

SOUTH JORDAN CITY CITY COUNCIL REPORT

Meeting Date: 5/3/22

Application: HATT REZONE FROM A-5 TO R-2.5

Address: 1060 West 10290 South

File No: PLZBA202200026

Applicant: Stan Hatt

Submitted By: David Mann, Planner II
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): Based on the staff report and other information presented to the City Council during the public hearing, and the City Council's discussion, I move that the City Council approve Ordinance 2022-05-Z, rezoning the subject property from A-5 to R-2.5.

STANDARD OF APPROVAL

Rezone Application:

The rezoning of property may not be considered if the proposed zoning does not conform to the [G]eneral [P]lan. 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:

Stan Hatt submitted an application to rezone the subject property on February 10, 2022. The Applicant is proposing to create a 2-lot residential subdivision that would include the existing house being located on one of the lots. The Applicant submitted a survey of the subject property showing that a portion of 10290 South is public right-of-way, but the remainder of the street as it extends west is a private street. The public right-of-way portion of 10290 South is not built to current city standards with regards to sidewalks or asphalt width. Four properties on the south side of 10290 South have access to the private street. The Hindu Temple property is also connected to the private street, but a gate has been installed to restrict access except for emergency vehicles. A description of the Property is as follows:

ACREAGE:	Approximately 0.92 acres
CURRENT ZONE:	A-5
CURRENT USE:	Single Family Residential
FUTURE LAND USE PLAN:	Stable Neighborhood
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	<p>North - Stable Neighborhood, (R-2.5) / Single Family Residential</p> <p>South - Residential Development Opportunity, (A-5) / Single Family Residential</p> <p>East - Stable Neighborhood, (R-3) / Single Family Residential</p> <p>West - Stable Neighborhood, (R-2.5) / Single Family Residential</p>

ANALYSIS:

The South Jordan Engineering Department has conducted an infrastructure analysis based on the proposed rezone. Staff concluded that an additional lot would have access to water and sewer service and would not impact traffic on 10290 South. The Applicant will be required to demonstrate that the new lot would have legal access to the adjacent street during the subdivision process. The properties along 10290 South currently have access by way of a prescriptive easement that has been established over the years. 10290 South will likely become a public street when the roughly five acres of land south of the subject property develops in the future. The Planning Commission held a public hearing for this application on April 12 where they received two public comments by neighbors supporting the proposal. The Planning Commission voted to forward a positive recommendation by a 5-0 vote.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Staff finds the proposal will improve the subject property with minimal impact to the surrounding area.

Conclusions:

Based on the findings listed above, Staff concludes that the proposed rezone meets the standard of approval for rezoning property as outlined in Section 17.22.020 of the City Code.

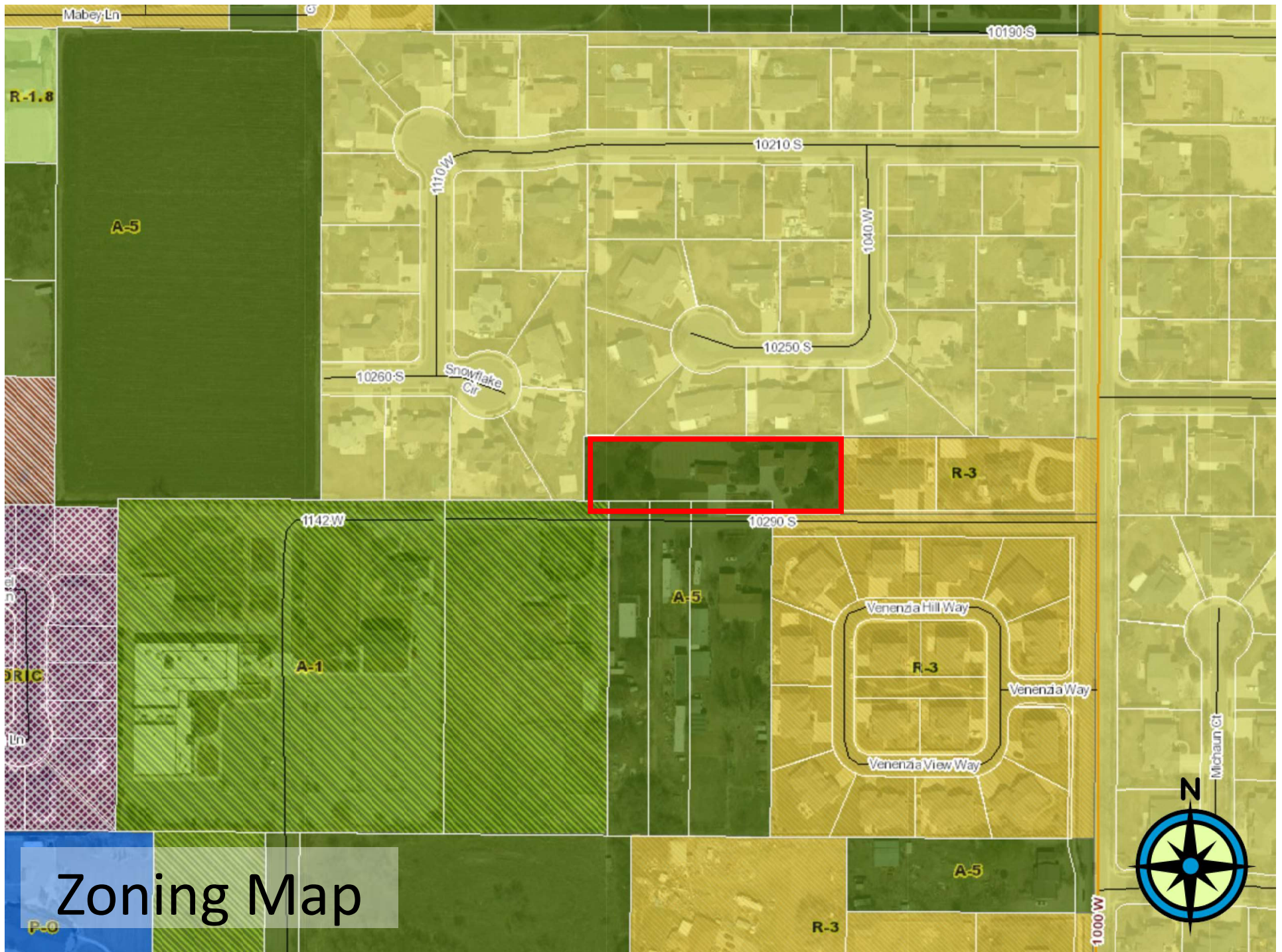
ALTERNATIVES:

- Recommend denial of the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

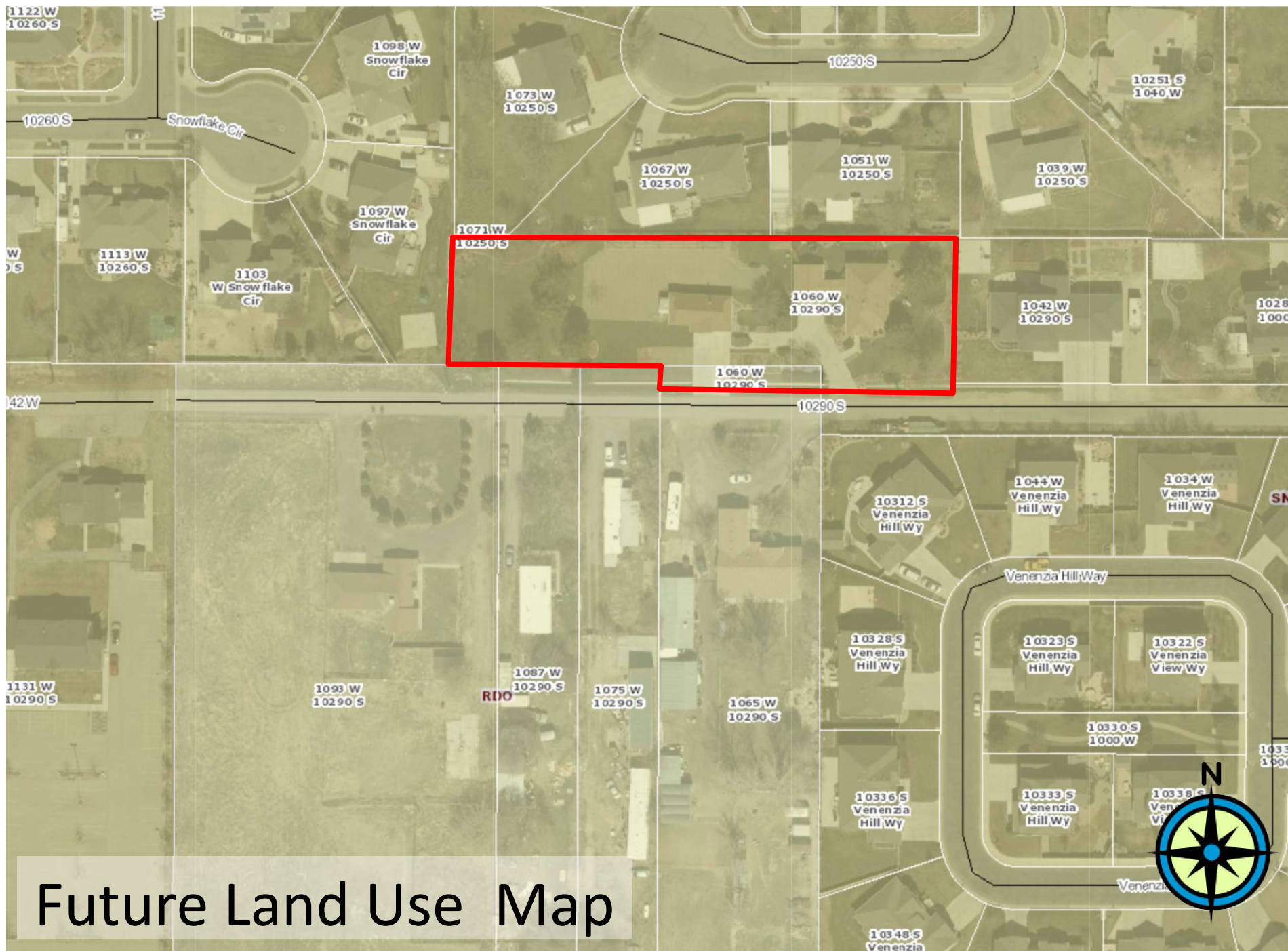
SUPPORT MATERIALS:

- Location Map
- Zoning Map

- Land Use Map
- Boundary Survey
- Infrastructure Analysis
- Fiscal Analysis
- Ordinance 2022-05-Z



Zoning Map



LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Hatt Rezone A-5 – R2.5
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Planner Assigned	David Mann
Engineer Assigned	Shane Greenwood

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 located at 1060 West 10290 South with one proposed residential lot. The proposed lot will be accessed from 10290 South street, which should have sufficient capacity for the additional traffic on this roadway. A traffic study will not be required for this development.

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)*

The subject property can be serviced by a water main in 10290 South street.

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

Not required.

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)*

At the time of Subdivision approval, the developer must submit an approval letter from South Valley Sewer District stating sufficient capacity for any additional sewer connections to the sewer main in the area. It is anticipated that adequate sewer service is available.

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


It is anticipated that the storm drainage from the additional proposed residential lot will be retained on site. An engineered grading design is required at the time of building permit application.

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

Report Approved:


Development Engineer

3/4/2022
Date


Brad Klavano, PE, PLS
Director of Engineering/City Engineer

03/04/2022
Date

Project Analysis

Project: Hatt Rezone

April 13, 2022

Scenario Descriptions

Scenario 1: No Change - A-5

No Change - Agriculture A-5

Financial Summary by Scenario

Direct Impact (General Fund)	No Change - A-5	R-2.5
Revenue	\$ 636	\$ 1,473
Property Tax	\$ 380	\$ 962
Sales Tax (direct)	\$ -	\$ -
Other	\$ 256	\$ 511
Expenses	\$ 2,357	\$ 2,594
Roads	\$ -	\$ -
Emergency Serv.	\$ 202	\$ 404
Parks	\$ 34	\$ 69
Other	\$ -	\$ -
Total	\$ (1,722)	\$ (1,120)
Per Acre	\$ (1,639.54)	\$ (1,066.97)
Per Unit	\$ (1,721.51)	\$ (560.16)
Per Person	\$ (585.07)	\$ (190.37)

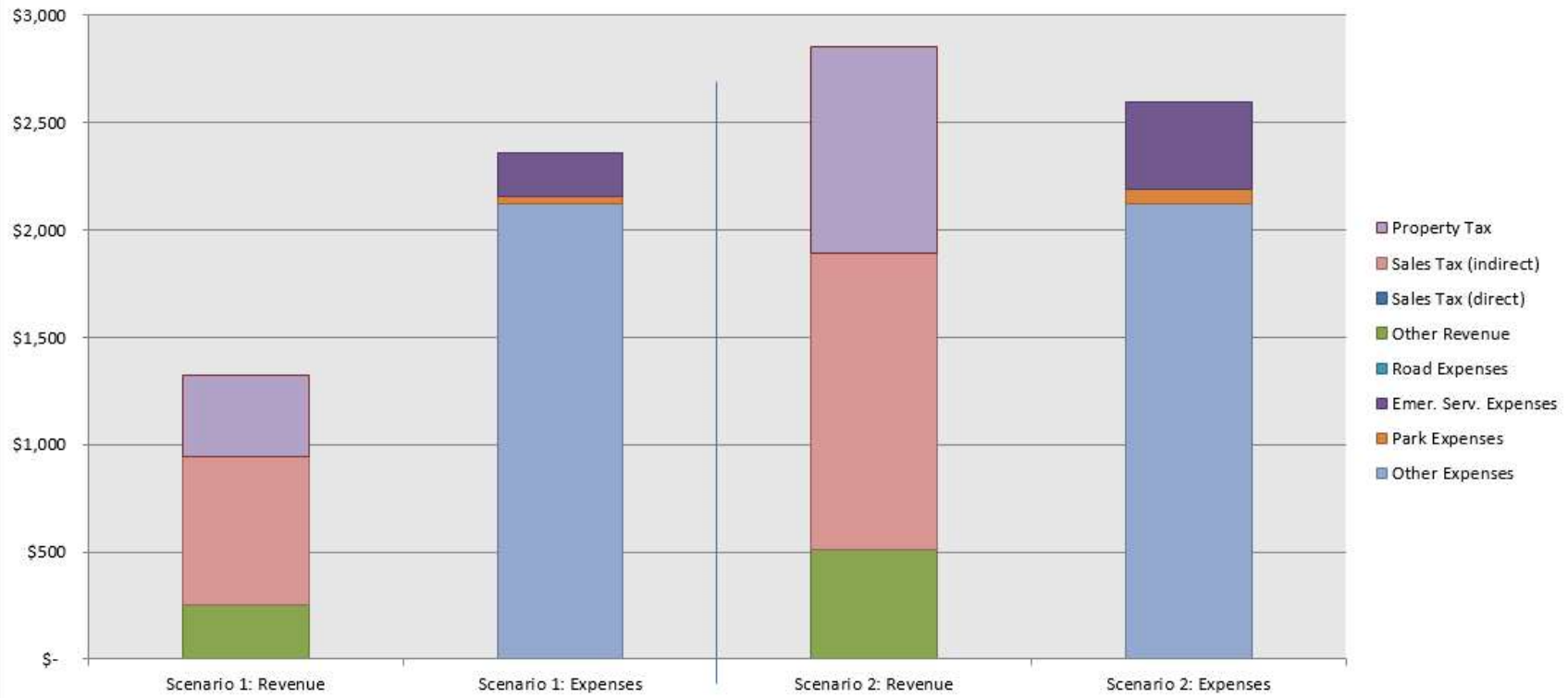
Indirect Impact

Potential Retail Sales	\$ 69,754	\$ 139,508
Sales Tax (indirect)	\$ 689	\$ 1,379

*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



ORDINANCE NO. 2022-05-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY GENERALLY LOCATED AT 1060 WEST 10290 SOUTH FROM THE A-5 ZONE TO THE R-2.5 ZONE; STAN HATT, (APPLICANT)

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 Municipal Code) with the accompanying Zoning Map; and

WHEREAS, the Applicant, Stan Hatt, proposed that the City Council amend the Zoning Map by rezoning the subject 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 PLZBA202200026, filed by Stan Hatt and located in the City of South Jordan, Utah, is hereby reclassified from the A-5 Zone to the R-2.5 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:



Gregory M Simonsen (Apr 27, 2022 21:21 MDT)
Office of the City Attorney

EXHIBIT "A"

Legal Description

27-14-126-004-0000

BEG 475.97 FT S & 2258.9 FT E FR NW COR SEC 14,
T 3S, R 1W, S L M; N 89^56'12" W 380 FT; S 0^03'48"
W 114.63 FT; S 89^ 56'12" E 380 FT; N 0^03'48" E
114.63 FT TO BEG. 1 AC M OR L 4813-0995 6010-
1917