

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: FEBRUARY 24, 2026

FILE OVERVIEW

Item Name	Autumn Ridge Dental Site Plan
Address	9828 S Temple Drive
File Number	PLSPR202500195
Applicant	Shea Bess
Property Owner	Spectrum, LLC
Staff Author	Miguel Aguilera
City Engineer	Shane Greenwood

PROPERTY OVERVIEW

Acreage	0.9 Acres		
Recorded Subdivision	9800 South Church Subdivision		
Current Zone	Professional Office		
Current Land Use	Economic Center		
Neighboring Properties		<i>Zone</i>	<i>Current Land Use</i>
	<i>North</i>	R-2.5	Stable Neighborhood
	<i>East</i>	R-1.8	Stable Neighborhood
	<i>South</i>	R-3	Stable Neighborhood
	<i>West</i>	R-3	Stable Neighborhood

ITEM SUMMARY

Applicant Shea Bess is bringing before the Planning Commission a site plan application for the Autumn Ridge Dental Office project. His property was recently rezoned to professional office and the land use was amended to economic center. Mr. Bess intends to relocate his dental business to this new site. Staff is **recommending approval** of the application.

TIMELINE

- **January 7, 2026** the applicant submitted a complete site plan application to Staff for review. The application was revised a total of 2 times to address all staff comments. The application was reviewed by the following departments:
 - Planning: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
 - Engineering: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
 - Fire: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
- **January 28, 2026** the Architectural Review Committee reviewed the proposed structure. The attending committee members gave an overall positive recommendation of the structure. They posed questions on the height of the building, which was not specified at the time, and they asked about the color and type of materials that would be used.

REPORT ANALYSIS

Application Summary: The Autumn Ridge Dental Office site plan follows the recent P-O rezone for the property located on the corner of Shields Lane and Temple Drive. The development agreement and concept plan provided the City predictability on the site development. This plan generally follows the concept reviewed at the time. Staff have worked with the applicant and his team to bring their concept plan into compliance with the site plan requirements, agreement obligations, and office zone development code.

This development will consist of one building located on the southeast corner of the property. The applicant intends to occupy two-thirds of the space for the dental office and lease or sell the remaining one-third of the floor space. All future uses of the building will need to comply with the permitted uses in the Bess Dental Development Agreement.

There will be thirty-three parking stalls on site; six more spaces than the required twenty-seven. The parking lot's only entrance will be on Shields Lane directly across from Castello Court. The site's remaining land will be landscaped according to city code. Landscape buffers will be a minimum of 10 feet on the north side and a minimum of 20 feet along both right-of-ways.

FINDINGS AND RECOMMENDATION

Findings:

- This application is subject to the Bess Dental Development Agreement.

- The agreement limits the uses to utility services, office uses, professional services, and medical/dental clinics.
- The Questar Gas Company decided not to landscape their property located north adjacent to the subject property. The applicant understands that under the agreement terms, he will need to install a 6 foot tall masonry fence on that boundary line to be in compliance with the zone code.
- The site plan meets all the remaining developer obligations stated in the recorded agreement.

Conclusions:

- The application is in conformance with the minimum requirements of the [Site Plan Review \(Title 16\)](#) and the [Planning and Zoning \(Title 17\)](#) Codes.

Planning Staff Recommendation:

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

PLANNING COMMISSION ACTION

Required Action:

Final Decision

Scope of Decision:

This is an administrative decision to be decided by the Planning Commission.

Standard of Approval:

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements of South Jordan Municipal Code §[16.24](#) and the requirements of the individual zone in which a development is proposed. All provisions of Title [16](#) & [17](#) of South Jordan Municipal Code, and other City requirements shall be met in preparing site plan applications and in designing and constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions, or deny the site plan.

Motion Ready:

I move that the Planning Commission approves:

1. File No. PLSPR202500195, the Autumn Ridge Dental Office Site Plan

Alternatives:

1. Approval with conditions.
2. Denial of the application.
3. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Site Plan and Landscape Plan
4. Attachment D, Photometric Plan
5. Attachment E, Building Elevations
6. Attachment F, Recorded Bess Dental Development Agreement

LOCATION MAP
South Jordan City
Autumn Ridge Dental Office

**SUBJECT
PROPERTY**

9804 S
Temple Dr

9816 S
Temple Dr

9828 S
Temple Dr

9822 S
Temple Dr

9832 S
Castello Ct

Temple Dr

9844 S
Castello Ct

Castello Ct

Shields Ln



9847 S
Castello Ct

9856 S
Temple Dr

9853 S
Castello Ct

9856 S
Temple Dr

8 W Marwood

1362 W Marwood

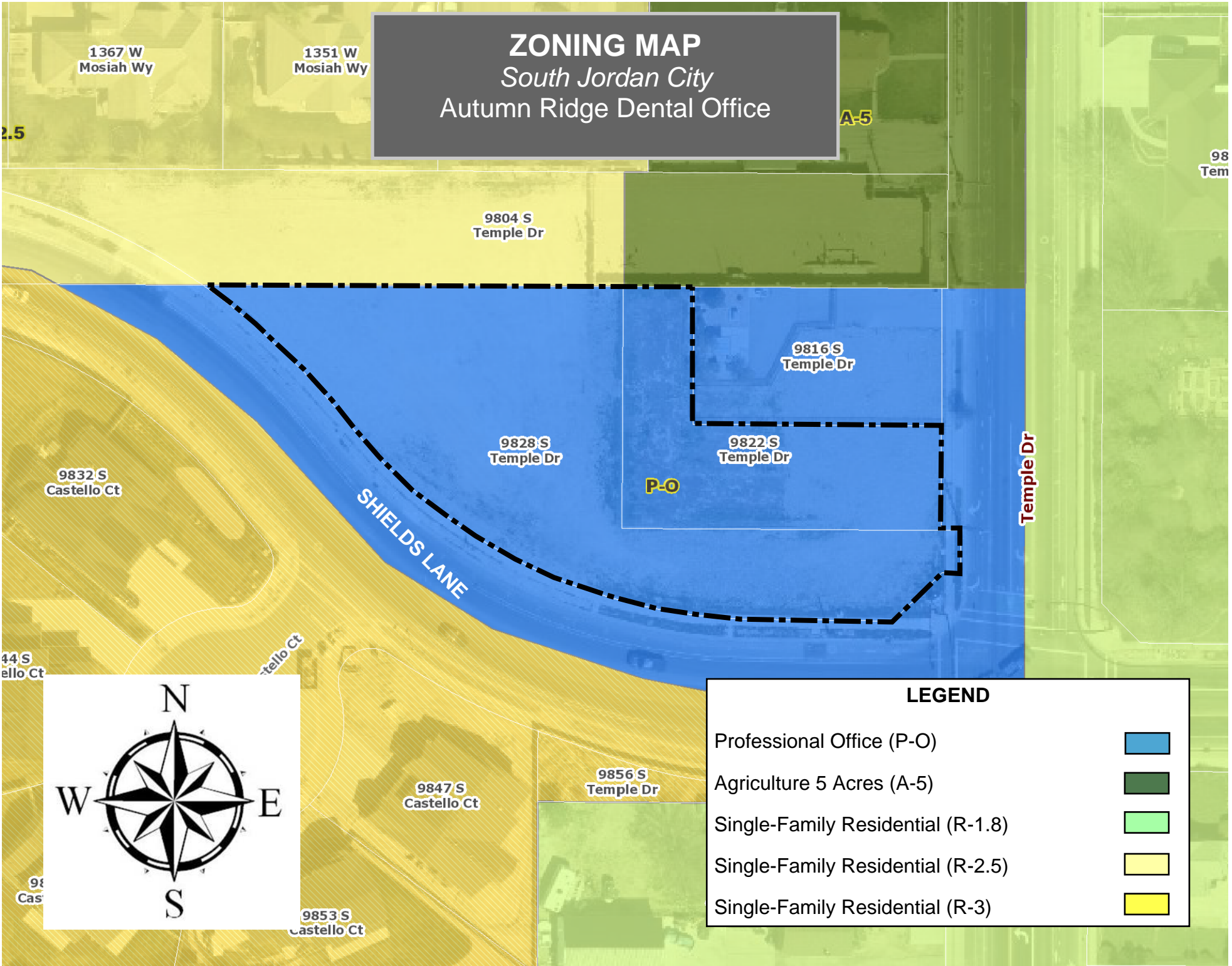
1346 W Marwood






1328 W Marwood

1314 W Marwood

ZONING MAP

South Jordan City
Autumn Ridge Dental Office



LEGEND	
Professional Office (P-O)	
Agriculture 5 Acres (A-5)	
Single-Family Residential (R-1.8)	
Single-Family Residential (R-2.5)	
Single-Family Residential (R-3)	

AUTUMN RIDGE DENTAL OFFICE

CIVIL PLANS PREPARED BY



CONSULTING ENGINEERS

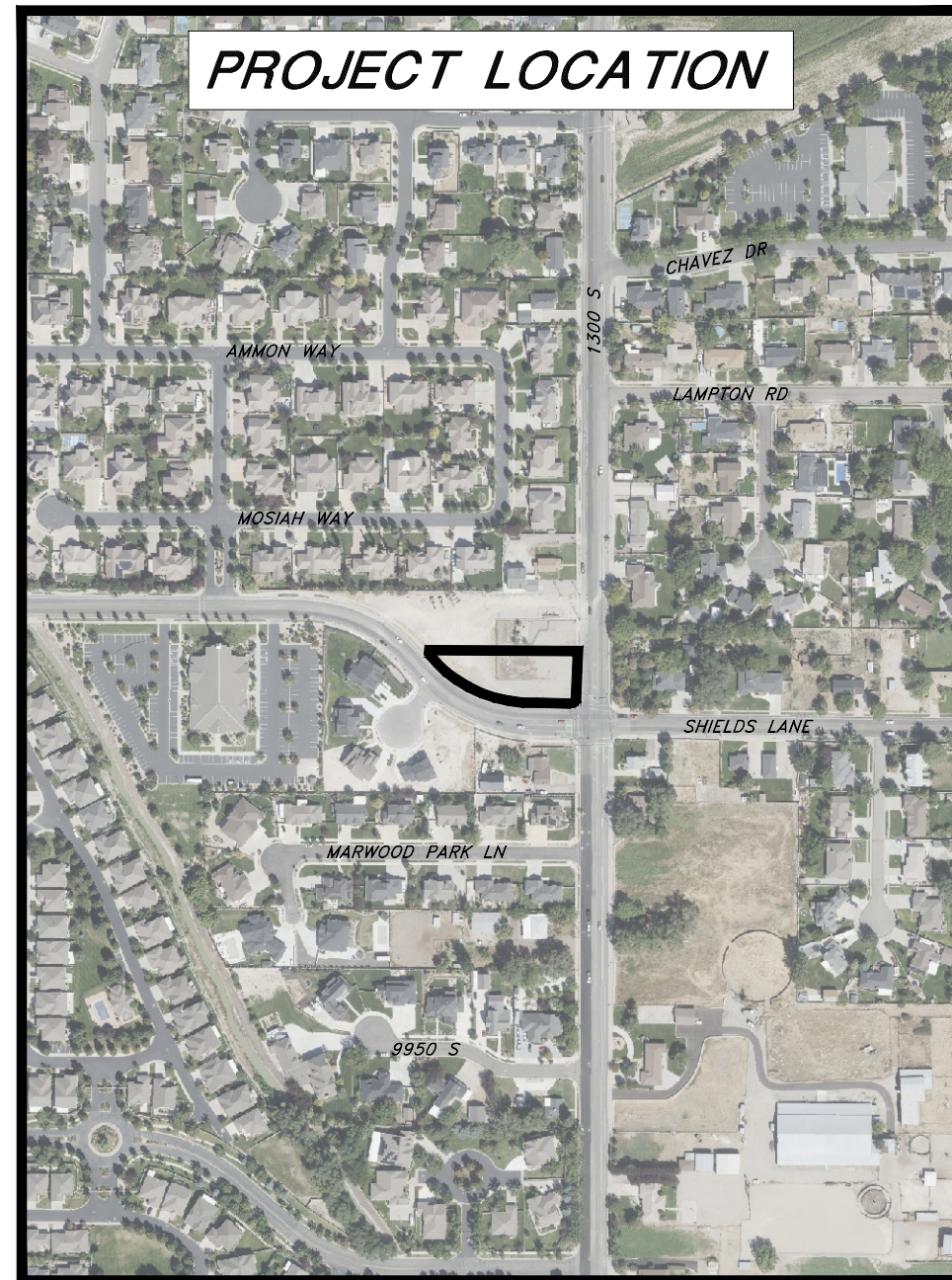
6080 Fashion Point Drive
South Ogden, Utah 84403
(801) 476-9767

PROJECT CONTACT INFO

OWNER: SHEA BESS
PHONE: 801-633-8351

CIVIL ENG: TYSON ROPER
PHONE: 435-609-0350

ARCHITECT: RYAN NAYLOR
PHONE: 801-487-3330



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FEBRUARY 2026

City Engineer
City of South Jordan
Approved 02/18/2026
Brett Marsden City Engineer



GENERAL NOTES:

1. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE ENGINEER OF DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
3. ALL WORK SHALL CONFORM TO AT LEAST THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE, SOUTH JORDAN CITY CODE, AND APWA STANDARDS (LATEST EDITION) AND OTHER REGULATORY AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK WHERE APPLICABLE.
4. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES, TYPICAL DETAILS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL REFER TO THE TECHNICAL PROVISIONS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE DRAWINGS.
6. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE TEMPORARY ERECTION OF BRACING AND SHORING AS REQUIRED FOR STABILITY OF STRUCTURES AND EXCAVATIONS DURING ALL PHASES OF CONSTRUCTION.
7. THE OWNER HAS OBTAINED THE NECESSARY PERMITS REQUIRED TO COMPLETE CONSTRUCTION OF THE PROJECT AS DETAILED. THE CONTRACTOR SHALL OBTAIN UDOT, COUNTY, AND CITY PERMITS WHERE APPLICABLE FOR WORK IN THE PUBLIC RIGHT-OF-WAY.
8. THE CONTRACTOR SHALL BE REQUIRED TO FURNISH ALL TEMPORARY WATER, POWER, OR OTHER UTILITIES AS REQUIRED TO COMPLETE CONSTRUCTION OF THE PROJECT AS DETAILED. WATER FOR FLUSHING AND HYDROSTATIC TESTING CAN BE OBTAINED AT NO CHARGE TO THE CONTRACTOR, BUT THE LOCATION AND APPROVED BY THE CITY.
9. THE CONTRACTOR SHALL HOLD A VALID UTAH CONTRACTOR'S LICENSE PRIOR TO BEGINNING CONSTRUCTION.
10. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ALL FLAGGING, BARRICADES AND TRAFFIC CONTROL AS MAY BE NECESSARY TO ENSURE SAFETY PERSONNEL ON SITE DURING CONSTRUCTION. A TRAFFIC CONTROL PLAN SHALL BE DEVELOPED BY THE CONTRACTOR AND SUBMITTED WHERE APPLICABLE.
11. THE CONTRACTOR SHALL MAINTAIN CLEAN CONSTRUCTION AREAS. ALL DEBRIS, RUBBISH

AND TRASH MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.

12. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT BLUE STAKES AT 1-800-662-4111 TO HAVE UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ALL EARTHWORK OPERATIONS.
13. EARTHWORK, CURB, AND ASPHALT SUBGRADE PREPARATION: ALL SUBGRADE UNDER CURB, GUTTER, AND ASPHALT SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM LABORATORY DENSITY (AASHTO T-180/ASTM D-1557), UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL REPORT.
14. ALL TRENCHES AND EXCAVATIONS SHALL BE CUT, PROTECTED AND SUPPORTED AS PRESCRIBED BY OSHA.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ANY EQUIPMENT NECESSARY TO DEWATER EXCAVATIONS.
16. IMPORT GRANULAR BACKFILL MATERIAL MAY BE REQUIRED IN PARKING LOT AREAS TO ACHIEVE 95% DRY DENSITY COMPACTION.
17. ALL DRINKING WATER SYSTEM COMPONENTS SHALL COMPLY WITH NSF STANDARD 61.
18. THE OPEN ENDS OF ALL PIPELINES UNDER CONSTRUCTION SHALL BE COVERED AND EFFECTIVELY SEALED AT THE END OF THE DAYS WORK.
19. SEPARATION: A MINIMUM 10-FOOT HORIZONTAL SEPARATION AND 18-INCH VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN WATER AND SEWER LINES AT ALL CROSSINGS.
20. THE CONTRACTOR IS REQUIRED TO POTHOLE THE LOCATIONS WHERE NEW PIPING WILL BE CONNECTED OR CROSSING THE PROPOSED PIPING AND VERIFY THAT THERE ARE NO CONFLICTS WITH THE ELEVATION. IF CONFLICTS ARE IDENTIFIED, THE CONTRACTOR MUST PROPOSE A RESOLUTION TO THE CONFLICT AND RECEIVE APPROVAL FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. CURB & GUTTER: ALL CONCRETE FOR CURB, GUTTER, AND WATERWAYS SHALL MEET CITY STANDARD.
21. PAVEMENT SECTION: ASPHALT PLACEMENT SHALL BE IN ACCORDANCE WITH SOUTH JORDAN CITY REQUIREMENTS FOR LIFT THICKNESS AND TEMPERATURE. NO ASPHALT SHALL BE PLACED ON FROZEN OR MUDDY SUBGRADE
22. CURB & GUTTER: ALL CONCRETE FOR CURB, GUTTER, AND WATERWAYS SHALL APWA STANDARDS.
23. PAVEMENT SECTION: ASPHALT PLACEMENT

SHALL BE IN ACCORDANCE WITH SOUTH JORDAN CITY REQUIREMENTS FOR LIFT THICKNESS AND TEMPERATURE. NO ASPHALT SHALL BE PLACED ON FROZEN OR MUDDY SUBGRADE.

DRY UTILITY NOTES

1. RESPONSIBILITY FOR INSTALLATION SCOPE OF WORK: THE CIVIL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING AND INSTALLATION OF ALL SITE UTILITIES, INCLUDING NATURAL GAS LATERALS AND ELECTRICAL POWER CONDUITS,

THE CIVIL CONTRACTOR MUST REFER TO THE ARCHITECTURAL (PLUMBING) AND ELECTRICAL (A-SERIES) PLANS FOR SPECIFIC ROUTING, PIPE/CONDUIT SIZING, MATERIAL SPECIFICATIONS, AND CONNECTION DETAILS FOR GAS AND POWER.

2. STANDARDS AND SPECIFICATIONS REGULATORY STANDARDS: ALL GAS AND POWER INFRASTRUCTURE SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE SOUTH JORDAN CITY STANDARD SPECIFICATIONS, APWA STANDARDS, AND THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDERS (DOMINION ENERGY AND ROCKY MOUNTAIN POWER).

WORKMANSHIP: NOTWITHSTANDING THE SOURCE OF THE DESIGN (MEP PLANS), ALL TRENCHING, BEDDING, AND BACKFILL WITHIN THE PUBLIC RIGHT-OF-WAY OR UNDER PROPOSED SITE IMPROVEMENTS (CURBS, GUTTERS, AND ASPHALT) MUST MEET SOUTH JORDAN CITY COMPACTION STANDARDS TO PREVENT SETTLEMENT.

3. VERIFICATION OF MEP REQUIREMENTS BEFORE COMMENCING TRENCHING FOR DRY UTILITIES, THE CIVIL CONTRACTOR SHALL VERIFY THAT THE CONDUIT/PIPE SIZES ON THE MEP PLANS MATCH THE LATEST REQUIREMENTS OF THE UTILITY PROVIDERS.

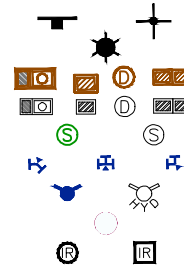
ALL GAS LINES MUST BE INSTALLED WITH THE APPROPRIATE TRACER WIRE AND WARNING TAPE AS PER APWA SECTION 33 05 01 AND SOUTH JORDAN CITY AMENDMENTS.

SOUTH JORDAN CONSTRUCTION NOTES:

1. SEE SHEETS C2.1 TO C2.3

LEGEND

	NEW ASPHALT
	NEW CONCRETE
	PROJECT BOUNDARY
	PROPERTY LINE
	PROP. STORM DRAIN
	PROP. SEWER
	PROP. CULINARY WATER
	PROP. LAND DRAIN LINE
	PROP. GAS LINE
	PROP. UNDER GROUND POWER
	EXIST. UNDERGROUND POWER
	EXIST. GAS
	EXIST. STORM DRAIN
	EXIST. SEWER
	EXIST. CULINARY WATER
	EXIST. COMMUNICATIONS
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	OUTDOOR LIGHTS
	PROP. STORM DRAIN
	EX. STORM DRAIN
	SS SEWER MANHOLE
	PROP. WATER FITTINGS
	FIRE HYDRANT
	PROP. LAND DRAIN
	IRRIGATION STRUCTURES



City Engineer
City of South Jordan
Approved 02/18/2026
Brett Marsden City Engineer



NOTICE:

EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR THE UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY

Call BLUE STAKES BEFORE YOU Dig

1-800-662-4111
UNDERGROUND SERVICE (USA)

REV.	DATE	APPR.

SCALE: ABM DESIGNED, ABM DRAWN, BMJ CHECKED





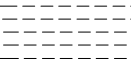

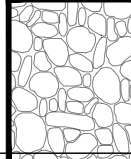
SHEET: **C2**
OF X SHEETS

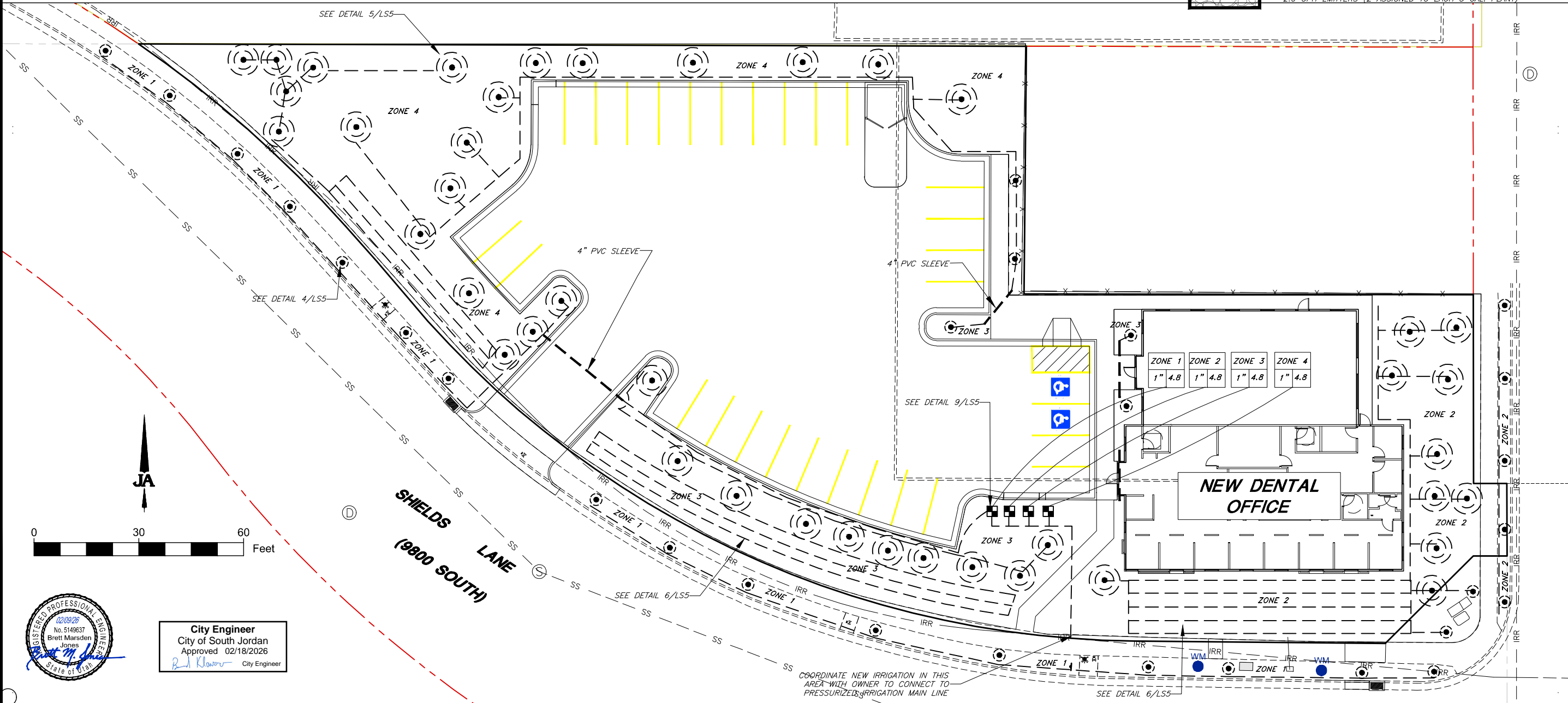
IRRIGATION NOTES


1. WORK SHALL CONFORM WITH STANDARDS OF LOCAL JURISDICTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE COVERAGE OF ALL IRRIGATED AREAS.
3. NO MAJOR REVISIONS IN THE DESIGN WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM PUBLIC WORKS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH CONDITIONS OF THE SITE INCLUDING GRADES, LOCATIONS OF WALKS, STRUCTURES AND UTILITIES.
5. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY THEIR WORK. THEY SHALL COORDINATE THEIR WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, AND UNDER HARD SURFACES. SLEEVES INSTALLED AT IMPROPER DEPTHS WILL BE RE-INSTALLED BY BORING METHODS.
6. CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM COMPONENTS SHOWN ON THE PLAN WHEN FIELD CONDITIONS, INCLUDING UNKNOWN OBSTRUCTIONS, DIFFERENCES IN GRADE AND AREA DIMENSIONS EXIST THAT ARE NOT INCLUDED IN THE DESIGN. CONTRACTOR TO NOTIFY THE PUBLIC WORKS WHEN SUCH OBSTRUCTIONS OR DIFFERENCES OCCUR. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS OR CHANGE ORDERS.
7. 120V AC ELECTRICAL POWER SOURCE AT HE CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER. REFER TO THE SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS.
8. THE IRRIGATION CONTRACTOR SHALL ADJUST VALVES, FLUSH AND ADJUST IRRIGATION HEADS FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO HARD SURFACES AND ELIMINATE SPRAY ON BUILDINGS AND OTHER VERTICAL SURFACES.
9. OWNER HAS THE RIGHT TO REFUSE MATERIAL OR WORK WHICH DOES NOT CONFORM TO THE CONSTRUCTION DOCUMENTS. REJECTED WORK SHALL BE BE REMOVED OR CORRECTED AS SOON AS POSSIBLE A THE CONTRACTOR'S EXPENSE.

- GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR FOR DAMAGE TO ANY PART OF THE PROJECT PROPERTY RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT OR WORKMANSHIP, TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE COMPLETED PROMPTLY AND AT NO COST TO THE OWNER.
10. INSTALL CONTROLLERS AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS. COORDINATE LOCATION WITH PUBLIC WORKS. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING CONDUITS AND WIRING FROM VALVES TO CONTROLLERS.
 11. THE IRRIGATION PLAN IS DRAWN FOR CLARITY. IT IS THE INTENT TO HAVE ALL PIPING, VALVES, AND WIRING TO BE LOCATED IN PLANTING AREAS, WITH THE EXCEPTION OF LOCATIONS REQUIRED FOR HARD SURFACE CROSSINGS, AS INDICATED. ADDITIONAL SLEEVES WILL BE REQUIRED. NOT ALL SLEEVES ARE SHOWN.
 12. REFER TO PLANTING PLAN FOR COORDINATING HEAD LOCATIONS WITH TREE LOCATIONS. IRRIGATION HEADS TO BE LOCATED TO MINIMIZE TREE CREATED SPRAY SHADOW.
 13. ESTIMATED STATIC WATER PRESSURE AT POINT OF CONNECTION: 75 PSI. CONTRACTOR IS TO NOTIFY NORTH OGDEN PUBLIC WORKS IN WRITING IF STATIC PRESSURE IS LESS.
 14. PRIOR TO ACCEPTANCE OF WORK AND AS PART OF THE IRRIGATION PUNCH LIST THE CONTRACTOR SHALL CONDUCT A MEETING WITH THE OWNER TO DEMONSTRATE THE OPERATION OF THE ENTIRE IRRIGATION SYSTEM INCLUDING WINTERIZATION AND START-UP PROCEDURES AND PROVIDE A RECOMMENDED IRRIGATION SCHEDULE. REMOTE OPERATING EQUIPMENT, IF ANY, SHALL BE GIVEN TO OWNER AT THIS TIME.
 15. ALL VALVE BOXES TO BE SUPPORTED WITH BRICK.
 16. LOCATE IRRIGATION CONTROL VALVES IN LANDSCAPE AREAS, ADJACENT TO WALKS AND CURBS TO GREATEST EXTENT POSSIBLE.

SYMBOL MANUFACTURER/MODEL/DESCRIPTION

	RAIN BIRD XZ-100-PRF MEDIUM FLOW DRIP CONTROL KIT, 1" DV VALVE, 1" PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3GPH - 30GPH.
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.
	TREE DRIP RING RAINBIRD XFD-09-12 DRIP LINE FORMED INTO 2 CIRCLES - ONE 12" RADIUS, ONE 36" RADIUS.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	NETAFIM 17 MM TECHLINE CV DRIPLINE WITH COMPENSATING INLINE EMITTERS, 4 GPH @ 18" EMITTER SPACING. INSTALL DRIP LINES AT 24" ON CENTER AND STAPLE TO TOP OF WEED BARRIER FABRIC.
	Valve Number Valve Flow GPH Valve Size
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. EMITTER NOTES: 1.0 GPH EMITTERS (2 ASSIGNED TO EACH 1 GAL. PLANT) 2.0 GPH EMITTERS (2 ASSIGNED TO EACH 3 GAL. PLANT) 2.0 GPH EMITTERS (2 ASSIGNED TO EACH 5 GAL. PLANT)



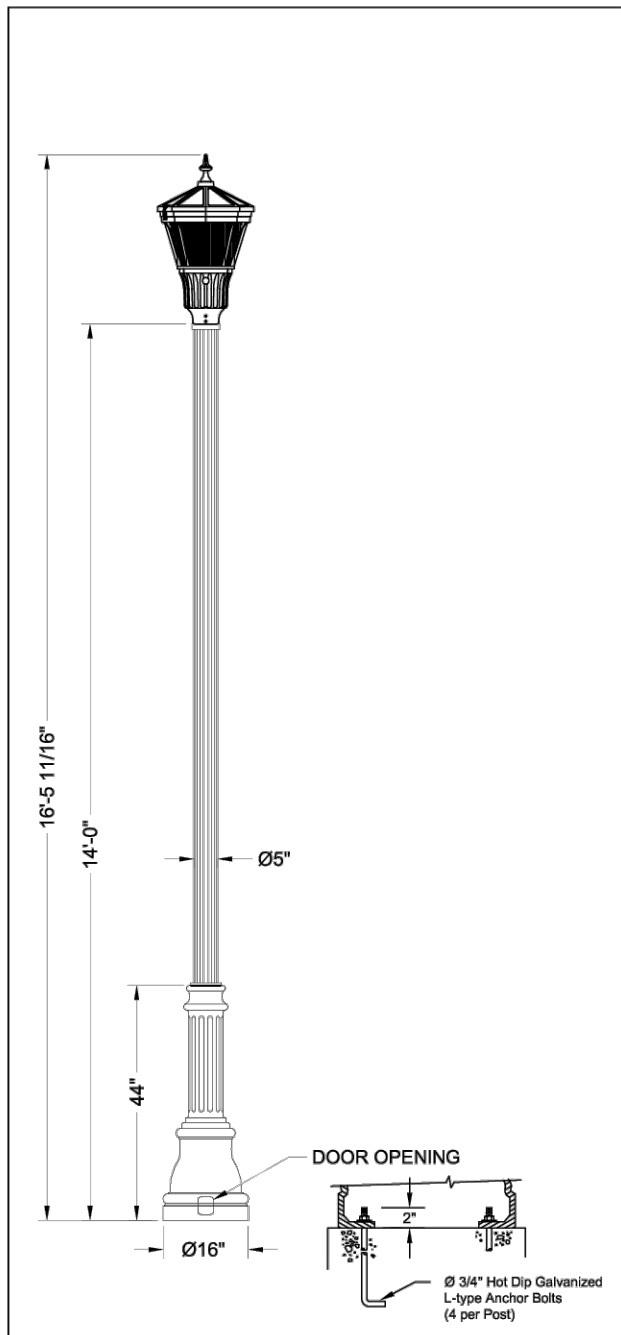


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CONSULTING ENGINEERS
JONES & ASSOCIATES
 6080 Fashion Point Drive
 South Ogden, Utah 84403
 (801) 476-9767 www.jonescivil.com

SHEA BESS
 AUTUMN RIDGE DENTAL OFFICE
IRRIGATION PLAN

DESIGNED	DRAWN	CHECKED	APPR.
SCALE: 24" x 36" H:1"=15'	11" x 17" H:1"=30'		
SHEET: LS2			OF 1 SHEETS



Specifications

POST DESCRIPTION
The lighting post shall be aluminum, one-piece construction, with a classic fluted base design. The shaft profile will consist of 4 mounting tracks and internal passages as shown.

MATERIALS
The base shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179-95a. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy, heat treated to a T6 temper. All hardware shall be tamper resistant stainless steel. Anchor bolts to be hot dip galvanized.

CONSTRUCTION
The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be circumferentially welded inside the base casting at the top of the access door, and externally where the shaft exits the base. All exposed welds below 8' shall be ground smooth. All welding shall be per ANSI/AWS D1.2-90. All welders shall be certified per Section 5 of ANSI/AWS D1.2-9.0

DIMENSIONS
The post shall be 14'-0" in height with a 16" diameter base. The shaft diameter shall be 5" at the top of the post, a tenon with a transitional donut shall be provided for arm mounting.

INSTALLATION
The post shall use four L-type anchor bolts installed on a 12" bolt circle. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.

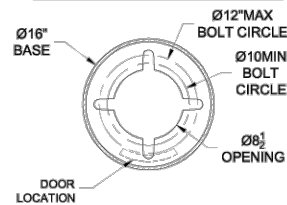
FINISH
The assembly shall be Holophane black powder coat

LUMINAIRE DESCRIPTION
-Utility Arlington LED
-100W 4K CCT
-Auto-Sensing 120-277v
-Asymmetric Glass Refractor, Spike Finial
-NEMA Twistlock Photocontrol Receptacle
-25' Prewired Leads
-DTL Solid State Photocontrol 120-277v

OPTICAL SYSTEM
Refractor is a thermal resistant borosilicate glass lens to provide an I.E.S. Type III distribution. Acrylic and polycarbonate lens are not acceptable. The optical system in conjunction with a polished reflector and LED circuit board with dedicated heat sink create a sealed optical compartment.

ELECTRICAL MODULE
All of the electrical components are mounted on one steel plate that is removable for ease of maintenance.

Anchorage Detail



Catalog #s:
ARUE1004KASG3BSHL25PCS -CHA14L5J16P07ABGBK

Customer Signature _____ Date _____



South Jordan Category 2

ORDER #:	TYPE: Cat 2	DRAWING #:
REVISION:	REVISION DATE:	TSG 003175
DRAWN:	ORIGIN DATE:	PAGE: 1 of 1

THIS DRAWING, WHEN APPROVED, SHALL BECOME THE COMPLETE SPECIFICATION FOR THE MATERIAL TO BE FURNISHED BY HOLOPHANE ON THE ORDER NOTED ABOVE. A UNIT OF SIMILAR DESIGN MAY BE SUPPLIED, BUT ONLY AFTER APPROVAL BY THE CUSTOMER IN WRITING. ON POLE ORDERS AN ANCHOR BOLT TEMPLATE PRINT WILL BE SUPPLIED WITH EACH ANCHOR BOLT ORDER TO MATCH THE POLE PROVIDED. THIS PRINT IS THE PROPERTY OF HOLOPHANE AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND UPON EXPRESS CONDITION THAT IT WILL NOT BE USED DIRECTLY OR INDIRECTLY IN ANY WAY DETRIMENTAL TO OUR INTERESTS, AND ONLY IN CONNECTION WITH MATERIAL FURNISHED BY HOLOPHANE.

City Engineer
City of South Jordan
Approved 02/18/2026
Brett Marsden City Engineer




CONSULTING ENGINEERS
JONES & ASSOCIATES
6080 Fashion Point Drive
South Ogden, Utah 84403
(801) 476-9767 www.jonescivil.com

SHEA BESS
AUTUMN RIDGE DENTAL OFFICE
STREET LIGHT DETAILS

DESIGNED	ABM	DATE	
DRAWN	ABM	APPR.	
CHECKED	BMJ		

SHEET: **D7**
OF X SHEETS



D-Series Size 1 LED Area Luminaire

ds series

Specifications

EPA: 0.49 Ft² (0.56 m²)

Length: 32.71" (10.1 m)

Width: 14.26" (4.2 m)

Height H1: 7.88" (240 mm)

Height H2: 2.73" (83 mm)

Weight: 34 lbs (15.4 kg)


Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLAIR2 PIRHN DDBXD



WMCL4/6 LED WALL CYLINDER LIGHT

Selectable Light Direction

Integrated Photocell

Switchable CCT 50W

LEI

Introduction

Achieve the perfect blend of style and performance with Lithonia Lighting® Wall Mount Cylinders. Enjoy thoughtfully designed features that make these cylinders as practical as they are stylish. Available in two sizes, the WMCL4 delivers 2,400 lumens, while the WMCL6 provides a powerful 4,800 lumens, ensuring the ideal amount of light for any application. A built-in switch lets you easily select up, down, or both lighting directions, simplifying installation and offering complete control over your illumination. Switchable color temperatures enable you to tailor the lighting to suit any environment. The built-in dusk-to-dawn photocell ensures energy-efficient, hands-free operation. Whether you're accentuating architectural features or creating general ambient lighting, the WMCL luminaires deliver a tailored, professional aesthetic perfect for residential and commercial projects alike.

Specifications

Depth (D1): 7"

Depth (D2): 1.5"


Height: 9"

Width: 11.5"

Weight: 13.5 lbs (without options)

Ordering Information

EXAMPLE: WSX1 LED P7 40K 70CRI T3M MVOLT SPA NLAIR2 PIRHN DDBXD



WDGE2 LED Architectural Wall Scone Visual Comfort Optic

Visual Comfort Optic

Introduction

The WDGE2 LED family is designed to meet specific's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications

Depth (D1): 7"

Depth (D2): 1.5"

Height: 9"

Width: 11.5"

Weight: 13.5 lbs (without options)

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	LEDs	Color Temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX1 LED	Forward optics (this section 70CRI only)					
	P1	P6	30K 3000K	70CRI	AFR Automotive front row	MVOLT (120V-277V) ¹
	P2	P7	40K 4000K	70CRI	T15 Type I short	MVOLT (347V-480V) ¹
	P3	P8	50K 5000K	70CRI	T2M Type II medium	MVOLT (277V-480V) ¹
	P4	P9			T3M Type III medium	120V ¹
	P5		27K 2700K	80CRI	T3LG Type III low glare ¹	208V ¹
	P6		30K 3000K	80CRI	T4M Type IV medium	240V ¹
	P7		35K 3500K	80CRI	T4LG Type IV low glare ¹	277V ¹
	P8		40K 4000K	80CRI	T5M Type V medium	347V ¹
	P9		50K 5000K	80CRI	T6M Type VI medium	480V ¹
	P10	P12			T7M Forward throw medium	
	P11	P13				

Catalog	Size	Wattage	Lumens @30K	LPW	Beam Spread	Color	CCT	Voltage	Photocell	Emergency Battery	Code	Lead Time
WMCL4 P1 SWW2 845 UVOLT PE DDBXD M4	4"	19	2,479	130	45 Degree	Dark Bronze	30/40/50K	UVOLT	On/Off	No	28779Y	Stock
WMCL6 P1 SWW2 845 UVOLT PE DDBXD M4	6"	31	4,728	153	45 Degree	Dark Bronze	30/40/50K	UVOLT	On/Off	No	28778Y	Stock
WMCL4 P1 SWW2 875 UVOLT PE DDBXD M4	4"	19	2,433	128	75 Degree	Dark Bronze	30/40/50K	UVOLT	On/Off	No	29038Y	Stock
WMCL6 P1 SWW2 875 UVOLT PE DDBXD M4	6"	31	4,520	146	75 Degree	Dark Bronze	30/40/50K	UVOLT	On/Off	No	29039Y	Stock
WMCL4 P1 SWW2 875 MVOLT PE 44WC DDBXD M4	4"	19	2,479	130	75 Degree	Dark Bronze	30/40/50K	MVOLT	On/Off	Yes	29127Y	10 Days
WMCL6 P1 SWW2 875 MVOLT PE 44WC DDBXD M4	6"	31	4,520	146	75 Degree	Dark Bronze	30/40/50K	MVOLT	On/Off	Yes	29127Y	10 Days
WMCL4 P1 SWW2 845 MVOLT PE 44WC DDBXD M4	4"	19	2,433	128	45 Degree	Dark Bronze	30/40/50K	MVOLT	On/Off	Yes	29127Y	10 Days
WMCL6 P1 SWW2 845 MVOLT PE 44WC DDBXD M4	6"	31	4,728	153	45 Degree	Dark Bronze	30/40/50K	MVOLT	On/Off	Yes	29127Y	10 Days

Luminaire	Optics	Standard LM, 0 C	Cold EB, -20 C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE2 LED	Visual Comfort	4W	---	---	750	1,200	2,000	---	---	---	---
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	---	1,200	2,000	3,000	4,500	6,000	---
WDGE2 LED	Precision Reflective	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	---	---
WDGE2 LED	Precision Reflective	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	---	---
WDGE4 LED	Precision Reflective	---	---	Standalone / nLight	---	12,000	16,000	18,000	20,000	22,000	25,000

Control options

Shipped installed

Shipped separately

Finish options

Finish reserved

Control options

Shipped installed

Shipped separately

Finish options

Finish reserved

Options

E4WH Emergency battery backup, Certified in CA Title 20 MALS (50°C min)	Standalone Sensors/Controls (only available with P10M, P20M & P30M)	DDBXD Dark bronze
E10WH Emergency battery backup, Certified in CA Title 20 MALS (10K, 5°C min)	PIR Bi-level (100/55%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DDBLD Black
E20WC Emergency battery backup, Certified in CA Title 20 MALS (18K, -20°C min)	PIRH Bi-level (100/55%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DNDAD Natural aluminum
FE Photocell, Button Type ¹	PIRHCYV Bi-level (100/55%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DNDWD White
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	PIRHCYV Bi-level (100/55%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSDD Sandstone
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	Networked Sensors/Controls (only available with P10M, P20M & P30M)	DDBXD Textured dark bronze
BCE Bottom conduit entry for back box (P88M). Total of 4 entry points.	NLAIR2 PIR Embedded wireless controls by nLight with Passive Infrared (PIR) sensor and on/off photocell for 8-15' mounting heights.	DDBLD Textured black
DSLE Dual Switching (1 Drive, 2 Light Engines)	NLAIR2 PIR Embedded wireless controls by nLight with Passive Infrared (PIR) sensor and on/off photocell for 15-30' mounting heights.	DNDAD Textured natural aluminum
CC Coastal Construction ¹	NLAIR2 PIR Embedded wireless controls by nLight with Passive Infrared (PIR) sensor and on/off photocell for 8-15' mounting heights.	DNDWD Textured white
	NLAIR2 PIR Embedded wireless controls by nLight with 18.524 listed emergency operation, Passive Infrared (PIR) sensor and on/off photocell for 15-30' mounting heights.	DSSDD Textured sandstone

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DSX1 LED Rev. 06/30/25 Page 1 of 10

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WMCL Family Cylinder Rev. 06/30/25

COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (3738) • www.lithonia.com

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WDGE2 LED Rev. 06/30/24



76 W 13775 S, STE 3
DRAPER, UT 84020
(801) 618-9656
eric@elementalelectricalengineers.com

REVISIONS	DESCRIPTION
MARK	DATE

BESS DENTAL
9800 S 1300 W
SOUTH JORDAN, UT

SHEET TITLE:
ELECTRICAL SITE PLAN
ES002



EAST ELEVATION



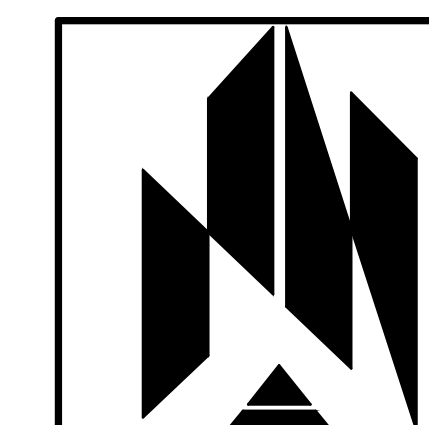
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



NICHOLS NAYLOR
 ARCHITECTS
 10459 SOUTH 1300 WEST SUITE 201
 SOUTH JORDAN, UTAH 84095 (801)487-3330

BESS DENTAL OFFICE
 9816 SOUTH TEMPLE DRIVE
 SOUTH JORDAN, UT. 84095

RESOLUTION R2025 - 41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE MAYOR PRO TEMPORE OF THE CITY OF SOUTH JORDAN TO ENTER INTO A DEVELOPMENT AGREEMENT WITH SPECTRUM LLC (SHEA BESS) AND JORDAN VALLEY WATER CONSERVANCY DISTRICT (BEN PURDUE) PERTAINING TO PROPERTY LOCATED AT 9828 S TEMPLE DRIVE, 9822 S TEMPLE DRIVE, AND 9816 S TEMPLE DRIVE.

WHEREAS, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah (“City”) authorized to enter into development agreements that it considers are necessary or appropriate for the use and development of land within the City pursuant to Utah Code § 10-9a-102, *et seq.*; and

WHEREAS, City has entered into development agreements from time to time as City has deemed necessary for the orderly development of City; and

WHEREAS, Spectrum LLC and Jordan Valley Water Conservancy District now desire to enter into an agreement for the purpose of developing and changing the zoning designation on property they own at 9828 S TEMPLE DRIVE, 9822 S TEMPLE DRIVE, AND 9816 S TEMPLE DRIVE (the “Property”); and

WHEREAS, the City Council of the City of South Jordan (the “City Council”) has determined that it is in the best interest of the public health, safety, and welfare of the City to enter into a development agreement for the orderly development the Property.

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

SECTION 1. Authorization to Sign Development Agreement. The City Council hereby authorizes the Mayor Pro Tempore to sign the Bess Dental Office Development Agreement, which is attached hereto as Exhibit 1.

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 2 DAY OF September, 2025 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	<u>X</u>	_____	_____
Kathie Johnson	<u>X</u>	_____	_____	_____
Donald Shelton	<u>X</u>	_____	_____	_____
Tamara Zander	<u>X</u>	_____	_____	_____
Jason McGuire	<u>X</u>	_____	_____	_____

Mayor Pro Tempore: *Don Shelton*
 Don Shelton

Attest: *Anna Crookston*
 City Recorder

Approved as to form:

Rae W. Looze
 Office of the City Attorney



Exhibit 1

(Bess Dental Office Development Agreement)

BESS DENTAL OFFICE DEVELOPMENT AGREEMENT

The City of South Jordan, a Utah municipal corporation (the "City"), and Spectrum, LLC ("Spectrum") and Jordan Valley Water Conservancy District (the "District")(collectively Spectrum and District may be referred to hereinafter as "Developers"), enter into this Development Agreement (this "Agreement") this 2 day of September, 2025 ("Effective Date"), and agree as set forth below. The City, Spectrum, and District are jointly referred to as the "Parties" and each may be referred to individually as "Party."

RECITALS

WHEREAS, Spectrum is the owner of certain real property identified as Assessor's Parcel Number(s) 27-10-429-003, 27-10-429-008 (together as "Property"), and the District is the owner of certain real property identified as Assessor's Parcel Number(s) 27-10-429-009, and Spectrum and District's properties are together referred to as ("Properties") and specifically described in attached Exhibit A; and

WHEREAS, Spectrum intends to develop its Property consistent with the Concept Plan and Renderings (Exhibit B), the requirements of the proposed zoning designation except as limited by the provisions of Section D of this Agreement; and

WHEREAS, the City, acting pursuant to (1) its authority under Utah Code Annotated 10-9a-102(2) et seq., as amended, and (2) the South Jordan City Municipal Code (the "City Code"), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, the City has made certain determinations with respect to the proposed development of the Property and in exercise of its legislative discretion has elected to enter into this Agreement; and

WHEREAS, the Properties are currently subject to the Planning and Land Use Ordinance of South Jordan City and are within the Residential R-2.5 and Agricultural A-5 zones. A copy of the provisions of such zone designations in the City Code is attached as Exhibit C; and

WHEREAS, Spectrum desires to make improvements to the Property in conformity with this Agreement and Developers desire a zone change on the Properties from the Residential and Agricultural Zones to the Professional Office Zone (the "P-O Zone"). A copy of the provisions of the P-O Zone designation in City Code is attached as Exhibit D; and

WHEREAS, the Developers and the City acknowledge that the development and improvement of the Properties pursuant to this Agreement will provide certainty useful to the Developers and to the City in ongoing and future dealings and relations among the Parties; and

WHEREAS, the City has determined that the proposed development contains features which advance the policies, goals, and objectives of the South Jordan City General Plan, preserve and maintain the open and sustainable atmosphere desired by the citizens of the City, or contribute to capital improvements which substantially benefit the City and will result in planning and economic benefits to the City and its citizens; and

14463005 B: 11616 P: 5355 Total Pages: 37
11/13/2025 11:36 AM By: tpham Fees: \$0.00
Rashelle Hobbs, Recorder Salt Lake County, Utah
Return to: SOUTH JORDAN CITY
1600 W. TOMINE CENTER DR SJC, UT 84095

WHEREAS, this Agreement shall only be valid upon approval of such by the South Jordan City Council (the "City Council"), pursuant to Resolution R-2025-41, a copy of which is attached as Exhibit D; and

WHEREAS, the City and the Developers acknowledge that the terms of this Agreement shall be enforceable and the rights of the Developers relative to the Properties shall vest only if the City Council, in its sole legislative discretion, approves a zone change for the Properties currently zoned as the Agricultural and Residential Zones to a zone designated as the P-O Zone.

NOW THEREFORE, based upon the foregoing recitals and in consideration of the mutual covenants and promises set forth herein, the Parties agree as follows:

TERMS

A. Recitals; Definitions. The recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the Planning and Land Use Ordinance of South Jordan City.

B. Enforceability. The City and the Developers acknowledge that the terms of this Agreement shall be enforceable, and the rights of the Developers relative to the Properties shall vest, only if the City Council, in its sole legislative discretion, approves a zone change for the Properties currently zoned as the Residential and Agricultural Zones to a zone designated as the P-O Zone.

C. Conflicting Terms. The Properties shall be developed in accordance with the requirements and benefits provided for in relation to the P-O Zone under the City Code as of the Effective Date. In the event of a discrepancy between the requirements of the City Code, including the P-O Zone, and this Agreement, this Agreement shall control.

D. Developer Obligations:

1. Zoning Requirements. Spectrum agrees to construct the development consistent with the requirements of City Code Titles 16 and 17, the P-O Zone, and the restrictions outlined in this Section D.

2. Concept Plan: Spectrum agrees to construct the project consistent with the concept plan and renderings (Exhibit B) and the requirements set forth in this Agreement and City Code.

3. Building Location. Any building constructed by Spectrum on the Property shall be located as close to the corner of Shields Lane (9800 South) and Temple Drive (1300 West) as possible given other site constraints, including parking, and other requirements of the City Code.

4. Architecture. Spectrum agrees to construct a one-story office building. The maximum building height shall be no taller than 35 feet. Architectural materials will be high quality and durable, and architecturally consistent with the design of nearby residential neighborhoods.

5. Lighting. All lighting shall comply with City Code § 17. 62. 020.K. In addition, the following lighting requirements shall apply:

a. All parking lot and wall light fixtures shall be “full cutoff” or “fully shielded” to prevent glare onto adjacent properties.

b. A photometric plan shall be submitted showing no light intrusion onto adjacent properties.

c. Lighting used to highlight landscape features and walking paths shall be low to the ground accent lighting.

d. As defined in City Code § 16.36.020, “Animated Sign” and “Time or Temperature Sign” sign types are prohibited, and a “Wall Sign” is prohibited on the north façade of any building on the Property.

6. Uses. Only the primary land uses listed below, which are defined by City Code § 17.18.060, are permitted on the Properties. Other primary uses not specifically listed below are prohibited.

a. Utility services

b. Medical/dental office or clinic

c. Office

d. Professional services

e. Personal services are prohibited as a primary use and are only allowed as an accessory use to one of the primary permitted uses listed above.

7. Fencing. Fencing shall conform to the requirements of City Code § 17.62.0207. 2. which may be met by either:

a. Spectrum installing a conforming fence along its north property line if the property owner to the North does not install landscape acceptable to the City on its property, Parcel # 27104290020000 prior to, or contemporaneous to, the development of the Property.

b. Landscaping acceptable to the City being installed on Parcel # 27104290020000 prior to or contemporaneous with the development of the Property.

E. City Obligations:

1. Development Review. The City shall review development of the Properties in a timely manner, consistent with the City’s routine development review practices and in accordance with all applicable laws and regulations.

F. Vested Rights and Reserved Legislative Powers.

3. No Waiver. Any party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the party intended to be benefited by the provisions, and a waiver by a party of a breach hereunder by the other party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

4. Headings. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only, and shall not control or affect the meaning or construction of any provision this Agreement.

5. Authority. The parties to this Agreement represent to each other that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Spectrum represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. Developers and the City warrant to each other that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the parties on whose behalf each individual is signing. Spectrum represent to the City that by entering into this Agreement Spectrum has bound all persons and entities having a legal or equitable interest to the terms of the Agreement as of the Effective Date.

6. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by the City for the Properties contain the entire agreement of the parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the parties which are not contained in such agreements, regulatory approvals and related conditions.

7. Amendment. This Agreement may be amended in whole or in part with respect to all or any portion of the Properties by the mutual written consent of the parties to this Agreement or by their successors-in-interest or assigns. Any such amendment of this Agreement shall be recorded in the official records of the Salt Lake County Recorder's Office.

8. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Spectrum's ability to complete the development of the Property as set forth in the Concept Plan is not defeated by such severance.

9. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of the Agreement. The parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Salt Lake County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.

10. Remedies. If any party to this Agreement breaches any provision of this Agreement, the non-defaulting party shall be entitled to all remedies available at both law and in equity.

11. Attorney's Fee and Costs. If any party brings legal action either because of a breach of the Agreement or to enforce a provision of the Agreement, the prevailing party shall be entitled to reasonable attorney's fees and court costs.

12. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Properties.

13. No Agency Created. Nothing contained in the Agreement shall create any partnership, joint venture, or agency relationship between the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

CITY OF SOUTH JORDAN,
a Utah Municipal Corporation

APPROVED AS TO FORM:

By: *Dawn R. Ramsey*
Dawn. R. Ramsey, Mayor

[Signature]
Attorney for the City

State of Utah)
:SS
County of Salt Lake)

On this 2 day of September, 2025, personally appeared before me, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the Mayor of the City of South Jordan, a Utah municipal corporation, and said document was signed by him/her on behalf of said municipal corporation by authority of the South Jordan Municipal City Code by a Resolution of the South Jordan City Council, and he/she acknowledged to me that said municipal corporation executed the same.



[Signature]
Notary Public
My Commission Expires:

Spectrum, LLC, a limited liability company

By: _____

Name: _____ (printed)

Title: _____

State of Utah)
:SS
County of Salt Lake)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, the _____ of Spectrum, LLC, a Utah Limited Liability Company, on behalf of the LLC. Witness my hand and official seal.

Notary Public
My Commission Expires:

CITY OF SOUTH JORDAN,
a Utah Municipal Corporation

APPROVED AS TO FORM:

By: _____
Dawn. R. Ramsey, Mayor

Attorney for the City

State of Utah)
:ss
County of Salt Lake)

On this _____ day of _____, 20____, personally appeared before me, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the Mayor of the City of South Jordan, a Utah municipal corporation, and said document was signed by him/her on behalf of said municipal corporation by authority of the South Jordan Municipal City Code by a Resolution of the South Jordan City Council, and he/she acknowledged to me that said municipal corporation executed the same.

Notary Public
My Commission Expires:

Spectrum, LLC, a limited liability company

By: _____

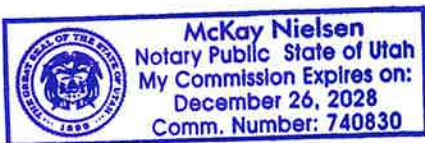
Name: Shea Bess (printed)

Title: owner

State of Utah)
:ss
County of Salt Lake)

The foregoing instrument was acknowledged before me this 31ST day of OCTOBER 2025, by Shea Bess, the property owner of Spectrum, LLC, a Utah Limited Liability Company, on behalf of the LLC. Witness my hand and official seal.

McKay Nielsen
Notary Public
My Commission Expires:



Jordan Valley Water Conservancy District

By: Alan Packard

Name: Alan Packard (printed)

Title: General Manager

State of Utah)

:ss

County of Salt Lake)

The foregoing instrument was acknowledged before me this 4th day of November, 2025, by Alan Packard, the General Manager of Jordan Valley Water Conservancy District. Witness my hand and official seal.



Mindy Keeling
Notary Public
My Commission Expires: 05-27-2029

EXHIBIT A

(Legal Description of the Properties)

Parcel: 27-10-429-003

LOT 1, 9800 SOUTH CHURCH SUBDIVISION. 9266-8467

Parcel: 27-10-429-008

BEG S 0°05'05" E 130.86 FT & S 89°54'55" W 42.50 FT FR E 1/4COR SEC 10, T3S, R1W, SLM; S 0°05'05" E 54.06 FT; N 89°52'28" W 164.79 FT; N 0°05'05" E 125 FT; S 89°52'28" E 36.57 FT; S 0°35'39" W 70.95 FT; S 89°52'28" E 128.69 FT TO BEG.

Parcel: 27-10-429-009

BEG S 0°05'05" E 59.92 FT & S 89°54'55" W 42.50 FT FR E 1/4 COR SEC 10, T3S, R1W, SLM; S 0°05'05" E 70.94 FT; N 89°52'28" W 128.69 FT; N 0°35'39" E 70.95 FT; S 89°52'28" E 127.85 FT TO BEG.

EXHIBIT B
(Concept Plan and Elevations)

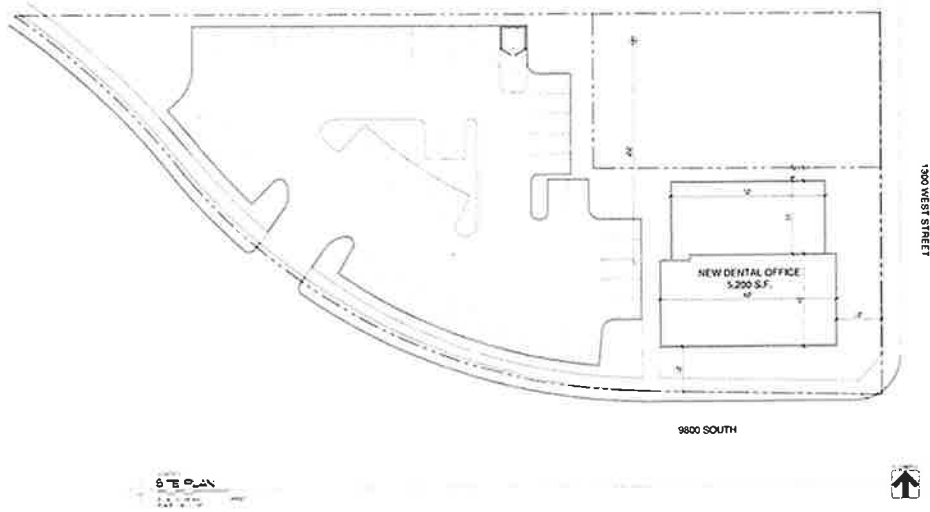


EXHIBIT C
A-5 & R-2.5 ZONE City Code Provisions

CHAPTER 17.30 AGRICULTURAL ZONES

17.30.010: PURPOSE

17.30.020: DEVELOPMENT AND DESIGN STANDARDS

17.30.030: OTHER REQUIREMENTS

17.30.010: PURPOSE

This chapter is established to provide standards and regulations, consistent with the city's general plan and the purposes and provisions of this title, for agricultural areas in a growing suburban city. This chapter shall apply to the following agricultural zones as established in chapter 17.20, "Zone Establishment", of this title: A-5 and A-1 zones. Uses may only be conducted in agricultural zones in accordance with the regulations of this code. Allowed use (permitted and conditional), accessory use, temporary use and associated use regulations may be found in chapter 17.18, "Uses", of this title.

17.30.020: DEVELOPMENT AND DESIGN STANDARDS

1. Development Review: Uses proposed in agricultural zones may only be established in conformance with development review procedures of the city. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in agricultural zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as otherwise allowed under state law.
2. Lot Area: The area of any lot in agricultural zones shall not be less than the minimum lot area requirement identified in the minimum lot area table below. Every portion of a parcel being subdivided shall be included as a lot or lots in the proposed subdivision plat, right of way or as common, limited common or private ownership.

Zone	Minimum Lot Area (Acres)
A-5	5
A-1	1

3. Lot Density: Only one single-family primary dwelling may be placed on a lot or parcel of land in an agricultural zone.
4. Lot Width And Frontage: Each lot or parcel in an agricultural zone shall have a minimum lot width not less than the dimension in the minimum width column of the lot width and frontage table below. The minimum lot width shall be measured at the minimum front yard requirement (see subsection F of this section) that shall be determined from a point which corresponds to the midpoint of the front lot line. Each lot or parcel shall abut the right of way line of a public street a minimum distance not less than the dimension in the

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frontage (standard) column of the lot width and frontage table below, except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall abut the right of way or landscaped open space a minimum distance not less than the dimension in the frontage (diverged) column.

Zone	Minimum Width	Frontage (Standard)	Frontage (Diverged)
A-5	100'	100'	60'
A-1	100'	100'	60'

5. Lot Coverage: The area of lot, parcel or private ownership area in an agricultural zone covered by buildings shall not exceed the percentage identified in the lot coverage table below of the total lot, parcel or private ownership area.

Zone	Maximum Building Coverage
A-5	20%
A-1	30%

6. Yard Area: The yard area (setback) requirements below shall apply in all Agricultural Zones. Minimum yard areas are measured from the corresponding front, side and rear property lines of lots or from the boundaries of private ownership areas. A land use permit shall be obtained prior to the construction of any accessory building for which a building permit is not required. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks of the proposed accessory building and other information as needed shall be submitted for review.

1. Minimum Yard Area Requirements

Zone	Front Yard (Interior And Corner Lots)	Front Garage	Front Yard (Cul-De-Sac Lots)	Side Yard (Standard)	Side Yard (Corner Lot Street Side)	Rear Yard (Interior Lot)	Rear Yard (Corner Lot)
A-5	30'	30'	25'	10'	25'	25'	10'
A-1	30'	30'	25'	10'	25'	25'	10'

2. Minimum Yard Area Requirements For Accessory Buildings:

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1. Location: Accessory buildings may not be located between the front building line of a main building and the right-of-way that determines the front yard area.
2. Side Yard: An accessory building may be located in a side yard, including a street side, if located no closer than the minimum side yard requirement for the main building pursuant to this subsection F, except that accessory buildings no greater than ten feet (10') in height and not containing habitable space may be located no closer than five feet (5') from the side property line or boundary.
3. Rear Yard: An accessory building may be located in a rear yard no closer than three feet (3') from the side or rear property line or boundary and increased by one foot (1') for each foot of building height in excess of sixteen feet (16'), except that the setback shall be increased to no closer than five feet (5') from the side or rear property line or boundary when adjacent to a right-of-way, which shall be increased by one foot (1') for each foot of building height in excess of sixteen feet (16').
3. Buildings Used To Shelter Animals: Buildings used for the housing or shelter of animals shall be located a minimum distance of forty feet (40') from any existing dwelling or neighborhood street right-of-way or, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right-of-way line.
4. Projections: The following may be erected on or projected into any required yard space in Agricultural Zones:
 1. Fences and walls in conformance with this Code.
 2. Agricultural crops, landscape or garden elements, including trees, shrubs and other plants.
 3. Utility or irrigation equipment or facilities.
 4. Decks not more than two feet (2') high.
 5. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks, awnings or similar architectural features attached to the building and not enclosed by walls, extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
 6. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building no greater than eight feet (8') wide and extending no more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
7. Parking And Access: Parking areas and vehicle access in Agricultural Zones shall meet the requirements of title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title and title 10 of this Code (Traffic Code). A driveway may only directly access a collector or arterial street with approval of the Utah Department of Transportation ("UDOT") for UDOT streets, or with approval of the City Engineer for City streets.
8. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply in Agricultural Zones.
 1. Utility Screening: In nonresidential and nonagricultural developments, all mechanical equipment, antennas (where possible), loading areas and utility areas

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shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles in nonresidential developments shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.

2. Incompatible Land Use Screening: Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.
3. Rear And Side Yard Fencing: A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.
4. Front Yard Fencing: A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in clear vision areas, according to Section 16.04.200 (J). A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.
5. Clear Vision Area: Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
6. Collector Street Fencing: Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right-of-way in an Agricultural Zone shall be constructed according to section 16.04.200 of this Code.
9. Architecture: The following exterior materials and architectural standards are required in Agricultural Zones:
 1. General Architectural Standards:
 1. All building materials shall be high quality, durable and low maintenance.
 2. The exteriors of buildings in Agricultural Zones shall be properly maintained by the owners or owners' association.
 3. Signs shall meet the requirements of title 16, chapter 16.36, "Sign Ordinance", of this Code and shall be constructed of materials that are consistent with the buildings they identify.
 4. Main buildings shall be no greater than thirty five feet (35') high.
 2. Architectural Standards For Main Buildings:
 1. Residential main buildings shall include a minimum two car garage (minimum twenty-two feet (22') by twenty-two feet (22')), or an approved equivalent area).
 2. The minimum total floor area, finished and unfinished, of any residential main building shall be one thousand (1,000) square feet not including a garage.
 3. The front of the house shall be accessible by a pedestrian from the adjacent right-of-way.

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3. Architectural Standards For Accessory Buildings:
 1. Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.
 2. The footprint of an accessory building in Agricultural Zones shall not exceed the footprint of the main building, including the footprint of an attached garage, except as approved by the Planning Commission as a conditional use permit.
 3. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:
 1. Openings (e.g., windows and doors) that are visible from the subject property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.
 2. The average wall height shall not exceed sixteen feet (16') above grade.
 4. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum one to twelve (1:12) roof pitch over a majority of the structure.
 5. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled Planning Commission meeting.
10. Landscaping: The following landscaping requirements and standards shall apply in Agricultural Zones. Landscaping in Agricultural Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
 1. The front and street side yards of single-family lots shall be fully improved and properly maintained. Improvements shall include not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in acceptable live plant material unless otherwise approved with a conditional use permit.
 2. All collector street and other public and private park strips in Agricultural Zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the City unless otherwise allowed with development approval.
 3. Where an adjacent park strip in a residential right-of-way is at least five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip, except that park strip trees

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shall not be planted within thirty feet (30') of a stop sign. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.

4. In developments that have a principal use other than residential or agricultural, the following landscaping requirements shall also apply:
 1. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.
 2. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sport or play areas, is required. At least thirty percent (30%) of all required trees shall be minimum seven foot (7') evergreens. Deciduous trees shall be a minimum two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.
 3. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.
 4. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.
 5. All landscaped areas shall be curbed.
 5. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any area so included and perpetually preserved as open space may be counted toward required open space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without approval of any entity or agency having jurisdiction over said waterways.
 6. All required landscaping in yard areas and open spaces shall be installed prior to occupancy unless deferred pursuant to section 16.04.300, "Deferred Improvements", of this Code.
 7. Property owners shall properly irrigate and maintain all landscaped areas, including those in adjacent public right-of-way areas that are not maintained by the City.
 8. Required trees may not be topped and required landscape material may not be removed in Residential Zones without City approval.
 9. Dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.
11. Lighting:
1. A lighting plan shall be submitted with all new developments that have a principal use that is not agricultural or residential.
 2. Lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.

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3. Lighting fixtures in all developments that have a principal use that is not agricultural or residential shall be architectural grade and consistent with the architectural theme of the development.
4. Lighting fixtures on public property shall be approved by the City Engineer.
12. Streets: Streets in Agricultural Zones shall meet the requirements of section 16.04.180, "Streets", of this Code, except that private streets and gated communities are prohibited in Agricultural Zones.

17.30.030: OTHER REQUIREMENTS

1. Grading: All developments shall be graded as required by the City Engineer to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel.
2. Maintenance: All private areas of lots or parcels shall be properly maintained by the owners.
3. Phasing Plan: A project phasing plan shall be submitted for review at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the City.
4. Common Areas: All common area improvements in developments, including, but not limited to, buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, streetlights and signs not specifically dedicated to the City or accepted for ownership or maintenance by the City shall be perpetually owned and maintained by the property owners of the development or their agents through a special taxing district or owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the City.
5. Prior Created Lots: Lots or parcels of land that legally existed or were created by a preliminary or final plat approval prior to the establishment of an Agricultural Zone shall not be denied a building permit solely for reason of nonconformance with the requirements of this chapter.
6. Approval: Before building permits are issued, all projects shall have been approved according to the provisions and requirements of this Code and the applicable plat recorded with the Salt Lake County Recorder's Office.
7. Open Space: Any open space provided within a subdivision to be jointly owned, maintained and preserved by an owners' association and/or special assessment area acceptable to the City shall be labeled and recorded as common area or as a perpetual open space easement. Private yard areas may not be counted as required open space. The City may determine the location of open space in a subdivision by considering topography, drainage or other land features. The City may require a cash bond or a letter of credit to guarantee installation of improvements.
8. Developer Requirements: Developers of projects that will include common area, private streets, shared private improvements, or shall otherwise include restrictive covenants shall submit a proposed declaration of conditions, covenants, and restrictions ("CC&Rs") to the City for review. The CC&Rs shall be recorded concurrently with the final plat and, except where the City has agreed to and executed documents to guarantee the establishment of a special assessment area, shall include the following:

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1. An opinion of legal counsel licensed to practice law in the State that the project meets requirements of State law.
2. Provisions for a homeowners' association, maintenance of all buildings, streets, sidewalks, other improvements and common areas, adherence to City conditions and standards applicable to the development at the time of approval, snow removal, and other items recommended by City staff and approved by the Planning Commission.
3. Language required by section 17.04.300 of this title.

CHAPTER 17.40 RESIDENTIAL ZONES

17.40.010: PURPOSE

17.40.020: DEVELOPMENT AND DESIGN STANDARDS

17.40.030: OTHER REQUIREMENTS

17.40.010: PURPOSE

This chapter is established to provide standards and regulations, consistent with the city's general plan and the purposes and provisions of this title, for single-family residential areas in the city. This chapter shall apply to the following residential zones as established in chapter 17.20, "Zone Establishment", of this title: R-1.8, R-2.5, R-3, R-4, R-5, and R-M zones. Uses may only be conducted in residential zones in accordance with the regulations of this code. Allowed use (permitted and conditional), accessory use, temporary use and other associated use regulations may be found in chapter 17.18, "Uses", of this title.

17.40.020: DEVELOPMENT AND DESIGN STANDARDS

1. Development Review: Uses proposed in residential zones may only be established in conformance with development review procedures of the city. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in residential zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as otherwise allowed under state law.
2. Lot Area: The area of any lot in residential zones shall not be less than the minimum lot area requirement identified in the minimum lot area table below. Every portion of a parcel being subdivided shall be included as a lot or lots in the proposed subdivision plat, right of way or as common, limited common or private ownership.

Zone	Minimum Lot Area (Square Feet)
R-1.8	14,520
R-2.5	12,000

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R-3	10,000
R-4	8,000
R-5	6,000
R-M	5,000

3. Lot Density: The maximum gross density (number of lots or primary dwelling units per acre) in any residential development in a residential zone shall not exceed the density shown in the lot density table below. The primary dwelling density of each area zoned R-M shall be determined, according to the densities established in the lot density table, with approval of a rezoning application per chapter 17.22, "Zoning Amendments", of this title and indicated on the official zoning map with a numerical suffix matching the approved density.

Zone	Maximum Gross Density
R-1.8	1.8
R-2.5	2.5
R-3	3
R-4	4
R-5	5
R-M-5	5
R-M-6	6

4. Lot Width And Frontage: Each lot or parcel in a residential zone shall have a minimum lot width not less than the dimension in the minimum width column of the lot width and frontage table below. The minimum lot width shall be measured at the minimum front yard requirement (see subsection F of this section) that shall be determined from a point which corresponds to the midpoint of the front lot line. Each lot or parcel shall abut the right of way line of a public street a minimum distance not less than the dimension in the frontage (standard) column of the lot width and frontage table below, except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall

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abut the right-of-way or landscaped open space a minimum distance not less than the dimension in the frontage (diverged) column.

Zone	Minimum Width	Frontage (Standard)	Frontage (Diverged)
R-1.8	90'	90'	50'
R-2.5	90'	90'	50'
R-3	85'	85'	50'
R-4	80'	80'	50'
R-5	75'	75'	50'
R-M-5	65'	65'	40'
R-M-6	60'	60'	40'

5. Lot Coverage: The area of lot, parcel or private ownership area in a residential zone covered by buildings shall not exceed the percentage identified in the lot coverage table below of the total lot, parcel or private ownership area.

Zone	Maximum Building Coverage
R-1.8	40%
R-2.5	40%
R-3	40%
R-4	40%
R-5	50%
R-M	60%

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6. Yard Area: The yard area (setback) requirements below shall apply in all residential zones. Minimum yard areas are measured from the corresponding front, side and rear property lines of lots or from the boundaries of private ownership areas. A land use permit shall be obtained prior to the construction of any accessory building for which a building permit is not required. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks of the proposed accessory building and other information as needed shall be submitted for review.
1. Main Buildings: Minimum yard area requirements for main buildings are as follows:

Zone	Front Yard (Interior And Corner Lots)	Garage Opening¹ (Front Or Street Side)	Front Yard (Cul- De-Sac Lots)	Side Yard (Standard)	Side Yard (Corner Lot Street Side)	Rear Yard (Interior Lot)	Rear Yard (Corner Lot)
R-1.8	30'	30'	25'	10'	30'	25'	10'
R-2.5	25'	30'	20'	10'	25'	25'	10'
R-3	25'	30'	20'	10'	25'	25'	10'
R-4	20'	25'	20'	8'	20'	20'	10'
R-5	20'	25'	20'	8'	20'	20'	10'
R-M-5	20'	25'	20'	8'	10'	20'	10'
R-M-6	20'	25'	20'	8'	10'	20'	10'

2. Note:

¹The garage opening minimum yard area requirement shall apply to garages when the garage opening faces the street, otherwise the front yard minimum yard area shall apply. The garage opening minimum yard requirement shall be 25 feet to any street-facing garage opening in a cul-de-sac.

3. Accessory Buildings: Minimum yard area requirements for accessory buildings are as follows:

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1. Location: Accessory buildings may not be located between the front building line of a main building and the right-of-way that determines the front yard area.
2. Side Yard: An accessory building may be located in a side yard, including a street side, if located no closer than the minimum side yard requirement for the main building pursuant to this subsection F, except that accessory buildings less than ten feet (10') in height and not containing habitable space may be located no closer than five feet (5') from the side property line.
3. Rear Yard: An accessory building may be located in a rear yard no closer than three feet (3') from the side or rear property line or boundary and increased by one foot (1') for each foot of building height in excess of sixteen feet (16'), except that the setback shall be increased to no closer than five feet (5') from the side or rear property line or boundary when adjacent to a right-of-way, which shall be increased by one foot (1') for each foot of building height in excess of sixteen feet (16').
4. Buildings Used To Shelter Animals: Buildings used for the housing or shelter of animals shall be located a minimum distance of forty feet (40') from any existing dwelling or neighborhood street right-of-way or, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right-of-way line.
5. Projections: The following may be erected on or projected into any required yard space in Residential Zones:
 1. Fences and walls in conformance with this Code.
 2. Agricultural crops and landscape elements, including trees, shrubs and other plants.
 3. Utility or irrigation equipment or facilities.
 4. Decks not more than two feet (2') high.
 5. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks, awnings or similar architectural features attached to the building and not enclosed by walls, extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
 6. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building no greater than eight feet (8') wide and extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
7. Parking And Access: Parking areas and vehicle access in Residential Zones shall meet the requirements of title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title, and title 10 of this Code (Traffic Code). A driveway may only directly access a collector or arterial street with approval of the Utah Department of Transportation ("UDOT") for UDOT streets or with approval of the City Engineer for City streets.
8. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply in Residential Zones.
 1. Utility Screening: In nonresidential developments, all mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from

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view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles in nonresidential developments shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.

2. Incompatible Land Use Screening: Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.
3. Rear And Side Yard Fencing: A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.
4. Front Yard Fencing: A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in Clear Vision Areas, according to Section 16.04.200 (J). A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.
5. Clear Vision Area: Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
6. Collector Street Fencing: Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right-of-way in a Residential Zone shall be constructed according to section 16.04.200 of this Code.
9. Architecture: The following exterior materials and architectural standards are required in Residential Zones:
 1. General Architectural Standards:
 1. All building materials shall be high quality, durable and low maintenance.
 2. The exteriors of buildings in Residential Zones shall be properly maintained by the owners or owners' association.
 3. Signs shall meet requirements of title 16, chapter 16.36, "Sign Ordinance", of this Code and shall be constructed of materials that are consistent with the buildings they identify.
 4. Main buildings shall be no greater than thirty five feet (35') high.
 2. Architectural Standards For Main Buildings:
 1. Residential main buildings shall include a minimum two car garage (minimum twenty-two feet (22') by twenty-two feet (22')), or an approved equivalent area).
 2. The minimum total floor area, finished and unfinished, of any residential main building shall be one thousand (1,000) square feet not including a garage.
 3. The front of the house shall be accessible by a pedestrian from the adjacent right-of-way.

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3. Architectural Standards For Accessory Buildings:
 1. Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.
 2. The footprint of accessory buildings in the R-2.5, R-3, R-4, R-5 and R-M Zones shall not exceed sixty percent (60%) of the footprint of the main building, including the footprint of an attached garage, except that the Planning Commission may approve a conditional use permit for an accessory building with a footprint that is greater than sixty percent (60%) but in no case shall exceed the footprint of the main building. In the R-1.8 Zone, the footprint of an accessory building, such as a barn or a stable, shall not exceed the footprint of the main building, except with a conditional use permit approved by the Planning Commission.
 3. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:
 1. Openings (e.g., windows and doors) that are visible from the property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.
 2. The average wall height shall not exceed sixteen feet (16') above grade.
 4. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum one to twelve (1:12) roof pitch in the R-1.8 Zone, and a minimum three to twelve (3:12) roof pitch over a majority of the structure in all other Residential Zones.
 5. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled Planning Commission meeting.
10. Landscaping: The following landscaping requirements and standards shall apply in Residential Zones. Landscaping in Residential Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
 1. The front and street side yards of single-family lots shall be fully improved and properly maintained with not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in acceptable live plant material unless otherwise approved with a conditional use permit.
 2. All collector street and other public and private park strips in Residential Zones shall be improved and maintained by the adjoining property owners according to

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specifications adopted by the City unless otherwise allowed with development approval.

3. Where an adjacent park strip in a residential right-of-way is a minimum of five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip, except that park strip trees shall not be planted within thirty feet (30') of a stop sign. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.
4. In developments that have a principal use other than single-family, detached, the following landscaping requirements shall apply:
 1. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.
 2. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sports or play areas, is required. At least thirty percent (30%) of all required trees shall be a minimum seven foot (7') evergreen. Deciduous trees shall be a minimum two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.
 3. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.
 4. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.
 5. All landscaped areas shall be curbed.
5. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any area so included and perpetually preserved as open space may be counted toward required open space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without approval of any entity or agency having jurisdiction over said waterways.
6. All required landscaping in yard areas and open spaces shall be installed prior to occupancy unless deferred pursuant to section 16.04.300, "Deferred Improvements", of this Code.
7. Property owners shall properly irrigate and maintain all landscaped areas, including those in adjacent public rights-of-way that are not maintained by the City.
8. Required trees may not be topped and required landscape material may not be removed in Residential Zones without City approval.
9. Dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

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11. Lighting:

1. A lighting plan shall be submitted with all new nonresidential developments in Residential Zones.
 2. Lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.
 3. Lighting fixtures in all developments that have a principal use that is not agricultural or residential shall be architectural grade and consistent with the architectural theme of the development.
 4. Lighting fixtures on public property shall be approved by the City Engineer.
12. Streets: Streets in Residential Zones shall meet the requirements of section 16.04.180, "Streets", of this Code, except that private streets and gated communities are prohibited in Residential Zones unless otherwise provided for in this chapter.

17.40.030: OTHER REQUIREMENTS

1. Grading: All developments shall be graded as required by the City Engineer to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel.
2. Maintenance: All private areas of lots or parcels shall be properly maintained by the owners.
3. Phasing Plan: A project phasing plan shall be submitted for review at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the City.
4. Common Areas: All common area improvements in developments, including, but not limited to, buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, streetlights and signs not specifically dedicated to the City or accepted for ownership or maintenance by the City shall be perpetually owned and maintained by the property owners of the development or their agents through a special taxing district or owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the City.
5. Prior Created Lots: Lots or parcels of land that legally existed or were created by a preliminary or final plat approval prior to the establishment of a Residential Zone shall not be denied a building permit solely for reason of nonconformance with the requirements of this chapter.
6. Approval: Before building permits are issued, all projects shall have been approved according to the provisions and requirements of this Code and the applicable plat recorded with the Salt Lake County Recorder's Office.
7. Open Space: Any open space provided within a subdivision to be jointly owned, maintained and preserved by a homeowners' association and/or special assessment area acceptable to the City shall be labeled and recorded as common area or as a perpetual open space easement. Private yard areas may not be counted as required open space. The City may determine the location of open space in a subdivision by considering topography, drainage or other land features. The City may require a cash bond or a letter of credit to guarantee installation of improvements.
8. Developer Requirements: Developers of projects that will include common area, private streets, shared private improvements, or shall otherwise include restrictive covenants

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shall submit a proposed declaration of conditions, covenants and restrictions ("CC&Rs") to the City for staff review. The CC&Rs shall be recorded concurrently with the final plat and, except where the City has agreed to and executed documents to guarantee the establishment of a special assessment area, shall include the following:

1. An opinion of legal counsel licensed to practice law in the State that the project meets requirements of State law.
2. Provisions for a homeowners' association, maintenance of all buildings, streets, sidewalks, other improvements and common areas, adherence to City conditions and standards applicable to the development at the time of approval, snow removal, and other items recommended by City staff and approved by the Planning Commission.
3. Language consistent with section 17.04.300 of this title.

EXHIBIT D
P-O ZONE City Code Provisions

CHAPTER 17.62 OFFICE ZONE

17.62.010: PURPOSE

17.62.020: DEVELOPMENT AND DESIGN STANDARDS

17.62.030: OTHER REQUIREMENTS

17.62.010: PURPOSE

This chapter is established to provide standards and regulations, consistent with the City's general plan and the purposes and provisions of this title, for office areas in the City. This chapter shall apply to the P-O Zone, established in chapter 17.20, "Zone Establishment", of this title. Uses may only be conducted in the P-O Zone in accordance with the regulations of this Code. Allowed use (permitted and conditional), accessory use, temporary use, and other associated use regulations are found in chapter 17.18, "Uses", of this title.

1. P-O Zone: The purpose of the P-O Zone is to provide areas where large and small scale offices and office parks can be located in the City. Smaller office developments should be harmoniously integrated with surrounding residential areas and serve as residentially compatible buffers to heavier uses such as commercial and industrial businesses and major roadways. Large office buildings should be well buffered from residential areas with landscaped open space. Buildings and signs should be coordinated with high quality materials and architecture.

17.62.020: DEVELOPMENT AND DESIGN STANDARDS

1. Development Review: Uses proposed in the P-O Zone may only be established in conformance with the City's development review procedures of the City. Applicants shall follow the procedures and requirements of this Code regarding development review in the preparation and review of development proposals in the P-O Zone. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the City, except as allowed under State law. Office condominiums may be approved in accordance with State law and City ordinances.
2. Area Requirements: The following area requirements shall apply in the P-O Zone:
 1. The minimum zone area shall be one acre.
 2. The minimum project area in the P-O Zone shall be one acre. "Project" is defined as any development in the OS Zone for which an application has been submitted or approval has been granted for a preliminary plat or site plan.
 3. There shall be no minimum lot area in the P-O Zone.
3. Density: There is no restriction on the number of lots or parcels or the number of buildings on a lot or parcel, except as may be limited by other standards, regulations, or requirements of this title, in the P-O Zone.
4. Lot Width And Frontage: No minimum lot width is required for lots in the P-O Zone. Lots not fronting on a street must be accessible to the public via a recorded easement or right-of-way.
5. Yard Area: The following yard area requirements shall apply to lots or parcels in the P-O Zone:
 1. The following minimum yard area requirements apply to main and accessory buildings:
 1. The required yard area for front, side, and rear yards shall extend a

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- distance of twenty feet (20') away from and along a property line adjacent to the edge of a public right-of-way (back of sidewalk for a typical street cross section). An alternative edge line to be used for measuring the minimum yard area may be established where an atypical street cross section exists and when recommended by the Planning Director and approved by the Planning Commission.
2. The required yard area for front, side, and rear yards shall extend a distance of thirty feet (30') away from and along a property line adjacent to a Residential or Agricultural Zone, except that the required yard area adjacent to residential or agricultural zones shall be twenty feet (20') per story for three-story or higher buildings.
 2. The required yard area for a lot or parcel adjacent to a residential or agricultural zone, as required in subsection E1 of this section may be reduced if the adjacent residential or agricultural zoned property has a future land use designation that is not residential or agricultural and the reduction is approved by the Planning Commission with site plan review.
 3. The following may be projected into any required yard area in the P-O Zone:
 1. Fences and walls in conformance to City codes and City ordinances.
 2. Landscape elements, including trees, shrubs and other plants.
 3. Minor utility or irrigation equipment or facilities.
 4. Decks not more than two feet (2') in height.
 5. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks or similar architectural features attached to a building that does not extend more than two feet (2') into a side yard area or four feet (4') into a front or rear yard area.
 6. Chimneys, fireplace keys, box or bay windows, or cantilevered walls attached to the building not exceeding eight feet (8') wide and extending not more than two feet (2') into a side yard or four feet (4') into a front or rear yard.
 6. Parking And Access: Parking areas and access in the P-O Zone shall comply with title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title and title 10, "Vehicles And Traffic", of this Code.
 7. Fencing, Screening, And Clear Vision Areas: The fencing, screening and clear vision requirements of this section shall apply to the P-O Zone:
 1. All mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.
 2. The boundary of an office zone which is not in or adjacent to a public right-of-way and which is adjacent to a residential or agricultural zone shall be fenced with a six foot (6') high, decorative precast concrete panel or masonry fence as determined with development approval. A six foot (6') solid vinyl boundary

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fencing may be used in unusual circumstances such as when the office zone is adjacent to property which is master planned for nonresidential uses. A higher fence may be required or allowed in unusual circumstances. A building permit may be required for fences and walls according to applicable building codes. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined with development approval.

3. No wall, fence or screening material shall be erected between a street and a front or street side building line in the P-O Zone, except as required by subsection G1 of this section.
4. Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
8. Architecture: The following exterior materials and architectural standards are required in the P-O Zone:
 1. Applicants for development approval shall submit for site plan review architectural drawings and elevations, exterior materials and colors of all proposed buildings. In projects containing multiple buildings, the applicant shall submit a design book that includes an architectural theme, features, exterior materials and colors governing the entire project shall be submitted.
 2. All building materials shall be high quality, durable and low maintenance.
 3. Exterior walls of buildings that are longer than sixty feet (60') in length shall have relief features at least four inches (4") deep at planned intervals.
 4. All sides of buildings shall receive design consideration.
 5. Signs shall meet requirements of title 16, chapter 16.36 of this Code and shall be constructed of materials which complement the buildings which they identify.
 6. The maximum building height in the P-O Zone shall be six (6) stories or seventy feet (70'), whichever is less.
 7. The exteriors of buildings in the P-O Zone shall be properly maintained by the owners.
9. Grading And Drainage: All developments shall be graded to comply with subsection 16.10.040E9 of this Code and as required by the City Engineer to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel.
10. Landscaping: The following landscaping requirements and standards shall apply in the P-O Zone. Landscaping in the P-O Zone is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
 1. A minimum of fifteen percent (15%) landscaped open space, which may include required landscaped yard areas, shall be provided with each development in the P-O Zone.
 2. The area of front, side, and rear yards along an adjacent property line and extending away from the property line a distance prescribed in the requirements of this subsection shall be landscaped with grass, trees, and other live plant material.
 1. The required yard landscape area for a yard adjacent to a Residential or Agricultural Zone shall be not less than ten feet (10') for buildings not exceeding two (2) stories and shall not be less than twenty feet (20') for buildings with three (3) stories or more, except that no yard landscape area

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is required when a yard area reduction has been approved according to subsection E2 of this section.

2. The required yard landscape area for a yard adjacent to a public right-of-way shall be twenty feet (20'), except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.
3. All areas of lots in the P-O Zone not approved for parking, buildings or other hard surfacing shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other live plant material in conjunction with a landscape plan for the development that has been designed and prepared by a landscape architect and approved by the Planning Commission.
4. A minimum of one tree per five hundred (500) square feet, or part thereof, of required landscaped yard areas is required in the P-O Zone in addition to other trees required in this section. A minimum of thirty percent (30%) of required yard area trees shall be minimum seven foot (7') tall evergreens. Deciduous trees shall be minimum two inch (2") caliper. Deciduous and evergreen trees required in this section need not be equally spaced but shall be dispersed throughout the required yard areas on the site.
5. All collector streets and other public and private park strips in the P-O Zone shall be improved and maintained by the adjoining owners according to specifications adopted by the City unless otherwise allowed with development approval. Park strip trees shall not be planted within thirty feet (30') of a stop sign.
6. Trees shall not be topped and required landscape areas shall not be redesigned or removed in the P-O Zone without City approval. Property owners shall replace any dead plant material in accordance with the requirements of this chapter and the conditions of site plan or plat approval.
7. The following landscaping requirements shall apply to parking areas:
 1. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.
 2. Shade trees shall be planted in double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum thirty foot (30') intervals and no farther than six feet (6') from the parking area.
 3. Minimum five foot (5') landscaped planters shall be provided around building foundations except at building entrances, drive-up windows and loading and utility areas.
 4. All landscaped areas adjacent to parking areas shall be curbed.
8. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any areas so included and perpetually preserved may be counted toward required yard space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without written approval of any entity or agency having jurisdiction over said waterways.
9. All required landscaping shall be installed (or escrowed due to season) prior to

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occupancy.

10. All landscaped areas, including adjoining public right-of-way areas, shall be properly irrigated and maintained by the owners.
11. Lighting: The following lighting requirements shall apply in the P-O Zone:
 1. Applicants for development approval shall submit a lighting plan, which shall include a photometric analysis.
 2. Site lighting shall adequately light all parking areas, walkways, and common areas. Site lighting shall be designed and/or shielded to prevent glare on adjacent properties.
 3. Lighting fixtures on private property shall be architectural grade and consistent with the architectural theme of the development.
 4. Lighting fixtures on public property shall be architectural grade and consistent with a streetlight design approved by the City Engineer.

17.62.030: OTHER REQUIREMENTS

1. Private Covenants: The developer of a condominium project in an office zone shall submit a proposed declaration of covenants to the City Attorney for review, including an opinion of legal counsel licensed to practice law in the State that the condominium meets requirements of State law, and record the covenants with the condominium plat for the project.
2. Maintenance: All private areas in developments shall be properly maintained by the property owners.
3. Easements: Buildings may not be located within a public easement.
4. Phasing Plan: Applicants seeking development approval of a phased project shall submit for review at the time of plat or site plan approval a project phasing plan. Development shall be in accordance with the project phasing plan unless the City approves a revised project phasing plan.
5. Nonconforming Lots Or Parcels: Nonconforming lots or parcels of land which legally existed or were created by a preliminary or final plat approval prior to the establishment of the P-O Zone shall be brought into conformance with the requirements of this chapter prior to development.

EXHIBIT E

RESOLUTION R – 2025-41