SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Issue: INTERMOUNTAIN OFFICES & WAREHOUSE SUBDIVISION 1ST AMENDMENT

Address:	11520 S. Redwood Road	
File No:	PLPLA202400131	
Applicant:	Jonathan Johnson (CoreArch)	
Property Owner: Intermountain Healthcare (IHC)		
Submitted by: Andrew McDonald, Planner II		
Jared Francis, Senior Engineer		

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the application, File No. PLPLA202400131 based on the findings and conclusions in this report.

ACREAGE: CURRENT ZONE: NEIGHBORING ZONES:	Approximately 14.8 (acres) MU-SOUTH (Mixed Use-South) North – MU-SOUTH Planned Development (PD) South – MU-SGATE (Mixed Use-South Gateway)
	West – R-1.8 (Single Family Detached, 1.8 units per acre) East – MU-SOUTH (PD)

STANDARD OF APPROVAL:

Once all application requirements have been met, redline corrections made, revised plans and plat submitted and City staff approval given, the preliminary subdivision plat application will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with chapter 16.04 of this title. The Planning Commission shall receive public comment at the public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the project does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application. (Ord. 2007-01, 1-16-2007)

BACKGROUND:

CoreArchitecture, on behalf of IHC, has filed an application to amend Lot 1 of the Intermountain Offices & Warehouse Subdivision Plat. The subdivision was recorded in 2015 after the current facilities were constructed in 2013. The current facilities were approved as a metes-and-bound parcel site plan process. The current plat subdivided the property in 2015 to create two lots. Lot 2 now has the IHC clinic.

IHC now owns all three parcels on the corner of Redwood Road and 11400 South. One parcel remains a metes-and-bounds parcel. There is currently a former animal hospital on this parcel

that remains vacant. IHC is proposing to amend the boundaries of Lot 1 to include this parcel. The inclusion of the vacant parcel into Lot 1 will change the boundary of the subdivision and create new legal descriptions for the boundary. When this occurs, State Code requires a subdivision amendment application to produce an amended plat to be recorded. Copies of the original subdivision plat and the amended plat are included in the supporting materials.

PUBLIC NOTICE:

City Code §17.04.060.B requires public notice be provided to the owner of record for properties located within 300' (feet) of the subject property. A copy of the required mailing notice has been included in the supporting materials. A map of the notice recipients has also been included.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The subject property meets City Code requirements of the Municipal Code.
- The project meets the sewer and the culinary water requirements.
- Fencing will include an existing six-foot precast masonry fence along the west boundary. There is an existing masonry fence on site that is being relocated for this purpose. A power junction box prevents the fence from extending all the way to the right-of-way.
- No landscape improvements are required to amend the subdivision.
- The subdivision will use existing access off South Jordan Parkway and 2200 West.
- There is a private irrigation easement that will be relocated across the vacant parcel being incorporated into Lot 1. This process is private, and will not include the City.

Conclusion:

The proposed application meets the City Code requirements and as such should be approved.

Recommendation:

Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve 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.

ALTERNATIVES:

- Approve an amended Application.
- Deny the proposed Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Current Zoning Map
- Original Subdivision Plat Recorded 2015
- Amended Subdivision Plat
- Public Mailing Notice

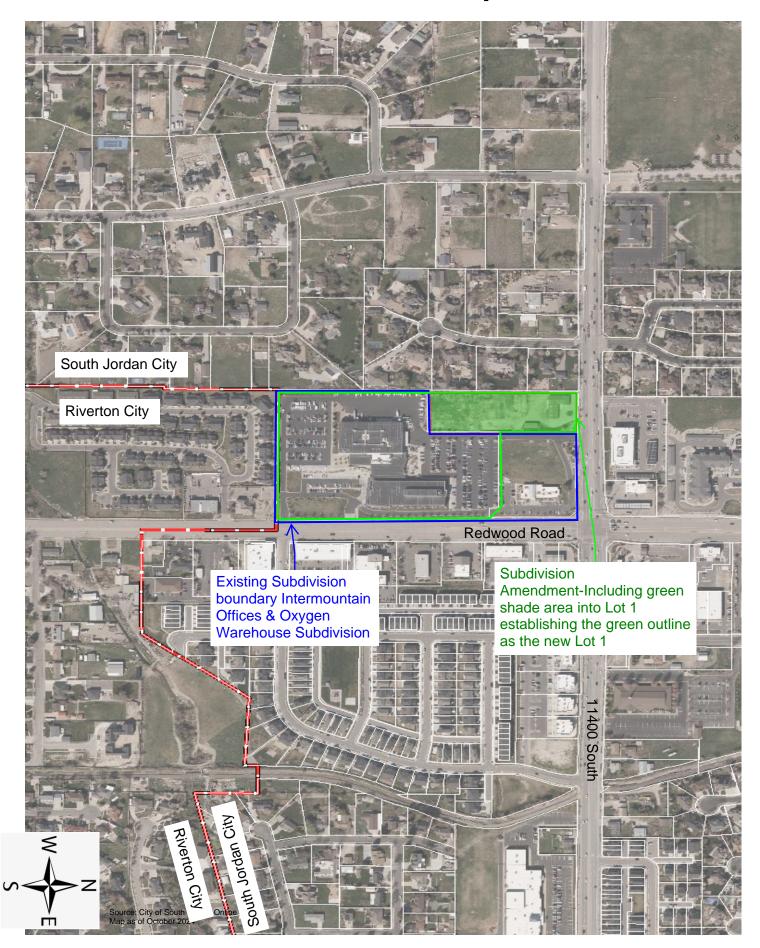
Andrew McDonald

Andrew McDonald, AICP Planner II, Planning Department

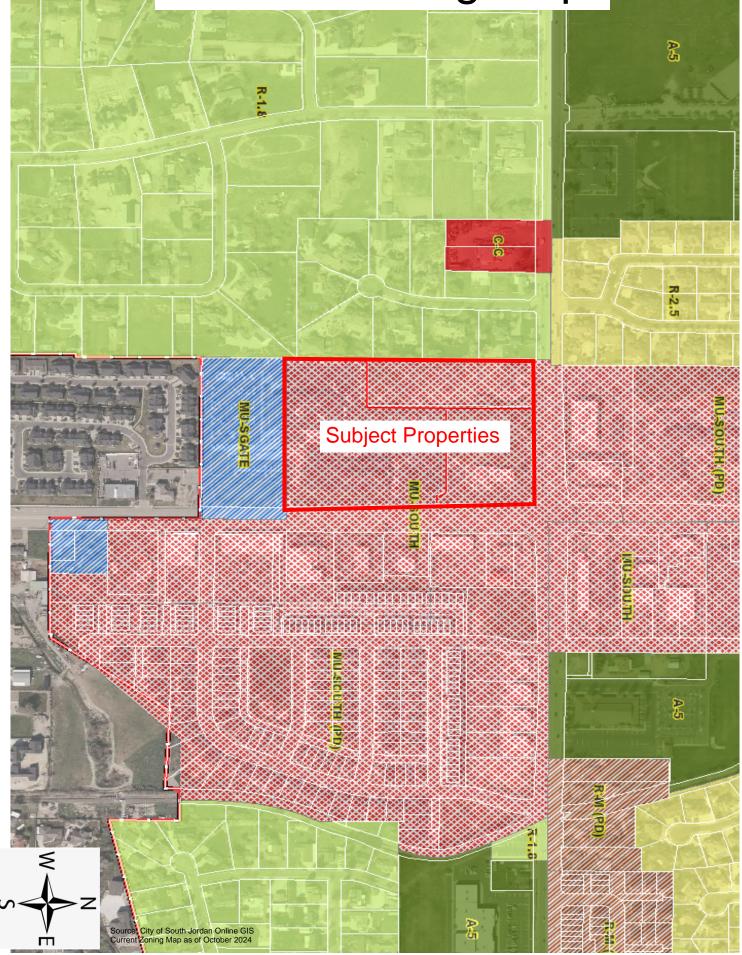
Brad Klavano

Brad Klavano, P.E. Director of Engineering Services

Location Map



Current Zoning Map



Intermountain Homecare Office and Warehouse Subdivision

A Commercial Subdivision

a part of the Southwest 1/4 of Section 22, T3S, R1W, SLB&M., U.S. Survey

South Jordan City, Salt Lake County, Utah

December 2015

NARRATIVE

This survey and subdivision plat were requested by intermountain Medical for the Inits survey and subarvision par were requested by intermountain Medical for the purpose of plating (2) Commercial Lots and a Road Delication Parcer. Brass cop monuments were found at the Center and South Quarter Corner of Section 22, Township 3 South, Range I West, Salt Lote Base and Merridian. A line bearing S0'07'35'W between these two monuments was used as the basis

NOTES:

Many areas in South Jordan City have ground water problems due to seasonally high (fluctuating) water tables. Approval of this plat does not constitute representation by the City that the building at any specific elevation will solve groundwater problems, if any.

 Potential purchasers of property legally described by this plat are advised to familiarize themselves with all notes, lot information, easements and other pertinent information contained on this plat and also with any Conditions, Covenants and Restrictions (CC&R) documents recorded against land legally Covenants and Mestricitons (CC&R) documents recorded ogainst land legally described by this plat. Follow is a adhere in these notes, escenents, CC&R's or other documents recorded against the land could result in financial losses to or changes in expected property use of the property owner. Property owners and purchasers are responsible to review and to be in compliance with all notes, essements, CC&R's, and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended

"The signature of South Valley Sewer District on this plat does not constitute any guarantee of availability of sanitary sewer service to the property or any approval of sever lines or facilities. The owner(s) of the property must provide satisfactory plans to the Sever District for review and approval before connecting to the District's sever system and will be required to comply with the District's rules and regulations."

NOTE:

Easements indicated by dashed lines, unless otherwise shown.

NOTE

NOTE: Surveyor and or Engineer, certifies that all known or recorded easements, cjoims of easements or encumbrances listed in the Tille Report dated <u>superders</u>, 1657, 2015 Prepared by "Tist American Tille Insurance Company National Communical Services" are shown on this plot. Owner further certifies that the legal description of the property referenced in the filte report matches the description shown on this plot.

Non-Plottable Exceptions:

Exception 12 (Right of Entry Agreement) Terms and conditions contained in that certain Right of Entry Agreement, HC Health Services, Inc. a Ubh nonprofil corporation formerly known as INC Hospitals, Inc. and Ubh Department of Transportation, a political subdivision of the State of Ubh recorded June 23, 2006 as Entry No. 3765555 in Book 3315 of 2069 2375 of Official Records.

Excelling 15 (Hot on Property) The Herns and coefficient of their certain Declaration and Grant of Water Line Easements dated September 10, 2010 by and between Hith Health Services, Inc., a Ulch nonpartiti corporation and Sauth Jordan Properties, LLG, a Ulch Innied Hability company, recorded September 13, 2010 as Entry No. 11023887 in Book 9858 at Page 506 of Official Records.

Exception 16 (Temporary Construction Easement) Access is limited to those openings permitted by the State of Utah as evidenced by that certain Final Judgment of Condemnation and Withdrawal of Funds recorded October 04, 2010 as Entry No. 1104/5611 in Book 9865 at Page 2462 of Official

Exception 17 (Blanket Easement)

www.www.r/ r (alanxer casement) Terms, conditions and easements as contained within that certain South Jordan City Starmwater Facilities Maintenance Agreement by and between HC Health Services, Inc and South Jordan City recorded May 08, 2013 as Entry No. 11636466 in Book 10136 of Page 2564 of Official Records.

Exception 18 (Blanket Easement) Terms, conditions and easements as contained within that certain Commercial Sever Connection Agreement by and between IHC Health Services, inc dba intermountain Homecare and South Valley Sever District recorded July 09, 2013 as Entry No. 1187979 in Book 10157 of Pege 3388 of Official Records.

Exception 23 (Non-Plottable) Vehicular access is limited to openings permitted by the Utah State Department of Transpartation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005.

ENGINEERING

46 SOUTH 1475 EAST DEDEN, UTAH 84403 (801)3944515 S.L.C (801)521-0222 Fax (801)392-7544 W.G REAT 8ASIN ENGINEERING.COM

GREAT BASIN 0



COCKY MOUNTAIN POWER COUL, on behalf of Rocky Mountain Power an Authorized Agent and have authority to sign on Internation of Rocky Mountain Power Signed this 16 of Decc., 2015.

COMCAST COMCAST Control Control on behalf of Comcast am an Authorized Agent and have authority to sign on and in behalf of Comcast, Signed this 60 Day of Parenules, 2015. Paul and il.

CENTURYLINK

I COLIN JANNE, on behalf of canturylink am an Authorized Agent and have authority to sign on and in behalf of Centurylink, Signed this 1 Doy of <u>DEC</u>. Cel lat

QUESTAR GAS COMPANY

Questar approves this plat solely for the purpose of Covertor coproves this plot solely for the purpose of confirming find the plot controls Public UNIV Seaments. development. This Approval data ratio and the constitute development. This Approval data not constitute provided by law or quick. This opproval data not constitute and the Covers Development of the covers of the contained in the Covers Development of the covers of approved this to be covered to the covers of the Approved this to be covered to the Coverset of Coverset covers of the Covers Development of the Coverset of Coverset of Coverset of Coverset of Coverset Coverset of Coverset of Coverset of Coverset of Coverset Coverset of Coverset

Questar Gas Company

By- Deanna Atopkins



I, Mark E. Babbill, do hereby certify that I am a Registered Professional Land Surveyor in the State of Ulch, and that I hold Certificate No. 166484 in accordance with TINE 48 Chapter 22, Professional Engineers and Land Surveyors Subtribution in Sub-Indigative Control of Surveyors and Land Surveyors (Subtribution in Sub-Indigative Control of Surveyors), and the Sub-Indigative Control of Surveyors and Land Surveyors. Subtribution of the following description of lands insuling sub-Indigative Control of Surveyors and Land Surveyors. The Sub-Indigative Control of Surveyors and Land Surveyors. The Survey Control of Surveyors and Land Surveyors and Land Surveyors. The Survey Control on the Survey Control on the Surveyors and Control of Surveyors. The Surveyors and Control of Surveyors and Lands Surveyors. The Surveyors and Lands Surveyor

Subdivision meet the frantage and area requirements of the South Jordan City Zoning Ordinance. Signed this 16¹⁴day of Pecember , 2015.



OWNER'S DEDICATION

. the undersigned owner of the herein described tract of land, do hereby set apart and subdivide the same into I, he undersigned owner of the herein described roct of land, do hereby set apart and subdivide the same info last and stress as shown on the plat and name this iract "intermunitin Homescue Office and Warebuuse Subdivisori dedicate is public haroughtors, also grant and convey is the subdivision (UMI) downes Ausolation, oil horse parts or partions public throughtors, also grant and convey is the subdivision (UMI) downes Ausolation, oil horse parts or partions benefit of each tof (uMI) Owners Association member in common with all others in the subdivision and grant ad-dividiant to all takes County or parehaut grant agrant and and and and and and and and and addicate to Sait Lake County or parehaut grant agrant and undeveloped except for approved recreational, and under the land open space supresses, and using yrain and dicata or preferation input and subdivision and under the dedicate hard os purposes, and using yrain and dicata or preferat right and assement own, upon and under the land design developed a provide utility, storm water definition participate easiers, subse easiers and and pen space expresses. And privite utility, storm water definition participate easiers, subse easiers and and parts pace easiers. candi maintenance easement, the same to be used for the intaliation, maintenance and operation of public and priorit with service inters, stem and angle fabilite, intraliation cannos of the herphalan preservation of value channels in being arealed within such assemants. Dedicate, grant and canvey to Sail Lake Cauthy, Uthan, or its designee, all have parts or partians of said tract of land designated as parts the same to base used as public open space. Signed this (LAK day of December Y. 2013.

IHC Health	Services, Inc.,	a Utah	Non-profit	Corporation
ву:	lay Vill			
Its:VP	200			

ACKNOWLEDGEMENT

oversity or 2 On the 12 day at <u>December</u> 2015, persongily appaged before me, <u>Ley Ashdawn</u> who being by me duity seven all say that he is <u>tree President</u> of Hic Headin services, inc., A Utah Non-period Cooporation and they aid instrument was signed in behalt of solid Cooporation by a resolution of its Boord of Directors and the solid <u>Lasy Ashdawn</u> ocknowledged to acknowledged to



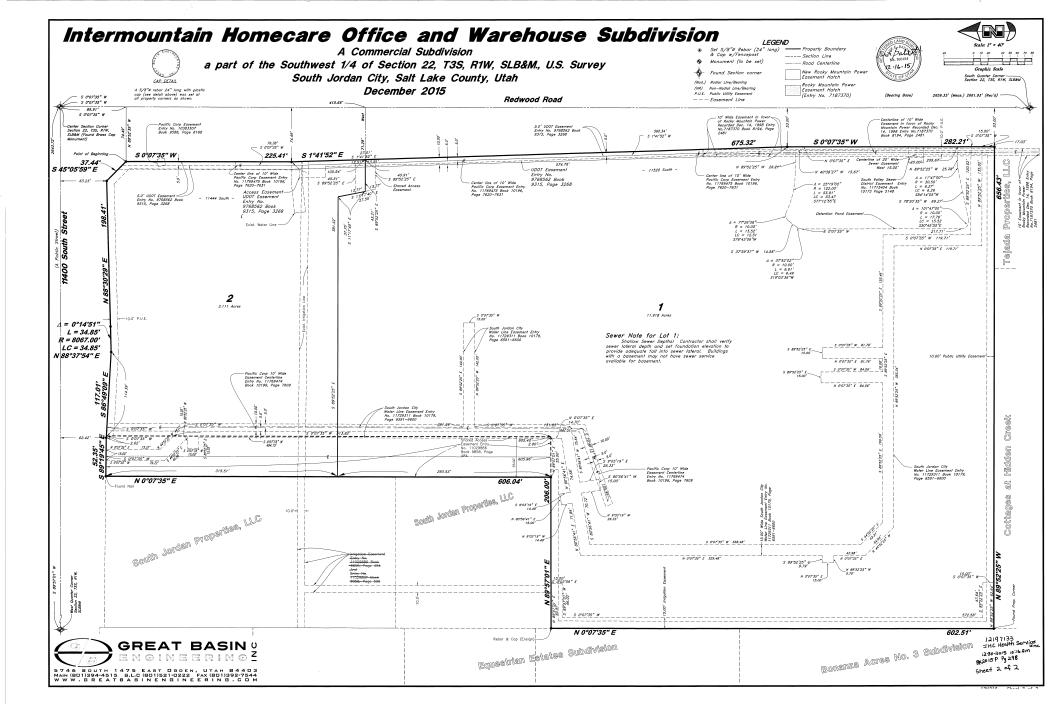
A part of the Southwest Quarter of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian , U.S. Survey

Beginning of a Paint on the West Line of Redevood Road, said point being South 077'35 West 89.91 feet and Market 1972 27, rest 74.45 feet from the Center of Section 22, Terriship 3 South, Ronge I West, Soit Loke Boes and Maridan and 1972 27, rest 74.45 feet from the Center of Section 22, Terriship 3 South, Ronge I West, Soit Loke Boes and Maridan Center 1972 27, rest 74.45 feet from the Center of Section 22, Terriship 3 South, Ronge I West, Soit Loke Boes and Factor 275.25 feet along the West Line of the Micros Creek Park Condominiums as found on rile at the Soit Loke Count Recorders Office, Boek 2007, Page 321, Interes Verth 972/27 West 65.54, Feet Jacop Herric Line of soid Redwood Road to the North Line of the Micros Creek Park Condominiums as found on rile at the Soit Loke Count Recorders Office, Boek 2007, Page 317 to the Loss Line of Boonaro Acres No. 3 as found on lite at the Soit Loke Count Recorders Office, Boek 2007, Page 307 to the Loss Line of Boonaro Acres No. 3 as found on lite at the Soit Loke Count Recorders Office, Boek 2007, Page 307 to the Loss Line of Soit Boonaro Acres No. 3 and Count on lite at the Soit Loke Count Recorders Office, Boek 2007, Page 317 to the Loss Line of Soit Boonaro Acres No. 3 and Count on lite at the Soit Loke Count Recorders Office, Boek 2007, Page 327 there Soit Micro Soit Center Soit Center Count on the soit Loke Count Recorders Office, Boek 2017, Page 307 to the Lost Line of Soit Boonaro Acres No. 3 and the soit Loke Count Recorders Office, Boek 2007, Page 317 theres Soit Micro Soit Soit Soit Center Center Line of soit Boonaro Acres No. 3 and the Soit Loke Count Recorders South Street thereen South Street 3124 Stat 1323.51 feet along the Center Line of soit Boonaro Acres No. 3 and the Soit Loke Count Recorders Office, Book 2004 Street theree South Street 3124 Stat 313.51 South Street; thence South 89*19'45" East 52.35 feel along the South Line of said 11400 South Street; thence South 86*49'09" East 117.01 feel along the South line of said 11400 South Street; thence Northeasterty 34.85 feel along the arc of 8067.00

Contains 654648 Sa. Ft. or 15.029 Acres



A. Kall Power





AMENDING SUBDIVISION AND LOT 1 BOUNDARIES

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST,

SALT LAKE BASE AND MERIDIAN SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

.II II Y 2024 CENTER QUARTER CORNER OF SECTION 22. TOWNSHIP 3 SOUTH. RANGE 1 WEST



NORTH

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	
C1	53.91'	122.00'	25°19'00"	N 77°12'55' W	53.47	
C2	13.52'	10.00'	77'26'58'	S 76°43'06" W	12.51'	
C3	6.61'	10.00'	37"52'02"	S 19'03'36' W	6.49	
C4	17.76'	10.00'	101°47'00"	S 50°45'55' E	15.52	
C5	6.27	30.50	11°47'00'	N 84'14'05' E	6.26	

SOUTH JORDAN CITY GENERAL PLAT NOTES:

1. CIANERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY 1. OWNER'S AND POILENTIAL PURCHASER'S OF PROPERTY ELSANLT DESCRIBED BY THIS PLAT (THE 'PROPERTY) SHOULD FAMILLARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&Rs) DOCUMENTS THAT MAY BE RECORDED AGAINST THE PROPERTY. OWNERS AND POTENTIAL PURCHASERS OF THE PROPERTY MUST OWNERS AND PUTENTIAL UNICHASES OF THE PHOPENT MUST COMPLY WITH ALL NOTES, SASENERSTIS, CCARE, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO THE BC FAMAGED ANALOR ARMEDE FAILURE TO ADHERE TO THE NOTES, LOT INFORMATION. EASEMENTS, CCARE, OR OTHER DOCUMENTS RECORDED ASMIST THE REPOREENT COLLD RESULT IN FINANCIAL LOSS OR CHANGES IN EXPECTED PROPERTY USE.

4 MANY AREAS IN THE CITY OF SOUTH JORDAN HAVE GROUNDWATER 4. MARY AREAS IN THE CITY OF SOUTH JORDAN HAVE GROUNDWATER PROBLEXES DUE TO A HIGH OR FLUCTUATING WATER TABLE. CITY APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS, IF ANY.

5. THE OWNER CERTIFIES THAT THE TITLE REPORT DATED // / WHICH WAS PREPARED BY: WAS PROVIDED TO OWNER'S SURVEYOR AND THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT

6 APPROVAL OF THIS PLAT BY SOLITH JORDAN CITY DOES NOT MEAN 6. APPROVAL OF THIS PALT BY SOUTH JORDAN CITY DOES NOT MEAN THAT INSURDLUID TO PRAVAGE TO A ROAD OR RETENTION FACILITY S ASSURED. DEVELOPMENT AND GRADING MAY NECESSITATE SWALES AND OTHER DRANGE FACILITES TO PROTECT INSURDUL, PROFERING APPROVAL, OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT SWALES AND OTHER DRANGE FACILITIES ARE APPROPRIATE AND MANTANED NOR THAT DRAINAGE FROM ADJACENT PROVINGTING TO REVIEWING. PROPERTIES IS PREVENTED.

7. FINISH FLOOR FLEVATION CANNOT EXCEED 4 FEET ABOVE THE AVERAGE TO BACK OF CURB

8. SEWER NOTE FOR LOT 1: SHALLOW SEWER DEPTHSI CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEVER LATERAL. BUILDINGS WITH BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

9. RECORD OF SURVEY FILE #

CLIENT NAME

PHONE #

MAIL

ATTORNEY FOR SOUTH JORDAN CITY

MAYOR

10. IE GROUND WATER IS ENCOUNTERED DURING EXCAVATION FOUNDATION DRAINS ARE REQUIRED TO BE INSTALLED

11. LOT 1A HAS A SHARED ACCESS EASEMENT AND SUPPLEMENTAL AGREEMENT BETWEEN LOT 1A OF THE INTERMOUNTAIN HOMECARE OFFICE AND WAREHOUSE SUBDIVISION 1ST AMENDMENT AND LOT 2 OF THE INTERMOUNTAIN HOMECARE AND WAREHOUSE SUBDIVISION RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER ON 09/13/2010 AS ENTRY NO. 11029886; BOOK 9858; PG. 484-505. DEVELOPER/OWNER

CLIENT REPRESENTATIVE: BENTLEY PEAY,

AVP REAL ESTATE INTERMOUNTAIN HEALTH

VICINITY MAP

NTS

SOUTH JORDAN CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS

HC HEALTH SERVICES. IN

BENTLEY.PEAY@IMAIL.OR

DATE

801-442-3700

SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT, DO HEREBY CERTIPY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 10381 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIPY THAT BY AUTHORITY OF THE CONVERSE, THAT EBNOHAMKE KONKERIENKA AND AND US SURVEYOR, LIC. HAS MORE A SURVEY OF THE TRACT OF LAND RISK ON ON THIS PLAT I AND DESCRIBED BELOW AND HAVE SUBDINCED SAID THATC OF LAND RISK OF THIS FURTHER DE ENKOMA. INTERMOUNTAIN HOMECARE OFFICE AND WAREHOUSE SUBDIVISION

1ST AMENDMENT

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CENTIN'T THAT ALL LOTS IN THE INTERMOLINTIAN HOMECARE OFFICE AND WAREHOUSES SUBVISION IST ATMENDENT. A COMMERCIAL SUBDINSION, MEET THE FRONTAGE WID WAREHOUSE SUBVISION IST ATMENDENT.



A TRACT OF LAND LOCATED IN THE SOLITHWEST QUARTER OF SECTION 22 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REGINNING AT THE NORTHWEST CORNER OF LOT 2 INTERMOLINTAIN HOMECARE OFFICE AND BEGINNING AT THE NORTHWEST CONNERTOF DOT 2 INTERMOUNTAIN HOMELANE DIFLOE AND WAREHOUSE SUBDIVISION ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER AT A POINT SOUTH 89'5701" WEST 503.70 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 00'0259 EAST 61.76 FEET FROM THE CENTER QUARTER CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00'07'35' WEST ALONG THIS WEST LINE OF SAID LOT 2. TO THE SOUTHWEST CORNER OF THE SAID LOT 2. 315.52 FEET: THENCE ALONG THE SOUTH LINE OF THE SAID LOT 2 THE FOLLOWING THREE COURSES: SOUTH 89' 52' SOUTH 89'57'29' EAST 25:38 FEET; THENCE SOUTH 89'19'45' EAST 180.63 FEET TO THE POINT OF BEGINNING

CONTAINS 644 232 SO, ET, OR 14 790 ACRES, AND 1 LOT

SIGNATUR

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT WE THE LINDERSIGNED OWNERS OF THE ABOVE DESCRIPTION TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOT AND STREETS TO BE HEREAFTER KNOWN AS THE INTERMOUNTAIN HOMECARE OFFICE AND WAREHOUSE SUBDIVISION

1ST AMENDMENT

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNER(S) HEREBY AGREE(S) TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE. MAINTENANCE, AND OPERATION OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES IN WITNESS WHEREBY WE HAVE HEREUNTO SET OUR HANDS DAY OF IHC HOSPITALS, INC. IHC HEALTH SERVICES, INC

PRINT NAME

SIGNATURE

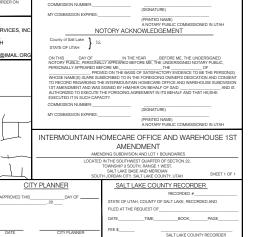
NOTORY ACKNOWLEDGEMENT

County of Salt Lake S.S. STATE OF UTAH

PRINT NAME

TITLE

1ST AMENDMENT AND WAS SIGNED BY HIM/HER ON REHALE OF SAID AND IS AUTHORIZED TO EXECUTE THE FORGOING AGREEMENT IN ITS BEHALF AND THAT HE/SHE EXECUTED IT IN SUCH CAPACITY



SALT LAKE BASE AND MERIDIAN PARCEL LINE TABLE (FOUND BRASS CAR) BEARING DISTANCE 11400 SOUTH STREET 40°38'27' W 15.67 S89'57'01'W 503.70 (WIDTH VARIES 12 V 89'52'25' W 26.21 -S 89°57'29" E 25.38' (PUBLIC ROAD) 13 S 37'59'37' W 14.58 S 89°19'45" E 180.63' S 00'07'35' V 14 69.27 15 S 89"52'25" E 25.76 209.67 52.61 L8 S 89'52'25' E N 00°07'46" E 147.43 19 S 89'59'59' E 49.26 L10 4 00°00'00" E 25.00 L12 V 90'00'00' W 64.21' PORTION OF EASEMENT 1.13 S 00107:35" W 172.40 TO BE VACATED AFTER LINE HAS BEEN RELOCATED S 89'52'25' E 15.00 L14 L15 S 89'52'25' E -S 11°17'40" E 37.75 -S 89°52'25" F 43.21 S 89°52'25" E 381.53' 10.000 ATERLINE FASEMENT IN FAVOR OF IHC REDWOOD ROAD ((WIDTH VARIES) (PUBLIC ROAD) 15' IRRIGATION EASEMEN NTRY NO 11029887 BOOK 9858 PAGE 506-507 SHARED ACCESS NITH LORDAN CITY ROCKY MOUNTAIN NOTE: UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY PORTION OF EASEMENT EASEMENT ENTRY NO. 11729311 BOOK 10179, PAGE 6591-6600 TO BE VACATED AFTER LINE HAS BEEN RELOCATED PACIFIC CORP FASEMENT BOOK 9586, PAGE 6168 EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES 5.0' LIDOT FASEMENT WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN. ENTRY NO. 9768562 BOOK 9315, PAGE 3266 WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE INGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAN BE PLACE WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. SOLITH LORDAN CITY WATER LINE EASEMENT ENTRY NO. 11729311 BOOK 10179, PAGE 6591-6600 X 10 PLIE VACATED WITH THIS PLAT AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN PACIFIC CORP 10' FASEMENT CENTERLINE, ENTRY NO.11769474 BOOK 10196, PAGE 7609 ~~~~~ THE PILE OR ANY OTHER OBSTRUCTION WHICH INTERFERES 52-ITH THE USE OF THE PILLE WITHOUT THE PRIOR WRITTE EL TE APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E LOT 1A 5.0' UDOT EASEMENT 644,233 SQ F ENTRY NO. 9768562 ENBRIDGE ENERGY APPROVES THIS PLAT SOLELY FOR THE 14 790 ACRES BOOK 9315 PAGE 3268 PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER 11520 S. REDWOOD RD. EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER 0.0 PACIFIC CORP 10' EASEMENT CENTERLINE ENTRY NO 11769474 OF ANY OTHER EXISTING RIGHTS OR I GATIONS OR I JABILITIES OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LWW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT. INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES PACIFIC CORP 10' EASEMENT BOOK 10196 PAGE 7609 CENTERLINE, ENTRY NO.11769475 BOOK 10196. PAGE 7620-7631 15.0' WIDE SOUTH JORDAN CITY SOUTH VALLEY WATER LINE EASEMENT ENTRY NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NO. 11729311 BOOK 10179. SEWER DISTRICT NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE PAGE 6591-6600 EASEMENT ENTRY CONTACT QUESTAR RIGHT-OF-WAY DEPARTMENT AT NO 11715404 BOOK 1.800.366.8532 10173 PAGE 514 DE EASEMENT IN EAVOR LEGEND C2-OF F MOUNTAIN POWER ED DEC 14 100 NO. 7187370 BOOK 8194 SECTION CORNER (BRASS CAP MONUMENT) BOUNDARY CORNER 0 POND (SET % REBAR AND CAP EASEMEI STAMPED 'BENCHMARK CENTERLINE OF 20 WE ENG * OR AS NOTED ON PLAT SEWER EASEMENT WEST 15.00' SUBDIVISION BOUNDARY LINE ADJACENT PROPERTY SOUTH JORDAN CITY STREET CENTERLINE WATERLINE ---- EASEMENT 15 000 IBRIGATION EASEMENT EASEMENT ENTRY NO. 11729311 BOOK 10179, PAGE 6591-6600 P.U.E. PUBLIC UTILITY FASEMENT WITNESS CORNER FOR THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 3 SOUTH. RANGE 1 WEST. SALT LAKE BASE AND MERIDIAN 2.86 FROM SECTION CORNER ON b==a_____ SECTION LINE (FOUND BRASS CAP) N 89°52'25" W 656 51' SOUTH QUARTER CORNER OF SECTION 2 TOWNSHIP 3 SOLITH. BANGE 1 WES SAUT LAKE BASE AND MERIDIAN (FOUND BRASS CAP OFFICE OF THE CITY ATTORNEY SOUTH JORDAN CITY MAYOR SALT LAKE COUNTY JORDAN BASIN ENCHMARA BENCHMARK IMPROVEMENT DISTRICT HEALTH DEPARTMENT OCKY MOUNTAIN POWER DATE APPROVED AS TO FORM THIS DAY OF PPROVED AS TO FORM THIS PPROVED THIS DAY OF PROVED THIS DAYC ENBRIDGE ENERG

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SALT LAKE COUNTY HEALTH DEPARTMENT

DATE

DATE





Dawn R. Ramsey, *Mayor* Patrick Harris, *Council Member* Kathie L. Johnson, *Council Member* Donald J. Shelton, *Council Member* Tamara Zander, *Council Member* Jason T. McGuire, *Council Member*



PH: 801.446-HELP @SouthJordanUT

NOTICE OF PUBLIC HEARING

October 31, 2024

Dear Recipient:

Jonathan Johnson (CoreArch), on behalf of Property Owner, has filed an application (File **#PLPLA202400131**), located at 11520 S. Redwood Road. The applicant is requesting that the South Jordan City Planning Commission review and approve an amendment to the Intermountain Offices & Oxygen Warehouse Subdivision.

You are receiving this notice because Salt Lake County records indicate that you own property that is within 300' (feet) of the subject property boundaries; or are listed as an affected entity. A map showing the property location is attached to this notice.

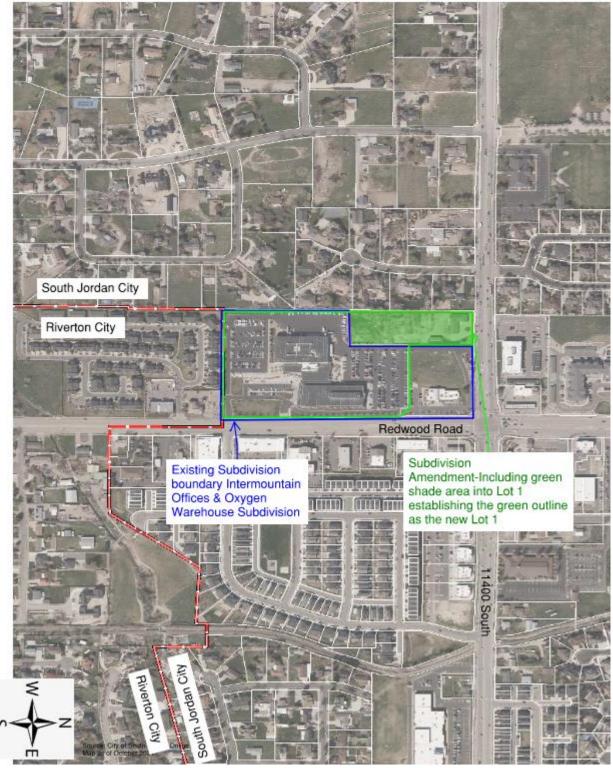
A public hearing regarding this proposal will be held before the South Jordan City Planning Commission <u>at 6:30 p.m. on November 12, 2024</u> in the South Jordan City Council Chambers (1600 W. Towne Center Drive). All interested parties are invited to attend. Virtual attendance can be done by following instructions provided at: <u>http://ww.sjc.utah.gov/planning-commission/</u>. Virtual attendance is contingent upon on individual's internet connection, not the City. Virtual attendance does not permit participation. Unless written comment is submitted, in-person attendance is required to participate in public comment.

Public comment may be submitted in writing by mail or by emailing Andrew McDonald at <u>amcdonald@sjc.utah.gov</u>, <u>by 12 p.m. on November 8, 2024</u>. This ensures that any comments received can be reviewed by Staff and the Commission, and included in the record prior to the meeting. <u>There is a maximum 10 MB files size limit</u>. Any emails or signed letters received will be placed on record. Comments may also be given, and added to the record, during the public comment portion of the hearing.

Should you desire further information, you may contact the South Jordan Planning & Zoning Department: (801) 446-4357 during regular business hours or by contacting the email provided.

Respectfully, Andrew McDonald, AICP Planner II, Planning Department

Location Map



Map of 300' Notice Recipients within Red Outline. *Noticing does not include properties outside City Boundaries

