

SOUTH JORDAN CITY CITY COUNCIL REPORT

Meeting Date: 07/16/2024

Issue: BISON RIDGE SUBDIVISION PLAT
MUNICIPAL EASEMENT VACATION
Address: 2891 W. Bison Ridge Rd.
File No: PLPLA202400098
Applicant: Robb Maxwell

Submitted by: Damir Drozdek, Planner III
Shane Greenwood, Supervising Senior Engineer
Presented by: Steven Schaefermeyer, Director of Planning

Staff Recommendation (Motion Ready): I move the City Council **approve** Ordinance 2024-18 vacating a “30’ snow easement” and “ingress and egress easement” as shown on Parcel A of the Bison Ridge Subdivision plat.

BACKGROUND:

The applicant seeks to vacate a couple of municipal easements located at 2891 W. Bison Ridge Rd. The easement vacation petition includes a “30’ snow easement” and an “ingress egress easement.” These two easements are located on Parcel A of the Bison Ridge Subdivision plat. Parcel A is currently used as a retention pond for the subdivision.

Vacating these easements paves the way for the applicant to subdivide the property to create a buildable lot and reconfigure the retention pond onto a smaller Parcel A. The buildable lot will be located adjacent to Bison Ridge Rd, with a smaller Parcel A and reconfigured retention pond located immediately south of the buildable lot. The City will own and maintain the new Parcel A, and applicant will provide permanent access to Parcel A on the amended plat. To accomplish all of this, the applicant has applied for plat amendment, which is currently under review and will eventually be presented to the Planning Commission for its review and approval.

The two easements, a snow easement and an ingress and egress easement, are located over an existing paved turnaround of Bison Ridge Rd. This turnaround was created with the subdivision because Bison Ridge Rd. was initially a dead end because property on the east side of the Utah Lake Distributing Company Canal was not subdivided. Bison Ridge Rd. now connects over the canal to Urban Ridge Rd. and the recently completed Urban Crossing subdivision. Because Bison Ridge Rd. no longer ends in a dead end, the turn-around and associated easements are no longer needed and applicant intends to remove them as part of his plat amendment application.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- Utah Code § 10-9a-609.5(4) provides standards of approval for vacating a municipal easement:

The legislative body may adopt an ordinance granting a petition to vacate some or all of a public street or municipal utility easement if the legislative body finds that:

- (a) good cause exists for the vacation; and
- (b) neither the public interest nor any person will be materially injured by the vacation.
- Staff finds there is a good cause to vacate the two easements because the turnaround and easements are no longer be needed. Vacating the easements should also lead to this property being cleaned up and resolution of issues with the property and the detention basin.
- The proposed ROW vacation will not cause material injury to any person or public interest because the turnaround and easements are no longer required for public use now that Bison Ridge Rd. crosses the canal.

Conclusion: The proposed easement vacations meet the requirements of Utah Code § 10-9a-609.5(4).

Recommendation: Based on the Findings and Conclusions listed above, Staff recommends that the City Council take comments at the public hearing and approve Ordinance 2024-18, 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 Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Bison Ridge Subdivision Plat
- Bison Ridge Amended Subdivision Plat
- Ordinance 2024-18

Approved by:

Steven Schaefermeyer
Steven Schaefermeyer (Jul 9, 2024 14:41 MDT)


Steven Schaefermeyer
Director of Planning

Submitted by:

Damir Drozdek
Damir Drozdek (Jul 9, 2024 14:20 MDT)

Damir Drozdek, AICP
Planner III, Planning Department



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Aerial Map</p> <p><i>City of South Jordan</i></p>	<p>0 25 50 100 150 200 Feet</p> <p>Aerial Imagery 2023</p> 
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DRAWING NUMBER
BISON RIDGE
SUBDIVISION

APPLICATION • RVM
34-61101 ADDRESS 07546

LINE	LENGTH	BEARING
L1	33.50	S 30°45'53" E
L2	33.50	N 30°2'53" E
L3	33.50	S 30°45'53" E
L4	33.50	S 30°2'53" H
L5	33.50	N 30°45'53" W
L6	33.50	N 30°2'53" E
L7	33.49	S 30°2'04" E
L8	33.48	S 30°22'58" H

CURVE	Length	Matrix	Median	Co-Ord	Co-PAO	SL
C1	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C2	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C3	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C4	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C5	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C6	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C7	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C8	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C9	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C10	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C11	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C12	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C13	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
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C15	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C16	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C17	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C18	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C19	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C20	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
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C22	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C23	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
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C28	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
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C30	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
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C35	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
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C37	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
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C42	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
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C59	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C60	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C61	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C62	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C63	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
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C66	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C67	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C68	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C69	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
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C93	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C94	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
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C96	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
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C98	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C99	2100	5.00	5.00	2.22	2.430E+003	2.07E+001
C100	2100	5.00	5.00	2.22	2.430E+003	2.07E+001

NOTES

- [illegible]

UTILITY 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 EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN THE LOT. THE LOT OWNER'S OBLIGATION INCLUDES THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUEST REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE REMOVAL OF SUCH OBSTRUCTIONS AT ANY TIME AT THE LOT OWNER'S EXPENSE OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE UTILITY'S PERFORMANCE. THE LOT OWNER'S WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

DEVELOPER:
TIMPANOGOS LAND & DEVELOPMENT
C/O SPENCE SMITH
1226 WEST SOUTH JORDAN PARKWAY, SUITE D
SOUTH JORDAN, UTAH, 84095
PHONE: 254-566-4711 x102
FAX: 254-5847



90 East Fort Union Blvd., Suite 100
Midvale, Utah 84047

BISON RIDGE SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 16
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

RECORDED - 87-1069-100

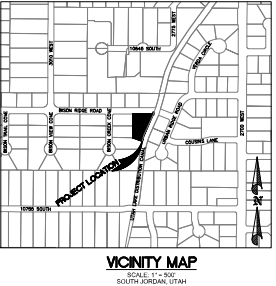
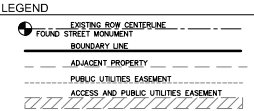
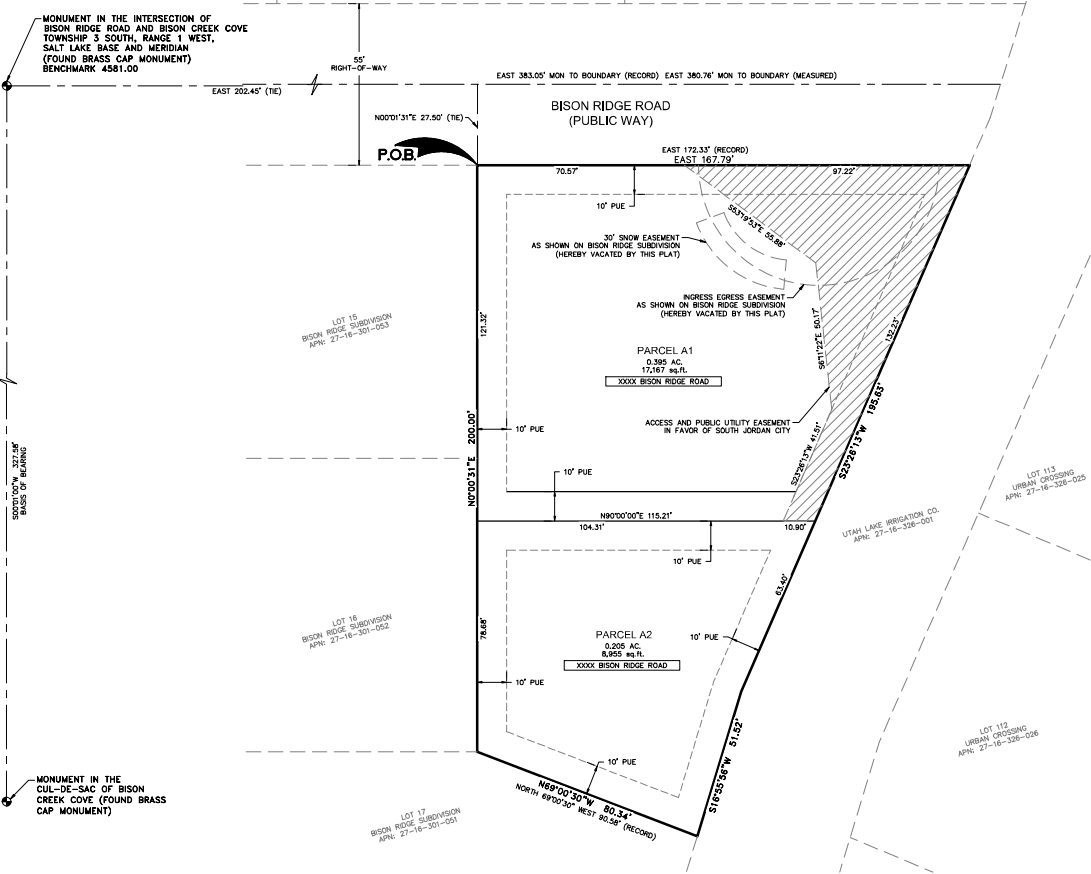
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF ~~XX~~
DATE ~~5/15/2010~~ TIME ~~1:10 PM~~ BOOK ~~2~~ PAGE ~~17~~
SALT LAKE COUNTY RECORDER

	date: 11-11-05
PAGE 2 OF 2	job no. 3350



BISON RIDGE SUBDIVISION AMENDED

AMENDING PARCEL A, BISON RIDGE SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH
APRIL 2024



SOUTH VALLEY SEWER NOTE:
SHALLOW SEWER DEPTHS CONTRACTOR SHALL VERIFY
SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO
PROVIDE ADEQUATE FALL INTO SEWER LATERAL.

- GENERAL PLAT NOTES
- OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT (THE "PROPERTY") SHOULD FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS, AND OTHER PRESENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS, AND RESTRICTIONS (COARDS) DOCUMENTS THAT MAY BE RECORDED AGAINST THE PROPERTY. OWNERS AND POTENTIAL PURCHASERS OF THE PROPERTY MUST COMPLY WITH ALL NOTES, EASEMENTS, COARDS, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED. FAILURE TO ADHERE TO THE NOTES, LOT INFORMATION, EASEMENTS, COARDS, OR OTHER DOCUMENTS RECORDED AGAINST THE PROPERTY COULD RESULT IN FINANCIAL LOSS OR CHANGES IN EXPECTED PROPERTY USE.
 - MANY AREAS IN THE CITY OF SOUTH JORDAN HAVE GROUNDWATER PROBLEMS 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 GROUNDWATER PROBLEMS.
 - APPROVAL OF THIS PLAT BY SOUTH JORDAN CITY DOES NOT MEAN THAT INDIVIDUAL LOT DRAINAGE TO A ROAD OR RETENTION FACILITY IS ASSURED. DEVELOPMENT AND GRADING MAY NECESSITATE SWALES AND OTHER DRAINAGE FACILITIES TO PROTECT INDIVIDUAL PROPERTIES. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT SWALES AND OTHER DRAINAGE FACILITIES ARE APPROPRIATE AND MAINTAINED NOR THAT DRAINAGE FROM ADJACENT PROPERTIES IS PREVENTED.
 - THE FINISH FLOOR ELEVATION ON EACH LOT SHALL NOT EXCEED 4" IN ELEVATION ABOVE THE TOP BACK OF CURB AS MEASURED ACROSS THE FRONTAGE OF THE LOT.
 - THE OWNER CERTIFIES THAT THE TITLE REPORT DATED _____ WHICH WAS PROVIDED TO THE OWNER'S _____ WAS PROVIDED TO THE OWNER'S _____
 - THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE APPROVAL OF THE OWNER(S) SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.

SURVEYOR'S CERTIFICATE:

I, SHAD D. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 628878 IN ACCORDANCE WITH TITLE 36, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, OF THE STATE OF UTAH. I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-1, AND THAT I HAVE SURVEYED SAID TRACT OF LAND INTO LOTS AND STRIPS, HEREINETER TO BE SURVEYED AS SHOWN ON THIS PLAT.



BISON RIDGE SUBDIVISION AMENDED
AMENDING PARCEL A,
BISON RIDGE SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION:

AN ENTIRE TRACT OF LAND BEING ALL OF PARCEL A OF THE BISON RIDGE SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 20899, AT PAGE 147 OF PLATS, AND ALL OF THE PARCEL RECORDED AS ENTRY 9737110, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, BEING SITUATE IN THE SOUTHWEST 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 SOUTH 07°00'00" WEST FROM THE FOUND MONUMENT IN THE INTERSECTION OF BISON RIDGE ROAD AND BISON CREEK COVE AND THE FOUND MONUMENT IN THE CUL-DE-SAC OF BISON CREEK COVE, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF "PARCEL A" OF BISON RIDGE SUBDIVISION AND A POINT ON THE SOUTH LINE OF BISON RIDGE ROAD WHICH IS EAST 202.45 FEET AND SOUTH 00°00'00" WEST 27.50 FEET FROM THE CENTERLINE MONUMENT IN THE INTERSECTION OF BISON RIDGE ROAD AND BISON CREEK COVE AND RUNNING; THENCE SOUTH ALONG WEST LINE OF SAID "PARCEL A" 200.00 FEET TO THE SOUTHWEST CORNER OF SAID "PARCEL A"; THENCE SOUTH 69°00'00" EAST ALONG SOUTH LINE OF SAID "PARCEL A" 80.14 FEET TO THE SOUTHEAST CORNER OF SAID "PARCEL A"; THENCE NORTH 18°55'58" EAST ALONG EAST LINE OF OF SAID "PARCEL A" 61.52 FEET; THENCE NORTH 23°00'00" EAST ALONG EAST LINE OF OF SAID "PARCEL A" 185.63 FEET TO THE NORTHEAST CORNER OF SAID "PARCEL A" AND THE SOUTH LINE OF BISON RIDGE ROAD; THENCE WEST ALONG NORTH LINE OF OF SAID "PARCEL A" AND SOUTH LINE OF SAID ROAD 167.79 FEET TO THE POINT OF BEGINNING.

CONTAINS 26,123 SQUARE FEET OR 0.600 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CHOSE THE SAME TO BE SUBDIVIDED INTO LOTS AND STRIPS TO HEREINAFTER BE KNOWN AS:

BISON RIDGE SUBDIVISION AMENDED
AMENDING PARCEL A,
BISON RIDGE SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE SAME AS SHOWN ON THIS PLAT FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES, IN WITNESS WHEREOF, WE HAVE HEREUNTO SET ASIDE OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

RHETT L. MAXWELL GINA C. MAXWELL

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____

ON THIS ____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME RHETT L. MAXWELL, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT HE IS THE SIGNER OF WITHIN OWNER'S DEDICATION, AND THAT SAID DEDICATION WAS SIGNED BY HIM FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN STATED

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH _____
COMMISSION NUMBER _____ EXPIRATION DATE _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____

ON THIS ____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME GINA C. MAXWELL, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT SHE IS THE SIGNER OF WITHIN OWNER'S DEDICATION, AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN STATED

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH _____
COMMISSION NUMBER _____ EXPIRATION DATE _____

BISON RIDGE SUBDIVISION AMENDED

AMENDING PARCEL A, BISON RIDGE SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
DATE _____ ENTRY _____ BOOK _____ PAGE _____

SEE _____ SALT LAKE COUNTY RECORDER

GOOGLE _____
COMCAST _____
ROCKY MOUNTAIN POWER _____
CENTURY LINK _____
LUMEN _____



QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR PURPOSE OF CONFIRMING THAT THE PLAT CONTAINING PUBLIC UTILITY EASEMENTS, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABANDONMENT OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESERVATIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH
APPROVED THIS ____ DAY OF _____, 20____
BY: _____
TITLE: _____

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

SOUTH JORDAN CITY ENGINEER _____ DATE _____

CITY PLANNING
APPROVED THIS ____ DAY OF _____, A.D., 20____

CITY PLANNER

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20____

ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20____

MAYOR

SALT LAKE COUNTY SURVEYOR
ROS# _____
PLAT REVIEWER _____ DATE _____

SOUTH VALLEY SEWER
APPROVED THIS ____ DAY OF _____, A.D., 20____ BY SOUTH VALLEY SEWER

SOUTH VALLEY SEWER

BOARD OF HEALTH
APPROVED THIS ____ DAY OF _____, A.D., 20____

REPRESENTATIVE

WHEN RECORDED RETURN TO:

CITY OF SOUTH JORDAN
ATTN: PLANNING DEPARTMENT
1600 W TOWNE CENTER DRIVE
SOUTH JORDAN, UT 84095

ORDINANCE 2024-18

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, VACATING TWO MUNICIPAL EASEMENTS LOCATED ON A PARCEL OF THE BISON RIDGE SUBDIVISION

WHEREAS, Utah Code §§ 10-9a-608, 609, and 609.5 require that any vacation of some or all of a public street, right-of-way, or municipal easement, including those recorded by subdivision plat, within the City of South Jordan (the “City”) may only be approved by the City Council of the City of South Jordan (the “City Council”); and

WHEREAS, Robb Maxwell (the “Applicant”), petitioned the City to vacate a “30’ snow easement” and a “ingress egress easement” located on Parcel A of the Bison Ridge Subdivision (the “Municipal Easements”); and

WHEREAS, the City Council held a public hearing to consider the Applicant’s petition to vacate the recorded Municipal Easements; and

WHEREAS, pursuant to Utah Code § 10-9a-609.5(4), the City Council finds that there is good cause to vacate the recorded Municipal Easements and that neither the public interest nor any person will be materially injured by vacating the portion of said Easements.

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

SECTION 1. Grant of Petition to Vacate. The City Council hereby grants the Applicant’s petition to vacate the ingress egress easement and 30’ snow easement recorded and described on Parcel A’ of the Bison Ridge Subdivision plat, a copy of which is attached hereto as Exhibit A, with a detail of Parcel A on the plat attached hereto as Exhibit B.

SECTION 2. 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 3. Effective Date. This Ordinance shall become effective upon its recordation.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2024 BY THE FOLLOWING VOTE:

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

Mayor: _____
Dawn R. Ramsey

Attest: _____

Approved as to form:



Gregory Simonsen (Jul 10, 2024 14:04 MDT)

Office of the City Attorney

EXHIBIT A



EXHIBIT B

