

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JUNE 10, 2025

FILE OVERVIEW

Item Name	Cabco Jordan Subdivision Amended
Address	10138 S. Jordan Gateway
File Number	PLPLA202500048
Applicant	Krisel Travis, DAI Utah
Property Owner	671 Poplar LLC
Staff Author	Damir Drozdek
Presenter	Damir Drozdek

PROPERTY OVERVIEW

Acreage	Approximately 1.9 acres		
Recorded Subdivision	Cabco Jordan Subdivision		
Current Zone	I-F (Industrial – Freeway)		
Current Land Use	Office building on site		
General Plan Designation	IND (Industrial)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	I-F	IND (Industrial)
	<i>East</i>	I-F	IND (Industrial)
	<i>South</i>	I-F	AP (Agricultural Preservation)
	<i>West</i>	A-1	AP (Agricultural Preservation)

ITEM SUMMARY

The application is proposing to amend an existing subdivision plat. The amendment will create an additional parcel that will provide public access to the west. Staff is recommending approval of the application.

TIMELINE

- On March 18, 2025, the applicant submitted a complete subdivision amendment application to Staff for review. The application went through four staff reviews to address all staff comments. The Planning department and the Engineering department reviewed the application.

REPORT ANALYSIS

The Cabco Jordan subdivision plat created two lots and an access easement between the two lots. The new and amended subdivision plat will create a parcel at the north end of lot 2 of the Cabco Jordan subdivision. This parcel will now serve as access to lot 2 of the original subdivision. In addition, it will also provide public access to the properties west of the subdivision. The existing access easement on lot 1 of the original subdivision will remain and will not be changed.

Currently there are approximately 12' of asphalt on either side of the property line between lots 1 and 2 of the original subdivision. This project will add approximately 10' of asphalt to the south side expanding the access road. With this addition, the access road will now measure 34' across from curb to curb.

Other improvements include realignment of the parking area to the south, some landscaping improvements and a new 4' chain link fence along the north end of the parking area of lot 2 of the Cabco Jordan Subdivision.

FINDINGS AND RECOMMENDATION

Findings:

- The project is located in the I-F Zone. It meets the Planning and Zoning and Subdivision and Development Code requirements of the Municipal Code.
- Property to the west will need a second access to develop. This application will create the second access to the property.

Conclusions:

- The application is in conformance with the minimum requirements of South Jordan Municipal Code [§16.14](#).

Planning Staff Recommendation:

Staff recommends approval of the application based on the report analysis, findings, and conclusions listed above.

PLANNING COMMISSION ACTION

Required Action:

Final Decision.

Scope of Decision:

This is an administrative decision to be decided by the Planning Commission.

Standard of Approval:

The Planning Commission shall receive comment at a public hearing regarding the proposed subdivision amendment. The Planning Commission may approve the amendment if it finds good cause to amend the subdivision, and the amendment complies with South Jordan Municipal Code [§16.14](#), other City ordinances, and sanitary sewer and culinary water requirements. The Planning Commission may only deny the amendment if there is no good cause for amending the subdivision and the proposed amendment does not meet all provisions of South Jordan Municipal Code [§16.14](#), other City ordinances, and sanitary sewer and culinary water requirements.

Motion Ready:

I move that the Planning Commission approve:

1. File PLPLA202500048.

Alternatives:


1. Recommend approval with conditions.
2. Recommend denial of the application.
3. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

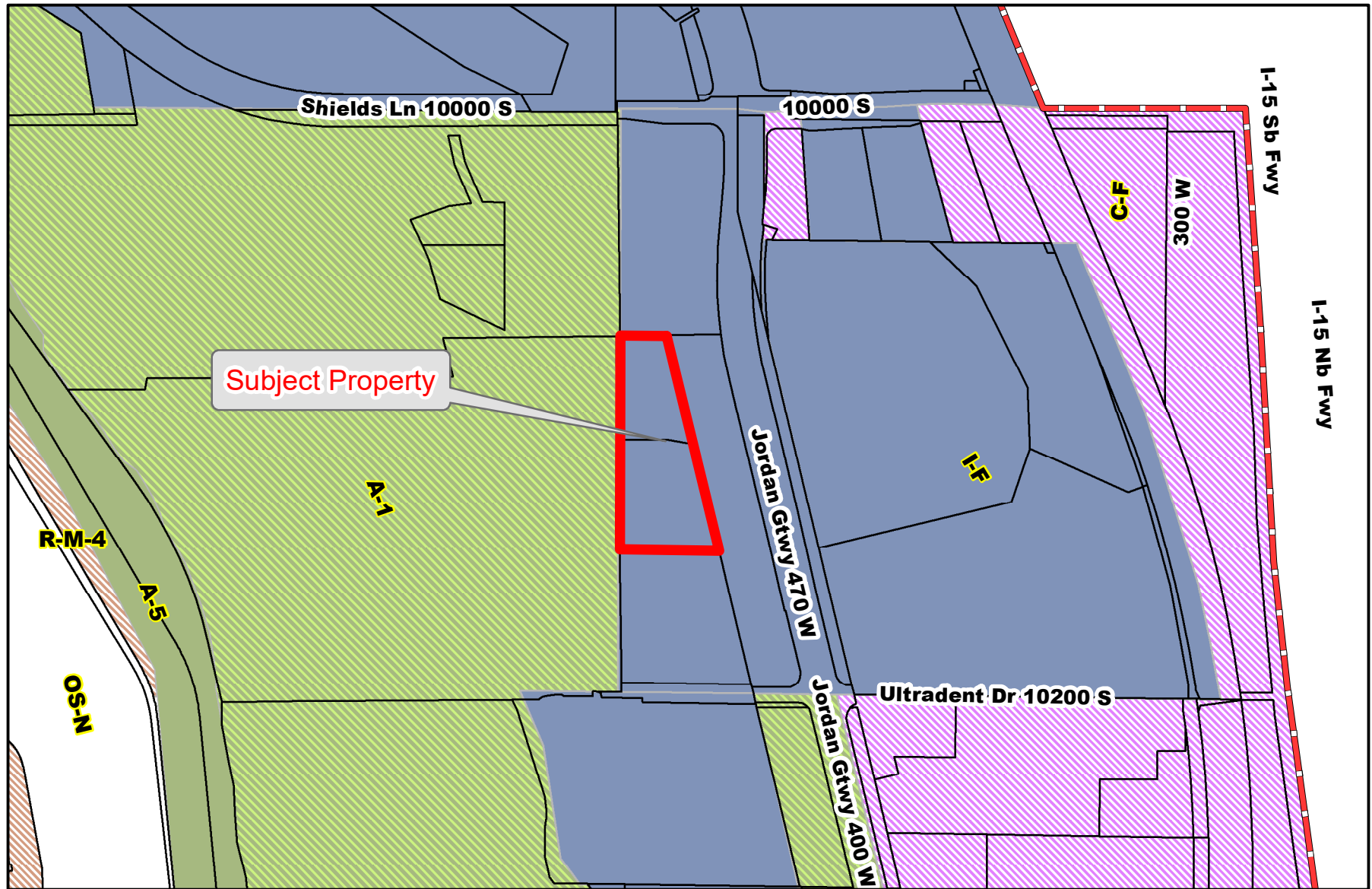
- Attachment A, Aerial Map
- Attachment B, Zoning Map
- Attachment C, Original Plat
- Attachment D, Amended Plat
- Attachment E, Existing Conditions
- Attachment F, Site Plan
- Attachment G, Utility Plan
- Attachment H, Grading Plan
- Attachment I, Details


Attachment A



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Aerial Map</h2> <h3>City of South Jordan</h3>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2024</p> 
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Attachment B



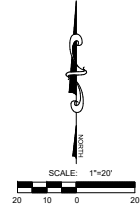
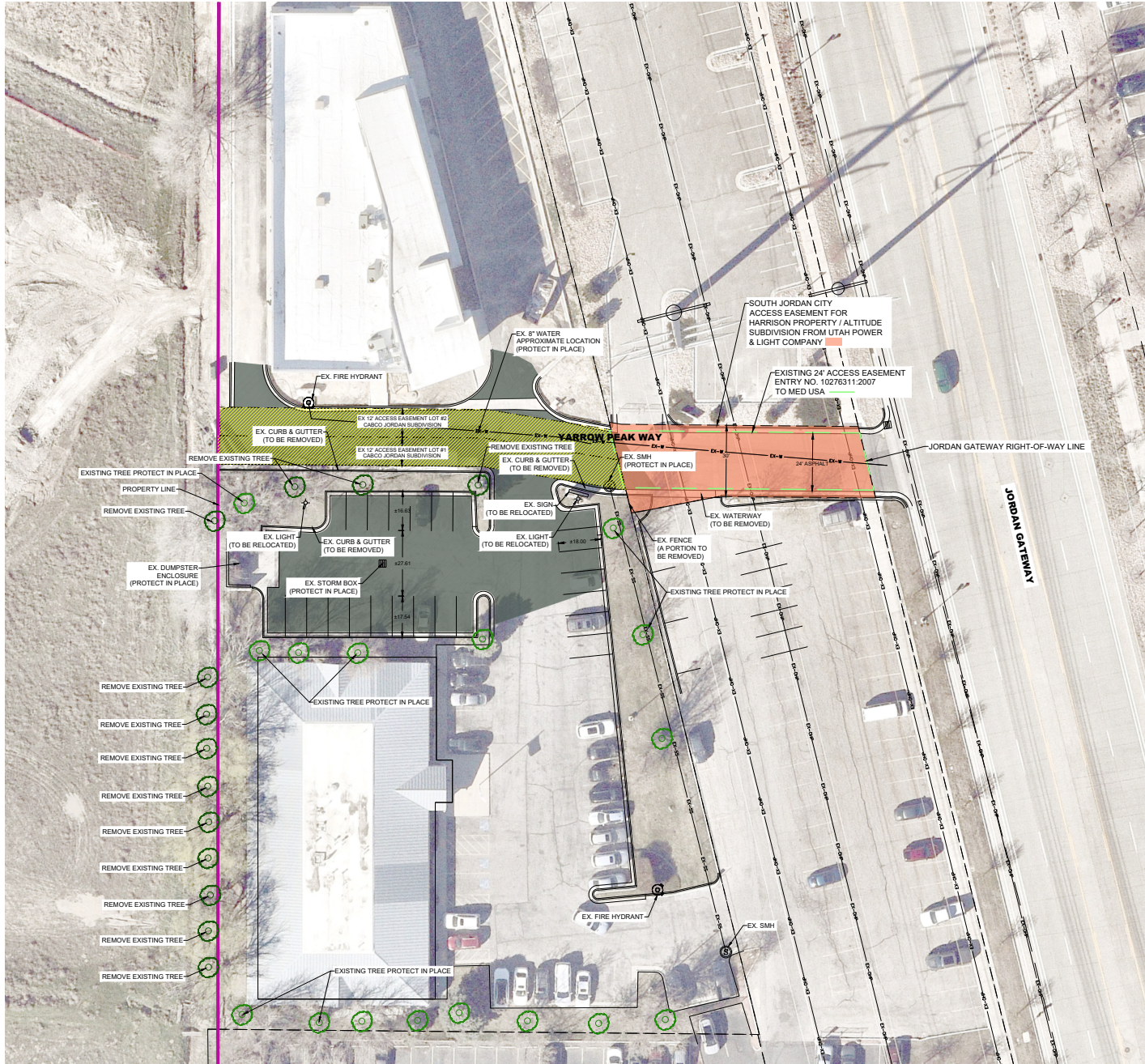
<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <p><i>City of South Jordan</i></p>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2024</p> 
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Attachment C

Attachment D

Attachment E

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- NOTES**
1. TREES REMOVED (D) WITHIN SOCIAL SECURITY LOT TO BE REPLACED WITHIN PROPERTY SEE SHEET C-102 SITE PLAN FOR LOCATIONS.
 2. TREES REMOVED OUTSIDE SOCIAL SECURITY LOT TO BE REPLACED WITHIN HARRISON / ALTITUDE PER APPROVED LANDSCAPE PLAN WITH DEVELOPMENT.

ALTITUDE SUBDIVISION - SECONDARY ACCESS

SOUTH JORDAN CITY, UTAH

EXISTING CONDITIONS

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2020-0068
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5/30/2025
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C-101

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STATE OF UTAH
PROFESSIONAL ENGINEER
CREDENTIAL NO. 10276311.2007
AL. 1999-01



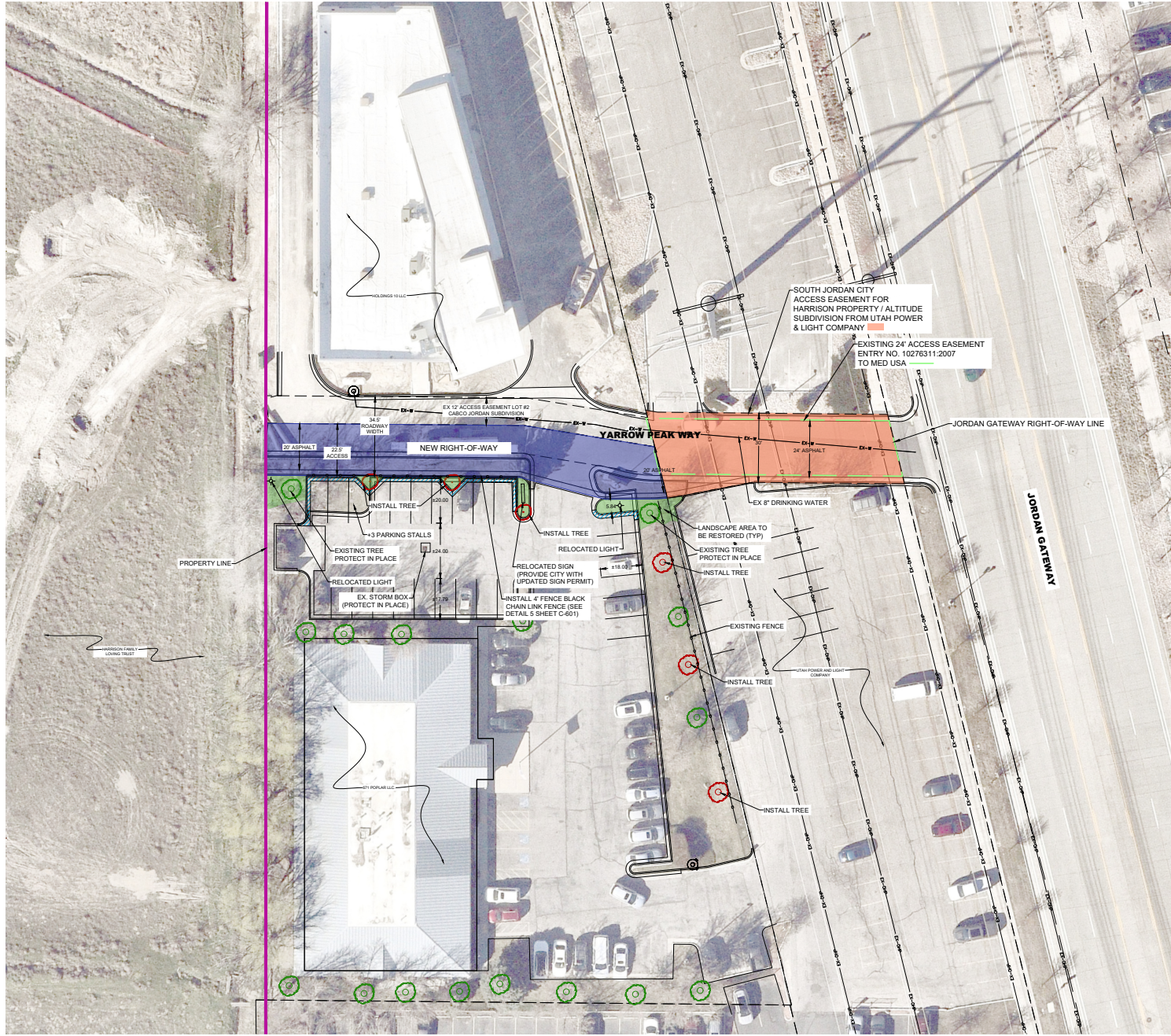
Attachment F

ALTITUDE SUBDIVISION - SECONDARY ACCESS
SOUTH JORDAN CITY, UTAH
SITE PLAN

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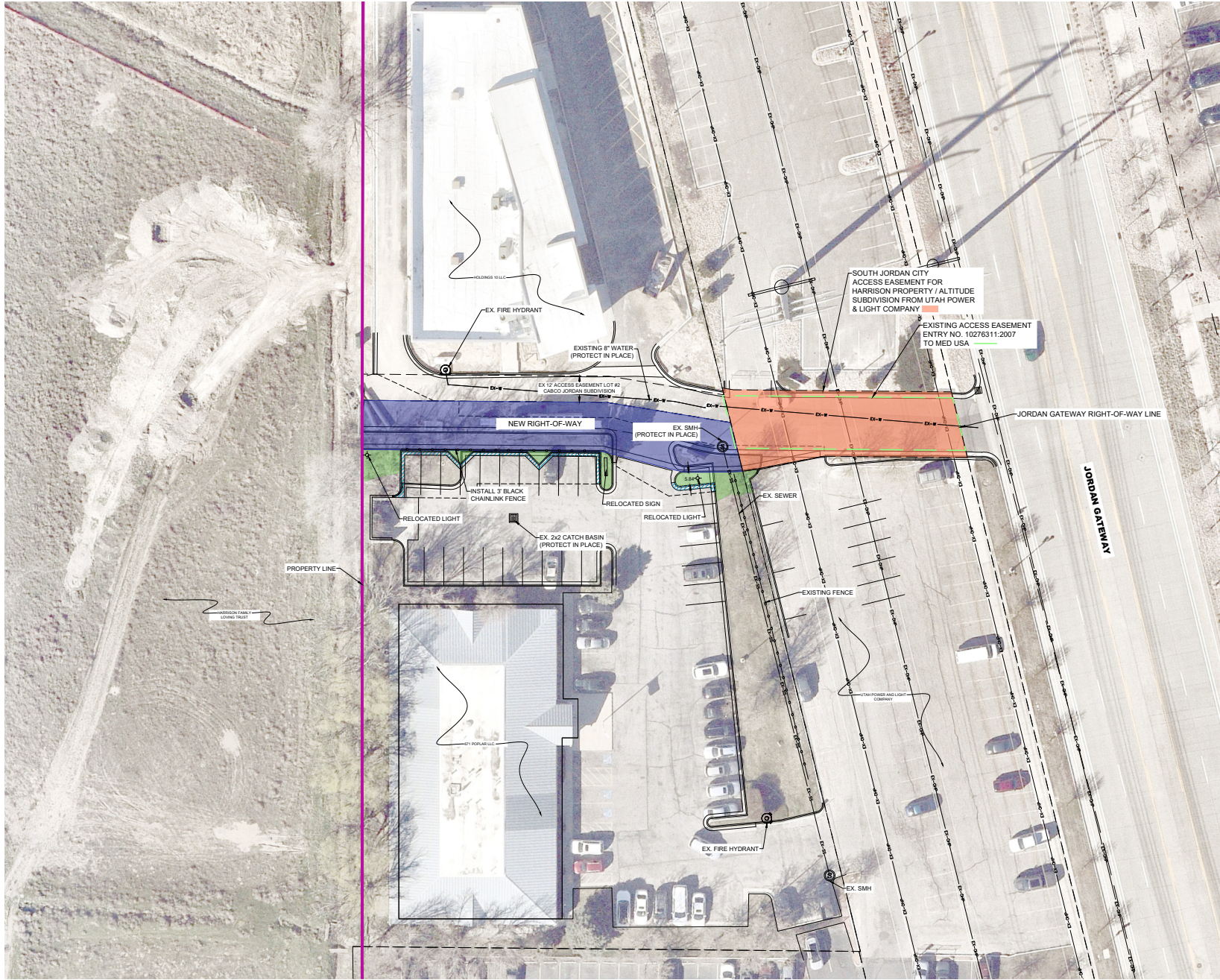
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Attachment G

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SOUTH JORDAN CITY, UTAH

UTILITY PLAN

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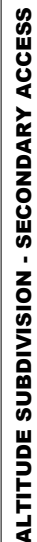
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C-201



Attachment H



SOUTH JORDAN CITY, UTAH

GRADING PLAN

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2020-0068

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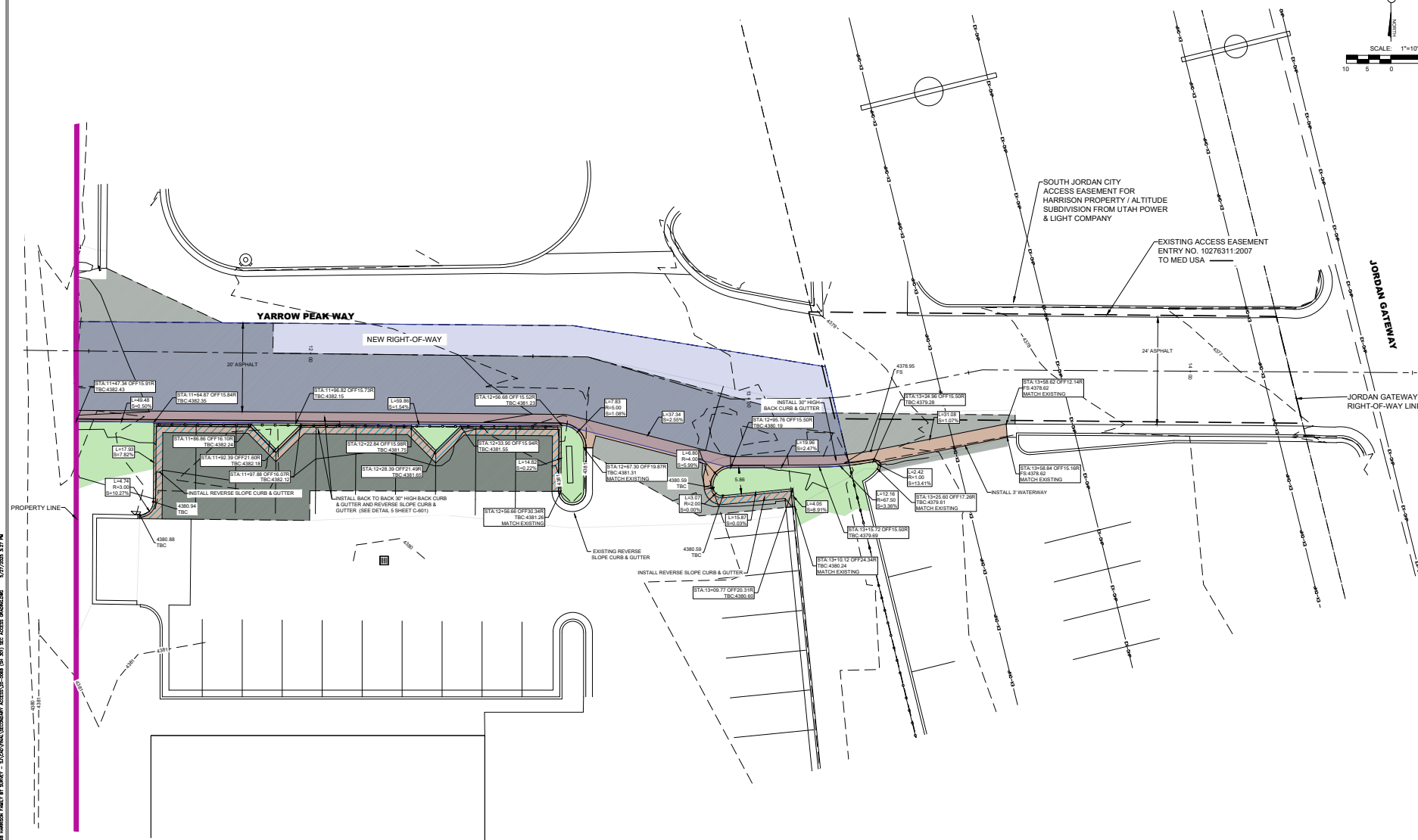
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5/30/2025

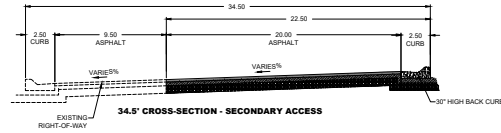
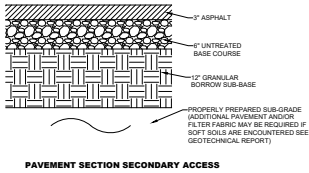
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Attachment I

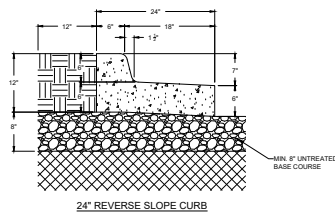
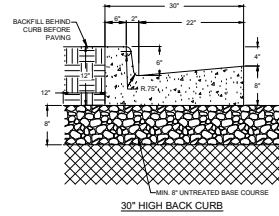
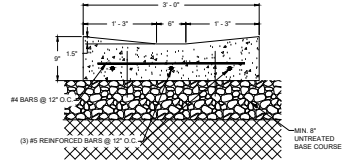




NOTES:
1. SEE SOILS REPORT FOR ADDITIONAL PAVEMENT RECOMMENDATIONS AND REQUIREMENTS FOR SOFT SOIL STABILIZATION.

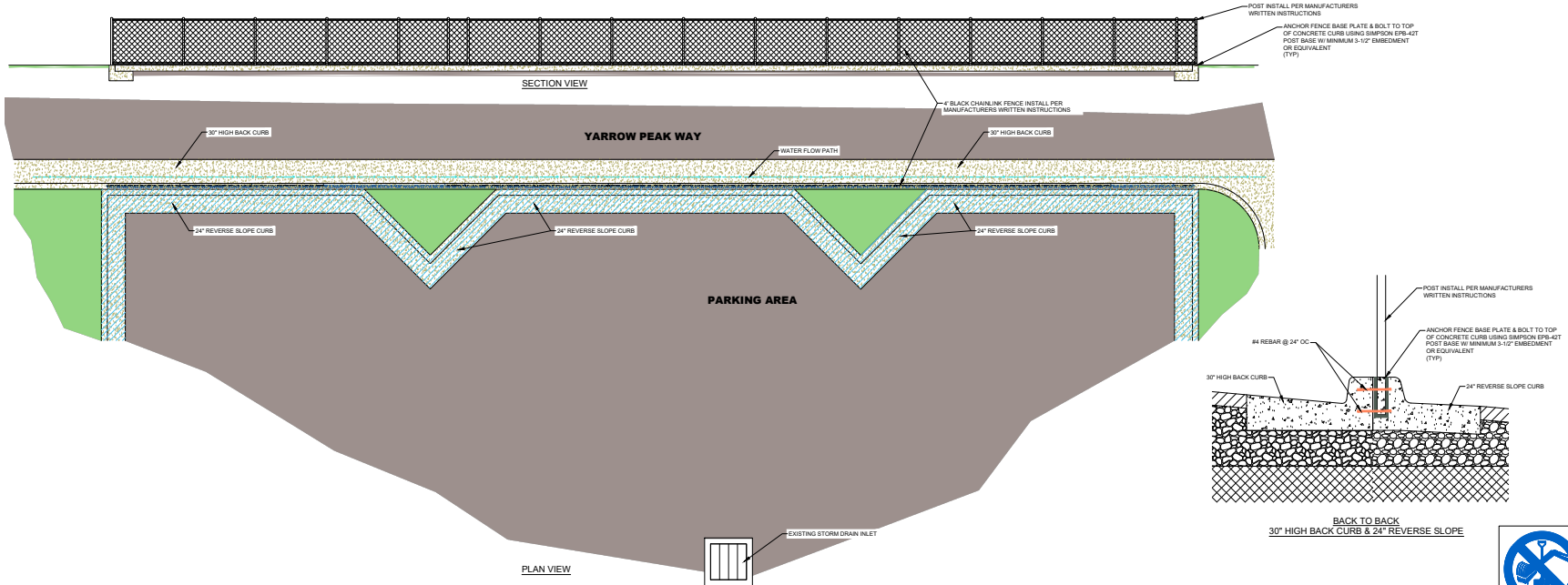
1 ROADWAY CROSS SECTIONS

2 NOT USED



3 3' WATERWAY DETAIL

4 CURB & GUTTER DETAIL



ALTITUDE SUBDIVISION - SECONDARY ACCESS

SOUTH JORDAN CITY, UTAH

DETAILS

REVISIONS

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LEI PROJECT #

2020-0068

DRAWN BY:

BLS/MJV

CHECKED BY:

GDM

SCALE:

NONE

DATE:

5/30/2025

SHEET

C-601

