: Provide trees and shrulos of quality, size, genus, species, and variety indicated,
	SECTION 02810 - IRRIGATION SYSTEMS	
 Envitter Tubing Stee: 1/8-inch minimum ID and maximum of 18' long. 		 Submitta's: In addition to product certificates, submit the following: A Planting schedule indicating anticloated dates and locations for such type of planting.
Single-Outlet Emitters: To deliver the following flow at approximately 20 put and a single outlet and a single outlet	END OF SECTION 02330	instal paint motenia and ianocape items ioentined on the or a wrige and asspecified netwin.
Manufacturer a. Reini Bird Sprinkler Mig. Corp. b. Toro Company (The): Imgation Div.	3.20 Geaving: Remove supplies soil and vasbe material, including excess subsoil, unsuitable soil, trash, and debris, and legativ dispose of it off the Owner's property.	1.2 Work under this sociani indudes fumbbing all labor, materials, equipment, and powices necessary to
B. Emilters: PE or vity/ body,	3.17 молистику, курку з куст от разлику полот очет и в чете лиз жи корованику весь аз половерских их ме drawings.	1.1 Drawings and general provisions of the Contract, including General Conditions and Division 1 Specifications are to the section of the Contract including General Conditions and Division 1 Specifications
A. Strainer/Filter Units: Brass or plastic housing, with corrosion-resistant internal parts; of size an required for devices downstream from unit.		PART 1- GENBAL
4.11 SEMIAKON SECURCI IES	3.18 Tree and show Pruning. Do not prune trees and should at one of painting except to remove injured or dead branches.	SECTION 02830 - EXTERIOR PLANTS

killing, operate irrigation zones, checking sprinkler has ds and lateral Repair and re-test system as necessary to ensure proper operation.

Inthesisting trench materials, or imported fill if existin enches as necessary to receive new work, exercising Trenches must not show signs of additional settleme ment period, contractor shall promptly repair settlem

Building

GARDNER ENGINEERING CIVIL I LAND PLANNING

CONLORD Mar New Mar Ne

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and paying in PVC skeves, except in frontage park strip, where 4. PVC skeve interior diameter size shall be double the largest contained within the skeve. Extend skeves 6" beyond the odge o

ecified depths, and provide for the thermal expans unnecessary vertical says and bends in the pipe. In f dissimilar metals. structions that cannot be disturbed, by tunneling

LANDSCAPE / IRRIGATION SPECIFICATIONS THE MISSION CHURCH

10978 S. 2200 W. SOUTH JORDAN, COUNTY, UTAH

ntire system to existing manual drain valves wi as te number of in-line filter draiss at all low poi and backfill with cleaned fill as specified. Cover aturated felt and backfill remainder with excave the manufacturers

bows sized to accommodate the entire assembly, with internance of the system. Yahe wring shall connect all values - 30° expension on all *every value*. Where wring that crosses install value bows to provide necessary support, and provide install value bows to provide necessary support, and provide install value bows to provide necessary support.

flush the entire system for 5 minutes. After flushing ours. Chock for and repair leaks or system failures

DATE

and indicate general location and m components must be routed and

existing system and installation conditions to flow characteristics, and other factors that may affect if utility lines. Notify the Landscape Architect of remedy prior to the start of work.

Ô

routes providing a minimum 4" width and 12" depth for all lateral lines, accommodating all grade changes, with a from materials that may cause damage to the pipe.

EMBIONS DESCRIPTION

0001.0 <u>HTA</u> 0000 <u>4-0-0</u> 00000 <u>4-0</u> 00000 <u>4-0</u> 00000 <u>1-0</u>

Exhibit M: Pubic Mailing Notice

Dawn R. Ramsey, *Mayor* Patrick Harris, *Council Member* Bradley G. Marlor, *Council Member* Donald J. Shelton, *Council Member* Tamara Zander, *Council Member* Jason T. McGuire, *Council Member*



NOTICE OF PUBLIC HEARING

October 13th, 2023

Dear Recipient:

South Jordan City has filed applications (**PLSPR202300057 & PLCUP202300061**) for Site Plan and Conditional Use Permit review of a proposed Church Use, The Mission Church to be located at roughly 10978 South 2200 West.

You are receiving this notice because Salt Lake County records indicate that you own property that is within 300' (feet) of the subject properties boundaries; or are listed as an affected entity. A map showing the property location is attached to this notice.

A public hearing regarding this proposal will be held before the South Jordan City Planning Commission **at 6:30 p.m. on Tuesday October 24, 2023,** in the South Jordan City Council Chambers (1600 W. Towne Center Drive). All interested parties are invited to attend. Virtual attendance can be done by following by providing instructions provided at: <u>https://www.sjc.utah.gov/254/Planning-Commission</u> and <u>https://www.sjc.utah.gov/241/City-Council</u> on the respective dates. Virtual attendance is contingent upon the user's internet access, not the city. For more information, the published agenda and packet with supporting material will be available to the public by 12 p.m. October 20, 2023 for Planning Commission at: <u>https://www.sjc.utah.gov/254/Planning-Commission</u>;.

Written comments or concerns may be submitted by mail; or by emailing Andrew McDonald at <u>amcdonald@sjc.utah.gov</u>, <u>by 12 p.m. October 24, 2023</u>. This ensures that any comments or concerns received can be reviewed by Staff and the Commission prior to the meeting. All comment or concerns received will be placed on record. Comments or concerns may also be given in-person during the hearing.

Should you desire further information, you may contact the South Jordan Planning (Andrew McDonald), (801) 446-4357 during regular business hours or by contacting the email provided.

Respectfully, Andrew McDonald Planner I

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

Location Map of Subject Properties

