

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 03/22/2022

Issue: **SAGEWOOD RANCH BARN
LAND USE AMENDMENT AND REZONE**
Land use amendment from SN (Stable Neighborhood) to EIO (Economic Infill Opportunity), and a rezone from R-1.8 (Single-Family Residential, 1.8 lots per acre) and R-2.5 (Single-Family Residential, 2.5 lots per acre) Zone to P-O-PD (Professional-Office-Planned Development Floating Zone) Zone and R-3 (Single-Family Residential, 3 lots per acre) Zone

Address: **Approximately 10431 S. 3200 W.**
File No: **PLZBA202100266**
Applicant: **Megan Visser**

Submitted by: **Damir Drozdek, Planner III**
 Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission recommend that the City Council **approve** the following:

- Resolution R2022-15 approving the land use amendment; and
 - Ordinance No. 2022-02-Z approving the zone change.
-

ACREAGE:	Approximately 6 acres
CURRENT ZONE:	R-1.8 (Single-Family Residential, 1.8 lots per acre) and R-2.5 (Single-family residential, up to 2.5 lots per acre) Zone
CURRENT USE:	Single-family residence and vacant ground
FUTURE LAND USE PLAN:	SN (Stable Neighborhood)
NEIGHBORING ZONES/USES:	North – R-1.8 / South Jordan Parkway South – R-1.8 / Single-family residences West – R-M-7 / 3200 West East – R-1.8 / Alexander Park Lane

STANDARD OF APPROVAL

1. LAND USE AMENDMENT:

The general plan may be amended by resolution of the city council as follows:

- A. The process to amend the general plan and future land use map may be initiated by members of the City Council, by the City Manager or Planning Director, or by the owner of a subject property or his or her agent. A general plan land use or text amendment which is not initiated by the City may not be reinitiated for an amendment which was considered within the

previous year without a majority vote of the City Council. A land use amendment should not impair the development potential of the subject parcel or neighboring properties.

- B. The Planning Commission shall hold a public hearing, as required by state law, after which the commission may modify the proposed general plan amendment. The Planning Commission shall then forward the proposed general plan amendment to the City Council.
- C. After receiving the recommendation of the Planning Commission, the City Council shall hold a public hearing, and may accept, accept with modifications, or reject the proposed general plan amendment.

(City Code § 17.12.030)

2. REZONE:

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

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

(City Code § 17.22.020)

BACKGROUND:

The applicant is requesting a land use amendment and a zone change to operate a reception center on property generally located at 3200 West and South Jordan Parkway. The three acre parcel abuts Alexander Park Lane from the east, South Jordan Parkway from the north and 3200 West street from the west.

2020 Development Agreement:

In October 2020, the City Council approved a rezone and development agreement for the project site and the rest of the Jones property (the “2020 Development Agreement”). The 2020 Development Agreement allowed the Jones property to develop as a 17 lot single-family subdivision in two phases. Phase one was on the south half of the property and included five lots along Alexander Park Lane (Lots 1-5) and six lots accessed from 3200 West (Lots 9-13). Phase two included the remaining five lots, Lots 6-7 on Alexander Park Lane, Lots 14-15 accessed from 3200 West and Lots 16-17 accessed from Alexander Park Lane.

The proposed reception center will be located on phase two the single-family subdivision, except for the property where the existing Jones family home is located (corner of South Jordan Parkway and 3200 West). It project will also include include Lots 12 and 13 of phase one and an existing vacant parcel located on the corner of Alexander Park Lane and South Jordan Parkway that was not included in the 2020 Development Agreement. In order to approve the reception center project, the City Council will have to approve a modification of the 2020 Development Agreement and rezone the project area to a commercial zone.

Project Description:

There is an existing barn on the property that has been with the Jones family since the 1980s. The applicant wishes to preserve the barn and turn it into a reception center. The project will be accessed off 3200 West only. There will be no pedestrian or vehicular access from Alexander Park Lane or South Jordan Parkway. All parking will be provided on site and will exceed the minimum City Code parking requirements.

The reception center will be located in the existing two-story barn and will be roughly 7,000 to 8,000 sq. ft. in size. An eight-foot decorative masonry wall will surround the project from all sides. Except for Lots 12 and 13, phase one of the single-family residential development to the south of the project will remain as approved by the 2020 Development Agreement.

New Development Agreement:

The proposed land use change and rezone requires amending the existing agreement by entering into a new development approved by the City Council. Approval of the proposed PD Floating Zone and development agreement will allow the underlying zone to be modified to accommodate development that may incorporate design elements and a mixture of uses that represent a significant improvement in quality over what could otherwise be accomplished by the underlying zone. The proposed development agreement will provide general requirements for the development and include terms addressing site layout, architecture, landscaping, amenities, circulation, and operation of the reception center that are more than what is required by City Code. Staff has proposed the following terms in the current draft agreement:

- The existing barn will be preserved and upgraded to operate as a reception center only.
- The venue will open no earlier than 7:00 a.m. and close no later than 11:00 p.m.
- All amplified live music will be played inside the venue.
- Recorded music must use the venue's sound system and all music will end by 10:00 p.m.
- The venue will follow all Salt Lake County Health Department noise regulations.
- The barn will be insulated above the minimum building code requirements.
- Lighting will be fully shielded to prevent glare onto the adjacent properties.
- All traffic will access the site from 3200 West only.
- Parking will exceed the minimum City parking requirements.
- "NO PARKING" signs will be installed along the venue's property line on Alexander Park Lane.
- Dumpster pickup must be scheduled between 8:00am and 5:00p.m. only.
- Amenities shown on the concept plan include two-inch caliper trees along the project's perimeter, water features and landscaping that exceeds minimum City Code requirements.

- Security cameras will be installed around the site.
- An eight-foot decorative masonry wall be constructed along the entire project perimeter.
- Small farm animals equaling up to 90 points (as explained and calculated by City Code § 17.130.040.030.A.2) may be occasionally kept on the property.

Once the applicant has agreed to the proposed terms of the agreement, the agreement, the agreement will be presented to the City Council for approval as part of the applicant's rezone request.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- As required by the PD Floating Zone process (*see* City Code § 17.130.050.020.A.1), the project was reviewed at a City Council study session meeting on December 7, 2021. Based on that discussion, the applicant chose to move forward with her proposal.
- The application meets the rezone standards of approval of the City Code.
- There are numerous places in the General Plan, such as chapters "Where we gather" and "How we grow" that call for preservation of historic structures. The same is called out in the City's Strategic Priorities under "Desirable Amenities and Open Space".
- The project will not be accessed and no parking will be provided on Alexander Park Lane, mitigating potential traffic impacts on the neighborhood from the proposed use.
- The project is different than other commercial businesses because it will only be open if there is a scheduled event.
- The required development agreement, unless later modified by the City Council, provides predictability for how the property will look and be used. Any changes to the use will require further approvals and a modification of the development agreement by the City Council.
- The "Economic Infill Opportunity" land use designation is defined in the General Plan as follows: "Economic Infill Opportunity identifies areas within existing Economic Centers that could support infill or redevelopment of additional commercial, retail and entertainment uses to support and bolster existing uses. Development or redevelopment in these areas shall include public space for gathering such as plazas or parks and be designed with the pedestrian in mind. These areas could support land uses such as retail, restaurants, hotels, entertainment venues, or open space and could strive to include unique design elements to give each commercial center its own identity."

Conclusion:

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

Recommendation:

Based on the findings and conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and **recommend approval** of the application, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

FISCAL IMPACT:

See attached report.

ALTERNATIVES:

- Recommend approval of an amended application.
- Recommend denial of the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Future Land Use Map
- Zoning Map
- Sample Elevations
- Concept (Site) Plan
- Fiscal Analysis
- Infrastructure Analysis
- Resolution R2022-15
 - Exhibit 'A' - Future Land Use
- Ordinance 2022-02-Z
 - Exhibit 'A' – Zoning Map

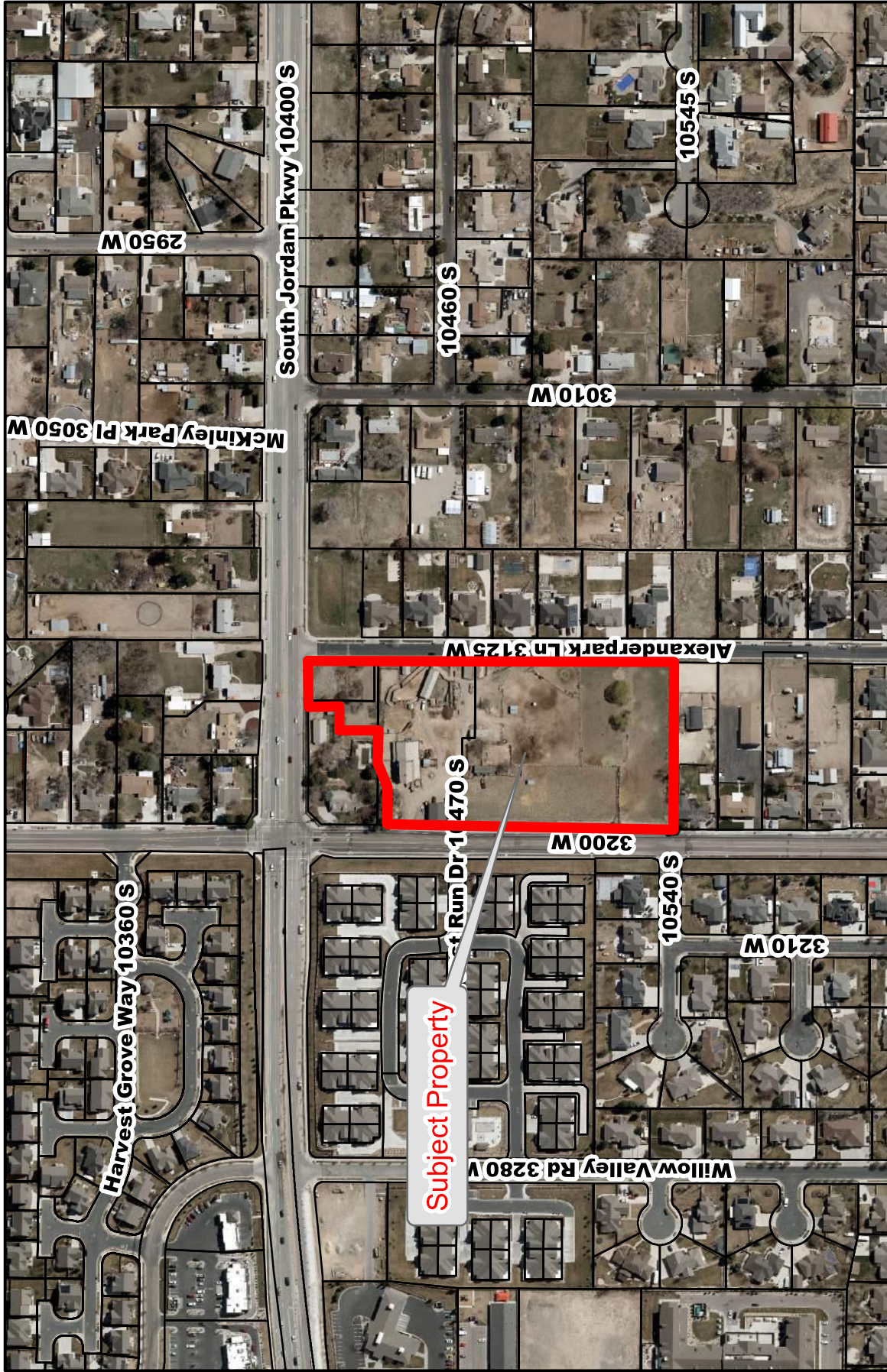


Damir Drozdek, AICP
Planner III, Planning Department



[Brad Klavano \(Mar 15, 2022 16:51 MDT\)](#)

Brad Klavano, P.E.
Director of Engineering Services



Legend

STREETS


PARCELS

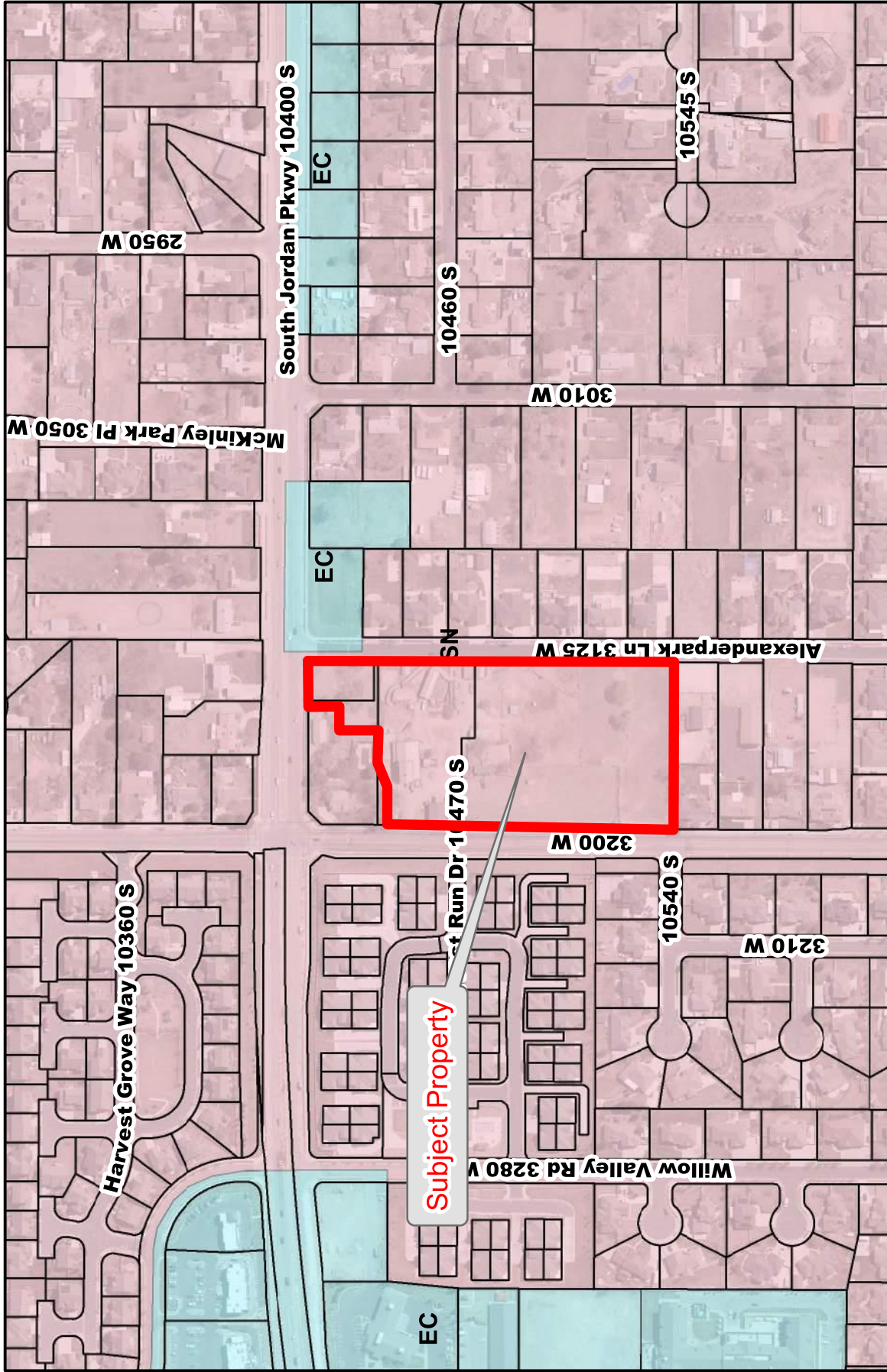
Aerial Map

City of South Jordan

Aerial Imagery
2021

0 105 210 420 630 840 Feet

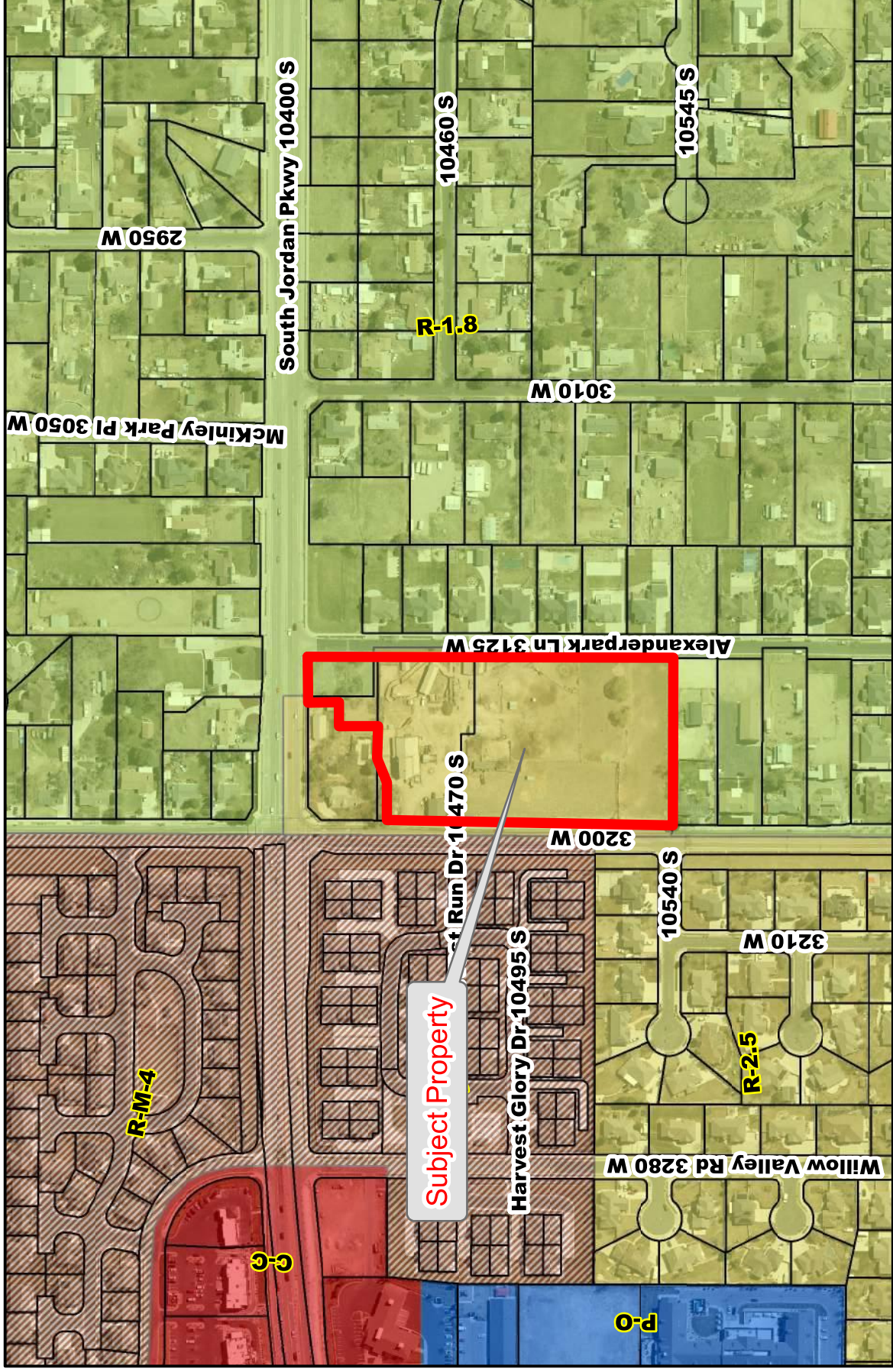




- Legend**
- STREETS
 - PARCELS



Future Land Use Map **City of South Jordan**



Legend

STREETS

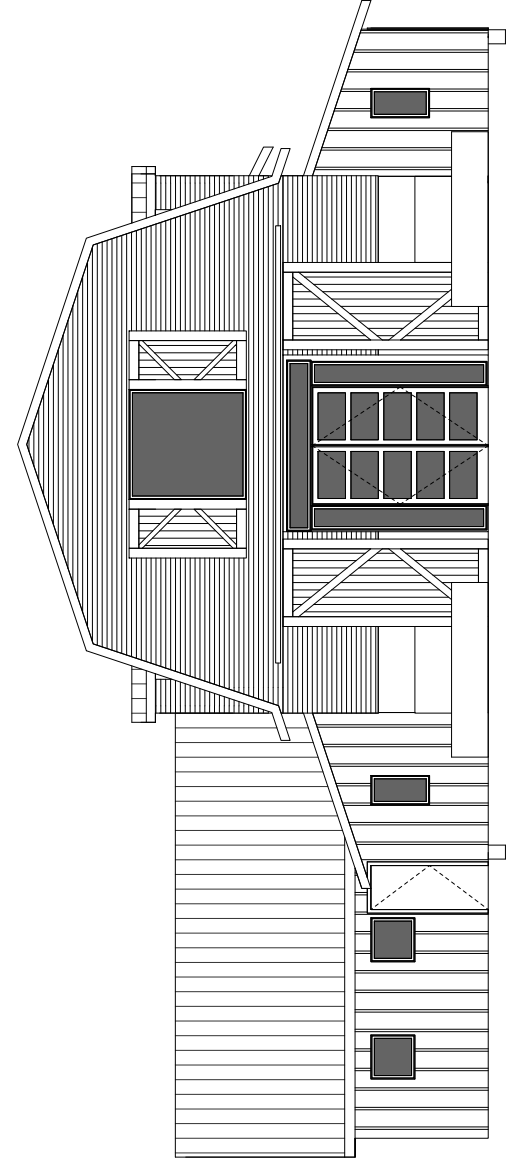
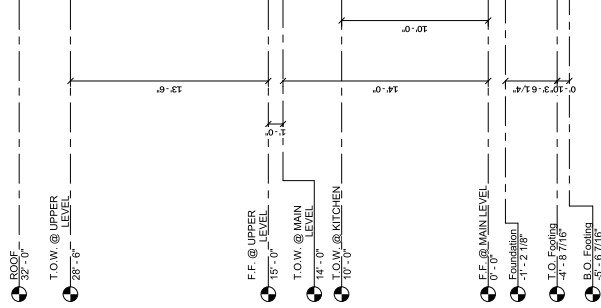
PARCELS

Zoning Map

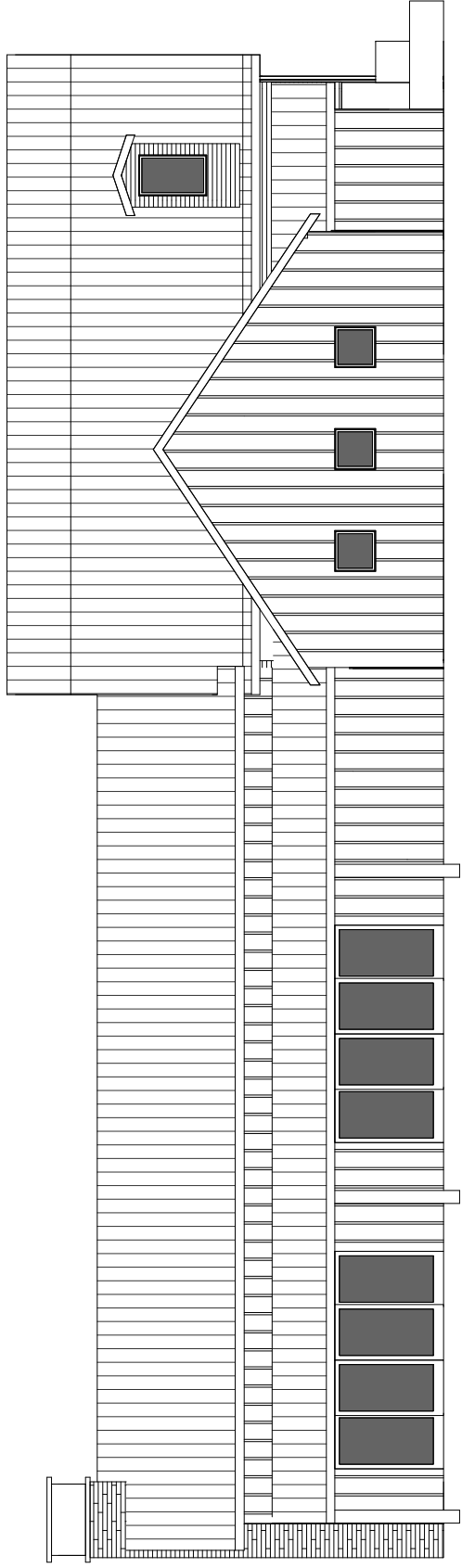
City of South Jordan

Aerial Imagery
2021

0 105 210 420 630 840 Feet



FRONT
1/4" = 1'-0"



LEFT
1/4" = 1'-0"

A 1.0

Drawn by: JDM

Checked by: JDM

Project Date: 01/01/2021

Project #: 0000000

THESE PLANS, DRAWINGS AND DESIGNS ARE THE PROPERTY OF HARBOR HOME DESIGN & PLANS, L.L.C. ALL RIGHTS ARE RESERVED AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF HARBOR HOME DESIGN & PLANS, L.L.C. THESE PRINTS ARE RELEASED FROM A ONE TIME USE FOR CONSTRUCTION ON THE SITE WITHIN THE TITLE BLOCK.

THE CONSTRUCTION SHALL COMPLY AND FOLLOW ALL CITY AND COUNTY ORDINANCES IN THE EVENT OF ANY DISCREPANCY, REFER TO CONSTRUCTION HARBOR HOME DESIGN & PLANS, L.L.C. SHALL BE CONTACTED FOR CLARIFICATION.

SAGEWOOD RANCH

10400 S 3200 W, SOUTH JORDAN, UTAH

Harbor Design

HOME DESIGN & PLANS

F: millan@harbordesigncompany.com
P: 801.472.0857

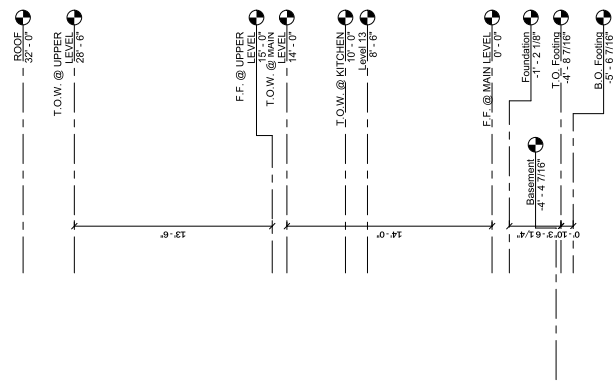
A 1.0

1/4" = 1'-0"

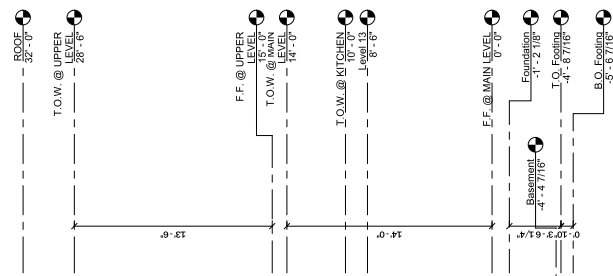
ELEVATIONS

TYPICAL HEADER HEIGHT (U.N.O.)

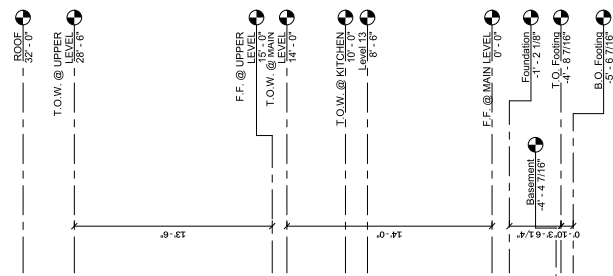
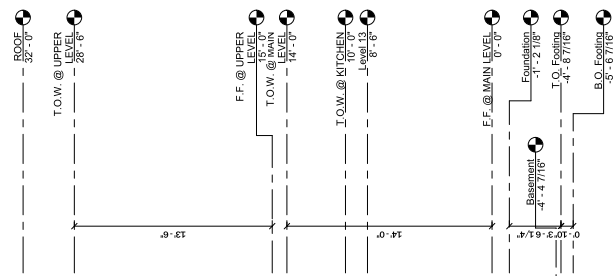
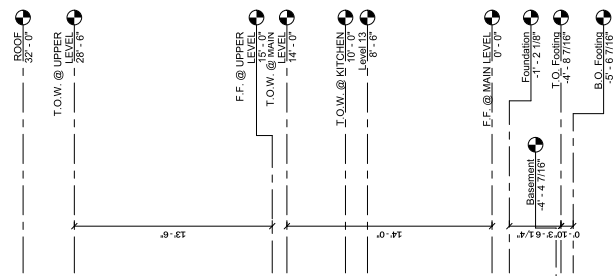
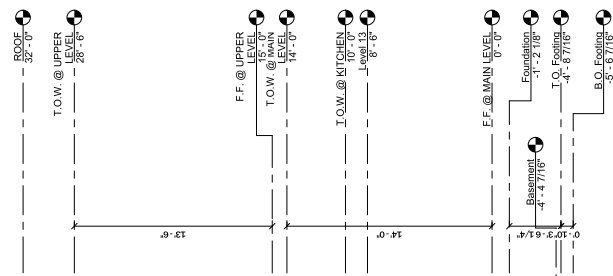
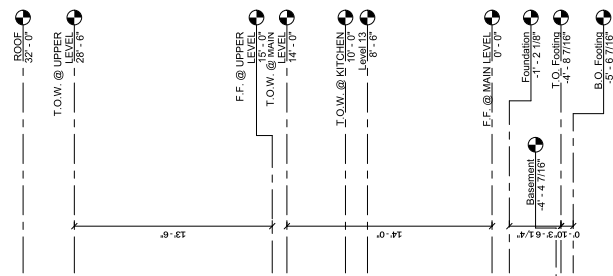
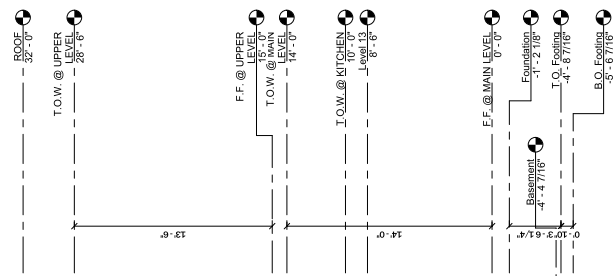
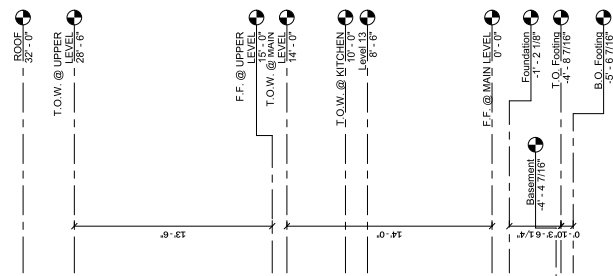
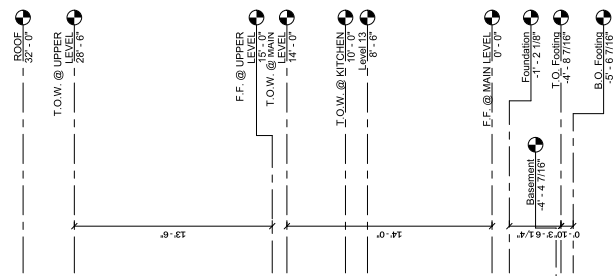
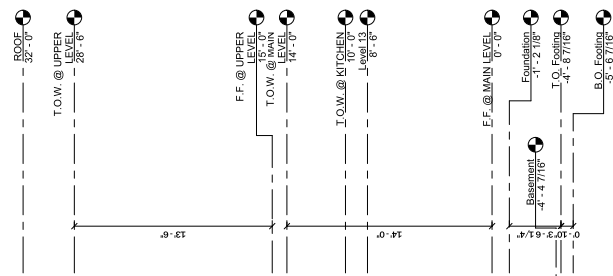
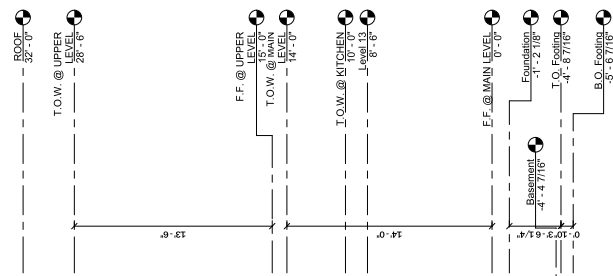
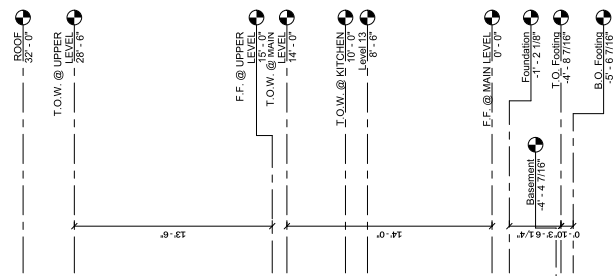
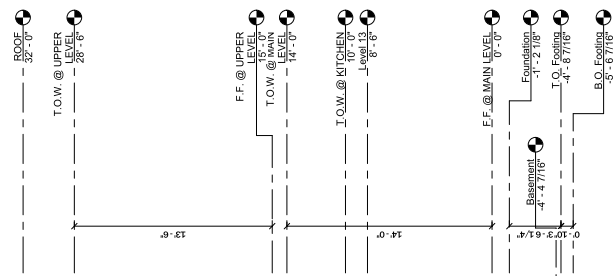
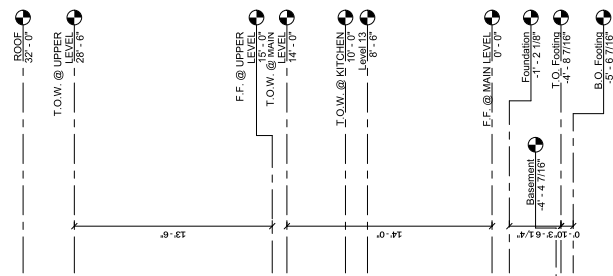
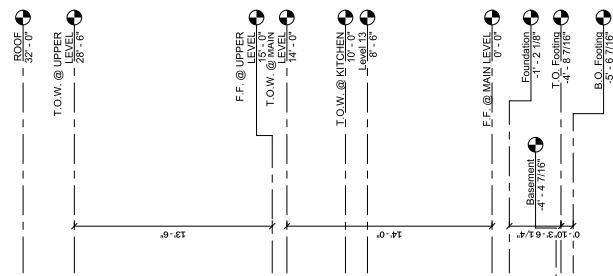
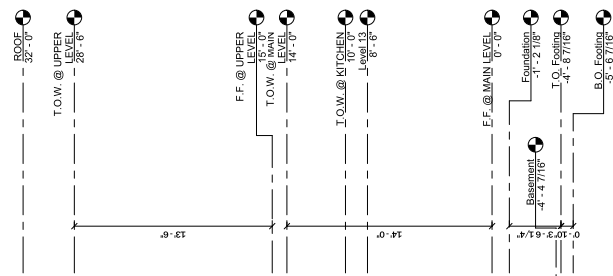
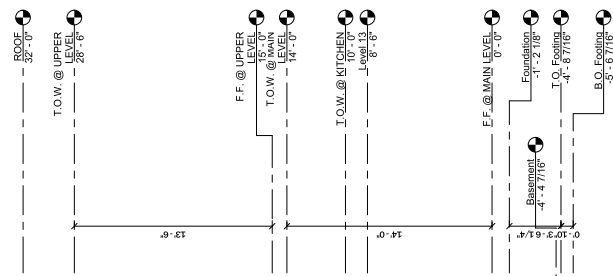
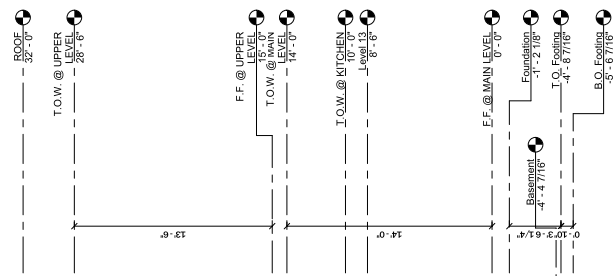
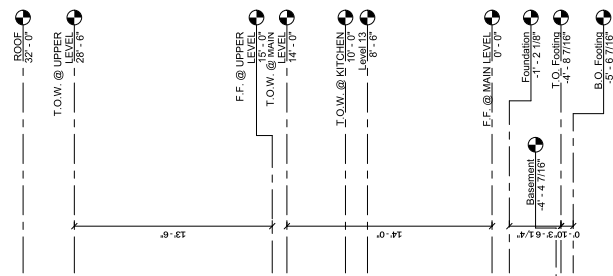
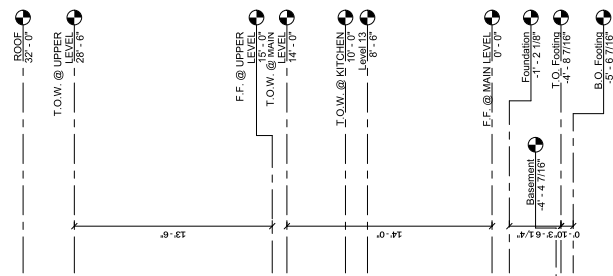
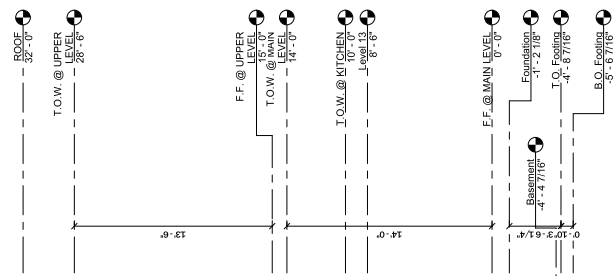
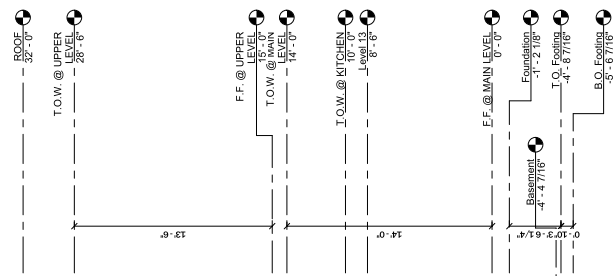
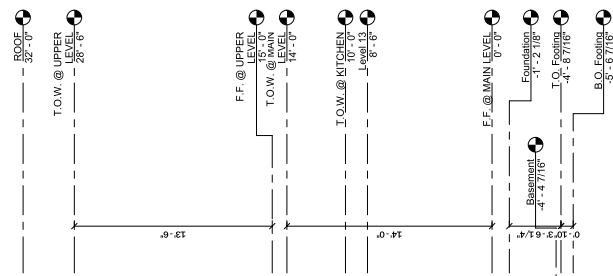
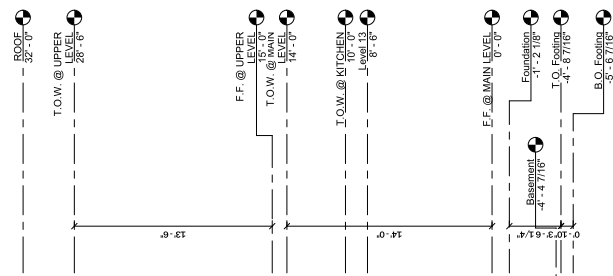
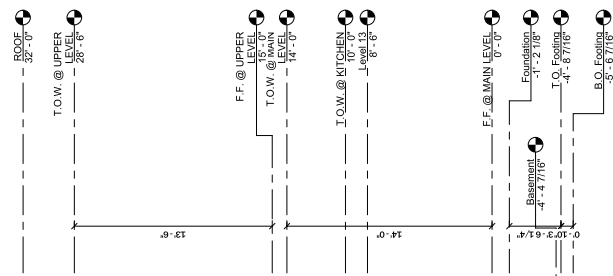
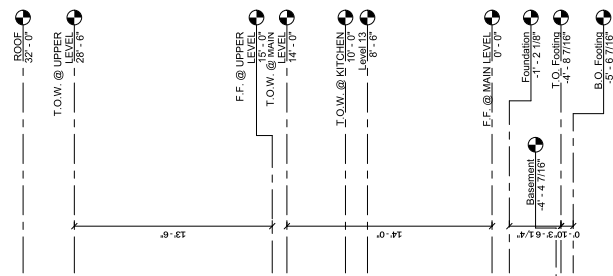
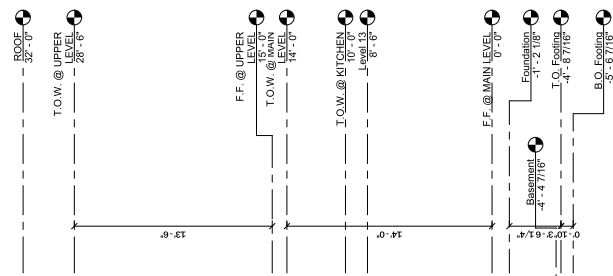
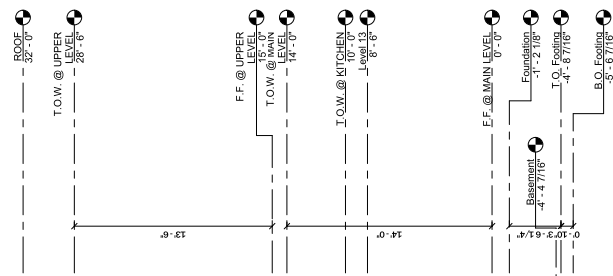
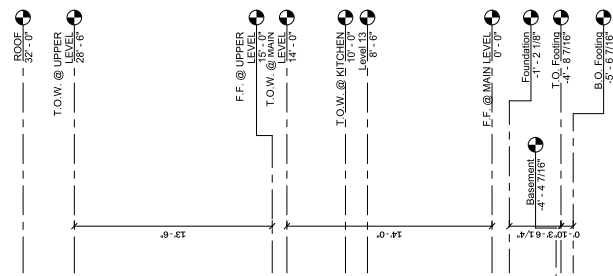
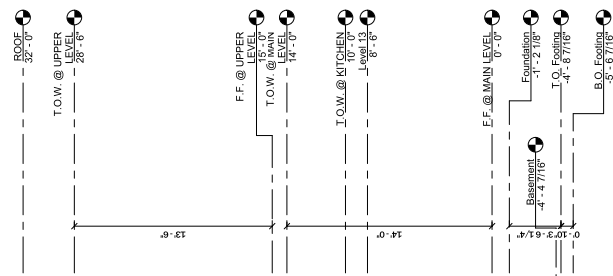
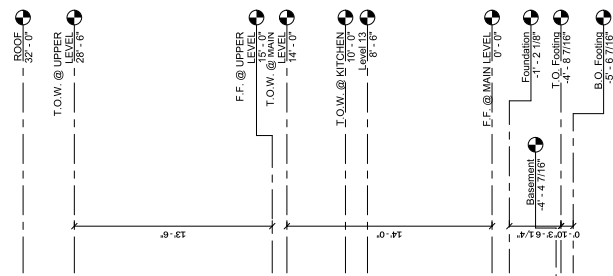
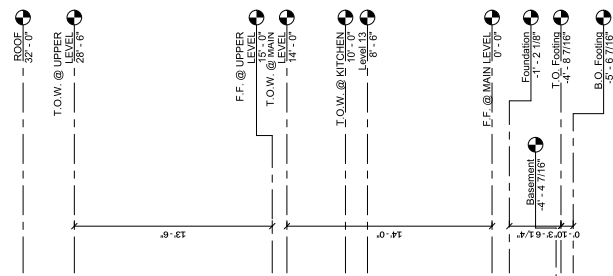
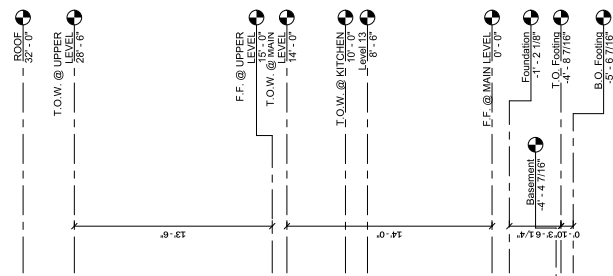
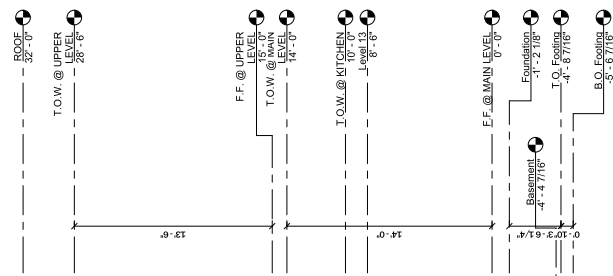
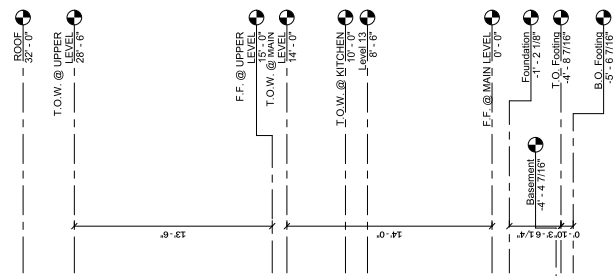
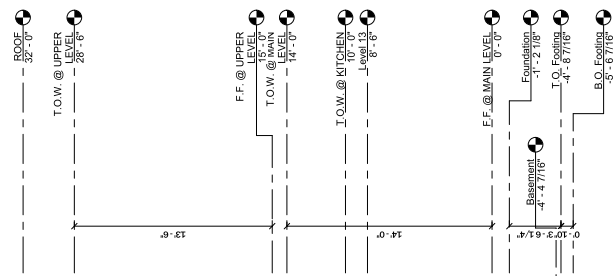
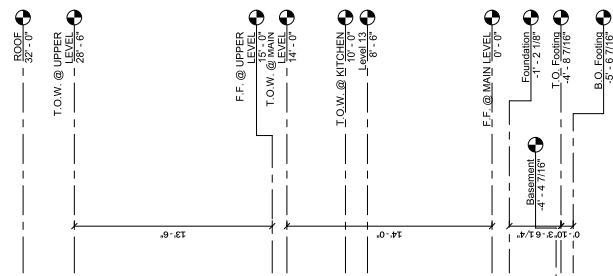
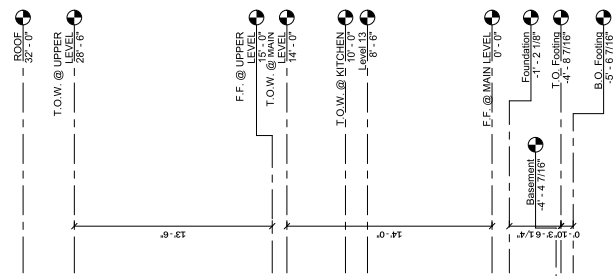
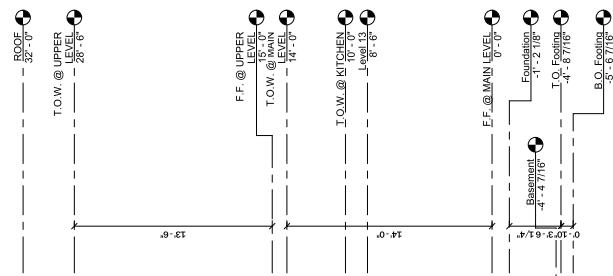
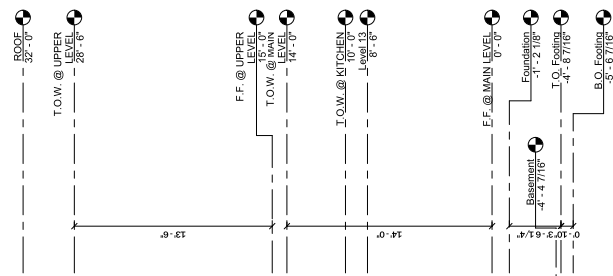
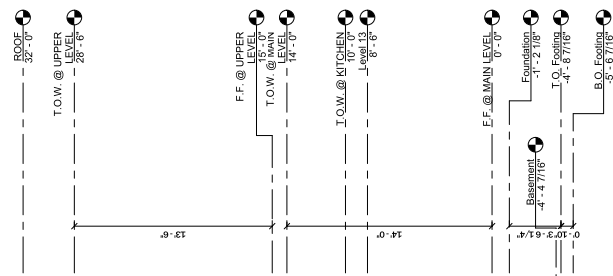
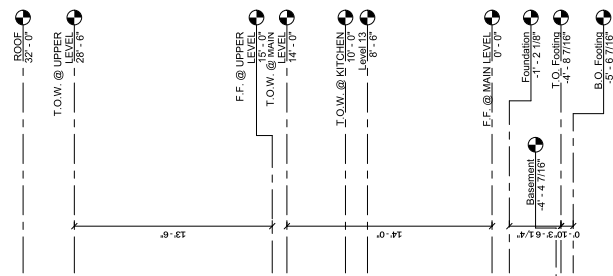
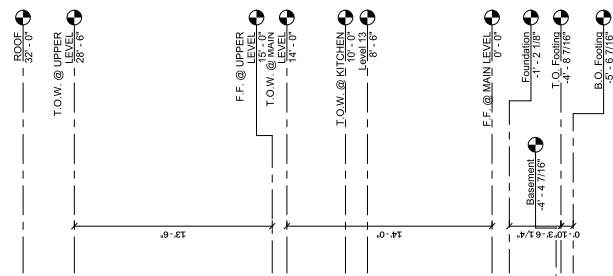
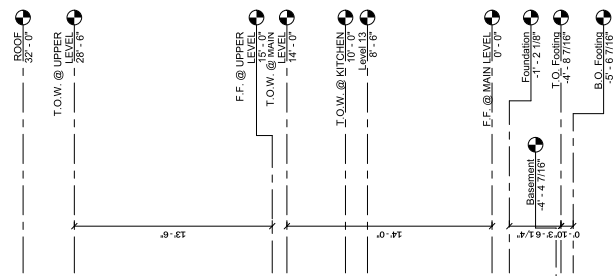
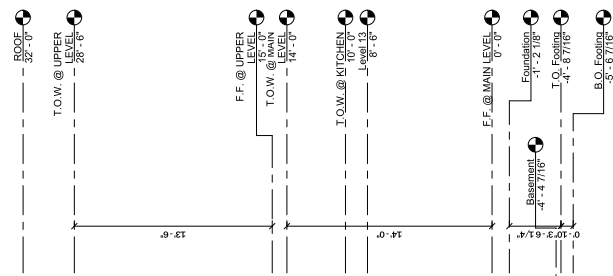
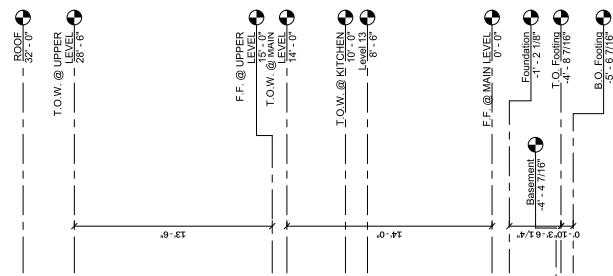
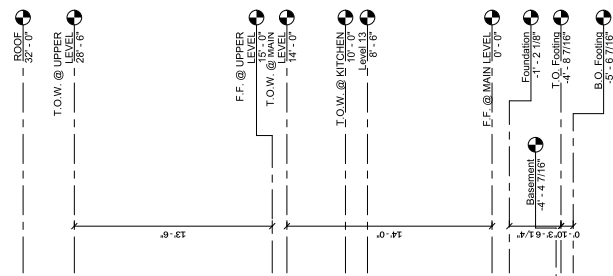
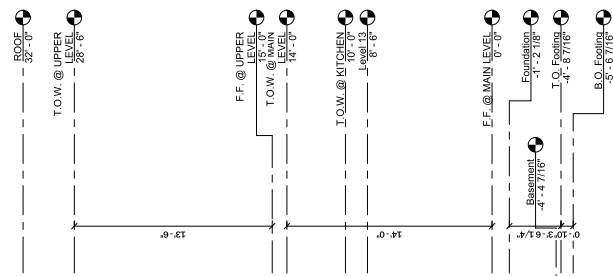
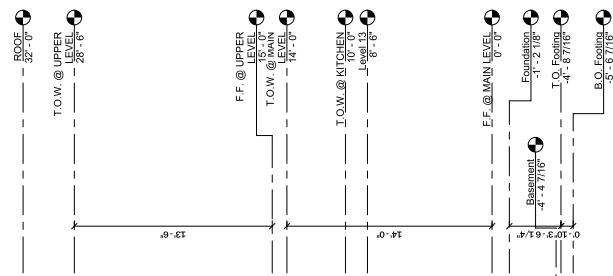
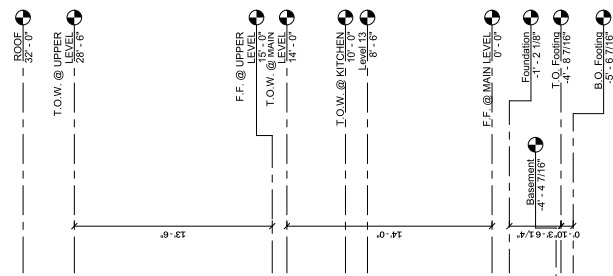
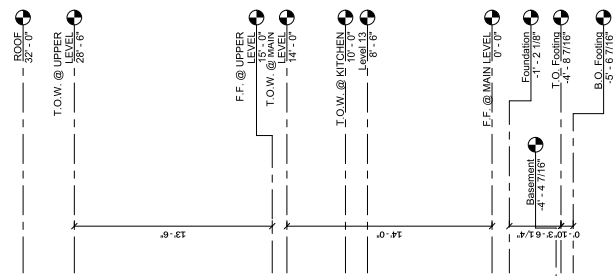
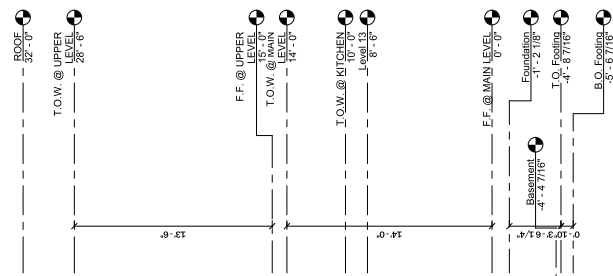
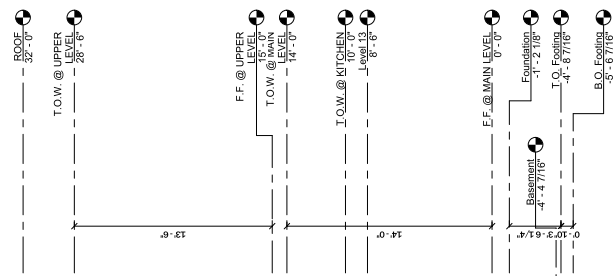
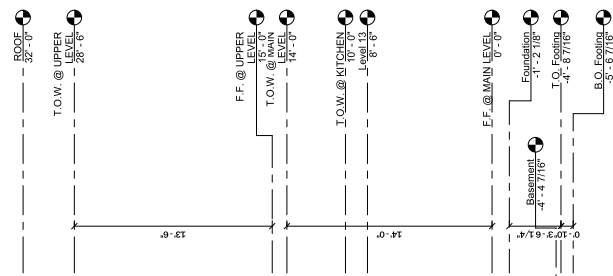
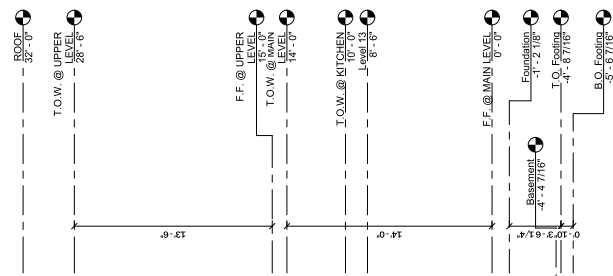
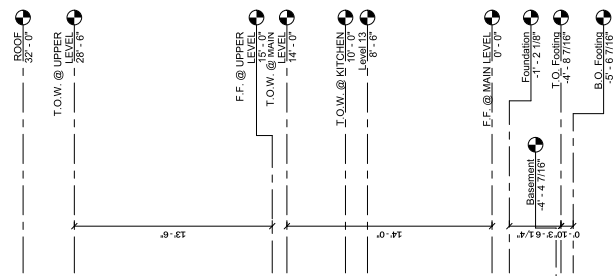
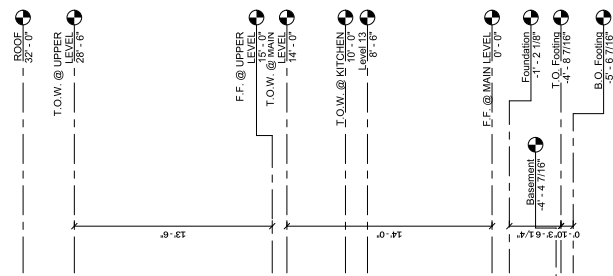
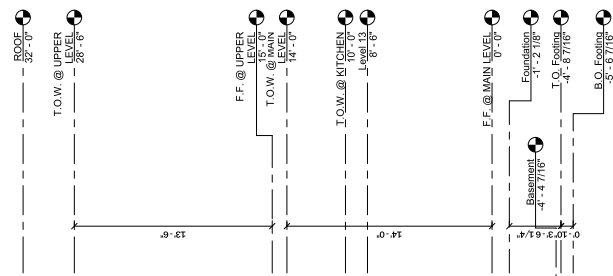
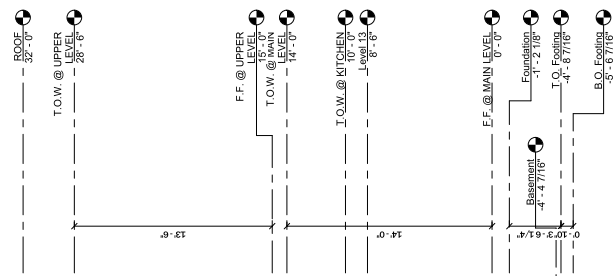
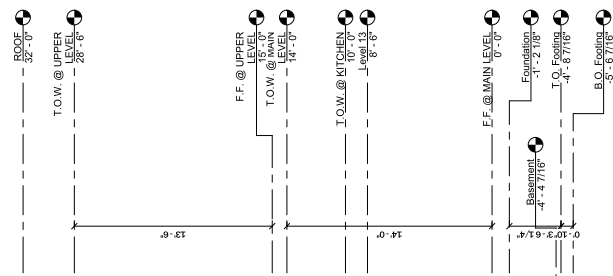
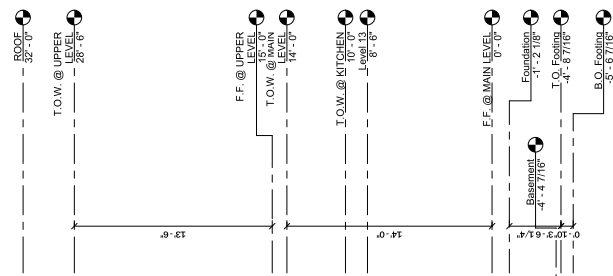
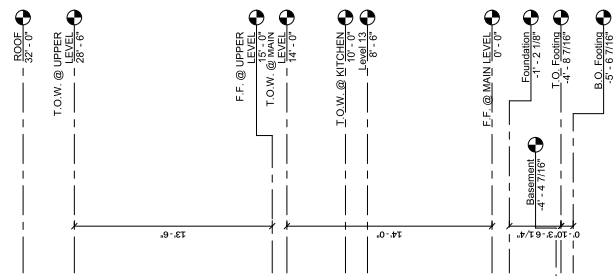
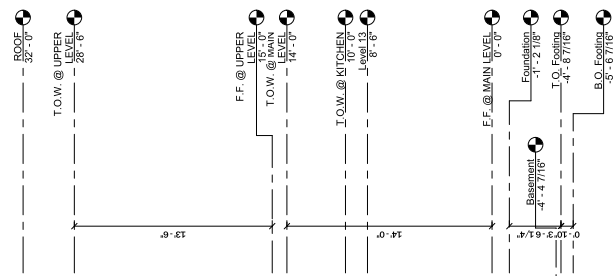
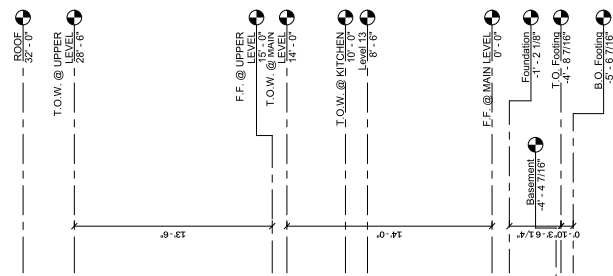
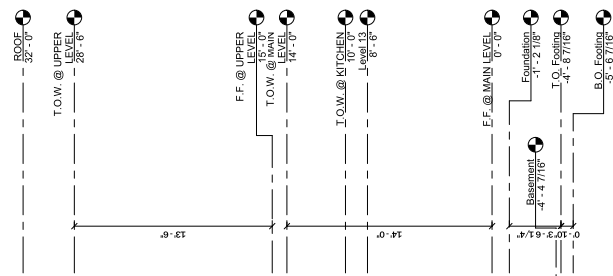
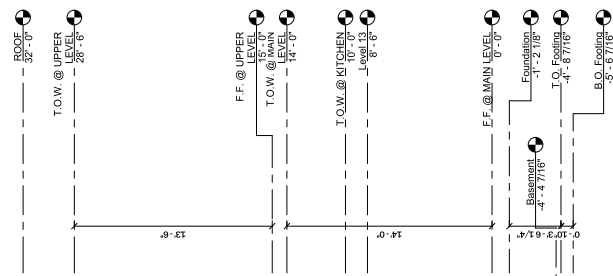
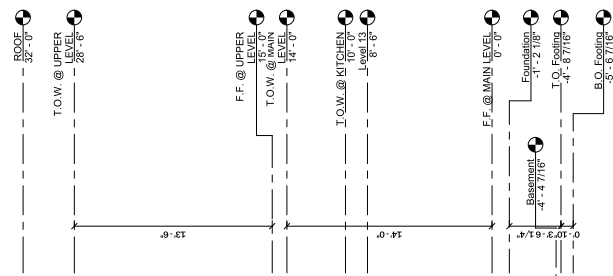
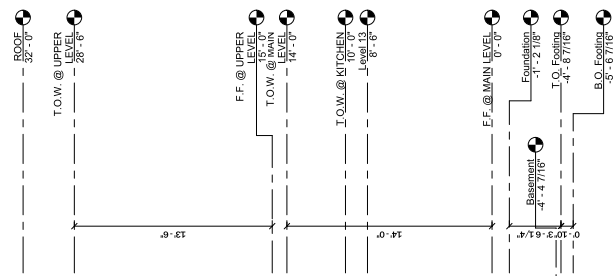
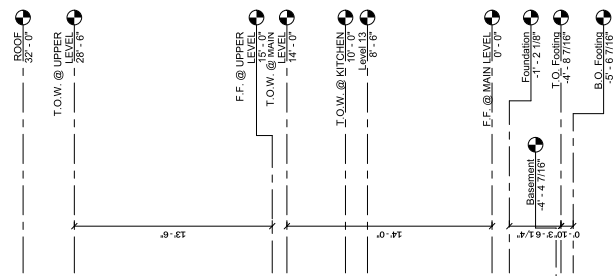
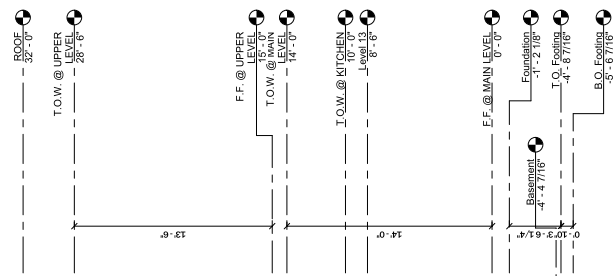
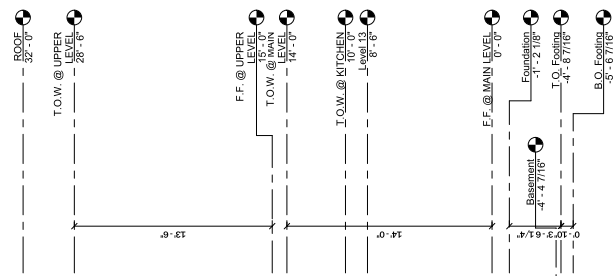
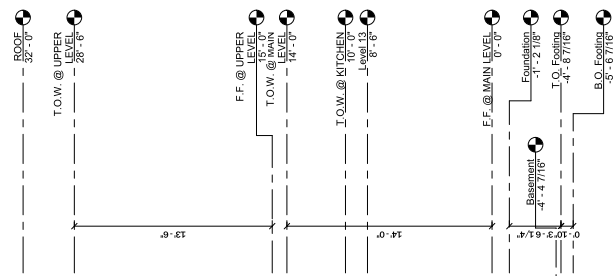
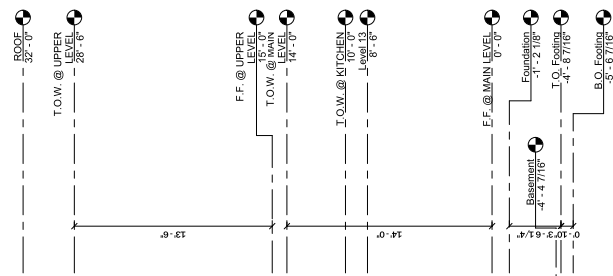
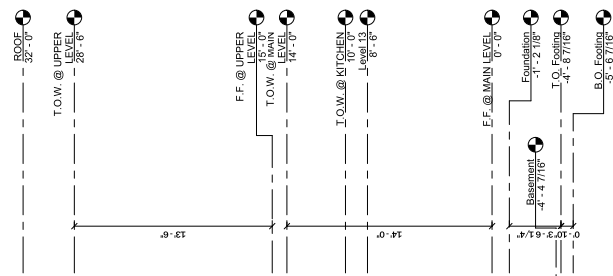
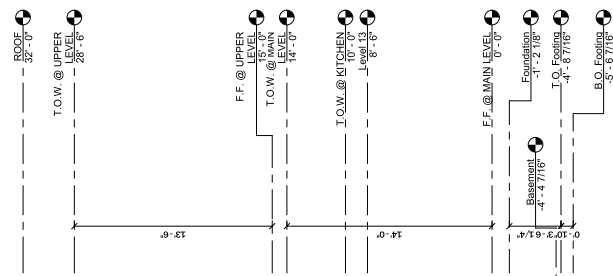
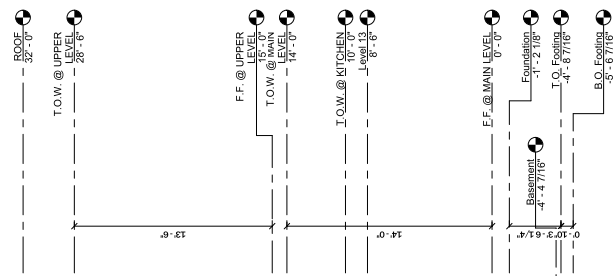
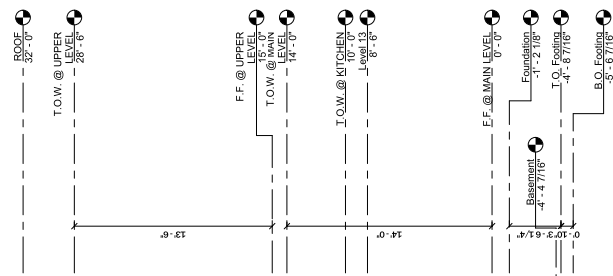
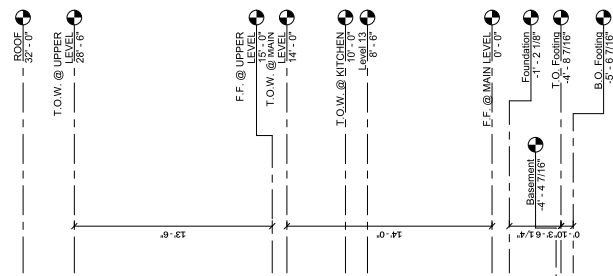
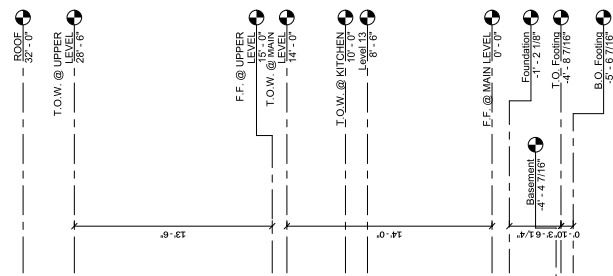
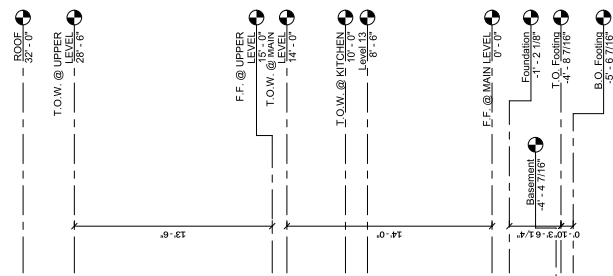
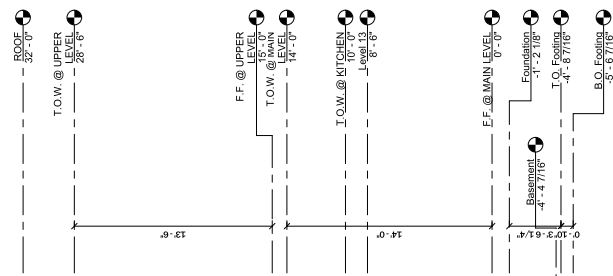
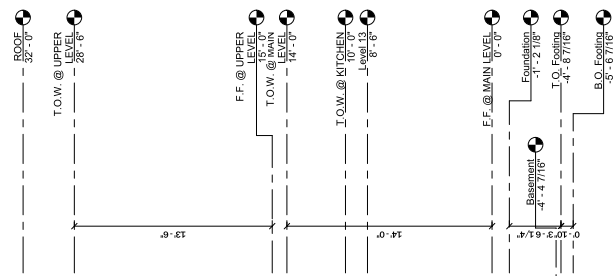
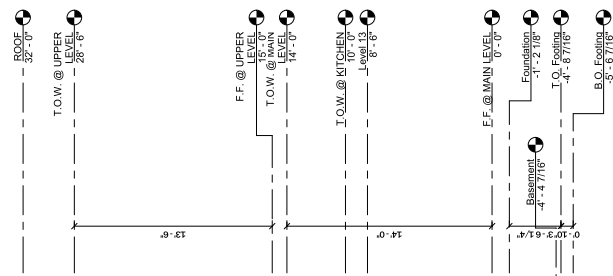
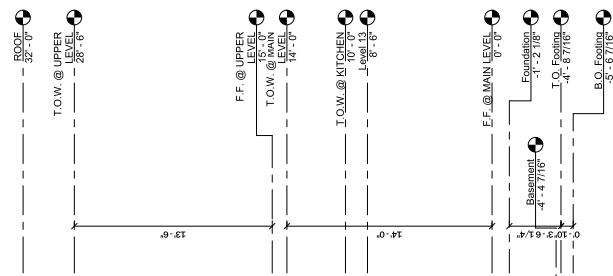
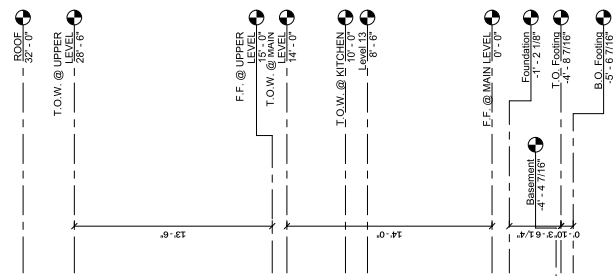
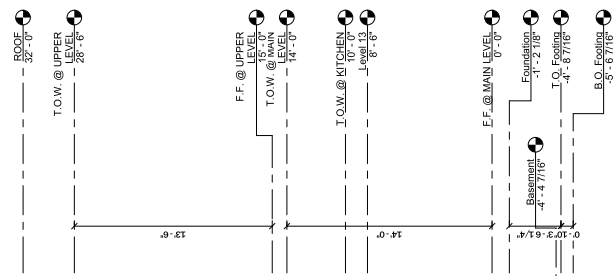
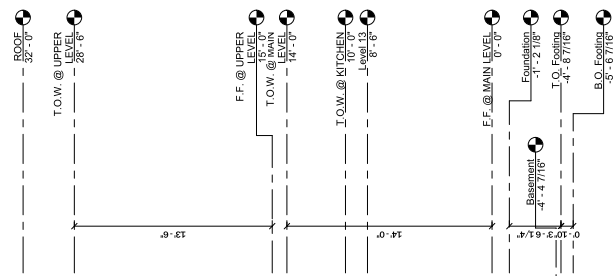
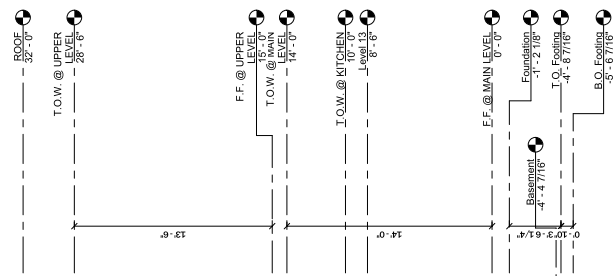
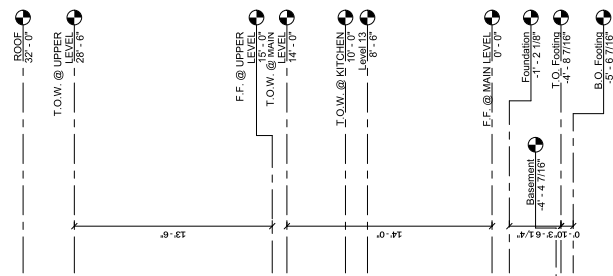
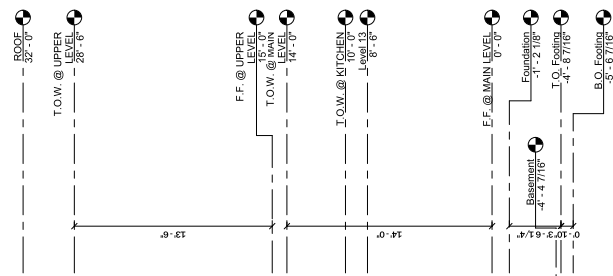
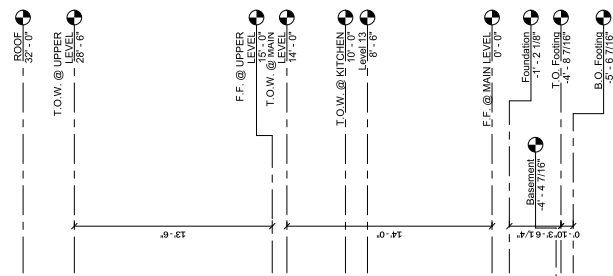
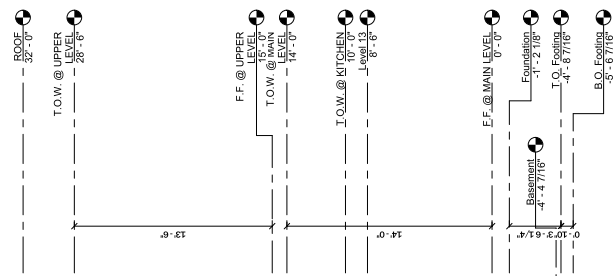
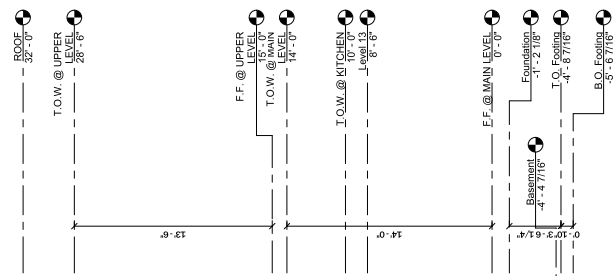
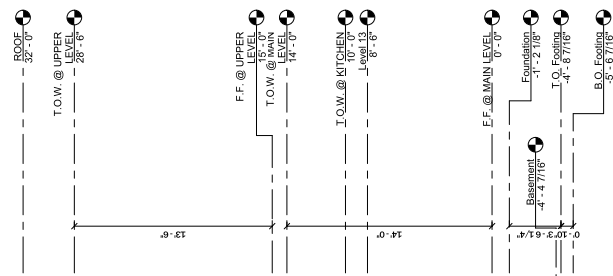
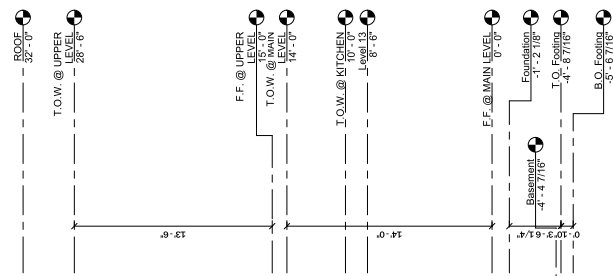
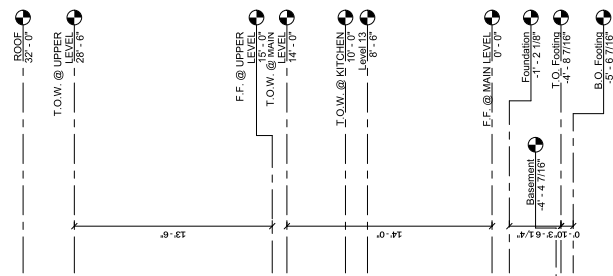
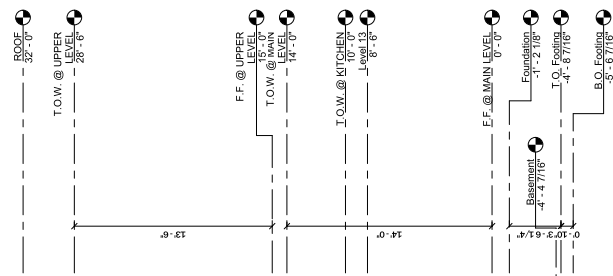
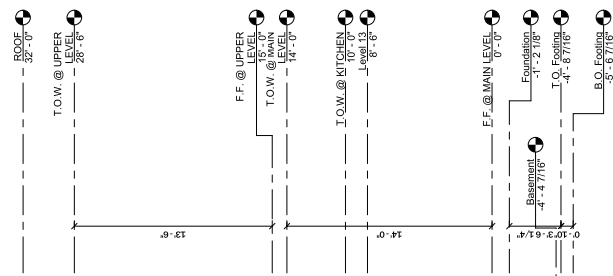
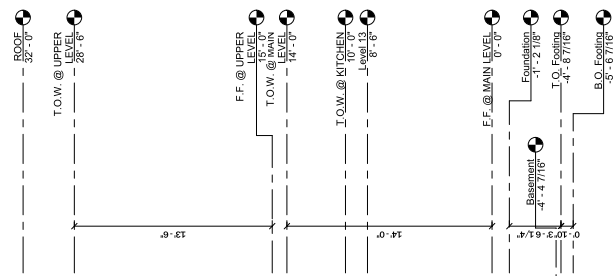
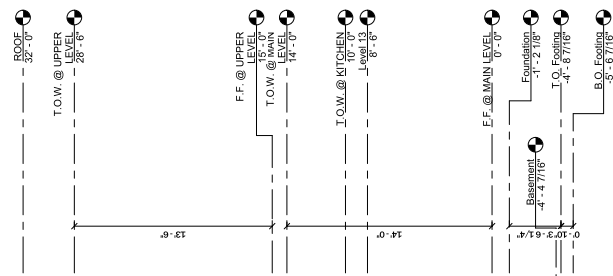
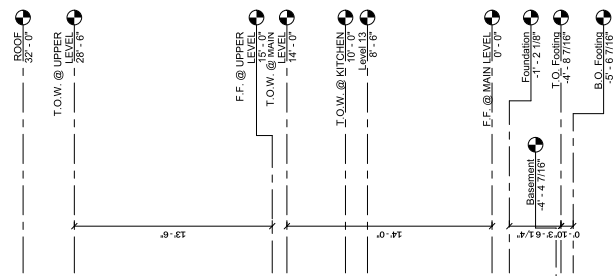
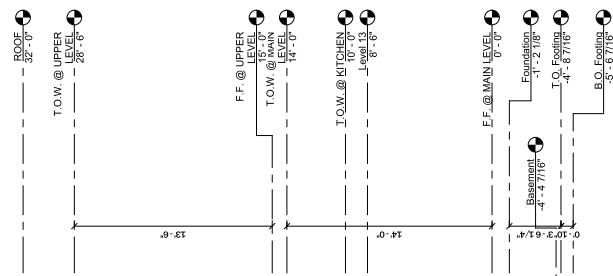
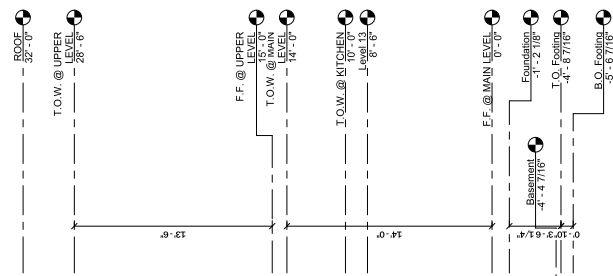
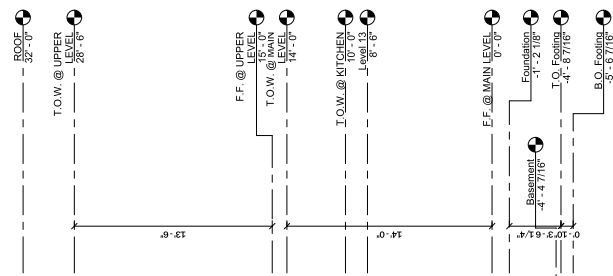
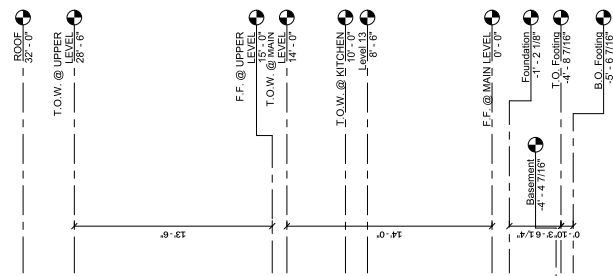
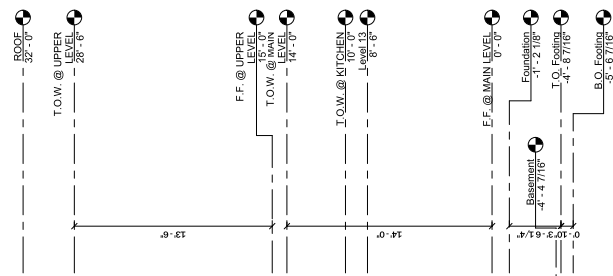
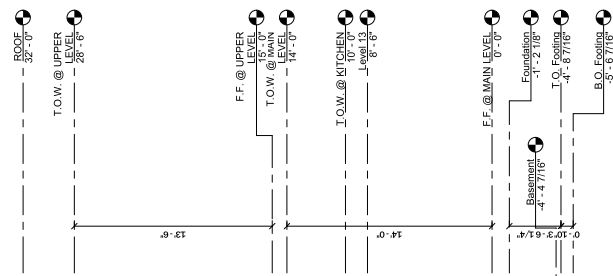
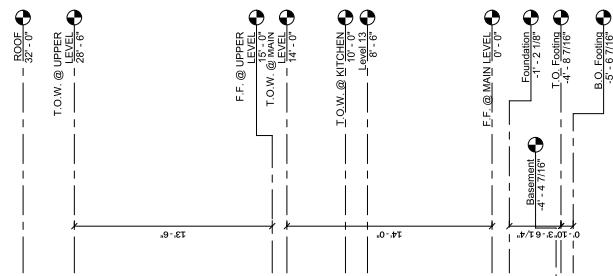
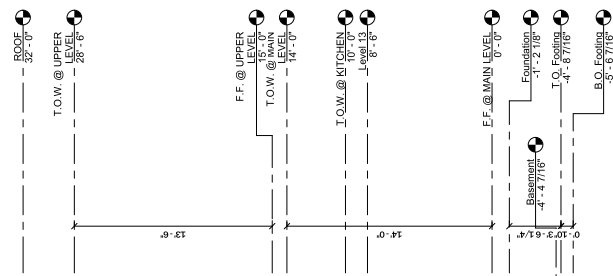
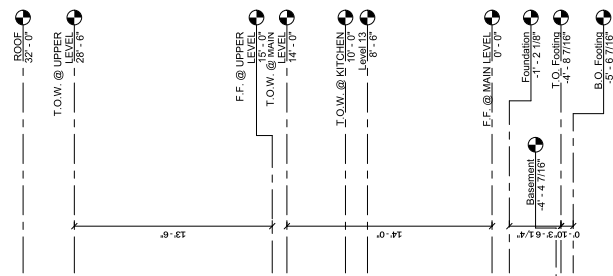
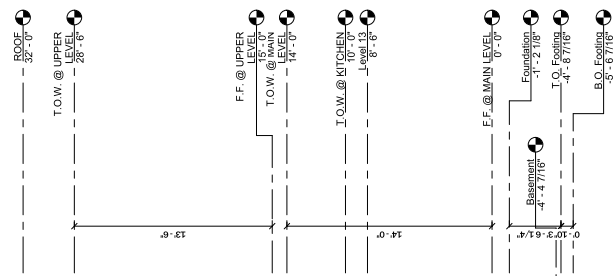
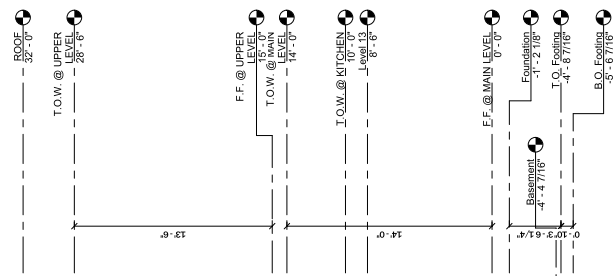
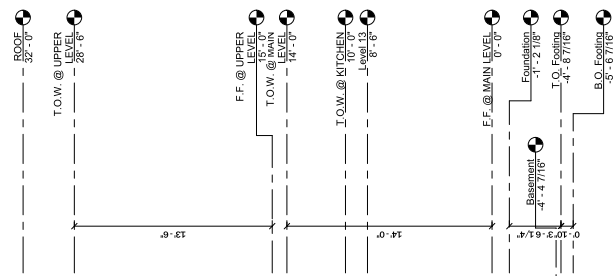
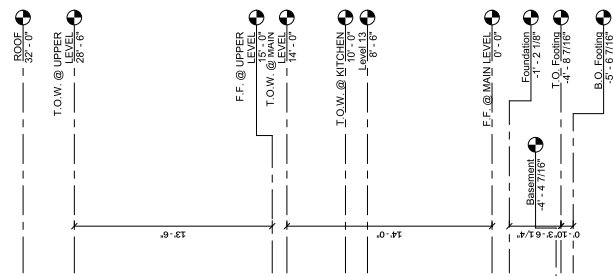
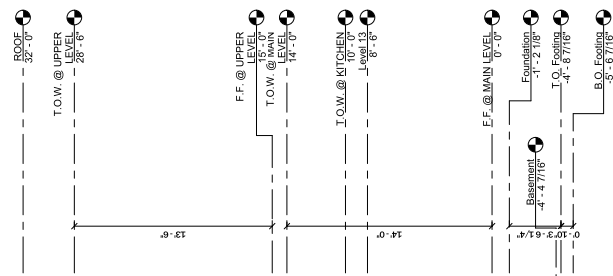
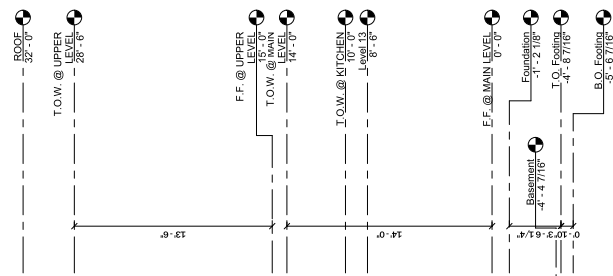
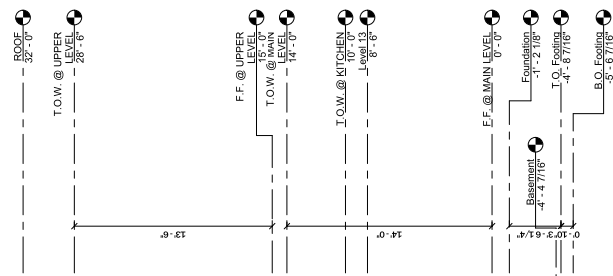
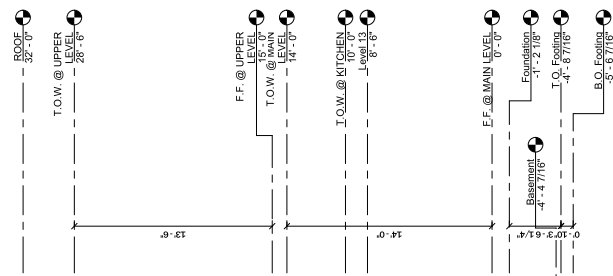
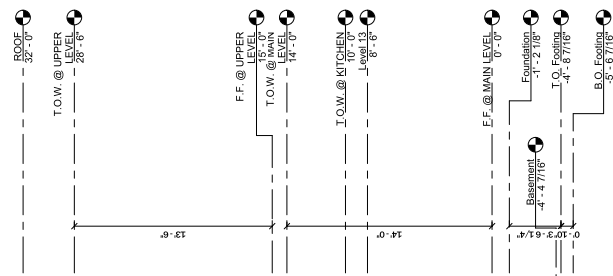
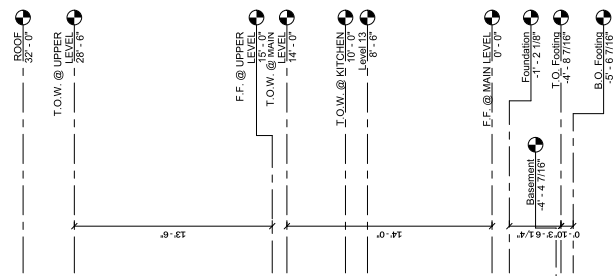
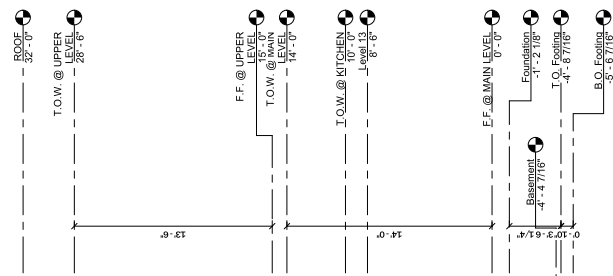
8'-0" PLATE HEIGHT - 6'-8" HEADER HEIGHT
9'-0" PLATE HEIGHT - 8'-0" HEADER HEIGHT
10'-0" PLATE HEIGHT - 8'-0" HEADER HEIGHT



1 REAR
1/4" = 1'-0"



2 RIGHT
1/4" = 1'-0"



EXISTING SITE PLAN

C 1.1

1" = 30'-0"



Harbor Design
HOME DESIGN & PLANS
F. milan@harbordesigncompany.com
P. 801.472.0857

SAGEWOOD RANCH
10400 S 3200 W, SOUTH JORDAN, UTAH

THESE PLANS, DRAWINGS, AND DESIGNS ARE THE PROPERTY OF HARBOR DESIGN COMPANY, LLC. ALL RIGHTS ARE RESERVED AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF HARBOR DESIGN COMPANY, LLC. THESE PRINTS ARE RELEASED FROM A ONE-TIME USE FOR CONSTRUCTION ON THE SITE WITHIN THE TITLE BLOCK.

THE CONTRACTOR SHALL CAREFULLY AND THOROUGHLY REVIEW A WRITTEN ALL INFORMATION PERTAINING TO THIS SET OF PLANS IN THE EVENT OF ANY DISCREPANCY, PRIOR TO CONSTRUCTION. HARBOR DESIGN COMPANY, LLC SHALL BE CONTACTED FOR CLARIFICATION.

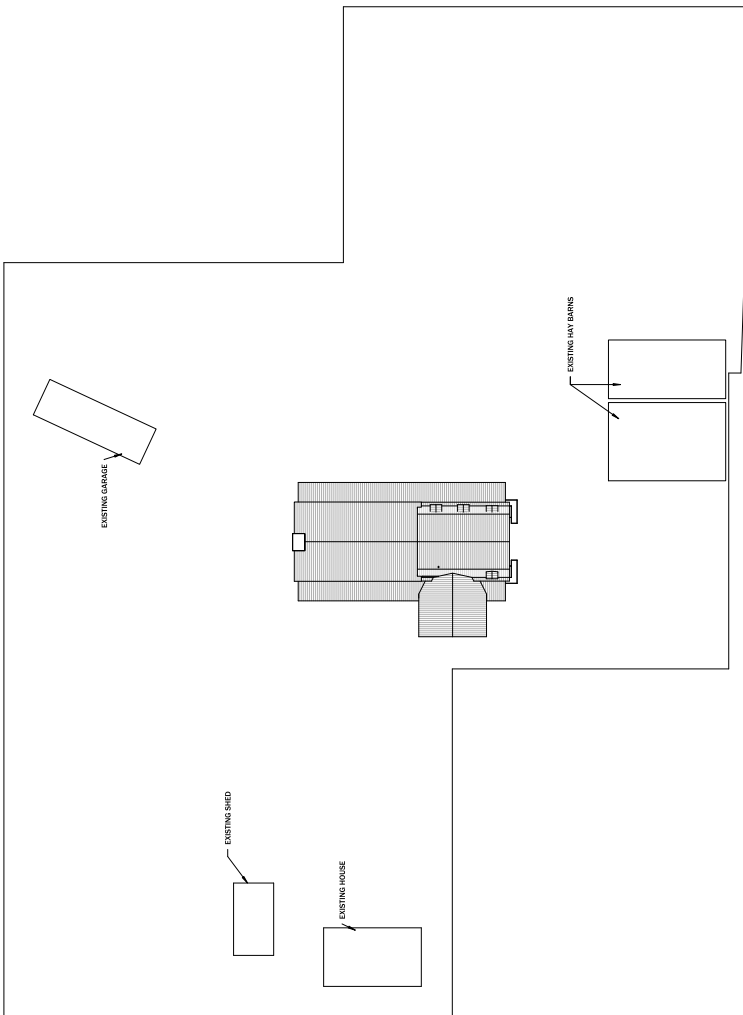
Project #: 0000000

Project Date: 01/01/2021

Checked by:

Drawn by:

C 1.1



SITE PLAN

[illegible]

Project Analysis

Project: Sagewood Ranch Barn

January 25, 2022

Scenario Descriptions

Scenario 1: No Change (R-2.5 & R-1.8)
 'R-2.5 - Density 2.5 units per acre (6.78 acres) and 1.8 units per acre (0.31 acre)

Financial Summary by Scenario

Projected Short-Term Operational Impact (General Fund)	No Change (R-2.5 & R-1.8)	P-O, R-3.0, & R-2.5
Revenue	\$ 30,024	\$ 26,390
Property Tax	\$ 22,334	\$ 20,089
Sales Tax (direct)	\$ -	\$ 750
Other*	\$ 7,690	\$ 5,551

Scenario 2: P-O, R-3.0, & R-2.5
 Professional Office (3.31 Acres); Density 3.0 units per acre (3.30 Acres) and 2.5 units per acre (0.48 Acres)

Expenses	\$ 22,532	\$ 13,676
Roads	\$ 3,328	\$ 3,328
Emergency Serv.	\$ 4,145	\$ 2,303
Parks	\$ 740	\$ 411
Other**	\$ 14,320	\$ 7,635

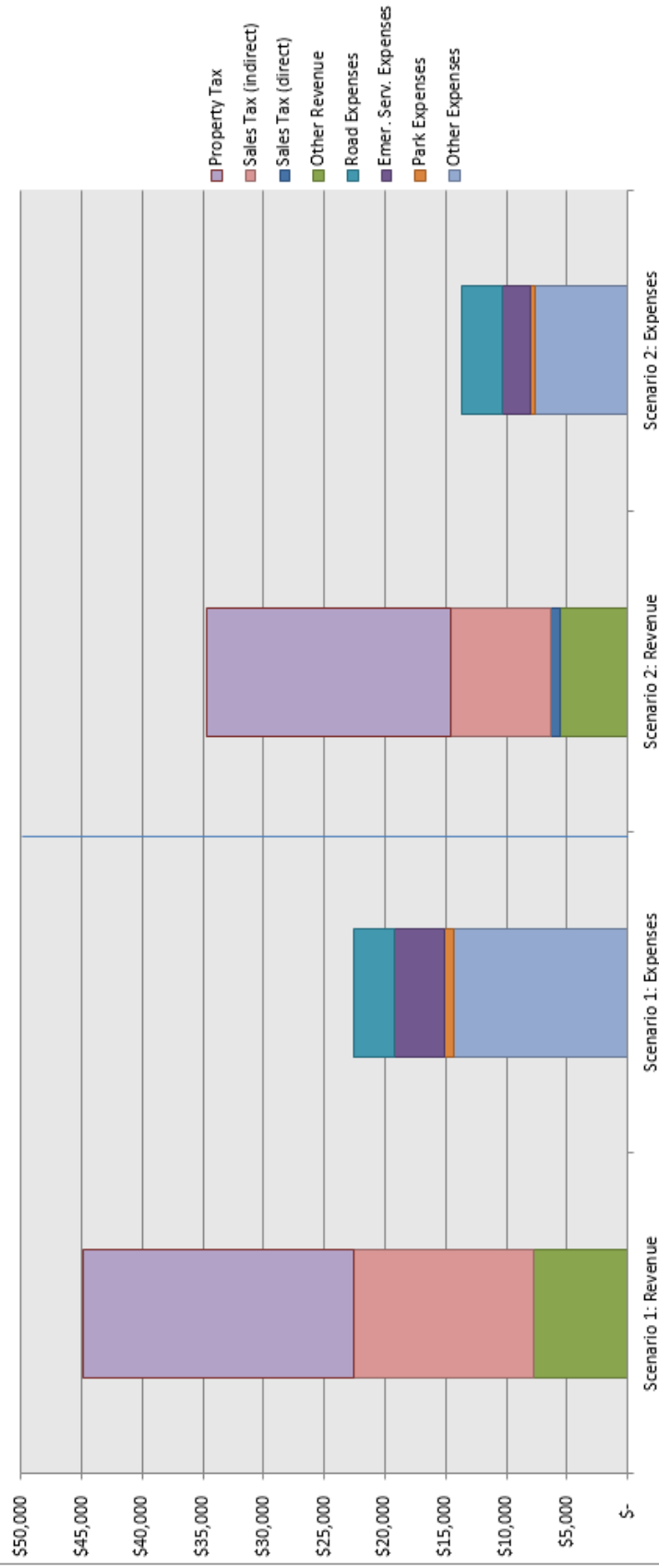
Total	\$ 7,492	\$ 12,714
Per Acre	\$ 1,056.67	\$ 1,793.18
Per Unit	\$ 416.21	\$ 1,271.36
Per Person	\$ 117.95	\$ 360.29

Indirect Impact		
Potential Retail Sales	\$ 1,464,888	\$ 813,827
Sales Tax (indirect)	\$ 14,881	\$ 8,267

*Other Revenue - Includes Permits, Licenses, Motor Vehicle Tax, Energy Sales & Use Tax, Telecommunications Tax, and Cable Franchise Tax.

** Other Expense - Includes all other General Fund Expenses excluding Roads, Emergency Services, and Parks.

Annual General Fund Impact



LAND USE AMMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Sagewood Ranch Barn 3200 W. 10431 S
----------------------------	--

Planner Assigned	Damir Drozdek
Engineer Assigned	Jared Francis

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

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

The subject property is bordered on the east by Alexander Park Lane, on the west by 3200 West and on the north by South Jordan Parkway. There won't be any new public streets constructed as part of this development other than the dedication and improvement of property for a right turn lane on 3200 West, turning eastbound onto South Jordan Parkway. The subject property will have a single access, on the east side of 3200 West at approximately 10461 South.

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

There is an existing City owned 12" water main in 3200 West and another City water main in the park strip on the east side of Alexander Park Lane. Depending on how the property is developed, it may be required to provide a looped water system. Fire hydrants will be required on site as per City standards. A water model will be required when the property develops.

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

There appears to be a City owned secondary water system adjacent to the project on Alexander Park Lane. Further investigation would be required to determine if the line is active and has sufficient capacity for the proposed project.

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

There is a sewer main line in 3200 West and another one in Alexander Park Lane. Connection requirements will be determined by the South Valley Sewer District.

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

In order to comply with State and City guidelines, the proposed development must retain on site, through use of approved low impact development devices and best management practices, all rainfall events less than or equal to the 80th percentile rainfall event. For storm events greater than the 80th percentile, the additional storm water must either be retained on site or discharged into an approved storm drain system. There are existing storm drain systems in 3200 West, South Jordan Parkway and Alexander Park Lane.

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

Report Approved:


Development Engineer

2/10/2022
Date


Brad Klavano, PE, PLS
Director of Development Services/City Engineer

2/10/2022
Date

RESOLUTION R2022 – 15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE FUTURE LAND USE PLAN MAP OF THE GENERAL PLAN OF THE CITY OF SOUTH JORDAN FROM STABLE NEIGHBORHOOD (SN) TO ECONOMIC INFILL OPPORTUNITY (EIO) ON PROPERTY GENERALLY LOCATED AT 10431 S. 3200 W.; MEGAN VISSER (APPLICANT).

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

WHEREAS, the Applicant requested that the City Council amend the Land Use Map by changing the land use designation on property located generally at 10431 S. 3200 W. from Stable Neighborhood to Economic Infill Opportunity ; and

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

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

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

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

SECTION 1. Amendment. The land use designation of the Land Use Map of a portion of property described in Application PLZBA202100266, filed by Megan Visser, which is located generally at 10431 S. 3200 W. in the City of South Jordan, Utah, is hereby changed from Stable Neighborhood to Economic Infill Opportunity as shown in **Exhibit A**.

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

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

[SIGNATURE PAGE FOLLOWS]

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2022 BY THE FOLLOWING VOTE:**

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

EXHIBIT A

(Property Description)

BISON RUN RECEPTION CENTER PROPERTY DESCRIPTION

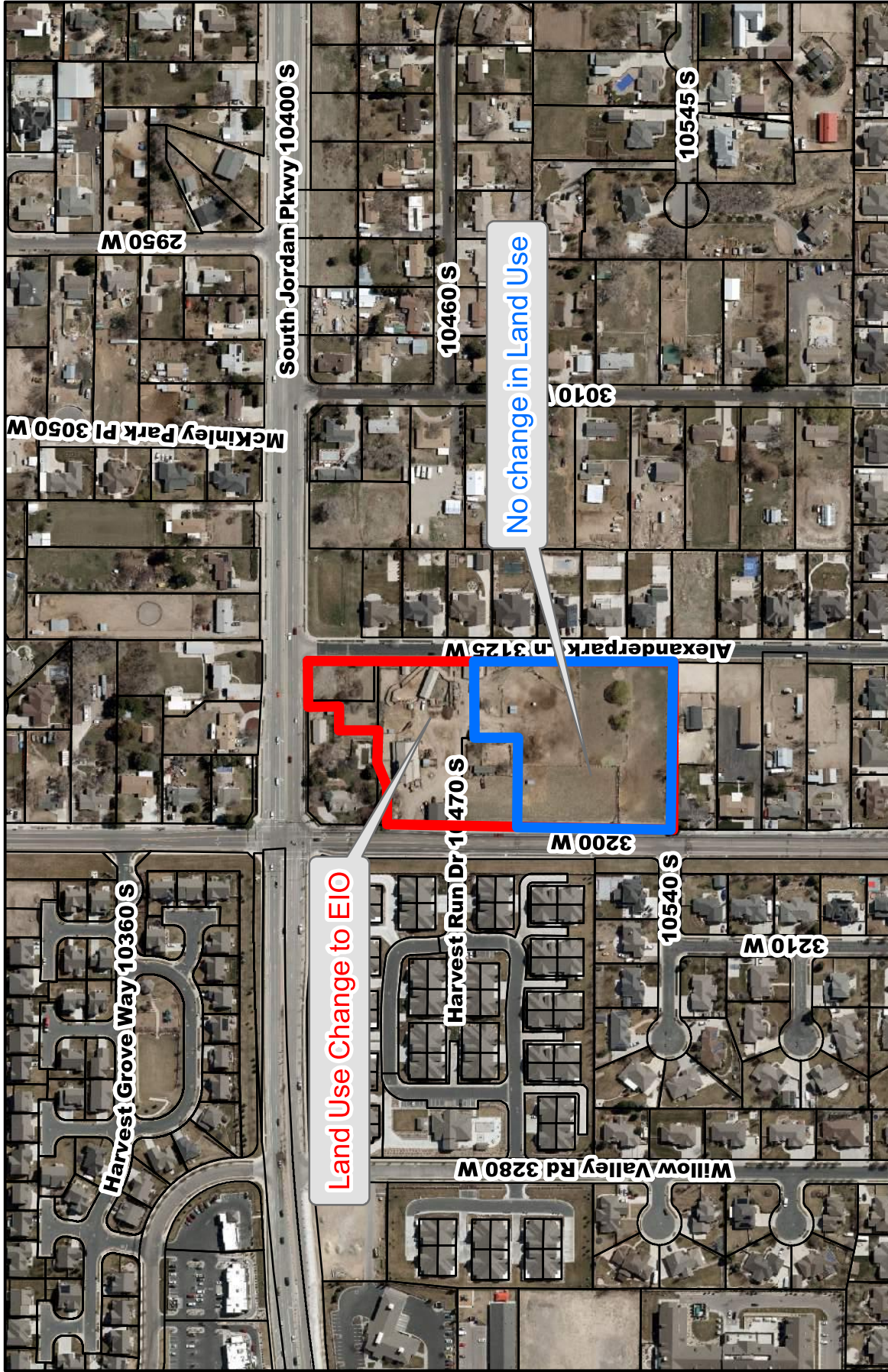
3-3-22

A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND HAVING A BASIS OF BEARINGS OF NORTH 00°01'00" EAST BETWEEN THE WEST QUARTER AND NORTHWEST CORNER OF SAID SECTION 16, SAID TRACT OF LAND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 3200 WEST STREET, SAID POINT BEING, NORTH 00°01'00" EAST ALONG THE SECTION LINE A DISTANCE OF 725.49 FEET AND EAST 25.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
AND RUNNING

THENCE NORTH 00°01'00" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 123.21 FEET; THENCE NORTH 01°55'35" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 4.63 FEET TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED BY THAT CERTAIN QUITCLAIM DEED ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY 12882342, IN BOOK 10728, AT PAGE 7436; THENCE, ALONG SAID PARCEL, THE FOLLOWING THREE (3) COURSES, 1) SOUTH 89°59'00" EAST 12.33 FEET, 2) NORTH 00°01'00" EAST 28.00 FEET, 3) NORTH 89°59'00" WEST 11.40 FEET TO THE EAST RIGHT-OF-WAY LINE OF 3200 WEST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 01°55'35" EAST 23.85 FEET; (2) EAST 6.21 FEET; (3) THENCE NORTH 00°00'19" EAST 164.46 FEET; THENCE SOUTH 89°59'47" EAST 83.48 FEET; THENCE NORTH 54°24'45" EAST 33.58 FEET; THENCE EAST 86.57 FEET; THENCE NORTH 80.81 FEET; THENCE EAST 49.76 FEET; THENCE NORTH 00°00'03" WEST 64.26 FEET TO THE SOUTH LINE OF THE SOUTH JORDAN PARKWAY RIGHT-OF-WAY; THENCE EAST, ALONG SAID RIGHT-OF-WAY, 123.87 FEET TO THE WEST LINE OF ALEXANDER PARK LANE RIGHT-OF-WAY; THENCE SOUTH 00°01'00" WEST, ALONG SAID RIGHT-OF-WAY, 377.75 FEET; THENCE WEST 173.85 FEET; THENCE SOUTH 130.97 FEET; THENCE WEST 205.17 FEET, TO THE EAST LINE OF 3200 WEST STREET AND THE POINT OF BEGINNING.

CONTAINS AND AREA OF 133,272 SQUARE FEET OR 3.06 ACRES, MORE OR LESS



Legend

STREETS

PARCELS

Exhibit A Land Use Map

City of South Jordan

Aerial Imagery
2021

0 105 210 420 630 840 Feet

ORDINANCE NO. 2022-02-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY GENERALLY LOCATED AT 10431 S. 3200 W. FROM THE R-1.8 ZONE AND R-2.5 ZONE TO THE P-O-PD AND R-3 ZONE.

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

WHEREAS, the Applicant, Megan Visser, proposed that the City Council amend the Zoning Map by rezoning the property described in the attached Exhibit A; and

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

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

WHEREAS, the City Council finds that the rezoning will enhance the public health, safety and welfare and promote the goals of the General Plan.

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

SECTION 1. Rezone. The property described in Application PLZBA202100266 located in the City of South Jordan, Utah is hereby reclassified from the R-1.8 Zone and R-2.5 Zone to P-O-PD and R-3 Zone on property described in the attached **Exhibit A**.

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

SECTION 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2022 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

EXHIBIT A

(Property Description)

R-2.5 Zone to R-3 Zone

BISON RUN LOTS 1-5 AND 7-10 BOUNDARY DESCRIPTION 3-3-22

A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND HAVING A BASIS OF BEARINGS OF NORTH 00°01'00" EAST BETWEEN THE WEST QUARTER AND NORTHWEST CORNER OF SAID SECTION 16, SAID TRACT OF LAND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 3200 WEST STREET, SAID POINT BEING, NORTH 00°01'00" EAST ALONG THE SECTION LINE A DISTANCE OF 406.15 FEET AND EAST 25.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,

AND RUNNING THENCE NORTH 00°01'00" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 136.62 FEET TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED BY THAT CERTAIN QUITCLAIM DEED ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY 12882342, IN BOOK 10728, AT PAGE 7436;

THENCE, ALONG SAID PARCEL, THE FOLLOWING THREE (3) COURSES, SOUTH 89°59'00" EAST 7.50 FEET, 2) NORTH 00°01'48" EAST 17.50 FEET, 3) NORTH 89°59'00" WEST 7.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF 3200 WEST STREET; THENCE NORTH 00°01'00" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 165.22 FEET;

THENCE EAST 205.17 FEET;

THENCE NORTH 130.97 FEET;

THENCE EAST 173.85 FEET TO THE WEST RIGHT-OF-WAY LINE OF ALEXANDER PARK PLACE;

THENCE SOUTH 00°01'00" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 450.31 FEET;

THENCE WEST 378.98 FEET TO THE POINT OF BEGINNING.

CONTAINS AND AREA OF 143,660 SQUARE FEET OR 3.30 ACRES, MORE OR LESS

R-1.8 and R-2.5 Zone to P-O (PD) Zone

BISON RUN RECEPTION CENTER PROPERTY DESCRIPTION

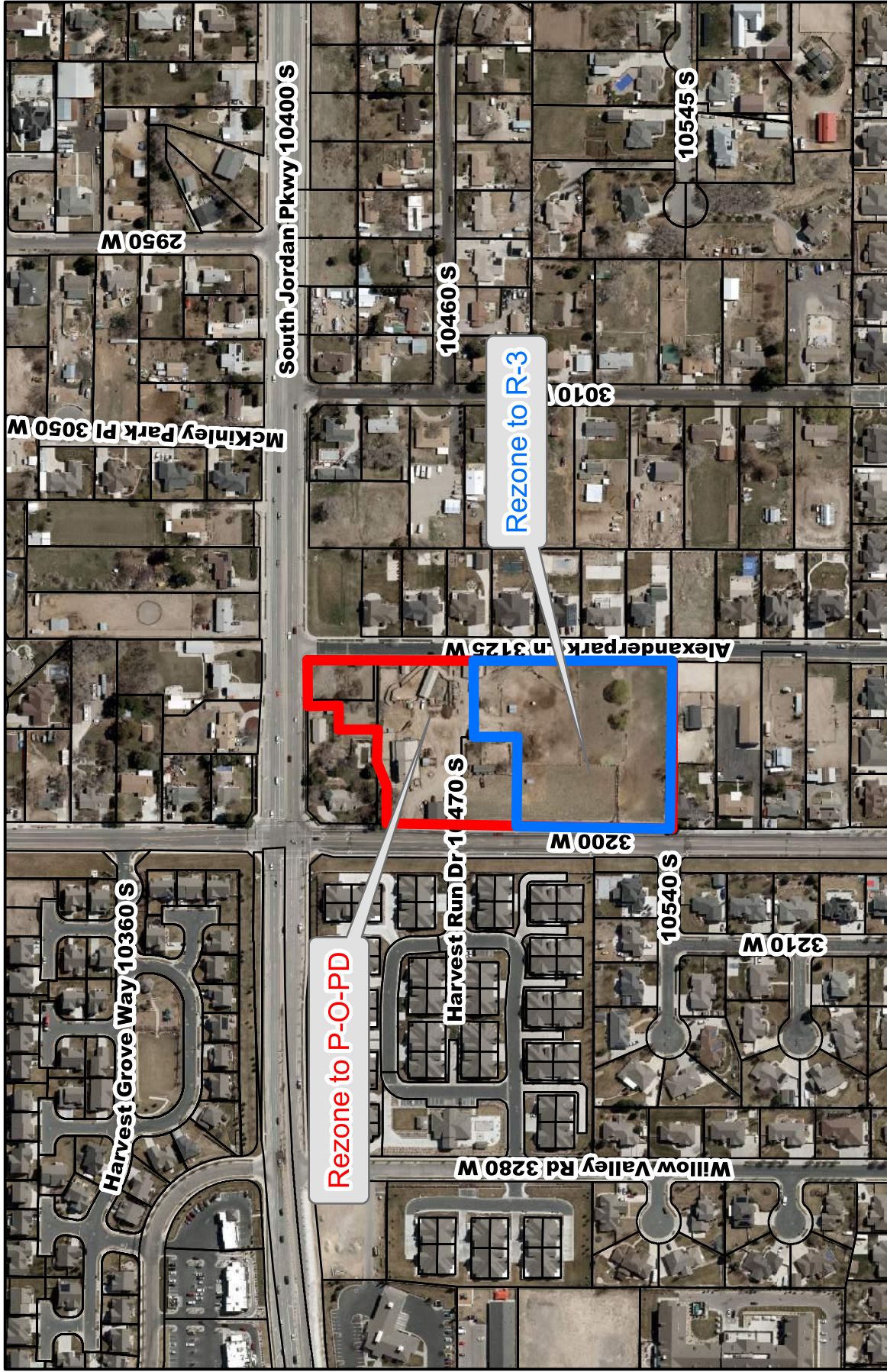
3-3-22

A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND HAVING A BASIS OF BEARINGS OF NORTH 00°01'00" EAST BETWEEN THE WEST QUARTER AND NORTHWEST CORNER OF SAID SECTION 16, SAID TRACT OF LAND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 3200 WEST STREET, SAID POINT BEING, NORTH 00°01'00" EAST ALONG THE SECTION LINE A DISTANCE OF 725.49 FEET AND EAST 25.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
AND RUNNING

THENCE NORTH 00°01'00" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 123.21 FEET; THENCE NORTH 01°55'35" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 4.63 FEET TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED BY THAT CERTAIN QUITCLAIM DEED ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY 12882342, IN BOOK 10728, AT PAGE 7436; THENCE, ALONG SAID PARCEL, THE FOLLOWING THREE (3) COURSES, 1) SOUTH 89°59'00" EAST 12.33 FEET, 2) NORTH 00°01'00" EAST 28.00 FEET, 3) NORTH 89°59'00" WEST 11.40 FEET TO THE EAST RIGHT-OF-WAY LINE OF 3200 WEST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 01°55'35" EAST 23.85 FEET; (2) EAST 6.21 FEET; (3) THENCE NORTH 00°00'19" EAST 164.46 FEET;
THENCE SOUTH 89°59'47" EAST 83.48 FEET;
THENCE NORTH 54°24'45" EAST 33.58 FEET;
THENCE EAST 86.57 FEET;
THENCE NORTH 80.81 FEET;
THENCE EAST 49.76 FEET;
THENCE NORTH 00°00'03" WEST 64.26 FEET TO THE SOUTH LINE OF THE SOUTH JORDAN PARKWAY RIGHT-OF-WAY;
THENCE EAST, ALONG SAID RIGHT-OF-WAY, 123.87 FEET TO THE WEST LINE OF ALEXANDER PARK LANE RIGHT-OF-WAY;
THENCE SOUTH 00°01'00" WEST, ALONG SAID RIGHT-OF-WAY, 377.75 FEET;
THENCE WEST 173.85 FEET;
THENCE SOUTH 130.97 FEET;
THENCE WEST 205.17 FEET, TO THE EAST LINE OF 3200 WEST STREET AND THE POINT OF BEGINNING.

CONTAINS AND AREA OF 133,272 SQUARE FEET OR 3.06 ACRES, MORE OR LESS



Legend

- STREETS
- PARCELS

Exhibit A Zoning Map

City of South Jordan

Aerial Imagery
2021

0 105 210 315 420 525 630 735 840 Feet






PC Staff Report (Sagewood)

Final Audit Report

2022-03-15

Created:	2022-03-15
By:	Becky Messer (rmesser@sjc.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAFJLWo_fAYG9Gc4IUI2a9KUfrd8HTKRc9

"PC Staff Report (Sagewood)" History

-  Document created by Becky Messer (rmesser@sjc.utah.gov)
2022-03-15 - 10:30:49 PM GMT- IP address: 63.226.77.126
-  Document emailed to Brad Klavano (bklavano@sjc.utah.gov) for signature
2022-03-15 - 10:31:16 PM GMT
-  Email viewed by Brad Klavano (bklavano@sjc.utah.gov)
2022-03-15 - 10:50:35 PM GMT- IP address: 104.28.124.139
-  Document e-signed by Brad Klavano (bklavano@sjc.utah.gov)
Signature Date: 2022-03-15 - 10:51:14 PM GMT - Time Source: server- IP address: 63.226.77.126
-  Agreement completed.
2022-03-15 - 10:51:14 PM GMT