

RESOLUTION R2025 – 13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE FUTURE LAND USE MAP OF THE GENERAL PLAN OF THE CITY OF SOUTH JORDAN FROM NATURAL AREA (NA) AND AGRICULTURAL PRESERVATION BOUNDARY TO MIXED USE TRANSIT ORIENTED DEVELOPMENT (MU-TOD) BOUNDARY ON PROPERTY GENERALLY LOCATED AT 500 WEST ULTRADENT DRIVE; ALTITUDE, LLC (APPLICANT).

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Future Land Use 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 Future Land Use Map by changing the designated Natural Area (NA) boundary and also changing the land use designation from Agricultural Preservation to Mixed Use Transit Oriented Development (MU-TOD) boundary on property generally located at 500 W. Ultradent Drive, as depicted in the Attached **Exhibit A**; and

WHEREAS, the South Jordan Planning Commission reviewed the 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 Future Land Use Map as proposed by the Applicant will enhance 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 Future Land Use Map of property described in Application PLZBA20240018, located approximately at 500 West Ultradent Drive in the City of South Jordan, Utah, is hereby changed from Natural Area (NA) and Agricultural Preservation boundary to Mixed Use Transit Oriented Development (MU-TOD) boundary, as depicted 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 _____, 2025 BY THE FOLLOWING VOTE:

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Gregory Simonsen
Gregory Simonsen (Jul 8, 2025 14:54 MDT)

Office of the City Attorney

EXHIBIT A
(Property Description)
NATURAL AREA (NA) BOUNDARY

A parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 12, and the Northwest Quarter of the Northwest Quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Meridian, described as follows:

Beginning at a point that common boundary line as described in that boundary line agreement Deed Entry No. 12909027 Book: 10741 Page: 3724-3742 of the official records of the Salt Lake County Recorder, said point being located N89°27'04"W along the Section Line 1440.89 feet and SOUTH 10.73 feet from the South Quarter Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Meridian; thence along said boundary line agreement the following five (5) courses: thence S89°54'50"W 19.25 feet; thence along the arc of a non-tangent curve to the left 6.93 feet with a radius of 27.09 feet through a central angle of 14°39'45", chord: N54°21'08"W 6.91 feet; thence along the arc of a non-tangent curve to the left 32.61 feet with a radius of 234.54 feet through a central angle of 07°58'02", chord: S86°09'15"W 32.59 feet; thence along the arc of a non-tangent curve to the left 22.58 feet with a radius of 38.54 feet through a central angle of 33°33'53", chord: S66°02'06"W 22.26 feet; thence S89°56'57"W 54.29 feet to a fence corner; thence along an existing fence line and the common boundary line as described in that boundary line agreement Deed Entry No. 12315322 Book: 10449 Page: 6242-6253 of the official records of the Salt Lake County Recorder the following two (2) courses: S89°56'13"W 507.69 feet; thence S89°20'25"W 160.70 feet to the

easterly bank of the Jordan River; thence along said easterly bank the following three (3) courses: N12°38'01"W 141.28 feet; thence along the arc of a curve to the left 404.04 feet with a radius of 1000.00 feet through a central angle of 23°08'59" chord: N24°12'30"W 401.30 feet; thence N35°47'00"W 261.78 feet; thence East 176.48 feet; thence N25°02'10"E 1.14 feet; thence N08°45'13"E 23.77 feet; thence East 387.22 feet; thence S72°58'46"W 111.03 feet; thence S17°01'14"E 35.83 feet; thence S72°58'46"W 55.41 feet; thence S17°01'14"E 46.06 feet; thence S72°58'46"W 20.00 feet; thence S17°01'14"E 324.00 feet; thence N72°58'46"E 20.00 feet; thence S17°01'14"E 28.33 feet; thence N72°58'46"E 22.35 feet; thence S17°32'22"E 71.32 feet; thence N72°58'46"E 79.00 feet; thence S17°01'14"E 141.73 feet; thence S76°56'01"E 150.43 feet; thence S82°10'36"E 214.11 feet; thence S77°27'54"E 48.79 feet; thence S67°24'29"E 50.91 feet to the point of beginning.

Contains: ±265,586 Sq. Ft.

±6.10 Acres

MIXED USE TRANSIT ORIENTED DEVELOPMENT (MU-TOD) BOUNDARY

A parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 12, and the Northwest Quarter of the Northwest Quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Meridian described as follows:

Beginning at a point on the south line of Section 12, being located N89°27'04"W along the Section Line 1328.53 feet from the South 1/4 Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Meridian; thence N89°27'04"W along the Section Line 65.96 feet to the northerly extension of an arc described in that boundary line agreement Deed Entry No. 12909027 Book: 10741 Page: 3724-3742 of the official records of the Salt Lake County Recorder; thence along the extension of and said boundary line agreement the following two (2) courses: along the arc of a non-tangent curve to the right 10.30 feet with a radius of 23.45 feet through a central angle of 25°09'40" chord: S0°26'01"E 10.22 feet; thence S89°54'50"W 46.48 feet; thence N67°24'29"W 50.91 feet; thence N77°27'54"W 48.79 feet; thence N82°10'36"W 214.11 feet; thence N76°56'01"W 150.43 feet; thence N17°01'14"W 141.73 feet; thence S72°58'46"W 79.00 feet; thence N17°32'22"W 71.32 feet; thence S72°58'46"W 22.35 feet; thence N17°01'14"W 28.33 feet; thence S72°58'46"W 20.00 feet; thence N17°01'14"W 324.00 feet; thence

N72°58'46"E 20.00 feet; thence N17°01'14"W 46.06 feet; thence N72°58'46"E 55.41 feet; thence N17°01'14"W 35.83 feet; thence N72°58'46"E 111.03 feet to the northerly line of that real property described in Deed Entry No. 14045990 in the official records of the Salt Lake County Recorder; thence along said real property the following five (5) courses: East 312.90 feet; thence N17°12'14"W 15.77 feet; thence N14°33'15"W 35.89 feet; thence N14°28'02"W 39.32 feet; thence N89°34'34"E 396.22 feet; thence N88°50'00"E 9.00 feet to the Northwest Corner of CABCO JORDAN SUBDIVISION; thence South 487.22 feet along the west boundary of said subdivision to the Southwest Corner thereof; thence N89°27'04"W 4.28 feet to the easterly line of that real property described in Deed Entry No. 14045990 in the official records of the Salt Lake County Recorder; thence S00°33'18"E along said real property 325.25 feet to the point of beginning.

Contains: ±541,766 Sq. Ft.

±12.44 Acres

