

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: OCTOBER 14, 2025

FILE OVERVIEW

Item Name	Legislative Text Amendments to City Code
Address	1600 W. Towne Center Drive, South Jordan, UT 84095
File Number	PLZTA202500196 Ordinance 2025-17
Applicant	City of South Jordan
Staff Author	Joe Moss, Long Range Planner

ITEM SUMMARY

The proposed text amendments modify the subdivision and zoning codes to ensure compliance with changes in state legislation. The following chapters have modifications proposed:

- [§16.04.160 Lots and Parcels](#) is proposed to be amended per [S.B. 104](#) to clarify the process, documentation required, and appeal process for property line adjustments.
- [§16.14 Subdivision Amendment](#) is proposed to be amended to clarify noticing requirements and include a new written objection period prior to the public hearing per [S.B. 104](#).
- [§17.04.060 Public Notices](#) is proposed to be modified to include additional notice requirements for land use amendment changes that are not considered “ministerial” per [H.B. 368](#).
- [§17.08 Definitions](#) is proposed to be amended to state that property line adjustments are “simple boundary line adjustments” under state code per [S.B. 104](#).

TIMELINE

- **September 5, 2025** City Staff discussed recommended zoning code modifications per the 2025 legislative session with the City Council at a study session.

REPORT ANALYSIS

Application Summary: The proposed changes to the zoning code are intended to address changes made by two bills in Utah's 2025 legislative session.

S.B. 104 modifies the process adjusting property lines and making subdivision amendments. The legislation changes require the following:

- Requires conveyance documents for boundary line adjustments.
- Establishes qualifying criteria for simple boundary adjustments.
- Modifies the noticing requirement for subdivision amendments to include a written objection window of at least ten days from the time of the notice. This window must end one day before the public hearing.

In order to comply with these changes, the proposed amendments modifies the following sections of City code:

- **§16.04.160 Lots and Parcels** is proposed to be amended as follows:
 - Establishes qualifying criteria to determine eligibility for a property line adjustment.
 - Updates the required conveyance document materials needed for property line adjustment application including a conveyance of title and diagram of the proposed changes.
 - Includes a requirement that approval notices have a disclaimer that any potential error is not the responsibility of the City.
- **§16.14 Subdivision Amendment** is proposed to be amended as follows:
 - Clarifies that the Planning Commission is the land use authority for subdivision amendments.
 - Clarifies that applicants may petition to have their application heard by the Planning Commission within 45 days of the city receiving the petition.
 - Clarifies who is noticed.
 - Requires notices include a new written objection period prior to the public hearing.
- **§17.08 Definitions** is proposed to be amended as follows:
 - Clarifies the definition of a "property line adjustment" means the same thing as a "simple boundary line adjustments" under state code.

H.B. 368 modifies public noticing requirements for land use amendments. These modifications include:

- Establishes a definition of changes that are “ministerial in nature.” A change that is ministerial must comply with at least one of the following:
 - The land use update is to bring City ordinances into compliance with a state or federal law.
 - The land use update that affects an entire zoning district or multiple zoning districts.
 - The land use update is a non-substantive, clerical text amendment to an existing land use ordinance.
 - The land use update recodifies the City’s existing land use ordinances.
 - The land use update designates or defines an affected area for purposes of a boundary adjustment or annexation.
- While ministerial updates are subject to existing noticing requirements, land use updates not deemed to be ministerial must comply with additional noticing measures.
- The additional notice must be mailed to property owners in the area directly affected by the proposed change and include:
 - A summary of the effect of the proposed change, or
 - A direct link to the City webpage where a summary of the effect of the proposed change can be found.

FINDINGS AND RECOMMENDATION

Strategic Priorities Conformance:

The application is in conformance with the following directives from the Strategic Direction:

- BRE-1. Develops effective, well-balanced, and consistently applied ordinances and policies
- BRE-2. Implements ordinances and policies that encourage quality community growth and development

Findings:

- The proposed modifications will help South Jordan’s zoning code more closely align with Utah legislative requirements
- The proposed modifications are not major changes from existing policy and procedure, but does provide additional clarity to the subdivision and zoning code.

Conclusions:

- The application is in conformance with the City’s Strategic Priorities.

Planning Staff Recommendation:

Staff recommends approval of the ordinance based on the report analysis, findings, and conclusions listed above.

PLANNING COMMISSION ACTION

Required Action:

Recommendation for City Council

Scope of Decision:

This is a legislative item that will be decided by the City Council. The decision should consider prior adopted policies.

Standard of Approval:

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. (See Utah Code [§ 10-9a-501](#) et seq.)

Motion Ready:

I move that the Planning Commission provides a favorable recommendation to the City Council for:

1. Ordinance 2025-17 Text Amendment to City Code (§16.04.160 Lots and Parcels, §16.14 Subdivision Amendment, §17.04.060 Public Notices, and §17.08 Definitions Generally)

Alternatives:

1. Recommend approval with modifications
2. Recommend denial of the ordinance
3. Schedule the item for a decision at some future date.

SUPPORTING MATERIALS

1. Ordinance 2025-16
 - a. Exhibit A, Lots and Parcels
 - b. Exhibit B, Subdivision Amendment
 - c. Exhibit C, Public Notices
 - d. Exhibit D, Definitions Generally

ORDINANCE NO. 2025 - 17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING CHAPTERS 16.04.160 (LOTS AND PARCELS), 16.14 (SUBDIVISION AMENDMENT), 17.04.060 (PUBLIC NOTICES), 17.08 (DEFINITIONS GENERALLY) OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO COMPLY WITH CHANGES IN STATE LEGISLATION.

WHEREAS, Utah Code Section 10-9a-102 grants the City of South Jordan (the “City”) authority to enact ordinances that the South Jordan City Council (the “City Council”) considers necessary or appropriate for the use and development of land within the City; and

WHEREAS, the updated zoning code will enable the City to comply with changes in State of Utah legislation; and

WHEREAS, the South Jordan Planning Commission held a public hearing, reviewed the proposed text amendments set forth in the attached **Exhibit A, Exhibit B, Exhibit C, and Exhibit D**, and made a recommendation to the City Council; and

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

WHEREAS, the City Council finds that the proposed text amendments, set forth in **Exhibit A, Exhibit B, Exhibit C, and Exhibit D**, will enhance the public health, safety and welfare in the City.

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

SECTION 1. Amendment. Section 16.04.160 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit A**, is hereby amended.

SECTION 2. Amendment. Section 16.14 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit B**, is hereby amended.

SECTION 3. Amendment. Section 17.04.060 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit C**, is hereby amended.

SECTION 4. Amendment. Section 17.08 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit D**, is hereby amended.

SECTION 6. 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 7. Effective Date. This Ordinance shall become effective immediately upon publication or 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 _____, 2025 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

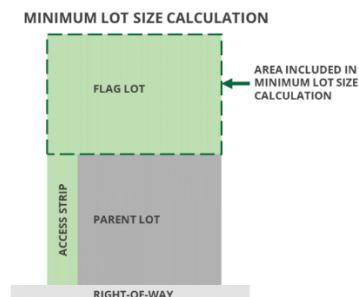
Approved as to form:

Gregory Simonsen
Gregory Simonsen Doc 8, 2025 (05:35:00)
Office of the City Attorney

16.04.160: LOTS AND PARCELS

The following requirements pertaining to subdivisions, condominiums or other developments shall be incorporated into project design and implemented by the developer:

- A. Size And Shape: Each lot or parcel shall be of adequate shape and size to accommodate area, yard, frontage, width, parking, access, landscaping, building and all other requirements of the zone in which the lot or parcel is proposed and to accommodate reasonable use of the property.
- B. Lot Constraints: Existing topography, easements, vegetation, waterways and other natural or historic features of the property shall be accommodated in the design of lots or parcels.
- C. Lot Remnants: Every portion of a parcel being subdivided or recorded as a condominium shall be included in a lot or lots in the proposed subdivision plat or as common, limited common or private ownership in a condominium except for public rights-of-way, parks or other areas dedicated for public use. Non-buildable parcels shall be so identified with clarifying information to indicate their purpose.
- D. Flag Lots: Flag lots may be utilized to facilitate development of otherwise inaccessible lots as set forth in this section.
 - 1. Qualifying Criteria. Flag lots may only be considered for lots or parcels that meet all of the following qualifying criteria:
 - a. There is no feasible or practical way to subdivide the lot or parcel or gain direct access to a public street or future street system as determined by the City Engineer.
 - b. The proposed subdivision will create a maximum of two (2) new residential building lots from the original lot or parcel; or the proposed subdivision will create a maximum of two (2) additional building lots, one created from the original parcel and another created from an adjacent parcel that also meets all requirements for flag lots.
 - c. The original lot or parcel has a cumulative minimum of 125 feet of contiguous street frontage.
 - 2. Design Standards. A flag lot shall comply with the following design standards:
 - a. Lots:
 - (1) All proposed lots meet the minimum required setbacks of the underlying zone including density. Density is calculated on the area included in the original subdivision plat.
 - (2) Flag lots shall have a lot size that is 125% the minimum size permitted in the underlying zoning district. Square footage within access strips shall not be included in the minimum lot size calculations.



- (3) Setbacks are as set forth in the governing zoning district, but in no circumstance may be less than fifteen feet (15').
- (4) The front setback for the flag lot shall be determined by which portion of the lot is most parallel to the street where the flag lot is accessed and shall exclude the access strip in location of the minimum setbacks.

b. Structures:

- (1) Structures on flag lots shall be a maximum of 25' in height.
- (2) Structures, including accessory buildings, are prohibited within the access strip of a flag lot.

c. Access Strip:

- (1) Access strips shall be a minimum of twenty feet (20') of paved access width. Greater access width may be required by the fire marshal based on the access with requirements of the International Fire Code.
- (2) The access strip portion of a flag lot shall be platted as a contiguous portion of the flag lot.
- (3) All proposed driveways and access points shall comply with applicable International Fire Code standards.
- (4) The driveway access strip shall be paved with asphalt or concrete to a minimum width of twenty feet (20'). Design of the driveway shall provide a manner for controlling drainage water acceptable to the city engineer. The load bearing capacity of the driveway may be required to be designed to support the weight of fire and emergency vehicles as required by the Fire Marshal and City Engineer.
- (5) The maximum grade of the access strip shall not exceed ten percent (10%).
- (6) For lots where the access strip is over one hundred fifty feet (150') in length, sufficient turnaround space for emergency vehicles shall be provided and an easement for access by emergency vehicles will be required. The fire marshal shall review and approve the design and location. The access strip or driveway shall be maintained by the property owner or possessor of the premise. It must be in good condition, with adequate snow removal, free of obstructions, and must provide free and uninhibited access by emergency vehicles at all times.
- (7) Driveways shall be located a minimum of fifteen feet (15') from existing residential structures on neighboring lots, excluding those located on parent lots.
- (8) Flag lots must post address numbers at the entrance to the flag lot driveway that are clearly visible from the right-of-way and meet the requirements of the International Fire Code.
- (9) To reduce the number of driveways, a single access strip may be used when shared by two adjacent flag lots or by a flag lot and the lot between the flag lot and the street. In such circumstances shared access easements shall be included on the plat.
- (10) Fire hydrants shall be provided to serve the flag lot as required by the International Fire Code. Any fire hydrants located in the public right of way shall be dedicated to the water provider for access to and maintenance of the hydrant. Flag Lots: Flag lots may be utilized to facilitate development of otherwise inaccessible lots as set forth in this section.

3. Procedure. Flag lots will be processed as a subdivision amendment as set forth in Section 16.14 of this Code.
4. Submittal Requirements. In addition to the submittal requirements set forth in Section 16.14 of this Code, applications with flag lots shall submit the following:
 - a. Written acknowledgement from the applicant indicating that irrespective of any City approval, there may be covenants, conditions, and restrictions on the parcel that the City does not review and cannot enforce that may preclude flag lot development;
 - b. A written description from the applicant stating the reason the flag lot is needed, why the flag lot may not be developed along a street or future street, and what potential impacts for neighboring properties may be and what actions have been taken to limit those impacts, and;
 - c. A concept plan showing the required setbacks and the building envelope.
5. Approval. Flag lots that meet all applicable criteria shall be administratively approved by the Planning Director if in compliance with all applicable regulations.
6. Notice. Following of the submittal of a complete flag lot application, the City shall send an informational notice to adjacent property owners informing them of the subdivision application.
- E. Double Frontage Lots: These parcels may only be allowed where lots back onto collector or arterial streets. However, the planning commission may, on a case by case basis, approve double frontage lots elsewhere due to property constraints, traffic considerations or other special circumstances. Double frontage lots shall have the following restrictions:
 1. A minimum six foot (6') decorative masonry or decorative precast concrete wall shall be required along the rear lot lines of the double frontage lots that are part of a new subdivision. However, if the double frontage lot that is created is part of an existing lot or subdivision and the owner(s) of a lot do not consent to the wall being installed on the existing lot line, the wall shall not be required.
 2. Double frontage lots may not be accessed from the street which is established along the rear of said lots, unless otherwise approved by the city engineer.
- F. City And Zoning Boundaries: Individual lots or parcels shall not be created which would be divided by a City boundary. Individual lots or parcels that cross a zone boundary shall be avoided.
- G. Side Property Lines: Said lot lines in a subdivision shall be approximately radial or perpendicular to the street right-of-way line. Side property lines shall be straight lines except where physical constraints of the property require otherwise or in order to facilitate more efficient use and function.
- H. Rear Lot Lines: Said lot lines shall be parallel or approximately parallel to the front lot line except where physical constraints of the property require otherwise or in order to facilitate more efficient use and function.
- I. Property Line Adjustments: Consenting owners of adjoining properties that comply with this subsection may apply for a property line adjustment. The adjoining properties may be any combination of lots in recorded subdivisions and/or parcels described by metes and bounds, regardless of subdivision boundaries.
 1. Property line adjustments are subject to review by the Land Use Authority, except that ~~parcel~~-boundary **line** adjustments to resolve disputed property lines between adjoining properties, while subject to Utah Code, are exempt from review. The City Engineer is the designated Land Use Authority for property line adjustments. **Applications that do not meet all eligibility criteria are required to follow the subdivision amendment procedure as described in Section 16.14 of this Code.**

2. Eligibility criteria. A property line adjustment shall not:

- a. Affect a public right-of-way, municipal utility easement, or other public property.**
- b. Affect an existing easement, onsite wastewater system, or an internal lot restriction.**
- c. Result in a lot or parcel out of conformity with land use regulations.**
- d. Include more than three (3) properties.**
- e. Result in a new parcel or remnant land of any kind.**

2. 3. Applications shall **include conveyance document with the following:**

- a. **The name, signature, and address of** ~~Be filed jointly by~~ the owners of all subject properties.
- b. ~~include the~~ **The** legal description of each original property.
- c. ~~include the~~ **The** adjusted legal description of each property as proposed. ~~Legal descriptions shall be prepared by a certified surveyor or engineer.~~
- d. ~~include no more than three (3) properties.~~ **Sufficient language to convey title from one party to another party, in conformity with the proposed property line adjustment.**
- e. **A graphic of the proposed property line adjustment including the former property lines, the proposed property lines, the shape and dimensions of the each adjusted lot or parcel, and any other existing or proposed improvements that impact or ar subject to land use regulations.**
- f. **A citation to the Utah Code 10-9a-605 noting where the exemption to the plat requirement is authorized.**

3. 4. The City Engineer shall hold a public meeting following proper notice to all owners of property adjacent to the subject properties and according to Utah Code and other applicable sections of this Code.

4. 5. The City Engineer shall approve and provide a **written** notice of approval to the applicant(s) ~~for of a property line adjustment~~ applications that comply with **this Code.** **The notice shall include a statement that the land use authority is not responsible for any error related to the property line adjustment and state that the county recorder may record the property line adjustment.** ~~the following requirements: The property line adjustment will not result in a new parcel or remnant land of any kind. The properties as proposed will comply with this Code.~~

5. 6. The property owners that are a party to the application shall record with the Salt Lake County Recorder's Office within thirty (30) days of the issuance of the notice of approval and a valid **conveyance** document ~~of conveyance~~ that results in the property boundaries described by the legal descriptions submitted with the property line adjustment application.

CHAPTER 16.14 SUBDIVISION AMENDMENT

16.14.010: PURPOSE

This chapter provides instructions and requirements for vacating, amending or altering subdivision plats or for vacating public streets in the city. All provisions of this chapter, other city ordinances and Utah Code Annotated section 10-9a-608 shall be met prior to construction activities and prior to recording of any vacated or amended subdivision plat. A subdivision plat amendment is not required for lot line or boundary adjustments as described in Utah Code Annotated.

16.14.020: REVIEW REQUIRED

Any fee owner of land within a platted subdivision, as shown on the last county assessment rolls, may petition the city in writing to amend, alter or vacate any portion of said subdivision. The city may also consider any subdivision amendment, vacation or alteration with or without petition. All proposed vacations, alterations or amendments of subdivision plats must meet the review requirements outlined in this chapter and the requirements of the individual zone in which the subdivision is proposed. All provisions of this title, title 17 of this code, and other city requirements shall be met in preparing applications and in designing and constructing the development for which the amended, vacated or altered subdivision plat is intended to facilitate. When required, building permits may not be obtained nor shall any site work be performed prior to approval of the proposed amendment, vacation or alteration.

16.14.030: APPLICATION

An application for amendment, alteration or vacation of any subdivision plat shall include the following:

- A. The names and addresses of all owners of record of the land contained in the entire plat.
- B. The names and addresses of all owners of record of land adjacent to any street that is proposed to be vacated or any plat that is proposed to be vacated, altered or amended.
- C. The signature of each owner of record as set forth in subsections A and B of this section who consents to the petition.

~~For any petition which lacks the consent of all owners of record of land contained in the entire plat and all owners of record of land adjacent to any street proposed to be vacated, altered or amended, two (2) sets of address labels and postage to all such owners of record and a list of such owners from the Salt Lake County recorder's office.~~

16.14.040: PUBLIC NOTICE AND HEARING

The following requirements regarding public notices and hearings shall be followed:

- A. **The Planning Commission shall be the Land Use Authority for subdivision amendments.**
- B. **An applicant for a subdivision amendment may submit a petition for a submitted application to be heard at a public hearing. Upon receipt of the petition, the Planning Commission shall hold a public hearing within forty-five (45) days of receipt of the petition.**
- C. **The Planning Department shall provide a written or emailed notice to the following:**
 - a. **Each affected entity within the portion of the subdivision that is proposed to be vacated or amended.**
 - b. **All owners of record in the subdivision.**
- D. **The notice shall include:**
 - a. **The date, time, and location of the public hearing where the Planning Commission will consider the subdivision amendment application.**
 - b. **A deadline for written objections that is a minimum of ten (10) calendar days after the notice is sent, but no later than one (1) calendar day prior to the public hearing.**
 - c. **The notice shall be** in accordance with sections 10-9a-207 and 10-9a-208 and any other applicable sections of the Utah Code Annotated, as from time to time may be amended.

- E. All costs of notice shall be paid by the applicant.

16.14.050: PREPROJECT SUBMISSION PLANNING

Individuals or representatives from companies wishing to develop subdivisions within the city of South Jordan are encouraged to work with city staff to plan their project to ensure it will be designed to work efficiently within the surrounding area and to meet the goals and intent of the city's general plan.

16.14.060: SUBDIVISION AMENDMENT APPLICATION

Amendments to platted subdivisions shall be done in accordance with sections 10-9a-207, 10-9a-208, 10-9a-608, 10-9a-609.5 and any other applicable sections of the Utah Code Annotated, as from time to time may be amended. An application for a plat amendment shall be made by electronic submittal to the Planning Department. Only complete plat amendment applications, as determined by the Planning Director, will be reviewed by the City staff. The Planning Commission will review the application in a public hearing, which will not be scheduled without first satisfying all submittal requirements. Any requirements of this section considered by the Planning Director or the City Engineer to be non-~~u~~ applicable to a specific project may be waived or altered in writing by the City, except as required by State law. The proposed plat vacation, alteration, or amendment application shall consist of the following information or other information as required by the Planning Department or City Engineer:

- A. Owner's affidavit.
- B. Payment of the application fee set by the City.
- C. An electronic copy of the amended subdivision plat and the certified engineering drawings drawn to an acceptable scale, showing the following, and other information as requested by the City:
 1. Subdivision name prominently printed at the top of the plat.
 2. Names, addresses and phone numbers of the applicant, engineer and surveyor.
 3. Vicinity map showing the general location of the subdivision.
 4. Date, scale and north arrow.
 5. An accurate and complete survey acceptable to the City Engineer including certification from the surveyor that he or she:
 - a. Holds a license in accordance with Utah Code Annotated title 58, chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act;
 - b. Has completed a survey of the property described on the plat and has verified all measurements; and
 - c. Has placed monuments as represented on the plat.
 6. An accurately drawn subdivision boundary showing proper bearings and dimensions properly tied to public survey monuments and drawn slightly bolder than lot and street lines.
 7. All survey and mathematical information and data necessary to locate all monuments and to locate and retrace all interior and exterior boundary lines appearing thereon, including bearing and distance of straight lines, the central angle, radius and arc length of curves, and such information as may be necessary to determine the location of beginning and ending points of curves. All property corners and monuments within the subdivision shall show the calculated Salt Lake County coordinates and State plane coordinates. Lot and boundary closure shall be calculated to the nearest one-hundredth (0.01) of a foot.
 8. All lots, blocks and parcels offered for dedication for any purpose delineated and designated with dimensions, boundaries and courses clearly shown and defined in every case. The square footage of each lot shall be shown. Parcels offered for dedication other than for streets or easements shall be clearly designated on the plat. Sufficient linear, angular and curved data shall be shown to determine readily the bearing and length of the boundary lines of every block, lot and parcel which is a part thereof. No ditto marks shall be used for lot dimensions.
 9. The right-of-way lines of each street and the width of any portion being dedicated and widths of any existing dedications. The widths and locations of adjacent streets and other public properties within fifty feet (50') of the subdivision shall be shown with dotted lines. If any

street in the subdivision is a continuation or an approximate continuation of an existing street, the conformity or the amount of nonconformity of such existing streets shall be accurately shown.

10. All lots and blocks numbered consecutively under a definite system approved by the Planning Commission. Numbering shall continue consecutively throughout the subdivision with no omissions or duplications.
11. All streets within the subdivision numbered (named streets shall also be numbered) in accordance with, and in conformity with, the adopted street numbering system adopted by the City. Salt Lake County shall approve all proposed street names and the developer shall submit evidence of such approval. Each lot shall show the street addresses assigned thereto, and shall be according to the City's approved standard addressing methods. In the case of corner lots, an address may be assigned for each part of the lot having street frontage.
12. The side lines of all easements shown by fine dashed lines. The width of all easements and sufficient ties thereto to definitely locate the same with respect to the subdivision shall be shown. All easements shall be clearly labeled and identified.
13. All fully and clearly shown stakes, monuments and other evidence indicating the boundaries of the subdivision as found on the site. Any monument or bench mark that is disturbed or destroyed before acceptance of all improvements shall be replaced by the developer under the direction of the City Engineer. The amended plat shall include:
 - a. The location of all monuments placed in making the survey, including a statement as to what, if any, points were reset by ties; and
 - b. All right-of-way monuments at angle points and intersections as approved by the City Engineer.
14. The name of the surveyor, together with the date of the survey, the scale of the map and number of sheets. The following certificates, acknowledgments and descriptions shall appear on the title sheet of the amended plat, and such certificates may be combined where appropriate:
 - a. Registered land surveyor's "certificate of survey".
 - b. Owner's dedication certificate.
 - c. Notary public's acknowledgment for each signature on the plat.
 - d. A correct metes and bounds description of all property included within the subdivision.
 - e. Blocks for signature of the Planning Department, South Valley Sewer District, City Engineer, City Attorney, and the Mayor (a signature line for the Mayor and an attestation by the City Recorder). A block for the Salt Lake County Recorder in the lower right corner of the amended plat.
 - f. Signature lines for telephone, gas, electricity and cable companies.
 - g. Such other affidavits, certificates, acknowledgments, endorsements and notarial seals as are required by law, by this title or by the City Attorney.
 - h. Prior to recordation of the plat, the developer shall submit a current title report to be reviewed by the City Attorney. A current title report is considered to be one which correctly discloses all recorded matters of title regarding the property and which is prepared and dated not more than thirty (30) days before the proposed recordation of the amended plat.
 - i. The owner's dedication certificate, registered land surveyor's certificate of survey, and any other certificates contained on the amended plat shall be in the form prescribed by the City's subdivision standards and specifications.
 - j. When a subdivision contains lands which are reserved in private ownership for community use, including common areas, the developer shall submit, with the amended plat, the name, proposed articles of incorporation and bylaws of the owner,

or organization empowered to own, maintain and pay taxes on such lands and common areas.

- k. Other information such as the location of jurisdictional boundary lines (Federal Emergency Management Agency, U.S. Army Corps of Engineers, Salt Lake County Flood Control, etc.), streetlights, fire hydrants, adjoining lot lines or property owners, fencing notes or any other special notes or requirements as deemed necessary by the Planning Director, the City Engineer or the City Attorney.
15. The applicant shall note on the amended plat for the subdivision those public right-of-way areas, including public park strips, for which the adjoining owners shall have responsibility for landscape improvements and maintenance.

16.14.070: CITY ENGINEER REVIEW

The City Engineer shall review the amended plat and construction plans and determine compliance with the engineering and surveying standards and criteria set forth in this title and all other applicable ordinances of the City and the State. The City Engineer shall sign the amended plat if the City Engineer finds that the amended subdivision and the construction plans fully comply with the improvement standards required by this title, that the survey description is correct, and that all easements are correctly described and located. If the amended plat complies, the City Engineer shall prepare an estimate of the construction costs for all proposed public improvements and sign the plat in the appropriate signature block and forward the plat to the Planning Commission. If the amended plat or the construction plans do not comply the City Engineer shall return the plat to the applicant with comment.

16.14.090: CITY ATTORNEY REVIEW

The applicant shall submit, with the amended plat, a current title report to be reviewed by the City Attorney. A current title report is considered to be one which correctly discloses all recorded matters of title regarding the property and which is prepared and dated not more than thirty (30) days before the proposed recordation of the plat. The applicant shall submit the improvement guarantee and any other documents and information required by the City Attorney.

16.14.110: AMENDED SUBDIVISION PLAT EXPIRATION

If the amended subdivision plat is not recorded within one year from the date of approval, the approval shall expire and the amended plat shall be null and void.

16.14.120: APPEAL OF AN AMENDED SUBDIVISION PLAT EXPIRATION

Applicants may appeal for one extension of time for an amended preliminary or final plat approval prior to the expiration of the approval. The City Engineer may grant one extension for up to one year from the date of expiration upon the applicant's showing of good cause (a reason rationally related to the development) and in the best interest of the City. Amended subdivision plats are required to conform to current standards, ordinances and policies. An applicant may appeal the decision of the City Engineer to the Planning Commission in writing, within fourteen (14) days if denied.

16.14.130: RECORDING OF AMENDED PLAT

The City Recorder or designee shall record the amended subdivision plat at the Office of the Salt Lake County Recorder. The amended plat may not be recorded until all of the following items have been completed:

- A. The plat has been approved by the City and all requirements of State law, City staff and the Land Use Authority have been met.
- B. The Mayor's signature and City Recorder's attestation have been applied to the Mylar plat drawing.

- C. The improvement guarantee determined by the City Engineer and approved by the City Attorney, or designee, has been properly posted with the City.
- D. All engineering fees have been paid including storm drain, streetlight and review fees.
- E. All necessary deeds and agreements have been executed and submitted to the City.
- F. Required water shares have been submitted to the City.
- G. All other conditions of approval required for plat recordation have been met.

17.04.060: PUBLIC NOTICES

The following regulations shall apply in providing public notices:

- A. Required Notice: The City Council, the Planning Commission, or an Appeal and Variance Hearing Officer shall schedule and hold any statutorily required public hearing or public meeting according to the provisions of this title and State law. The City shall provide notice of the date, place, and time of public hearings or public meetings at least ten (10) days before the date of the public hearing or public meeting, or such lesser or greater time as provided by State Statute or City ordinance, by: 1) posting notice of the hearing or meeting on the City's website and to the Utah State government notice website; and 2) by giving mailed written notice of the hearing to each affected entity. The City shall provide a copy of each staff report pertaining to a land use applicant to that applicant at least three (3) business days prior to the public hearing or public meeting. If notice given under authority of this subsection is not challenged in accordance with applicable appeal procedures within thirty (30) days from the date of the public hearing or public meeting for which the notice was given, the notice is considered adequate and proper. The notice required by this subsection may be referred to in this title as "required notice". Each applicant shall pay the costs of required notice for his or her application.
- B. Requirements For Notification:
 - a. Except in the case of development ordinance text amendments, the City shall notice all property owners of record of the subject property and properties within three hundred feet (300') of the boundary of the subject property as evidenced by the current records of the Salt Lake County Recorder's Office.
 - b. **If a proposed land use ordinance modification does not meet the requirements of a ministerial modification under Utah Code 10-9a-205 as amended, the City shall also provide a written notice to the area directly affected by the land use ordinance change. This notice shall include a summary of the effect of the proposed modification or a direct link to the City website where a summary of the effect of the proposed modification can be found.**
 - c. The City shall ensure that the list of property owners and the address labels are accurate and complete. Subject to the limitations set forth herein, the City shall provide notice using the address labels and postage paid for by the applicant.
- C. Posting On Site: Applicants applying for future land use map amendments and rezoning of property shall, in addition to the above requirements, post notification of the proposed land use change and/or rezoning on the site as directed by the City of South Jordan.

17.08. DEFINITIONS GENERALLY

PROPERTY LINE ADJUSTMENT: The relocation of a property boundary between two (2) adjoining properties that does not create a new parcel or remnant land of any kind. ~~Lot line adjustments and parcel~~ **Simple** boundary **line** adjustments, as defined by Utah Code section 10-9a-103, shall be considered property line adjustments.