

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 6/14/2022

Application: RIVER RUN ESTATES PHASE 3
PRELIMINARY SUBDIVISION APPLICATION

Address: 1113 W River Pass Cove
File No: PLPP202200102
Applicant: Connie Strang
Urban Legend LLC

Submitted by: Ian Harris, Planner I
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready):

Approve file no. **PLPP202200102** to create a 3-lot subdivision, located at 1113 W River Pass Cove, as presented to the Planning Commission.

ACREAGE:	2.22 acres
CURRENT ZONE:	R-2.5 (Single-Family Residential) Zone
CURRENT USE:	Single-Family Residential / Vacant Land
FUTURE LAND USE PLAN:	AP (Agricultural Preservation)
NEIGHBORING ZONES/USES:	North – R-2.5 (Residential) South – R-2.5 (Residential) West – A-5 (Agricultural) East – R-2.5 (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 3-lot, subdivision from three existing parcels. One parcel will remain. The existing houses located on lots 9 and 10 will remain and the newly created lot 8 is intended for a single-family residence. Since the properties will not have farm animal rights pursuant to the zone, the developer of the subdivision is required to install a masonry wall along the west side of Parcel “A”

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The proposed subdivision will meet the requirements of the R-2.5 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.

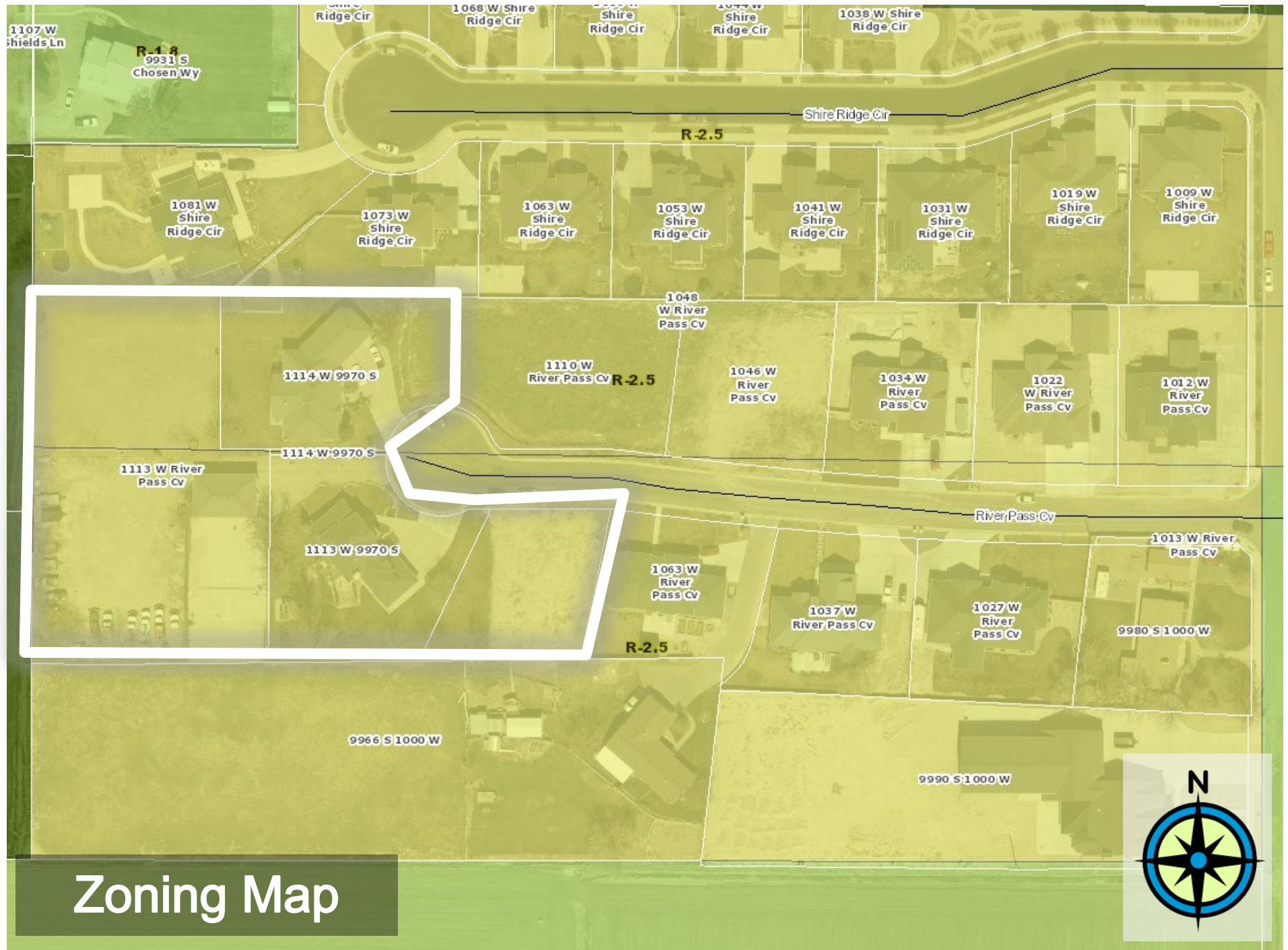
SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Subdivision Plat

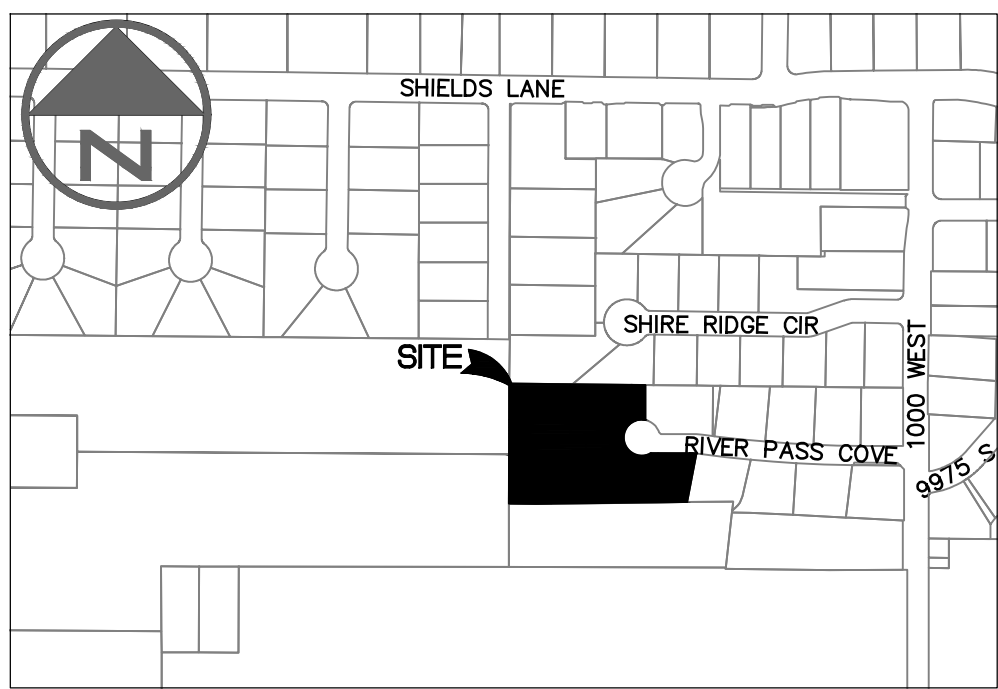
Ian Harris
Planner I
Planning Department



Location Map



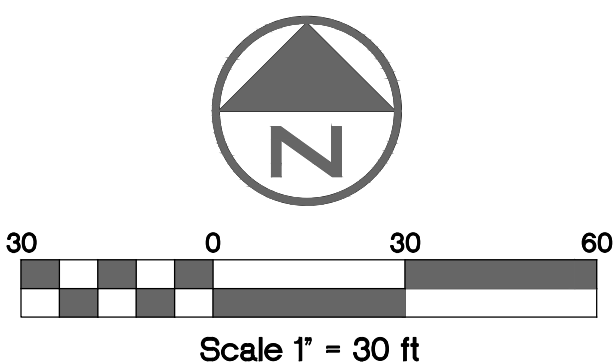
Zoning Map



VICINITY MAP
NOT TO SCALE
SOUTH JORDAN, UTAH

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	70.40'	42.00'	96°02'11"	S53°32'57"W	62.44'
C2	91.73'	42.00'	125°08'24"	S57°02'20"E	74.56'

WEST QUARTER CORNER OF SECTION 11,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)



JOHN A REID, NOLA M REID (JT)
27-11-302-020

EX 20.00' SEWER EASEMENT
IN FAVOR OF SOUTH VALLEY SEWER
ENTRY: 12280741
DATE: MAY 17, 2016
BOOK: 10431
PAGE: 7704-7708

MAURINE M ANDERSON INVESTMENTS LLC
27-11-302-014

SOUTHWEST CORNER OF SECTION 11,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)

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

PLOT DATE: Jun 03, 2022
G:\DATA\15159 Strang Property\dwg\15159 River Run 3 Plat.dwg



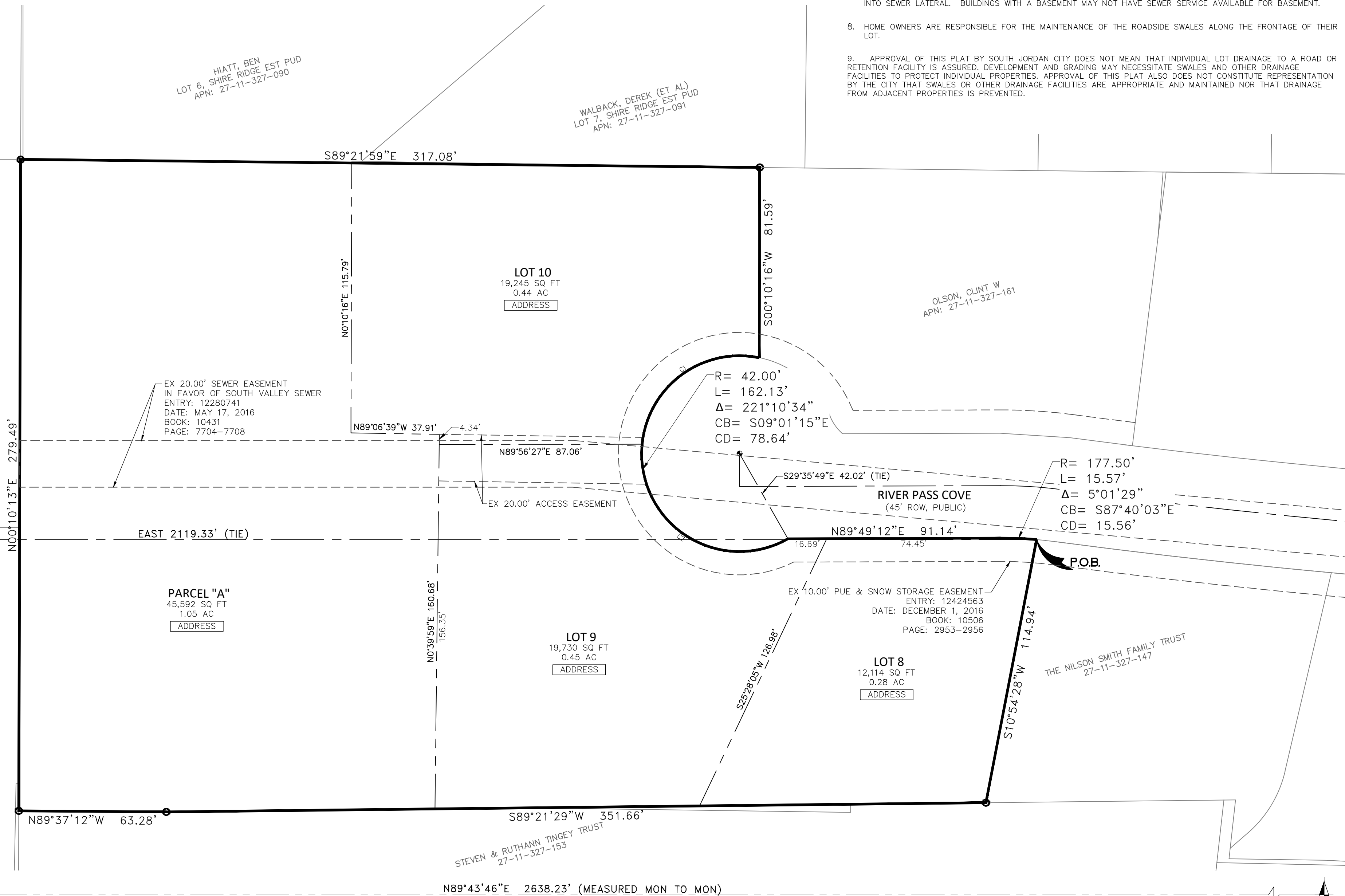
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

RIVER RUN ESTATES PHASE 3

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1
WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH
TAX ID NUMBERS: 2711327119 AND 2711327120

GENERAL NOTES:

- REFER TO THE RECORD OF SURVEY ON FILE WITH THE SALT LAKE COUNTY SURVEYORS OFFICE.
- RIVETS WILL BE SET IN TBC AS EXTENSIONS OF LOT LINES FOR FRONT PROPERTY CORNERS. 5/8" REBAR W/ WILDING ENGINEERING CAP WILL BE SET AT REAR PROPERTY CORNERS.
- MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO HIGH FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED 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 WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBED BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTES, EASEMENTS 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, EASEMENTS, 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.
- FINISH FLOOR ELEVATIONS ARE NOT TO EXCEED FOUR FEET IN HEIGHT FROM THE BACK OF CURB.
- "SURVEYOR AND OR ENGINEER, CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED IN THE TITLE REPORT DATED SEPTEMBER 24, 2021 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR FURTHER CERTIFIES THAT THE LEGAL DESCRIPTION OF THE PROPERTY REFERENCED IN THE TITLE REPORT MATCHES THE DESCRIPTION SHOWN ON THIS PLAT."
- 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.
- HOME OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADSIDE SWALES ALONG THE FRONTAGE OF THEIR 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.



DOMINION ENERGY

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. 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 INCLUDING PRESCRIPTIVE 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-_____

LEGEND

- FOUND SECTION CORNER
- SECTION LINE
- ROW CENTERLINE (MAY NOT MATCH ASPHALT CL)
- FOUND STREET MONUMENT
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING)
- (BOUNDARY LINE)
- ADJACENT PROPERTY / ROW LINE

SALT LAKE COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____
A.D., 20____
ROS NUMBER _____
REPRESENTATIVE _____

SOUTH VALLEY SEWER

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

BOARD OF HEALTH

APPROVED THIS _____ DAY OF _____
A.D., 20____
REPRESENTATIVE _____

OFFICE OF THE CITY ATTORNEY

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

SOUTH JORDAN CITY MAYOR

PRESENTED TO SOUTH JORDAN CITY MAYOR THIS _____ DAY OF _____
A.D., 20____ AT WHICH TIME THIS PLAT WAS ACCEPTED.
ATTEST: CITY CLERK _____ CITY MAYOR _____

SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

RIVER RUN ESTATES PHASE 3

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

BOUNDARY DESCRIPTION:

A TRACT OF LAND BEING SITUATE IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00°10'16" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER OF SAID SECTION 11, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°10'16" EAST 2645.86 FEET AND EAST 2119.33 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 10°54'28" WEST 114.94 FEET; THENCE SOUTH 89°21'29" WEST 351.66 FEET; THENCE NORTH 89°37'12" WEST 63.28 FEET; THENCE NORTH 00°10'13" EAST 279.49 FEET; THENCE SOUTH 89°21'59" EAST 317.08 FEET; THENCE SOUTH 00°10'16" WEST 81.59 FEET; THENCE SOUTHEASTERLY 162.13 FEET ALONG THE ARC OF A 42.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 09°00'14" EAST 78.63 FEET); THENCE NORTHEASTERLY 89°49'02" EAST 91.17 FEET; THENCE SOUTHEASTERLY

CONTAINING 96,683 SQUARE FEET OR 2.22 ACRES, MORE OR LESS.

CONTAINS 3 LOTS, 1 PARCEL

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°10'16" EAST FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TO THE FOUND WEST QUARTER CORNER OF SAID SECTION 11.

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE/ THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS:

RIVER RUN ESTATES PHASE 3

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 EASEMENTS AS SHOWN 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____.

DEAN S. OLSON

LA DEAN OLSON

CONNIE M. STRANG

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF _____
ON THIS _____ DAY OF _____, 202____, PERSONALLY APPEARED BEFORE ME _____

WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY THEM FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF _____
ON THIS _____ DAY OF _____, 202____, PERSONALLY APPEARED BEFORE ME _____

WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY THEM FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF _____
ON THIS _____ DAY OF _____, 202____, PERSONALLY APPEARED BEFORE ME _____

WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY THEM FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

RIVER RUN ESTATES PHASE 3

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

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

FEE _____ SALT LAKE COUNTY RECORDER _____