

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 6/14/2022

Application: CASTELLO ESTATES
PRELIMINARY SUBDIVISION APPLICATION

Address: 1379 W Shields Lane
File No: PLPP202200079
Applicant: Hayley Pratt
Castlewood Development

Submitted by: Ian Harris, Planner I
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready):

Approve file no. **PLPP202200079** to create a 5-lot subdivision, located at 1379 W Shields Lane, as presented to the Planning Commission.

ACREAGE:	1.90 acres
CURRENT ZONE:	R-3 (Single-Family Residential) Zone
CURRENT USE:	Single-Family Residential / Vacant Land
FUTURE LAND USE PLAN:	SN (Stable Neighborhood)
NEIGHBORING ZONES/USES:	North – R-2.5 (Residential) South – R-3 (Residential) West – R-2.5 (Residential/Church) East – R-1.8 (Residential)

STANDARDS FOR SUBDIVISION REVIEW

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. (City Code § 16.10.060)

BACKGROUND & ANALYSIS:

The applicant is seeking approval to create a 5-lot subdivision from one existing parcels. The proposed subdivision is already located in the 9800 South Church Subdivision (Amendment 1), but the applicant was requested to apply for a new preliminary subdivision application so as to separate this single-family residential subdivision from the church subdivision.

In the near future, the applicant does intend to deed a portion of land on Lot 5 to the parcel located to the southeast, at 9856 S Temple Drive. Both the owner of Lot 5 and 9856 S Temple Drive would have to agree to the specifics and file a Property Line Adjustment application to do so. If this is

done in the future, Lot 5 and the rest of the subdivision would still be in compliance with zoning laws.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The proposed subdivision will meet the requirements of the R-3 Zone, including the maximum density.

Conclusions:

- Based on the application materials and the findings listed above, the proposal is consistent with the City's General Plan and with the purposes and objectives of the pertinent requirements of the City's Planning and Zoning Code (specifically Chapters 16.10 and 17.40).

ALTERNATIVES:

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

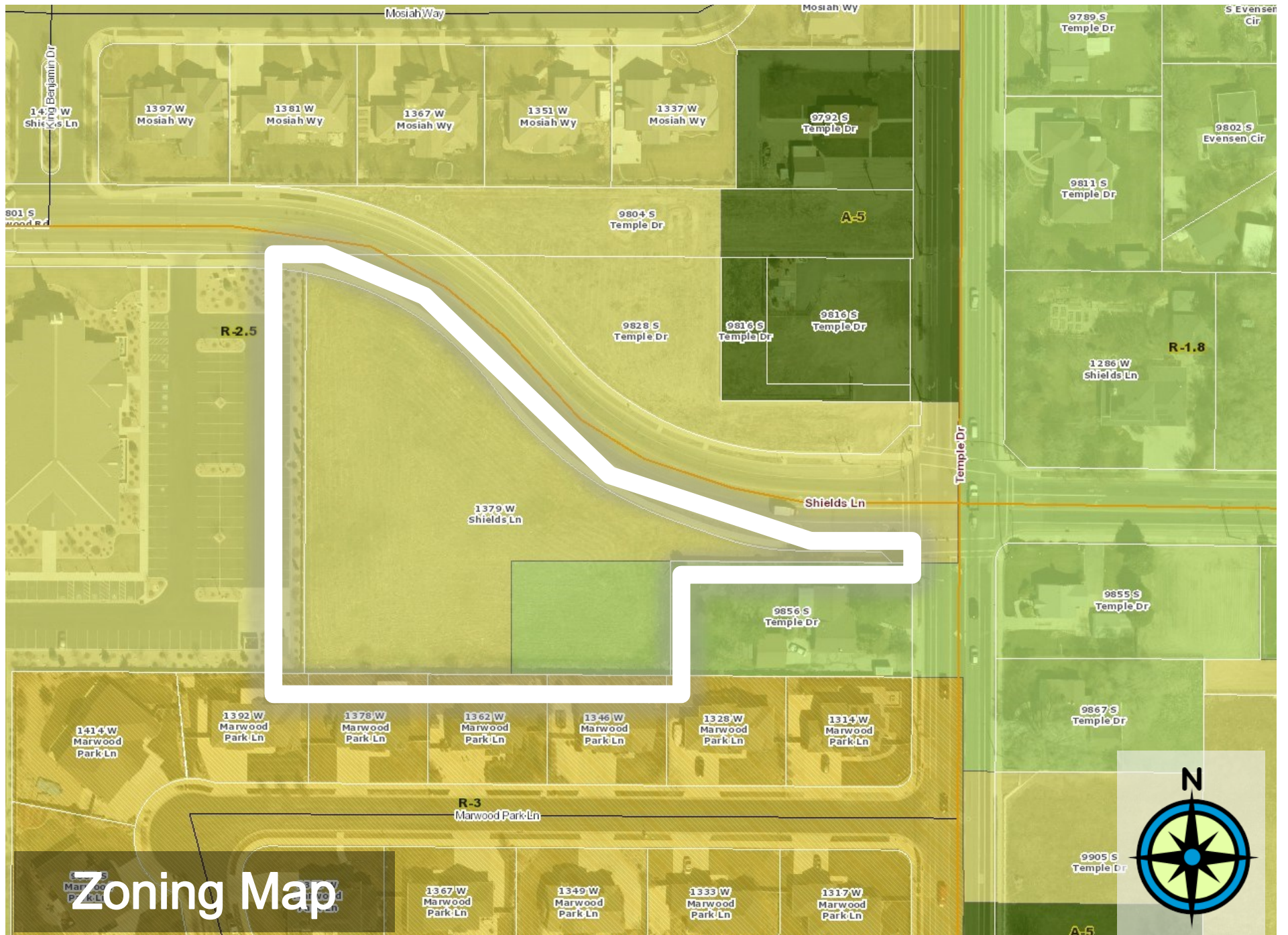
SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Subdivision Plat

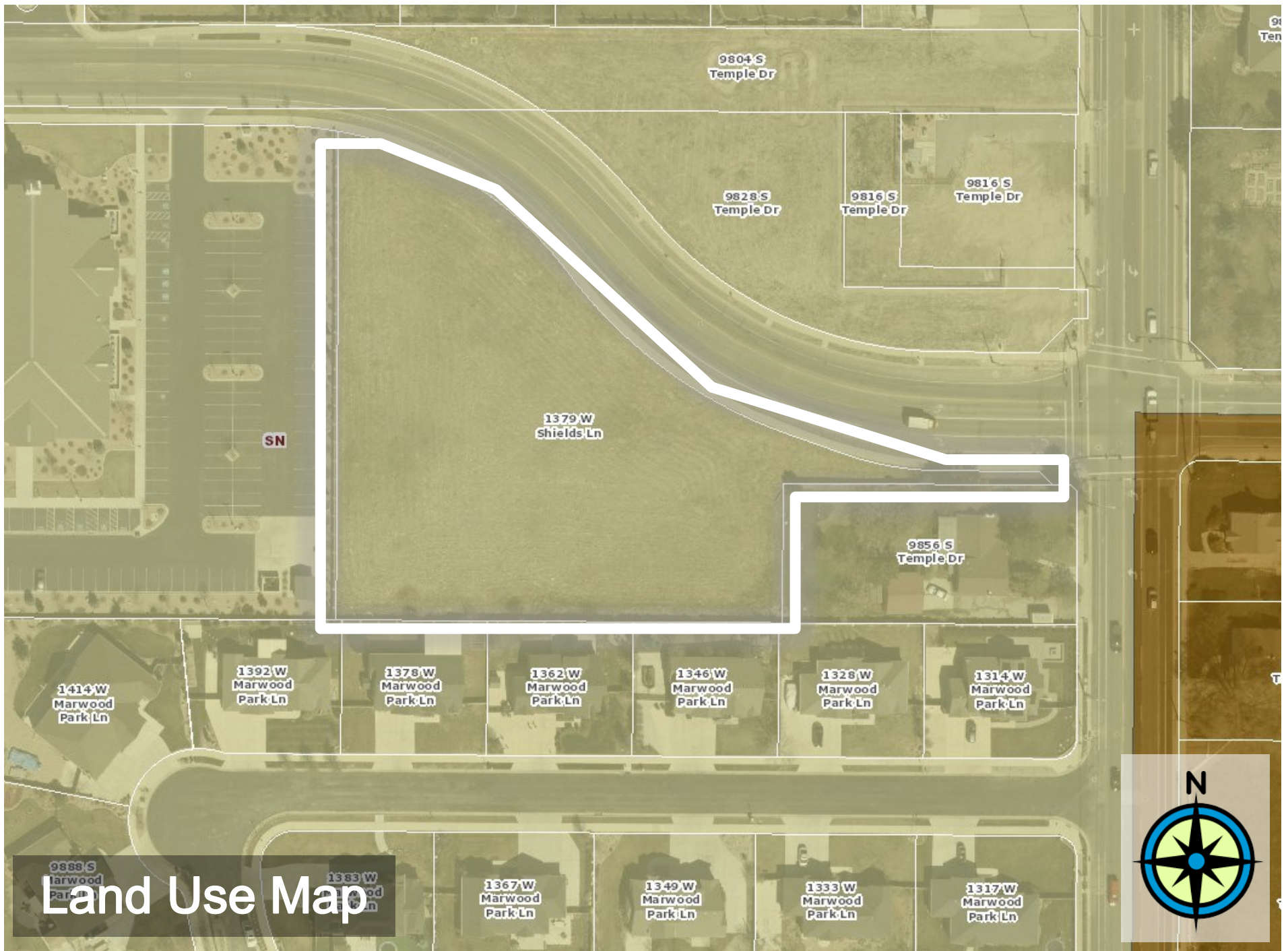
Ian Harris
Planner I
Planning Department



Location Map

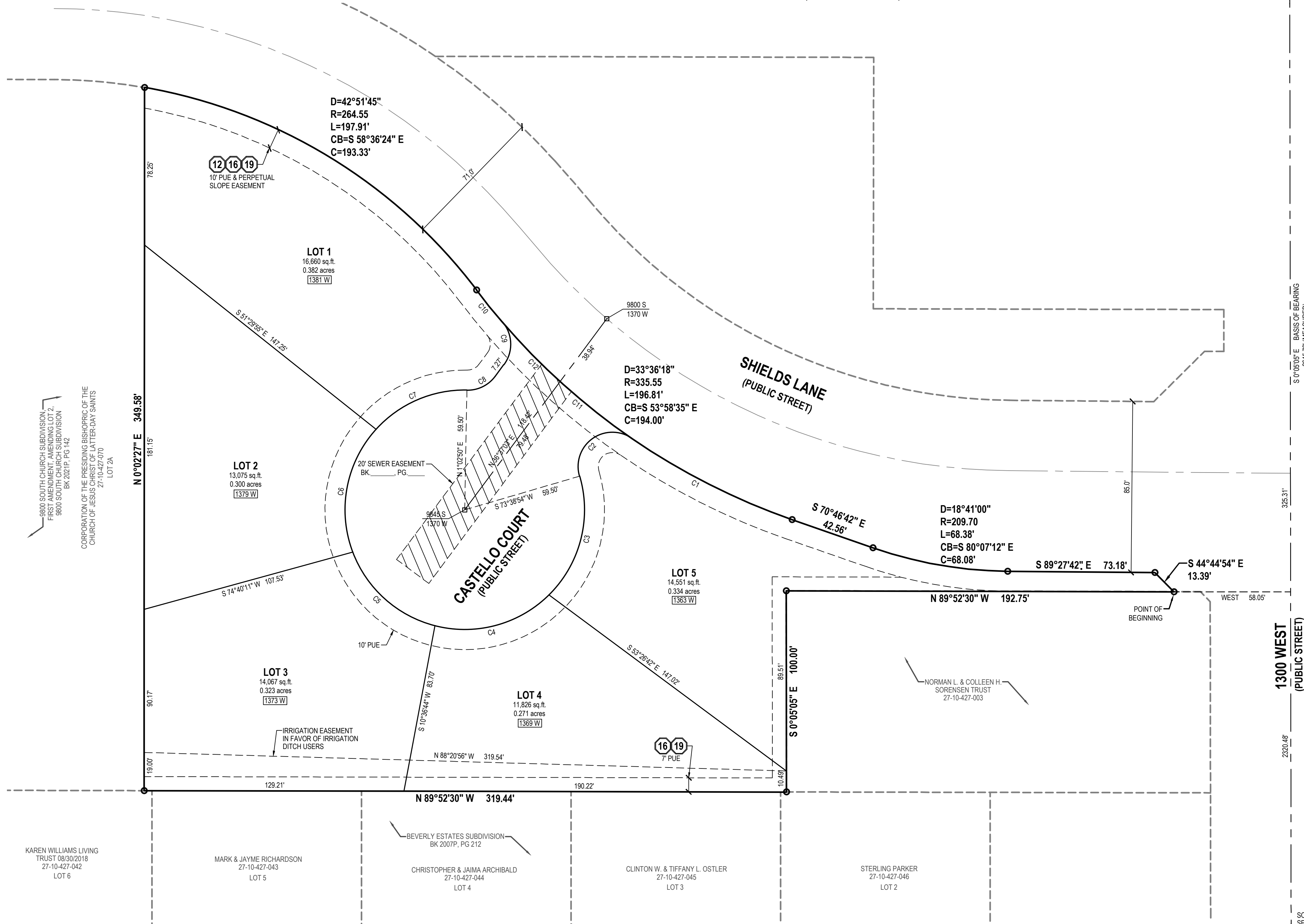


Zoning Map



CASTELLO ESTATES

AMENDING LOT 2B OF 9800 SOUTH CHURCH SUBDIVISION, FIRST AMENDMENT,
AMENDING LOT 2, 9800 SOUTH CHURCH SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



South Jordan City
Planning Division
Reviewed for Code Compliance
Date: 06/08/2022 By: *Patrick M. Harris*

Dominion Energy Utah - Note:
Questar Gas Company (dba Dominion Energy Utah) hereby approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grants. Dominion Energy Utah also hereby approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing 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 in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

ROCKY MOUNTAIN POWER NOTES:

- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS. BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER.
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

SEWER NOTES:

- 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 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.
- SHALLOW SEWER DEPTHS/ CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

Easement Notes:

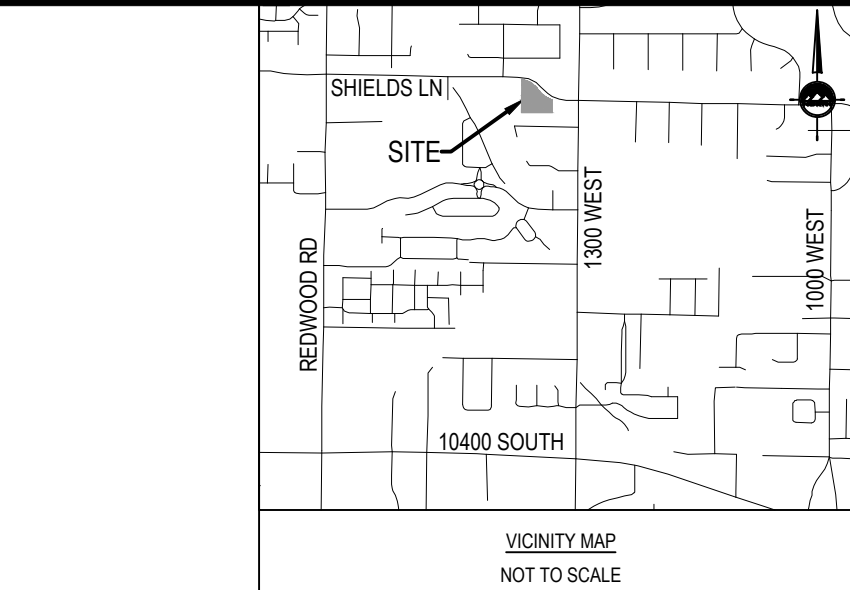
- Easement, recorded August 7, 2003, as Entry No. 8764499, in Book 8868, at Page 5000, Salt Lake County Recorder's Office.
- An easement for public utilities and drainage, as shown on the recorded plat of said subdivision.
- Easements, restrictions, reverts, notes and other matters shown and set forth on the recorded plat of the 9800 South Church Subdivision First Amendment, Amending Lot 2, 9800 South Church Subdivision, and any subsequent amendments, as shown in the office of the Salt Lake County Recorder.

EAST QUARTER CORNER
SECTION 10
T3S, R1W, S18M
(FOUND 2.5" BRASS CAP)

S 0°05'05" E
BASIS OF BEARING
2845.79 (MEASURED)

1300 WEST
(PUBLIC STREET)

SOUTHEAST CORNER
SECTION 10
T3S, R1W, S18M
(FOUND 2.5" BRASS CAP)



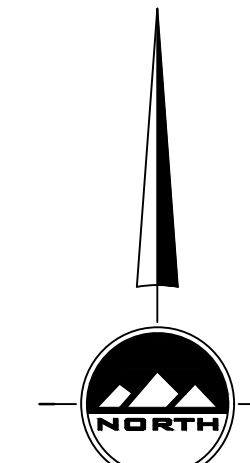
LEGEND

- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." AT ALL LOT CORNERS, OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

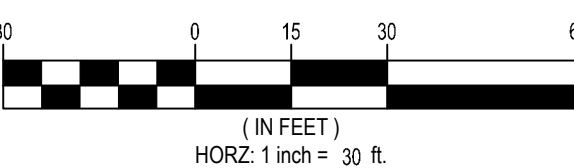
South Jordan City Plat Notes

- Owners and potential purchasers of property legally described by this plat ("the property") are advised to familiarize themselves with all notes, lot information, easements and other pertinent information contained with this plat and also with any conditions, covenants and restrictions (CC&R) documents recorded against the property. Failure to adhere to these notes, easements, CC&Rs 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 be in compliance with all notes, easements, CC&Rs, and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended.
- Many areas in South Jordan City have ground water problems due to high or fluctuating water table. Approval of this plan does not constitute representation by the city that building at any specified elevation will solve groundwater problems, in any.
- The owner certifies that the title report dated _____, which was prepared by _____, was provided to owner's surveyor and that the plat shows all easements and encumbrances listed in said title report.
- Finish floor elevation on each lot will not exceed 4' above the b.c. elevation across the frontage of the lot.
- 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 also does not constitute representation by the City that swales or other drainage facilities are appropriate and maintained nor that drainage from adjacent properties is prevented.
- Foundation drains are required on all lots per geotechnical recommendations.
- Owners of Lot 3 and 4 to maintain irrigation pipe located within irrigation easement line along their southern boundary line.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	335.55	89.61	15°18'02"	S63°07'43"E	89.34
C2	17.00	41.80	140°52'24"	S54°05'06"W	32.04
C3	59.50	63.98	61°36'24"	N14°22'06"E	60.94
C4	59.50	61.44	59°09'36"	N74°50'06"E	58.74
C5	59.50	57.02	54°54'18"	S48°07'57"E	54.86
C6	59.50	65.40	62°58'39"	S10°48'31"W	62.16
C7	59.50	50.63	48°44'59"	S66°40'21"W	49.11
C8	17.00	16.15	54°25'47"	N63°49'57"E	15.55
C9	17.00	22.93	77°16'17"	N2°01'06"W	21.23
C10	335.55	20.38	3°28'48"	S38°54'50"E	20.38
C11	335.55	45.51	7°46'13"	S51°35'35"E	45.47
C12	335.55	41.31	7°03'14"	S44°10'51"E	41.29



HORIZONTAL GRAPHIC SCALE



DEVELOPER
CASTLEWOOD DEVELOPMENT
6900 S 900 E, STE 130
MIDVALE, UT 84047
PHONE: 801.208.4009

RECORD SURVEY DATA

ROS NO.: _____
S-

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 26682 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Recorder's Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

All of Lot 2B of 9800 South Church Subdivision, First Amendment, Amending Lot 2, 9800 South Church Subdivision, recorded in Book 2021P at Page 142 in the Office of the Salt Lake County Recorder. Said parcel located in the Southeast Quarter of Section 10, Township 3 South, Range 1 West, Salt Lake Base and Meridian and being more particularly described as follows:

Beginning at a point on the Southerly Right-of-Way line of Shields Lane, said point being South 00°05'05" East 325.31 feet along the section line and West 58.05 feet from the East Quarter Corner of Section 10, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running
thence North 89°52'30" West 192.75 feet;
thence South 00°05'05" East 100.00 feet to the northerly boundary line of Beverly Estates Subdivision, recorded in Book 2007P at Page 212 in the Office of the Salt Lake County Recorder;
thence North 89°52'30" West 319.44 feet along said northerly boundary line;
thence North 00°02'27" East 349.58 feet to the Southerly Right-of-Way line of Shields Lane;
thence along said Southerly Right-of-Way line the following six (6) courses:
(1) Southeasterly 197.91 feet along the arc of a 264.55 foot radius curve to the right (center bears South 09°57'41" West and the chord bears South 58°36'24" East 193.33 feet with a central angle of 42°51'50");
(2) Southeasterly 196.91 feet along the arc of a 335.55 foot radius curve to the left (center bears North 52°49'34" East and the chord bears South 53°58'35" East 194.00 feet with a central angle of 33°36'18");
(3) South 70°46'42" East 42.56 feet;
(4) Southeasterly 68.38 feet along the arc of a 209.70 foot radius curve to the left (center bears North 19°13'18" East and the chord bears South 80°07'12" East 68.08 feet with a central angle of 18°41'00");
(5) South 89°27'42" East 73.18 feet;
(6) South 44°44'54" East 13.39 feet to the point of beginning.

Contains 82,703 Square Feet or 1.899 Acres and 4 Lots



PATRICK M. HARRIS
P.L.S. 26682

5/24/22
DATE

OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

CASTELLO ESTATES

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 to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I/we have hereunto set our hand (s) this _____ day of _____ A.D., 20____.

CASTLEWOOD DEVELOPMENT, INC.

By: _____
Its: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
County of _____

On the _____ day of _____ A.D., 20____, I, _____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

NOTARY PUBLIC

CASTELLO ESTATES

AMENDING LOT 2B OF 9800 SOUTH CHURCH SUBDIVISION, FIRST AMENDMENT, AMENDING LOT 2, 9800 SOUTH CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE

REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES _____ DEPUTY SALT LAKE COUNTY RECORDER



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSGNENG.COM

LAYTON
Phone: 801.341.1100
TODDLE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.463
RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1

PROJECT NUMBER : 11457

MANAGER : ROE

DRAWN BY : KFW

CHECKED BY : PMH

DATE : 6/7/22

SOUTH VALLEY SEWER DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE SOUTH VALLEY SEWER DISTRICT.

SOUTH VALLEY SEWER DISTRICT MANAGER

BOARD OF HEALTH APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE BOARD OF HEALTH

SALT LAKE COUNTY HEALTH DEPARTMENT

CITY PLANNER

APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY PLANNER.

CITY PLANNER

CITY ENGINEER

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

SOUTH JORDAN CITY ENGINEER

DATE

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____.

ATTEST: CITY CLERK

MAYOR