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 | | Zone | Land Use | | |
| | North | I-F | IND (Industrial) | | |
| | East | I-F | IND (Industrial) | | |
| | South | I-F | AP (Agricultural Preservation) | | |
| | West | 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



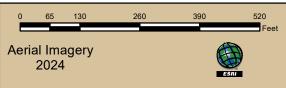
Attachment A





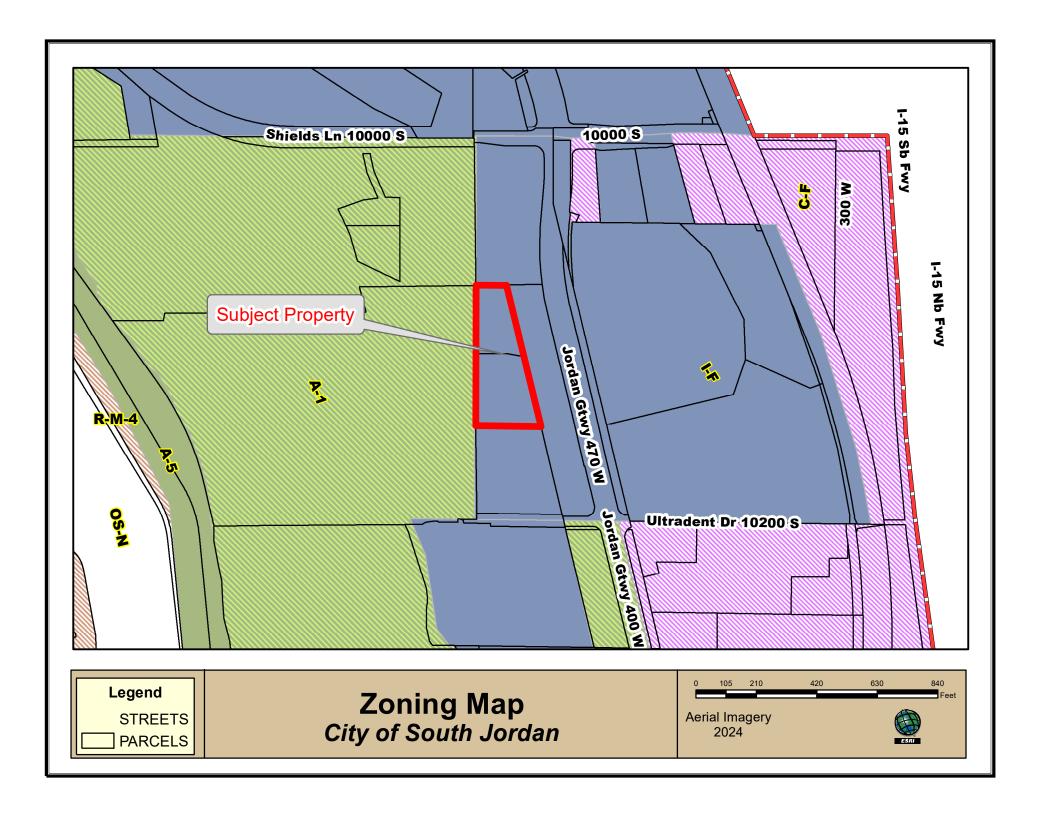
Legend
STREETS
PARCELS

Aerial Map
City of South Jordan



Attachment B





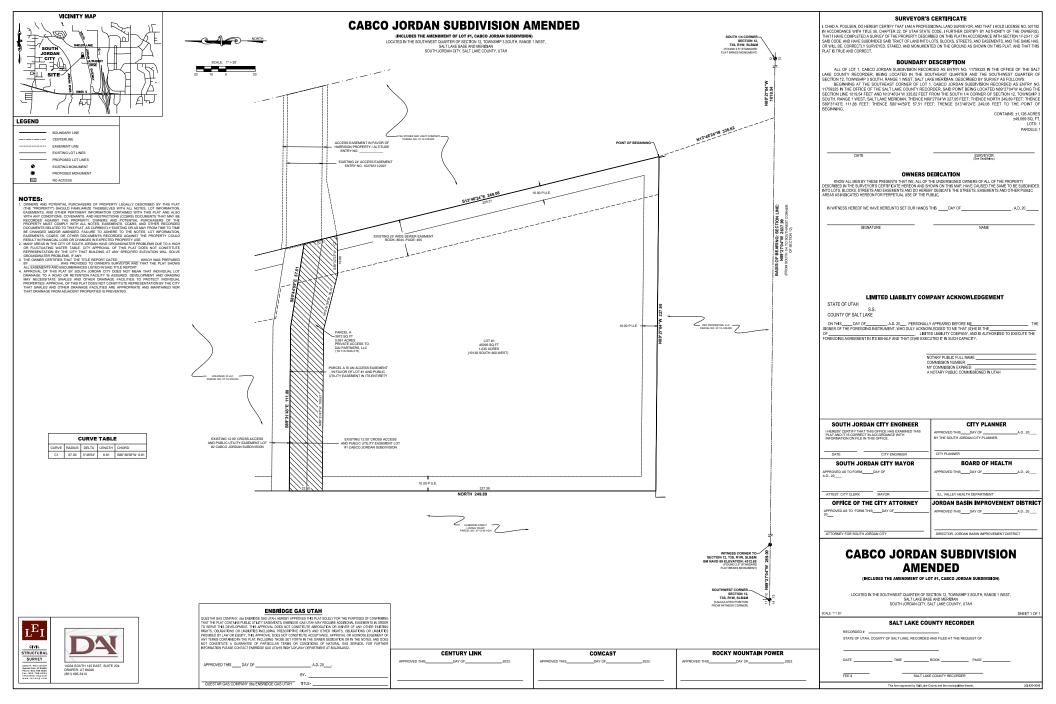
Attachment C



DATE 9/30/2013 DATE SALT LAKE COUNTY RECORDER N88°50'00"E 107.46 BY KONIS SUNDENDED A gara STATE OF UTAH, COUN I HEHEBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE. to 32/13 EXISTING RIGHT OF WAY BOOK 9537 PAGE 6421 SORDAN GATEWAY N00°00'00"E 487.21' LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE CABCO JORDAN SUBDIVISION SALT LAKE COUNTY MONUMENT O SET REBAR AND CAP MARKED TLB N BAA KIMIMA SOUTH JORDAN CITY ENGINEER LEGEND S13.46'24"E BASE AND MERIDIAN OCTOBER 23; LISTED IN THE TITLE REPORT DATED AUGUST-26, 2013 PREPARED BY ERENCED IN THE TITLE REPORT MATCHES THE DESCRIPTION SHOWN. 10 FOOT PUBLIC UTILITY EASEMEN ** WARNING, THE DITE OFFECTION, THE ZONE IN WHICH THE PLAT IS LOCATED ALLOWS FOR SINGLE FABLY DWELLING WITS ONLY. RELINISOUS, APAITIENTS, CR OTHER MEDS WITHOUT EXAMINED THE LOCATED ALLOWS TO THE THE CONTRIBUTE OF THE ENTIRE HOLE TO THE FAMILY SEE THE CITY OF SOUTH OFFENING OF THE ENTIRE HOLE TO THE FAMILY SEE THE CITY OF SOUTH ENERGY GOOD EDWY PACE THE SERVER TO THE SERVER THE SERV APPROVED AS TO FORM THIS 30* DAY OF October A.D., 2013. 249.89 SOUTH JOHBAN CITY PLANNER EXISTING RIGHT OF WAY BOOK 4948 PAGE 130 APPROVED AS TO FORM THIS 3 DAY OF CHARLE. A.D., 20 £3 HEALTH DEPARTMENT APPROVED BY CHURY 2: MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS, DIE TO HIGH FLUGTUATING WATER TABLE. APPR BUILDING AT ANY SPECIFIED ELEYATION WILL SOLIVE GROUNDWATER PROBLEMS, JF ANY. N89°27'04"W 227.95 BASIS OF BEARING MONUMENT TO MONUMENT TO MONUMENT TO MONUMENT (N89°27'04"W 23448.93' (N89°27'04"W 2349.02') RECORD 1019.54 OF NOVED AS TO FORM THIS 7 DAY OF NOVEMBER A.D., 2015. TO ADHERE TO THESE NOTES, EASEMENTS COGRES OR OTHER DOCUMENTS PROPERTY OWNER, PROPERTY OWNERS AND PURCHAGERS ARE RESPONS TO THIS PLAT, AS CURRENTY EXISTING OR AS MAY FROM, TIME TO TIME BE APTORNEY FOR SOUTH JORDAN CITY OFFICE OF THE CITY ATTORNEY AND OR ENGINEER, CERTIFIES THAT ALL KNOWN IONAL TITLE ARE SHOWN ON THIS PLAT. OWNER F /ICINITY MAP (NTS) GENERAL NOTES APPROVED AS TO FORM THIS 1995 DAY CT. MARKET COTO COMM THIS 2 DAY A.D., 2013. GENERAL MANAGER SOUTH VALLEY SEWER DISTRICT "NOWN ALL IY THESE PRESENTS THAT I THE UNDERSIGNED OWNER OF THE, DESCRIBED THACLOF LAND ABOVE, HANNING DUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO "EPREATER BE NOWN AS: OWBOVISION CABCO JORDAN SUBDIVISION SURVEYOR'S CERTIFICATE BOUNDARY DESCRIPTION Grand D. W. A. ATTEST. CITY RECORDER OWNER'S DEDICATION CABCO PRIME, 119 CONV. DATE 10/4/13 AGENT. MY COMMISSION EXPINES 4 69 17 MAYOR Jahlan THE 11th DAY OF DAY WHO BEN G DULY SWORN SCO PRIME LLC AND LHATT HAT PART OF SAJ JUMITED LABIL DO SO BY THE OPERATING NOWLEDIE TO ME THAT SAJ SAJ PURPOSES STAUSES AND PURPOSES STAUS THE PART OF STAUS STAUS THAT DAY SA COUNTY OF SURPARE

Attachment D





Attachment E











ACCESS

- SECONDARY

SUBDIVISION

ALTITUDE

SOUTH JORDAN CITY, UTAH EXISTING CONDITIONS

NOTES

TREES REMOVED (3) WITHIN SOCIAL SECURITY LOT TO BE REPLACED WITHIN PROPERTY SEE SHIET C-102 SITE PLAN FOR LOCATIONS.

TREES REMOVED OUTSIDE SOCIAL SECURITY LOT TO BE REPLACED WITHIN HARRISON / ALTITUDE PER APPROVED LANGSCAPE PLAN WITH DEVELOPMENT.

2020-0068

DRAWN BY: BLS/MJV GDM

SCALE: 1"=20' PRENTED ON MACH) DATE: 5/30/2025

C-101

Attachment F





SURVEYORS PLANNERS

3302 N. Main Street Spanish Fork, UT 84660 Phone: 801.798.0555 Fax: 801.798.9393 office@lei-eng.com www.lei-eng.com



SOUTH JORDAN CITY, UTAH

SUBDIVISION - SECONDARY ACCESS ALTITUDE

LEI PROJECT #: 2020-0068 DRAWN BY: BLS/MJV

GDM

SCALE: 1"=20' (PRATED ON MACH) DATE: 5/30/2025

C-102

Attachment G





PLANNERS 3302 N. Main Street Spanish Fork, UT 84660 Phone: 801.798.0555 Fax: 801.798.9393 office@lei-eng.com www.lei-eng.com



SUBDIVISION - SECONDARY ACCESS SOUTH JORDAN CITY, UTAH

UTILITY PLAN

ALTITUDE

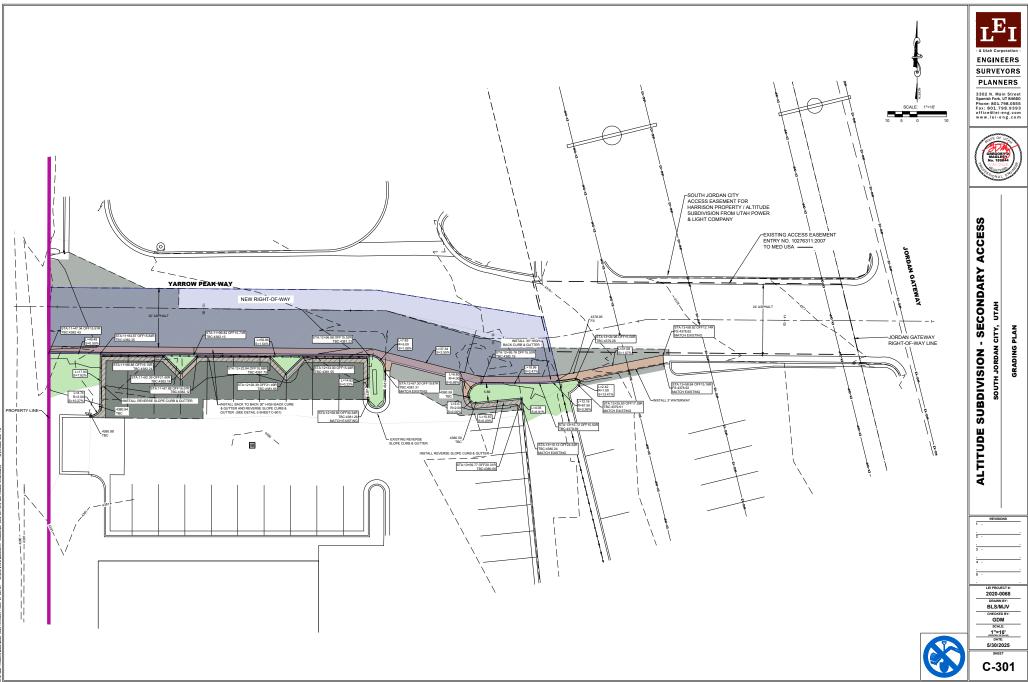
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1"=20'
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5/30/2025

C-201

Attachment H







Attachment I



