

SOUTH JORDAN CITY CITY COUNCIL REPORT

Meeting Date: 05/21/2024

Issue: TAMMY LOERSTCHER/ CHARLES BOUCK
REZONE
Rezone from Agricultural (A-5) to Single-Family Residential (R-2.5)
Address: 905 W 10400 S South Jordan, UT 84095
File No: PLZBA202400042
Applicant: Charles Bouck and Tammy Loerstcher

Submitted by: Miguel Aguilera, Planner I
Shane Greenwood, Supervising Senior Engineer
Presented by: Steven Schaefermeyer, Director of Planning

Staff Recommendation (Motion Ready): I move that the City Council **approve** Ordinance No. 2024-06-Z.

ACREAGE:	Approximately 2.28 acres
CURRENT ZONE:	Agriculture (A-5) Zone
CURRENT USE:	Agricultural
FUTURE LAND USE PLAN:	Residential Development Opportunity (RDO)
NEIGHBORING ZONES/USES:	North – R-2.5/Single-family homes South – C-C/ Commercial area West – R-2.5/Single-family homes East – A-5/Lots with single-family homes

STANDARD OF APPROVAL:

2. REZONE:

The rezoning of property may not be considered if the proposed zoning does not conform to the general plan. The following guidelines shall be considered in the rezoning of parcels:

- A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- B. The parcel to be rezoned can accommodate the requirements of the proposed zone.
- C. The rezoning will not impair the development potential of the parcel or neighboring properties.

(City Code § 17.22.020)

BACKGROUND:

The applicant is requesting a zone change for two properties, 905 W 10400 S (parcel number 27-14-251-009) and 873 W 10400 S (parcel number 27-14-251-034), from Agriculture (A-5) to Single-Family Residential (R-2.5). Together these properties are 2.28 acres.

The rezoning of these properties will match the R-2.5 residential zone to the north and east. There are no current plans for the larger 905 W property. The smaller 873 W property will be deeded to the owner's daughter, Tammy Loerstcher, who intends to build a home on it. Although these properties have recently gone through the lot line adjustment process, the changes in addresses and property boundaries are not yet reflected in Salt Lake County records. Supporting documents in this staff report show what the new boundaries of the two Bouck properties will look like when they have been recorded with the county.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- There is no development agreement associated with this rezone.
- The application meets the City Code rezone standards of approval.
- The rezone will increase the building coverage maximum from 20% under the A-5 zone to 40% under the R-2.5 zone.
- The concept plan shows a single-family home on the 873 W property. There are no current development plans for the 905 W property, where the owner intends to maintain animal rights.
- The concept plan provided is not final. The site plan requires its own application process and will need to follow the R-2.5 zone design and developments standards.
- On April 9, 2024, the Planning Commission recommended that the City Council approve this rezone application.

Conclusion: Based on the findings, the Application, if approved, will be consistent with the goals and policies of the General Plan and the City's Strategic Priorities, and as such, should be approved.

Recommendation: Based on the findings and conclusion listed above, Staff recommends that the City Council take comments at the public hearing and approve of the rezone 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:

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

SUPPORT MATERIALS:

- Aerial Map
- Land Use Map
- Zoning Map
- Concept (Site) Plan
- Infrastructure Analysis
 - Ordinance 2024-06-Z
Exhibit A – Parcel Map

Approved by:

Miguel Aguilera
Miguel Aguilera (May 1, 2024 11:29 MDT)

Miguel Aguilera
Planner I, Planning Department

Gregory M Simonsen
Gregory M Simonsen (May 1, 2024 12:03 MDT)

Gregory Simonsen
Assistant City Attorney

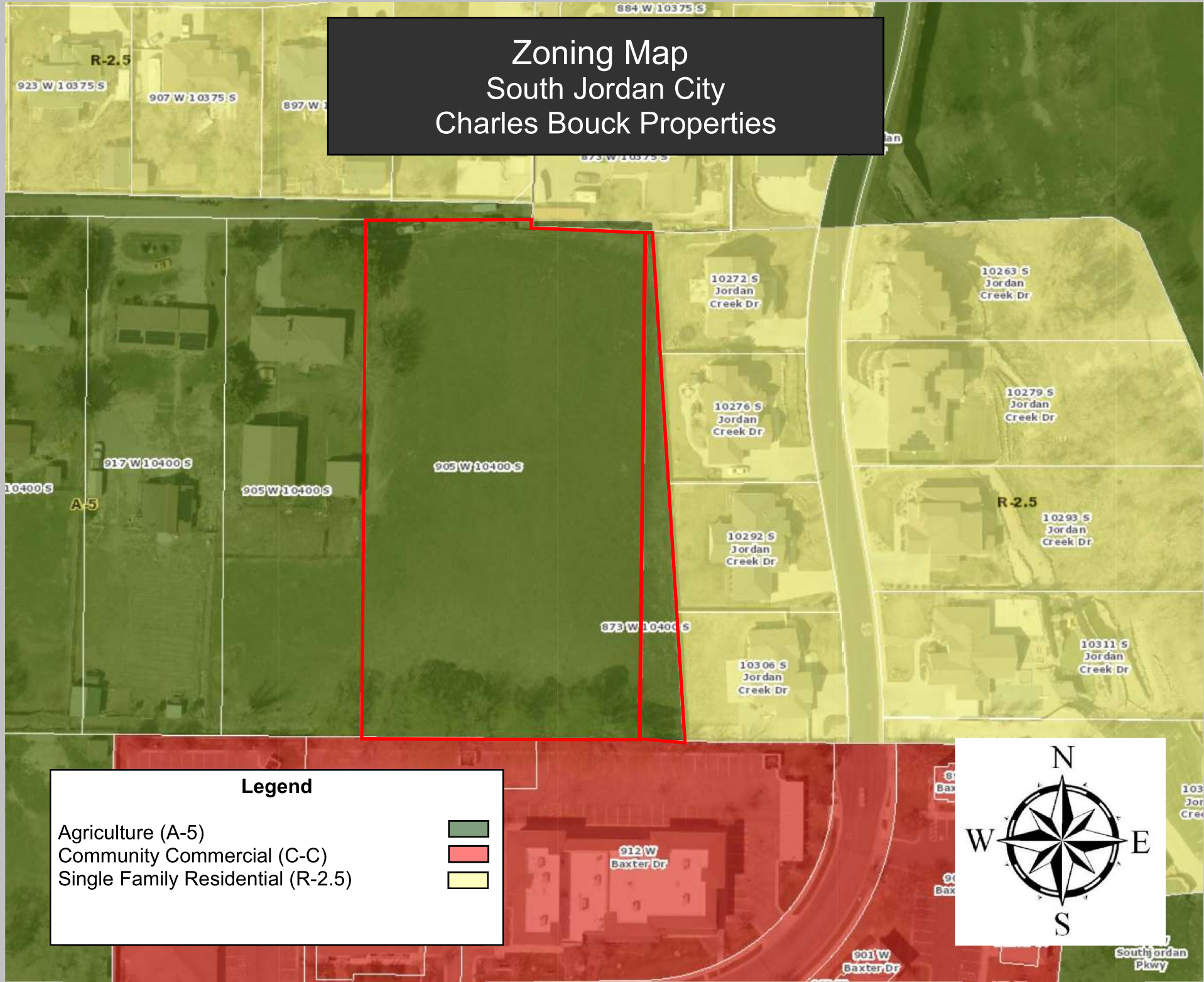
Steven Schaefermeyer
Steven Schaefermeyer (May 1, 2024 11:43 MDT)

Steven Schaefermeyer
Director of Planning

Location Map
South Jordan City
Charles Bouck Properties



Zoning Map South Jordan City Charles Bouck Properties



Legend

- Agriculture (A-5)
- Community Commercial (C-C)
- Single Family Residential (R-2.5)

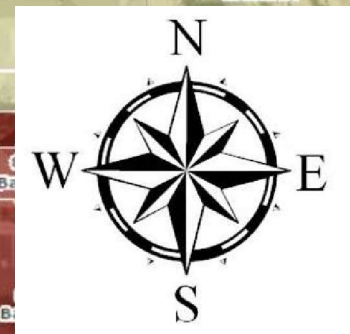


Land Use Map
South Jordan City
Charles Bouck Properties

Legend

- Stable Neighborhood (SN) [Yellow box]
- Residential Development Opportunity (RDO) [Light Yellow box]
- Economic Center (EC) [Pink box]
- Open Space (OS) [Green box]

Map labels include: 923 W 10375 S, 907 W 10375 S, 897 W 10375 S, 884 W 10375 S, 873 W 10375 S, 740 W Jordan Creek Dr, 10272 S Jordan Creek Dr, 10263 S Jordan Creek Dr, 10279 S Jordan Creek Dr, 10293 S Jordan Creek Dr, 10311 S Jordan Creek Dr, 10306 S Jordan Creek Dr, 873 W 10400 S, 905 W 10400 S, 917 W 10400 S, 905 W 10400 S, 912 W Baxter Dr, 869 W Baxter Dr, 866 W South Jordan, 10311 S Jordan Creek Dr, 10293 S Jordan Creek Dr, 10279 S Jordan Creek Dr, 10263 S Jordan Creek Dr, 10272 S Jordan Creek Dr, 873 W 10375 S, 897 W 10375 S, 907 W 10375 S, 923 W 10375 S, 884 W 10375 S, 873 W 10375 S, 740 W Jordan Creek Dr, 10272 S Jordan Creek Dr, 10263 S Jordan Creek Dr, 10279 S Jordan Creek Dr, 10293 S Jordan Creek Dr, 10311 S Jordan Creek Dr, 10306 S Jordan Creek Dr, 873 W 10400 S, 905 W 10400 S, 917 W 10400 S, 905 W 10400 S, 912 W Baxter Dr, 869 W Baxter Dr, 866 W South Jordan.



LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Bouck/Loerstcher Rezone A-5 – R2.5
----------------------------	------------------------------------

Planner Assigned	Miguel Aguilera
Engineer Assigned	Shane Greenwood

The Engineering Department has reviewed this application and has the following comments:

Transportation: *(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)*

The subject property is located at 905 West 10400 South with one proposed residential lot at this time. The proposed lot will be accessed from 10400 South street, which should have sufficient capacity for the additional traffic on this roadway. The remainder of the rezoned property may develop into additional residential lots in the future. A traffic study will not be required at this time for this single residential lot.

Culinary Water: *(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)*

The proposed single residential lot can be serviced by a water main in 10400 South street. If the remainder of the rezoned property is subdivided and developed in the future, a second culinary water feed main (water loop) will be required. A culinary water model is not required for the currently proposed single residential lot. A water model will be required with the future subdivision and development of the remainder property.

Secondary Water: *(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)*

Not required at this time for the proposed single residential lot.

Sanitary Sewer: *(Attach letter from South Valley Sewer stating that this zone/land use change does not affect service and that any future project can be serviced by the District)*

At the time of Subdivision approval, the developer must submit an approval letter from South Valley Sewer District stating sufficient capacity for any additional sewer

connections to the sewer main in the area. It is anticipated that adequate sewer service is available.

Storm Drainage: *(How will this area be serviced for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)*

It is anticipated that the storm drainage from the additional proposed residential lot will be retained on site. An engineered grading design is required at the time of building permit application. All standard storm drainage requirements will be required with the future subdivision and development of the remainder property.

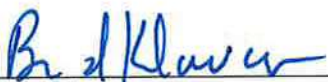
Other Items: *(Any other items that might be of concern)*

At the time of future subdivision and development of the remainder rezoned property, the Developer will be required to replace and upgrade the existing water main in 10400 South from 1000 West to proposed development from 6" to 8" or greater in pipe size.

Report Approved:


Development Engineer

3/27/24
Date


Brad Klavaho, PE, PLS
Director of Engineering/City Engineer

3/27/24
Date

NOTE:
SEE ARCHITECTURAL PLANS FOR GARAGE
BASEMENT AND SECOND FLOOR ELEVATIONS.

AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	4,383	29.4
HARDSCAPE	1,360	9.3
LANDSCAPE	8,879	61.3
TOTAL	14,622	100.0

CONSTRUCTION KEY NOTE REFERENCE

NO.	DESCRIPTION	DETAIL
1	CONCRETE PAVEMENT WITH GRANULAR BASE	C/CGD.01
2	DRIVE APPROACH PER SANDY CITY STDS.	
3	FOUNDATION DRAIN	D/CGD.01
4	4" PVC SDR-35 SEWER LATERAL	

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND
VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF
CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS
MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

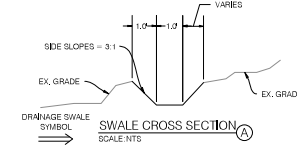
GRAPHIC SCALE



NORTH

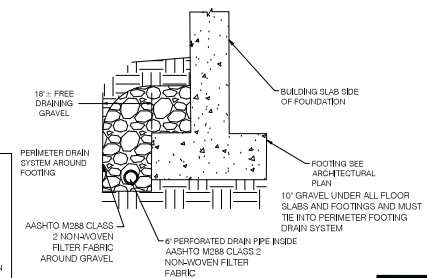


LEGENDS & ABBREVIATIONS:



STANDARD DUTY PAVEMENT PAVEMENT SECTIONS

SCALE NTS



NOTE:
CONNECT PERFORATED PIPE TO PRIVATE STORM DRAIN SYSTEM
OR DAYLIGHT INTO ON SITE RETENTION POND.

FOUNDATION DRAIN SCALE NTS

D

STORM DRAINAGE CALCULATIONS SCS CURVE NUMBER METHOD

Area Identification (A)		
Roof =	CN	CN*A
Pavement =	98	419734 S.F.
Landscaping =	79	701441 S.F.
Sum		1254455 S.F.

NOAA ATLAS 14 (100 YEAR STORM)		
Storm Duration	Intensity	Allowable Discharge
(min)	(in/hr)	(cfs/acre)
15	1.97	0.488
30	1.32	0.660
60	0.82	0.820
120	0.48	0.960
180	0.35	1.040
360	0.21	1.254
720	0.13	1.512
1440	0.07	1.752

Detention Calculations		
Pond Volume	Req'd Storage	Actual Storage
Pond 1	1,380 cf	1,380 cf

Is there adequate storage? **YES**

NOTE:
1. DURING CONSTRUCTION OF THE DRIVEWAY, CARE SHOULD BE TAKEN TO ADOPT
PRECEDENT TO THE DESIGN ELEVATIONS AND DIMENSIONS OF THE APPROVED GRADING
PLAN. IF THE DRIVEWAY IS INSTALLED AT A SLOPE EXCEEDING 12% ALONG THE
CENTERLINE, AS DETERMINED BY THE SOUTH JORDAN CITY INSPECTOR, APPROVAL
MUST BE OBTAINED FROM CITY ENGINEER OR THE DRIVEWAY SHALL BE REMOVED AND
RE-INSTALLED, AT THE OWNERS COST.

2. DUST, MUD AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY,
AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES.

3. GRADE THE PROPERTY OR INSTALL STRUCTURES SO THAT DRAINAGE IS PREVENTED
FROM FLOWING ONTO ANY ADJACENT PROPERTIES, EXCEPT THE ROADWAY.

4. RETAINING WALLS THAT ARE 4.0 FEET HIGH OR HIGHER (FROM BOTTOM OF WALL
FOOTING TO TOP OF WALL) MUST OBTAIN A RETAINING WALL PERMIT FROM THE SOUTH
JORDAN CITY.

5. RETAINING WALLS ALONG PROPERTY LINES SHALL BE A MINIMUM HEIGHT OF 4.0 FEET
BETWEEN WALL TIERS FROM FINISH GRADE AT BOTTOM OF WALL TO TOP OF WALL. WALLS
HIGHER THAN 4.0 FEET SHALL BE DESIGNED AND APPROVED PER SOUTH
JORDAN CITY CODE FOR RETAINING WALLS.

6. A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT DURING
CONSTRUCTION, AND APPROVE AFTER CONSTRUCTION, ANY RETAINING WALLS THAT
ARE 4.0 FEET HIGH OR HIGHER, FROM TOP OF WALL TO BOTTOM OF FOOTING. WALLS
EXCEEDING 10 FEET IN HEIGHT MUST BE DESIGNED AND APPROVED PER SOUTH
JORDAN CITY CODE FOR RETAINING WALLS.

- NOTES:
1. CONTOURS ARE AT 12" INTERVALS
 2. ROADWAY ELEVATIONS AND FINAL GROUND ELEVATIONS ARE BASED ON THE DESIGN AND DO NOT
REPRESENT AS-BUILT ELEVATIONS. CONTRACTOR TO VERIFY GARAGE TO ROADWAY ELEVATIONS AND
MAKE CORRECTIONS AS NECESSARY TO ACHIEVE THE INDICATED DRIVEWAY SLOPES.
 3. BUILDING FOOTPRINT SHOWN ON THESE PLANS REPRESENT DIMENSIONS AND LINE WORK FOR
GENERAL REFERENCE ONLY. THE BUILDER IS RESPONSIBLE FOR THE CORRECT BUILDING FOOTPRINT
DIMENSIONS AND LINE WORK AND IS TO ENSURE FOUNDATION CONSTRUCTION PLANS MATCH THIS
LINE WORK.
 4. FINISHED GROUND ELEVATIONS ARE TO BE 3" BELOW WINDOW WELL ELEVATIONS.
 5. RAIN GUTTER DOWNSPUTS TO BE DIRECTED TO THE STREET WHEN POSSIBLE.
 6. LANDSCAPING TO SLOPE AT A MINIMUM OF 2% AND MAXIMUM OF 3% IN ANY DIRECTION.
 7. LANDSCAPING MUST SLOPE AT A MINIMUM OF 2% AWAY FROM THE BUILDINGS FOR A MINIMUM OF 10'.
IF OF CLEARANCE MUST BE PROVIDED BETWEEN THE FINISHED GRADE AND ANY UNTREATED WOOD,
OR FIBER BOARD AND CITY REQUIREMENTS, WHENEVER IS OCCURRING.
 8. IMPERVIOUS SURFACES MUST SLOPE AT A MINIMUM OF 2% AWAY FROM THE BUILDING WITHIN 10' OF
THE BUILDING.
 9. ALL UNCOVERED PORCHES SHALL SLOPE AWAY FROM THE HOUSE AT 1.5%.
 10. ALL WORK WITHIN PUBLIC RIGHT-OF-WAY TO BE DONE IN STRICT ACCORDANCE WITH SOUTH JORDAN
CITY.
 11. ALL WATER UTILITY WORK TO BE DONE IN STRICT ACCORDANCE WITH SOUTH JORDAN CITY PUBLIC
WORKS STANDARDS AND SPECIFICATIONS.
 12. ALL SEWER UTILITY WORK TO BE DONE IN STRICT ACCORDANCE WITH SOUTH VALLEY SEWER DISTRICTS
STANDARDS AND SPECIFICATIONS.
 13. IN THE EVENT THAT THE CONSTRUCTION NOTES CONFLICT WITH THE RESPONSIBLE DESIGN OR
AGENCY STANDARDS NOTES AND SPECIFICATIONS, THE DESIGN OR AGENCY STANDARDS NOTES AND
SPECIFICATIONS GOVERN.
 14. WATER METER NEEDS TO BE A MINIMUM 2' AWAY FROM ANY CONCRETE.

NOTE:
PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL
DRAIN AWAY FROM STRUCTURES & PROPERTY BOUNDARIES. HOWEVER,
NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE
BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM
PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED
WITHIN THE LIMITS OF PROJECT SITE. PERPETUATING PROPERTY OWNERS
MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGE CAUSED
TO ADJACENT PROPERTIES FROM RUNOFF INCLUDING FLOODS THAT EXISTED
BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED. ANY
CONCENTRATED FLOODS LEAVING A SITE SHALL HAVE AN
AGREEMENT EASEMENT WITH THE AFFECTED PROPERTY OWNERS.

NOTE:
FINISH ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE.
CONTRACTOR TO FIELD VERIFY THEM SLOPE TO EXISTING
GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE
PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE
PER SLOPES LISTED ON PLANS.

NOTE:
RETAINING WALLS THAT ARE 4' OR HIGHER (BTM OF FOOTING
TO TOP OF WALL OR 3' HIGH EXPOSED FACE OF WALL)
DESIGN CALCULATIONS AND DETAILS SHALL BE REVIEWED
BY A UTAH LICENSED PROFESSIONAL ENGINEER MUST BE
SUBMITTED TO SOUTH JORDAN CITY FOR REVIEW AND
APPROVAL PRIOR TO SITE PLAN AND BUILDING PERMIT
APPROVAL.

REVISIONS		DATE	BY
1	ISSUED FOR PERMIT	02/01/2024	DALE F. BENNETT
2	ISSUED FOR CONSTRUCTION	02/01/2024	DALE F. BENNETT



**BENCHMARK
ENGINEERING &
LAND SURVEYING**
1310 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84086
801.581.1170
www.benchmarkcivil.com



TAMMY LOERTSCHER
905 WEST 10400 SOUTH STREET
SANDY CITY, UTAH

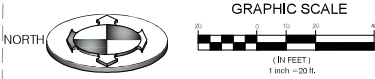
2311213

**GRADING &
DRAINAGE
PLAN**

CGD.01
1 OF 1

EXHIBIT

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 89°03'03" W	34.81'
L2	N 00°26'43" E	3.08'
L3	N 88°06'56" W	51.52'
L4	N 11°28'53" E	15.72'
L5	N 88°09'56" W	29.69'
L6	N 88°09'56" W	15.58'
L7	N 03°31'13" W	112.90'



PARCEL 1
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALTE LAKE BASE
AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF
SECTION 14, TOWNSHIP 3 SOUTH, SAID POINT BEING SOUTH 00° 12' 14"
WEST 1339.19 FEET ALONG THE QUARTER SECTION LINE OF
SECTION 09° 03' 03" EAST 696.48 FEET AND NORTH 00° 12' 14" EAST 7.80 FEET
TO THE SOUTHERLY BOUNDARY LINE OF SECTION 14, TOWNSHIP 3
SOUTH, RANGE 1 WEST, SALTE LAKE BASE AND MERIDIAN, AND
RUNNING THENCE SOUTH 09° 03' 03" EAST 110.04 FEET ALONG SAID
SOUTHERLY BOUNDARY OF SPRINGHILL NO. 2 SUBDIVISION, THENCE
SOUTH 09° 03' 03" EAST 107.80 FEET ALONG SAID BOUNDARY OF
SECTION 14, TO A POINT ON THE WESTERLY BOUNDARY LINE OF
VILLAGE AT RIVERPAUL PLAT, THENCE SOUTH 03° 01' 13" EAST 254.10
FEET ALONG SAID BOUNDARY OF VILLAGE AT RIVERPAUL PLAT, THENCE
NORTH 00° 00' 00" WEST 10.00 FEET ALONG SAID BOUNDARY OF
OFFICE CONDOS SECOND AMENDED, THENCE NORTH 89° 40' 13"
WEST 254.89 FEET ALONG THE NORTHERLY BOUNDARY LINE OF
VILLAGE AT RIVERPAUL PLAT, THENCE NORTH 00° 12' 14" EAST 427.85
FEET TO THE POINT OF BEGINNING.
CONTAINS 2.0661 ACRES, MORE OR LESS

A PARCEL 2 OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALINE LAKE BASIN, SOUTHERN DISTRICT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON AN EXISTING CHAIN LINK FENCE, 344D POINT BEING SOUTH 02°12' 14" EAST 1530.10 FEET ALONG THE CHAIN LINK SECTION LINE AND SOUTH 89°02' 01" EAST 88.6 FEET AND NORTH 00° 12' 14" EAST 78.0 FEET AND SOUTH 89°02' 01" EAST 110.2 FEET AND 110.2 FEET TO THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALINE LAKE BASIN AND THEREAFTER, 110.2 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALINE LAKE BASIN, 51.52 FEET ALONG SAID CHAIN LINK FENCE THENCE NORTH 11°26' 53" WEST 157.72 FEET ALONG AN EXISTING CHAIN LINK FENCE, THENCE NORTH 88°06' 36" EAST 110.2 FEET TO AN EXISTING CHAIN LINK FENCE, THENCE SOUTH 03°31' 13" EAST 112.00 FEET ALONG THE WESTERLY BOUNDARY LINE OF VILLAGE AT RIVERHOLM PLAC, THENCE NORTH 88°06' 36" EAST 157.72 FEET, THENCE NORTH 00°12' 14" EAST 78.0 FEET AND SOUTH 89°02' 01" EAST 88.6 FEET TO THE POINT OF BEGINNING, BEING 0.371 ACRES, MORE OR LESS.

NOTE: THE CONCEPTUAL PLANS PROVIDED ARE NOT REPRESENTATIVE OF A COMPLETE OR FINAL DESIGN. IT IS YOUR RESPONSIBILITY TO CONTRACT WITH A PROFESSIONAL THAT IS LICENSED IN THIS STATE TO OBTAIN ALL NECESSARY PERMITS AND PERFORM ALL REQUIRED LOT LINES, SETBACKS, ROAD WIDTHS, UTILITIES, CITY OR ZONING ETC. THE RECIPIENT ASSUMES FULL RESPONSIBILITY AND HOLDS BENCHMARK ENGINEERING AND LAND SURVEYING, LLC HARMLESS OF ANY AND ALL LOSSES OR DAMAGES RESULTING FROM YOUR USE OF THIS DATA. THE USER OF THIS DATA FURTHER AGREES TO HOLD BENCHMARK ENGINEERING AND LAND SURVEYING, LLC HARMLESS OF ANY AND ALL LOSSES OR DAMAGES RESULTING FROM THE MISUSE OF THE INFORMATION PROVIDED HEREIN.

**BENCHMARK
ENGINEERING &
LAND SURVEYING**
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkutah.com



TAMMY LOERTSCHER
905 WEST 10400 SOUTH STREET
SANDY CITY, UTAH

PROJECT NO. 2311213

EXHIBIT

SHEET
1 OF 1



ORDINANCE NO. 2024-06-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY GENERALLY LOCATED AT 905 WEST 10400 SOUTH AND 873 WEST 10400 SOUTH FROM A-5 (AGRICULTURAL) ZONE TO R-2.5 (SINGLE FAMILY RESIDENTIAL) ZONE; JEFF DONG (APPLICANT).

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Zoning Ordinance of the City of South Jordan (Title 17 of the Municipal Code) with the accompanying Zoning Map; and

WHEREAS, the Applicant, Jeff Dong, proposed that the City Council amend the Zoning Map by rezoning the properties described in the attached **Exhibit A**; and

WHEREAS, the South Jordan Planning Commission reviewed the proposed rezoning and made a recommendation to the City Council; and

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

WHEREAS, the City Council finds that the rezoning will enhance the public health, safety and welfare and 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. Rezone. The properties described in Application PLZBA202400042 filed by Jeff Dong, located at 905 W. and 10400 S. and 873 W. and 10400 S. in the City of South Jordan, Utah is hereby reclassified from the A-5 (Agricultural) Zone to the R-2.5 (Single Family Residential) Zone, on property described in the attached **Exhibit A**.

SECTION 2. Filing of Zoning Map. The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

SECTION 3. 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 4. 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 21 DAY OF MAY, 2024 BY THE FOLLOWING VOTE:

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Gregory M Simonsen (May 1, 2024 12:03 MDT)
Office of the City Attorney

EXHIBIT A

(Property Description)

PARCEL 1: 27-14-251-009

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF SPRINGHILL NO. 2 SUBDIVISION, SAID POINT BEING SOUTH 00°12'14" WEST 1350.85 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°03'03" EAST 896.40 FEET AND NORTH 00°12'14" EAST 7.80 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°03'03" EAST 110.04 FEET ALONG SAID SOUTHERLY BOUNDARY OF SPRINGHILL NO. 2 SUBDIVISION; THENCE SOUTH 00°12'14" WEST 129.53 FEET; THENCE SOUTH 88°06'56" EAST 135.81 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF VILLAGE AT RIVERWALK PUD; THENCE SOUTH 03°31'13" EAST 294.10 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF PARKWAY OFFICE CONDOS SECOND AMENDED; THENCE NORTH 89°40'13" WEST 264.89 FEET ALONG THE NORTHERLY BOUNDARY LINE OF PARKWAY OFFICE CONDOS; THENCE NORTH 00°12'14" EAST 427.85 FEET TO THE POINT OF BEGINNING.
CONTAINS 2.064 ACRES, MORE OR LESS

PARCEL 2: 27-14-251-034

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON AN EXISTING CHAIN LINK FENCE, SAID POINT BEING SOUTH 00°12'14" WEST 1350.85 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°03'03" EAST 896.40 FEET AND NORTH 00°12'14" EAST 7.80 FEET AND SOUTH 89°03'03" EAST 110.04 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°03'03" EAST 34.84 FEET; THENCE SOUTH 00°26'43" WEST 3.05 FEET; SOUTH 88°06'56" EAST 51.52 FEET ALONG SAID CHAIN LINK FENCE THENCE SOUTH 11°26'53" WEST 15.72 FEET ALONG AN EXISTING CHAIN LINK FENCE; THENCE SOUTH 88°06'56" EAST 45.24 FEET ALONG AN EXISTING CHAIN LINK FENCE; THENCE SOUTH 03°31'13" EAST 112.00 FEET ALONG THE WESTERLY BOUNDARY LINE OF VILLAGE AT RIVERWALK PUD; THENCE NORTH 88°06'56" WEST 135.81 FEET; THENCE NORTH 00°12'14" EAST 129.53 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.371 ACRES, MORE OR LESS

EXHIBIT

