



PUBLIC NOTICE

Proposal for this Property:

4 Lot Subdivision + Partial Street
Vacation of Bendjoy

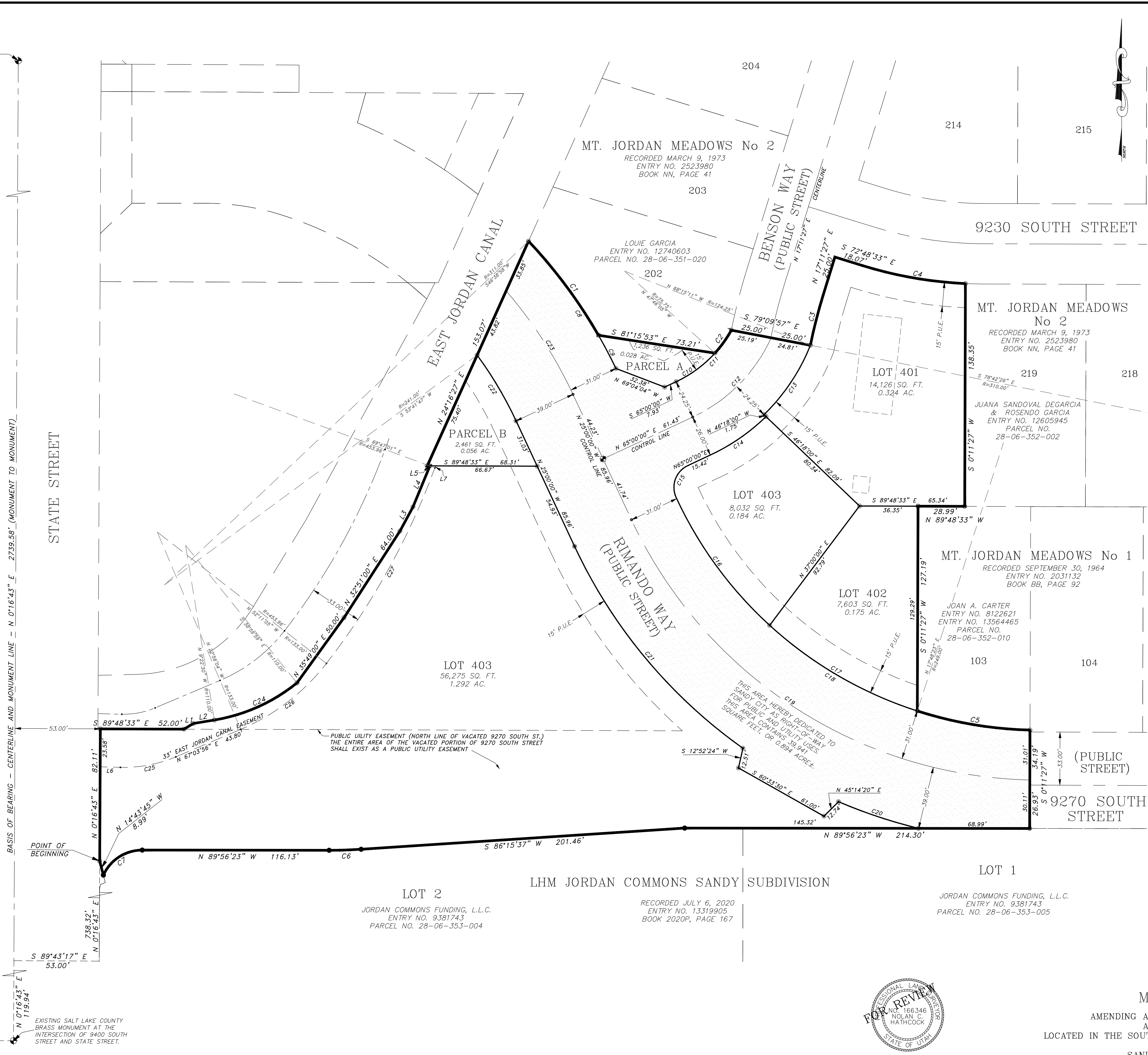
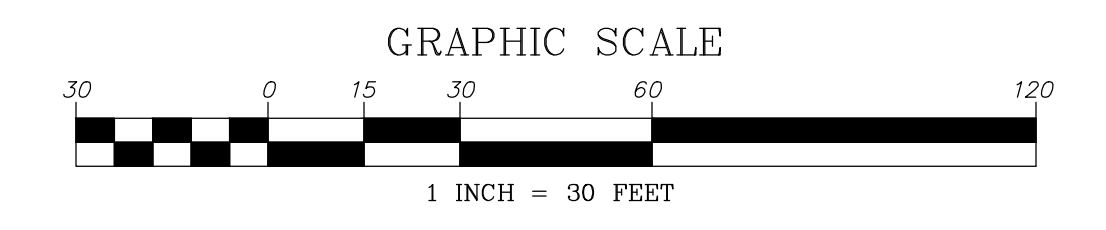
Applicant: ~~Don~~ Sandy City Public Works

Project Name: Mt. Jordan Meadows #19 of Patton Hwy /
Street Vacation

This item will be discussed at a Public Hearing (Meeting with the Sandy City
Planning Commission) on July 26 at 5:15 PM. This meeting will
be conducted: at the City Council Chambers, 10000 S. Centennial Pkwy.
 via Zoom (see sandyutah.legistar.com for details).

Any person interested in this matter may obtain complete application information
by going to sandyutah.legistar.com or calling 801-568-7256

EXISTING SALT LAKE COUNTY BRASS MONUMENT DEFINING THE CENTERLINE OF STATE STREET AT 9000 SOUTH.



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHD LENGTH
C1	72.99'	311.00'	13°26'49"	S 36°37'38" E	72.82'
C2	17.59'	75.75'	13°18'25"	N 35°34'43" E	17.55'
C3	31.91'	310.00'	5°53'53"	N 14°14'31" E	31.90'
C4	64.96'	255.00'	14°35'43"	S 80°06'25" E	64.78'
C5	71.20'	249.00'	16°23'00"	S 80°23'07" E	70.96'
C6	19.90'	300.00'	3°48'00"	S 88°09'37" W	19.89'
C7	30.34'	26.50'	65°35'39"	S 57°16'11" W	28.71'
C8	96.32'	311.00'	17°44'42"	S 34°28'41" E	95.93'
C9	23.33'	311.00'	4°17'53"	S 27°45'17" E	23.32'
C10	30.10'	75.75'	22°46'05"	N 53°36'58" E	29.90'
C11	47.69'	75.75'	36°04'30"	N 46°57'45" E	46.91'
C12	70.79'	100.00'	40°33'40"	N 44°43'10" E	69.32'
C13	52.23'	124.25'	24°05'11"	N 33°47'25" E	51.85'
C14	42.21'	126.00'	19°11'46"	N 55°24'07" E	42.02'
C15	23.51'	15.00'	89°49'10"	N 20°05'25" E	21.18'
C16	98.98'	249.00'	22°46'34"	N 36°12'27" W	98.33'
C17	106.90'	249.00'	24°35'53"	N 59°53'40" W	106.08'
C18	277.08'	249.00'	63°45'27"	S 56°41'53" E	263.01'
C19	311.36'	280.00'	63°42'48"	N 56°51'24" W	295.57'
C20	52.46'	319.00'	9°25'21"	N 71°37'16" W	52.40'
C21	165.17'	319.00'	29°39'59"	N 39°50'00" W	163.33'
C22	47.55'	241.00'	11°18'13"	N 30°39'07" W	47.47'
C23	76.79'	280.00'	15°42'48"	N 32°51'24" W	76.55'
C24	56.88'	110.00'	29°37'29"	N 65°48'46" E	56.24'
C25	35.32'	83.00'	24°22'59"	N 79°15'25" E	35.06'
C26	67.90'	133.00'	29°15'01"	N 52°26'25" E	67.16'
C27	139.44'	453.96'	17°35'56"	N 29°00'57" E	138.89'

LINE TABLE

CURVE	BEARING	LENGTH
L1	N 58°36'25" E	6.72'
L2	N 80°37'30" E	13.30'
L3	N 28°28'00" E	17.00'
L4	N 22°22'00" E	27.66'
L5	N 89°48'33" W	1.64'
L6	S 88°33'06" E	12.59'
L7	N 20°12'59" E	1.34'

LEGEND

- EXISTING SALT LAKE COUNTY SECTION CORNER MONUMENT
- EXISTING SALT LAKE COUNTY BRASS CENTERLINE MONUMENT
- SUBDIVISION BOUNDARY
- SUBDIVISION LOT LINE
- PUBLIC UTILITY EASEMENT
- BOUNDARY ANGLE POINT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "HATHCOCK L.S. 166346" (UNLESS OTHERWISE NOTED)
- MONUMENT TO BE SET
- STREET DEDICATION

EXISTING SALT LAKE COUNTY BRASS MONUMENT, SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

EXISTING SALT LAKE COUNTY BRASS MONUMENT AT THE INTERSECTION OF 9400 SOUTH STREET AND STATE STREET.

POINT OF BEGINNING

736.32' E
N 0°16'43" E

53.00'

82.11'

N 0°16'43" E

23.58'

1.6'

C25

N 14°43'45" W
6.99'

C24

S 89°43'17" E
53.00'

BASIS OF BEARING - CENTERLINE AND MONUMENT LINE = N 0°16'43" E 2739.58' (MONUMENT TO MONUMENT)

STATE STREET

33' EAST JORDAN CANAL EASEMENT

N 6°03'56" E 43.80'

33' EAST JORDAN CANAL EASEMENT

N 52°51'00" E 64.00'

PUBLIC UTILITY EASEMENT (NORTH LINE OF VACATED 9270 SOUTH ST.)
THE ENTIRE AREA OF THE VACATED PORTION OF 9270 SOUTH STREET SHALL EXIST AS A PUBLIC UTILITY EASEMENT

LOT 2

JORDAN COMMONS FUNDING, L.L.C.
ENTRY NO. 9381743
PARCEL NO. 28-06-353-004

LOT 403

56,275 SQ. FT.
1.292 AC.

LOT 402

7,603 SQ. FT.
0.175 AC.

LOT 401

14,126 SQ. FT.
0.324 AC.

PARCEL B

2,461 SQ. FT.
0.056 AC.

PARCEL A

7,236 SQ. FT.
0.028 AC.

LOT 403

8,032 SQ. FT.
0.184 AC.

LOT 402

7,603 SQ. FT.
0.175 AC.

LOT 401

14,126 SQ. FT.
0.324 AC.

MT. JORDAN MEADOWS No 2

RECORDED MARCH 9, 1973
ENTRY NO. 2523980
BOOK NN, PAGE 41

LOUIE GARCIA

ENTRY NO. 12740603
PARCEL NO. 28-06-351-020

MT. JORDAN MEADOWS No 2

RECORDED MARCH 9, 1973
ENTRY NO. 2523980
BOOK NN, PAGE 41

JUANA SANDOVAL DEGARCIA & ROSENDO GARCIA

ENTRY NO. 12605945
PARCEL NO. 28-06-352-002

MT. JORDAN MEADOWS No 1

RECORDED SEPTEMBER 30, 1964
ENTRY NO. 2031132
BOOK BB, PAGE 92

JOAN A. CARTER

ENTRY NO. 8122621
ENTRY NO. 13564465
PARCEL NO. 28-06-352-010

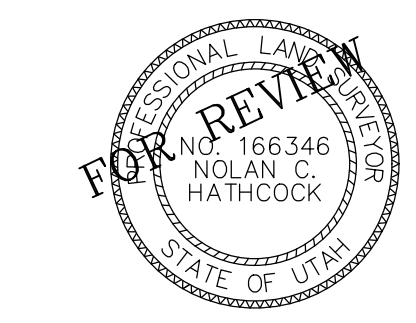
JORDAN COMMONS FUNDING, L.L.C.

RECORDED JULY 6, 2020
ENTRY NO. 13319905
BOOK 2020P, PAGE 167

JORDAN COMMONS FUNDING, L.L.C.

ENTRY NO. 9381743
PARCEL NO. 28-06-353-005

THIS AREA HEREBY DEDICATED TO SANDY CITY AS RIGHT-OF-WAY FOR PUBLIC AND UTILITY USES. THIS AREA CONTAINS 39.94 ACRES. SQUARE FEET, OF 0.884 ACRES.



MT. JORDAN MEADOWS NO. 4

AMENDING AND EXTENDING LOT 102, MT. JORDAN MEADOWS NO. 1 AND LOT 201, MT. JORDAN MEADOWS NO. 2, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SANDY CITY, SALT LAKE COUNTY, STATE OF UTAH

SHEET 2 OF 2




MICHAEL GLADBACH
PUBLIC WORKS DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

Request for Residential Conservation Overlay Zone

DATE: July 8, 2021
TO: Craig Evans, Planner
FROM: Ryan C. Kump, P.E., City Engineer 
SUBJECT: **Project Name: Mt. Jordan Meadows No. 4 Subdivision**
Plan Case Number: SUB05102021-006046
Project Address: 9270 S. and Benson Way

Sandy City Public Works requests the Residential Conservation Overlay (RCO) Zone Overlay be granted for the Mt Jordan Meadows No 4 Subdivision. The criteria to apply requires walkable components within a ½ mile radius of the project. The attached map shows the walkable components within a ½ mile radius. These include:

- TRAX Sandy Expo Light Rail Station
- Mt Jordan Middle School
- Jordan Common Commercial Center
- Rio Tinto Stadium
- Various retail and commercial establishments off State Street

We feel this complies with the intent of the ordinance. In addition, the new sidewalk built with the 9270 S realignment project are 10' in width with 8' parkstrips on the south side of the new road alignment. This is to further enhance and encourage pedestrian use in the area.

Attachment A: Walkable Components Map

9270 S Benson Way Proposed Subdivision Walkable Components



Shopping Center

Historic Sandy Trax Station

Historic Sandy Scott Cowdell Park

Shopping Center

Shopping Center

Proposed Subdivision Location

Porter Rockwell Trail

Rio Tinto Stadium

Megaplex Theater

LDS Church

Non-Denomination Church

Jordan Commons

Mt Jordan Middle School

BD Medical

Sandy Expo Trax Station

Windmill Cove Apartments

Mountain America Expo Center

Crown Burger

Jordan High School

Walkable Components

Proposed Subdivision Location

Half Mile Buffer From Subdivision

0 660 1,320 Feet






MICHAEL GLADBACH
PUBLIC WORKS DIRECTOR

KURT BRADBURN
MAYOR

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CHIEF ADMINISTRATIVE OFFICER

Request for Non-Buildable Parcel Creation

DATE: July 8, 2021
TO: Craig Evans, Planner
FROM: Ryan C. Kump, P.E., City Engineer 
SUBJECT: **Project Name: Mt. Jordan Meadows No. 4 Subdivision**
Plan Case Number: SUB05102021-006046
Project Address: 9270 S. and Benson Way

Per the city code Sec. 21-2-23. – Properties Affected by Eminent Domain Proceedings, a special exception is requested for the creation of non-buildable parcels through a subdivision.

With the construction of the new 9270 realignment through pre-existing parcels, remnants of full acquisitions were created. As the city owns the fragments through eminent domain, and the fragments were purchased with federal and local tax dollars, the city is unable to ‘give’ the land away to adjoining landowners.

In addition, the adjoining landowners are under no obligation to purchase the parcels from the city. The city has offered Parcel ‘A’ and ‘B’ to the adjoining landowners at the same price per square foot as the land was appraised and acquired, however, adjacent landowners have at this time declined to purchase the parcels.

Thus, Public Works would like to proceed with a subdivision to consolidate land as possible, while leaving Parcel ‘A’ and ‘B’ for future consolidation and use, as opportunities allow.