

RESOLUTION R2023 – 07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE FUTURE LAND USE PLAN MAP OF THE GENERAL PLAN OF THE CITY OF SOUTH JORDAN BY ADJUSTING THE BOUNDARY BETWEEN THE MIXED USE (M-U) AND AGRICULTURAL PRESERVATION (AP) ON PROPERTY LOCATED AT 10657 S. 1055 W.; BRYAN FLAMM / RIVERPARK RESIDENTIAL, LLC (APPLICANT).

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Future Land Use Plan Map of the General Plan of the City of South Jordan (“Land Use Map”); and

WHEREAS, the Applicant requested that the City Council amend the Land Use Map by adjusting the land use designation on property located at 10657 S. 1055 W. from Agricultural Preservation and Mixed Use ; and

WHEREAS, the South Jordan Planning Commission reviewed Applicant’s proposed amendment and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed amendment; and

WHEREAS, the City Council finds that amending the Land Use Map as proposed by the Applicant will enhance the public health, safety and general welfare, and promote the goals of the General Plan.

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

SECTION 1. Amendment. The land use designation of the Land Use Map of a portion of property described in Application PLZBA202200147, filed by Bryan Flamm, which is located at 10657 S. 1055 W. in the City of South Jordan, Utah, the boundary between Agricultural Preservation and Mixed Use is hereby changed as shown in **Exhibit A**.

SECTION 2. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2023 BY THE FOLLOWING VOTE:**

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:


Gregory M. Simonsen (Jan 12, 2023 10:06 MST)

Office of the City Attorney

EXHIBIT A
(Property Description)

AGRICULTURAL PRESERVATION (AP) BOUNDARY

A part of a parcel identified by Salt Lake County Recorder as #27-14-401-023, being located in the Southwest 1/4 Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian, located in South Jordan City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located along a southerly boundary of said parcel as determined by survey, said point also being located S0°24'12"W 652.29 feet along the Section line and N89°35'48"W 2,705.50 feet from the east 1/4 Corner of Section 14 Township 3 South, Range 1 West, Salt Lake Base and Meridian; running thence along said parcel the following two (2) courses, (1) N86°07'49"W 136.18 feet; thence (2) N04°57'08"E 127.01 feet; thence N89°27'35"E 133.62 feet; thence S03°38'08"W 137.26 feet to the point of beginning.

Contains: 0.41 acres+/-

MIXED USE (MU) BOUNDARY

A part of the Southeast Quarter and the Southwest Quarter of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being located in South Jordan, Utah, being more particularly described as follows:

Beginning at a point located on the westerly side of Lot 17A, RIVERPARK CORPORATE CENTER SUBDIVISION – RETAIL PHASE 2, according to the official plat thereof of recorded February 12, 2008 as Entry No. 10345465 in Book 2008P at Page 33, in the office of the Salt Lake County Recorder, said point being S00°24'12"W 499.21 feet along the Section line and N89°35'48"W 1,277.35 feet from the East 1/4 Corner of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence along said plat the following six (6) courses: (1) S21°17'11"W 77.66 feet; thence (2) S10°38'34"W 65.51 feet; thence (3) S02°07'19"E 99.35 feet; thence (4) S01°02'49"E 77.84 feet; thence (5) S27°24'17"W 146.95 feet; thence (6) S23°28'27"W 125.50 feet to a southwesterly corner of said subdivision; thence along a boundary described in that certain Warranty Deed recorded October 15, 2018 as Entry No. 12867392 in Book 10721 at Page 5285 in the office of the Salt Lake County Recorder, S27°50'39"W 45.34 feet to a northeasterly corner of a boundary described in that certain Warranty Deed, recorded on December 31, 2012 as Entry No. 11547173 in Book 10093 at Page 5725 in the office of the Salt Lake County Recorder; thence along said deed the following two (2) courses: (1) N81°57'57"W 243.90 feet; thence (2) N88°44'53"W 855.27 feet to a point on a boundary line described in that certain Warranty Deed recorded on December 2, 2005 as Entry No. 9570739 in Book 9225 at Page 3334 in the office of the Salt Lake County Recorder; thence along said deed the following two (2) courses: (1) N04°16'11"E 392.11 feet; thence (2) thence N86°07'49"W 188.25 feet; thence N03°38'08"E 137.26 feet; thence S89°27'35"W 133.62 feet to a point of the easterly right-of-way line of 1055 West Street; thence along said easterly right-of-way line N04°57'08"E 43.20 feet to a point on an existing fence line; thence along said existing fence line and the extension thereof N89°27'35"E 1,269.26 feet to the extension of a fence line; thence to and along said fence line S80°22'10"E 285.19 feet to the point of beginning.

Contains: 17.40 acres+/-