

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 04/12/2022

Issue: ASAY & WOODBURY / SCOTT FARMS
LAND USE AMENDMENT AND REZONE
Land use amendment by reconfiguring AP (Agricultural Preservation) and changing MU (Mixed Use) to RDO (Residential Development Opportunity), and a rezone from R-1.8 (Single-Family Residential, 1.8 lots per acre) to R-3 (Single-Family Residential, 3 lots per acre) Zone

Address: Approximately 10597 S. 1055 W.
File No: PLZBA202100127
Applicant: Brandon Asay

Submitted by: Damir Drozdek, Planner III
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission recommend that the City Council **approve** the following:

- Resolution R2022-24 approving the land use amendment; and
 - Ordinance No. 2022-04-Z approving the zone change.
-

ACREAGE:	Approximately 4.25 acres
CURRENT ZONE:	R-1.8 (Single-Family Residential, 1.8 lots per acre) and R-3 (Single-family residential, up to 3 lots per acre) Zone
CURRENT USE:	Single-family homes
FUTURE LAND USE PLAN:	AP (Agricultural Preservation) and MU (Mixed Use)
NEIGHBORING ZONES/USES:	North – C-C / 10550 South South – R-1.8 and A-5 / Single-family homes and raw land West – R-1.8 / 1055 West East – R-1.8 / Single-family homes

STANDARD OF APPROVAL

1. LAND USE AMENDMENT:

The general plan may be amended by resolution of the city council as follows:

- A. The process to amend the general plan and future land use map may be initiated by members of the City Council, by the City Manager or Planning Director, or by the owner of a subject property or his or her agent. A general plan land use or text amendment which is not initiated by the City may not be reinitiated for an amendment which was considered within the

previous year without a majority vote of the City Council. A land use amendment should not impair the development potential of the subject parcel or neighboring properties.

- B. The Planning Commission shall hold a public hearing, as required by state law, after which the commission may modify the proposed general plan amendment. The Planning Commission shall then forward the proposed general plan amendment to the City Council.
- C. After receiving the recommendation of the Planning Commission, the City Council shall hold a public hearing, and may accept, accept with modifications, or reject the proposed general plan amendment.

(City Code § 17.12.030)

2. REZONE:

The rezoning of property may not be considered if the proposed zoning does not conform to the general plan. 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:

The applicant is requesting a land use amendment and a zone change to develop a single-family residential subdivision on property generally located at 10597 S. 1055 W. The subject property is comprised of four parcels located at the southeast corner of 10550 South and 1055 West. It contains approximately 4.25 acres of land.

Project Description:

The project is a single-family residential development consisting of 12 lots ranging in size from approximately 10,000 sq. ft. to 25,000 sq. ft. The majority of the lots are in the 12,000/13,000 sq. ft. range. Three lots will be accessed off 1055 West and another three via a private lane off 10550 South at the east end of the project. Six lots will be accessed off 10550 South via a publicly dedicated cul-de-sac street. In total, nine out of 12 lots will be accessed off 10550 South.

1055 West is a historical route. The City Council designated the road as a historical route in 2015, and in addition, established standards for the roadway. The road width is 20 feet with no

curb/gutter, parkstrip or sidewalk. No improvements will be made to the 1055 West frontage with this project. 10550 South frontage will be improved as per City standards. The private lane at the east end of the project will have to be constructed to meet the minimum fire and emergency vehicle standards.

Existing homes on Lots 3 and 12 will remain, the existing home on Lot 1 will eventually be demolished to accommodate the new lot layout. All other lots will be vacant and ready for new construction. A decorative masonry wall will be constructed along the south and the east project boundary. No fencing will be erected along 10550 south. A three to four foot high visually non-obscuring fence will be constructed along the 1055 West frontage.

New Development Agreement:

The proposed development agreement will provide general requirements and standards for the development and include terms addressing site layout, architecture and fencing that are more than what is required by City Code. Staff has proposed the following terms in the current draft agreement:

- The project density will not exceed three units per acre.
- The building architecture will consist of the following:
 - Roof pitch no less than 3/12,
 - Stucco shall be less than 50% of the exterior finish area,
 - Brick or stone shall be applied to the exterior in the amount of two times the perimeter of building foundations,
 - Front porches shall be included on homes fronting 1055 West,
 - Garages will be setback at least five feet from the front line of home and compromise less than 50% of the home face along 1055 West.
- A three to four foot post and rail, picket or simulated wrought iron fence will be installed along front property lines on homes fronting 1055 West.

Once the applicant has agreed to the proposed terms of the agreement, the agreement, the agreement will be presented to the City Council for approval as part of the applicant's rezone request. The agreement provides predictability for what development will look like along 1055 West and respects the Agricultural Preservation land use applied to properties along 1055 West.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The application meets the rezone standards of approval of the City Code.
- The proposed development agreement, unless later modified by the City Council, provides predictability for how the property will look and be used. Any changes to the use will require further approvals and a modification of the development agreement by the City Council.
- The "Agricultural Preservation" land use designation is defined in the General Plan as follows: "Agricultural Preservation identifies areas with current and/or historic agricultural usage. Though these properties are a beloved asset to the community, future development is probable. Future development shall be primarily residential and serve to preserve the agricultural character in the forms and character of the development. Cluster style

development will be encouraged to preserve the agricultural use/open space where possible. Small scale, neighborhood commercial uses could be strategically placed consistent with surrounding land uses and/or at the core of the neighborhood to provide a themed service base for neighborhood gathering.”

- The “Residential Development Opportunity” land use designation is defined in the General Plan as follows: “Residential Development Opportunity identifies areas, generally located within existing residential areas, which are not yet fully developed, but would support a variety of residential land uses. These areas are suited to support additional residential development due to adjacency to municipal services such as utilities, roads, and amenities. Any new development, redevelopment, or rezoning within this designation shall be consistent with the surrounding land uses in order to maintain existing character and quality of life for adjacent property owners.”

Conclusion:

Based on the findings, the Application, if approved, will be consistent with the goals and policies of the General Plan and the City’s Strategic Priorities, and as such, should be approved.

Recommendation:

Based on the findings and conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and **recommend approval** of the application, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

FISCAL IMPACT:

See attached report.

ALTERNATIVES:

- Recommend approval of an amended application.
- Recommend denial of the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Future Land Use Map
- Zoning Map
- Concept (Site) Plan
- Fiscal Analysis
- Infrastructure Analysis
- Resolution R2022-24
 - Exhibit ‘A’- Future Land Use
- Ordinance 2022-04-Z
 - Exhibit ‘A’ – Zoning Map



Damir Drozdek, AICP
Planner III, Planning Department



Legend

STREETS

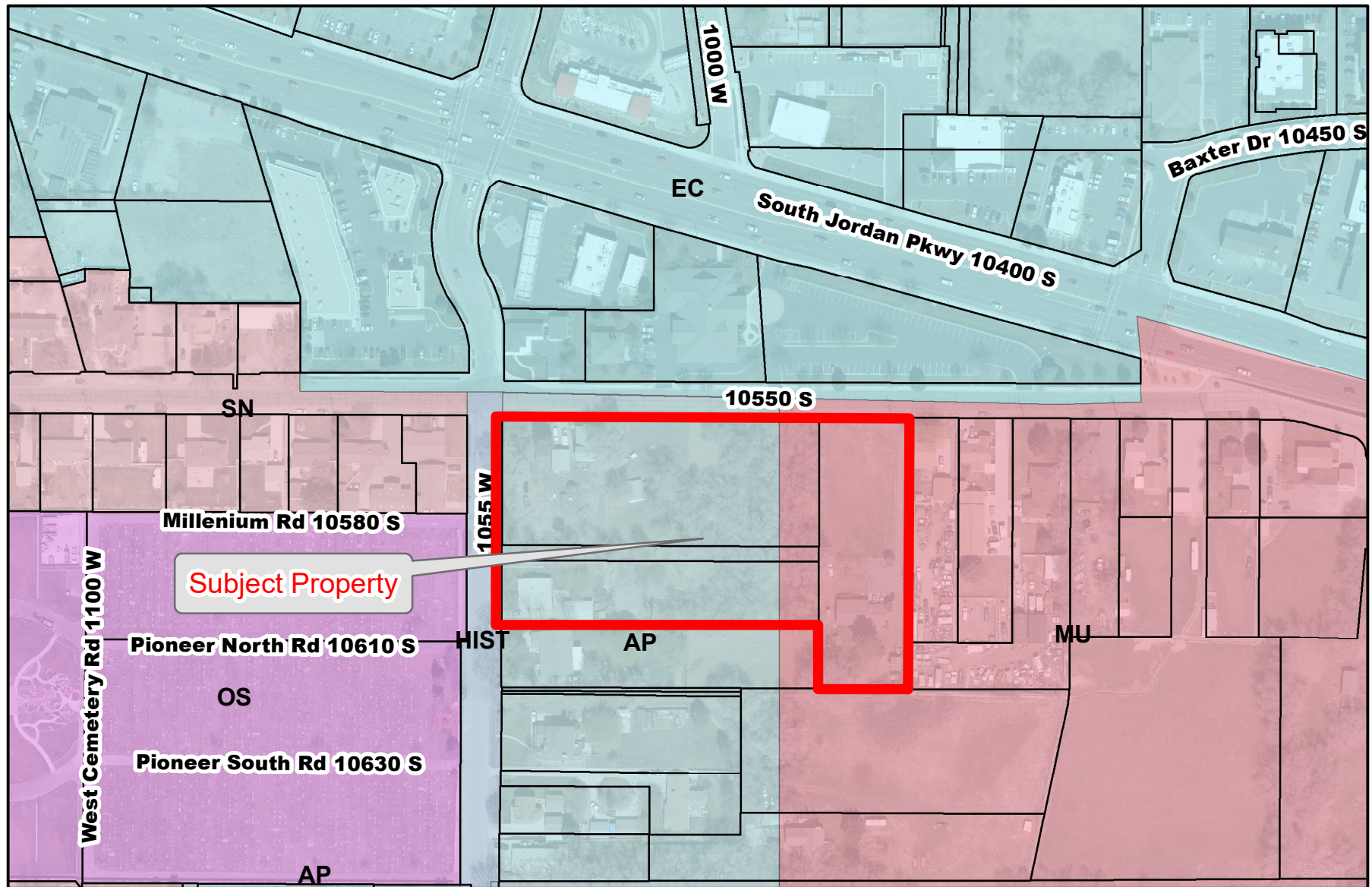
PARCELS

Aerial Map City of South Jordan

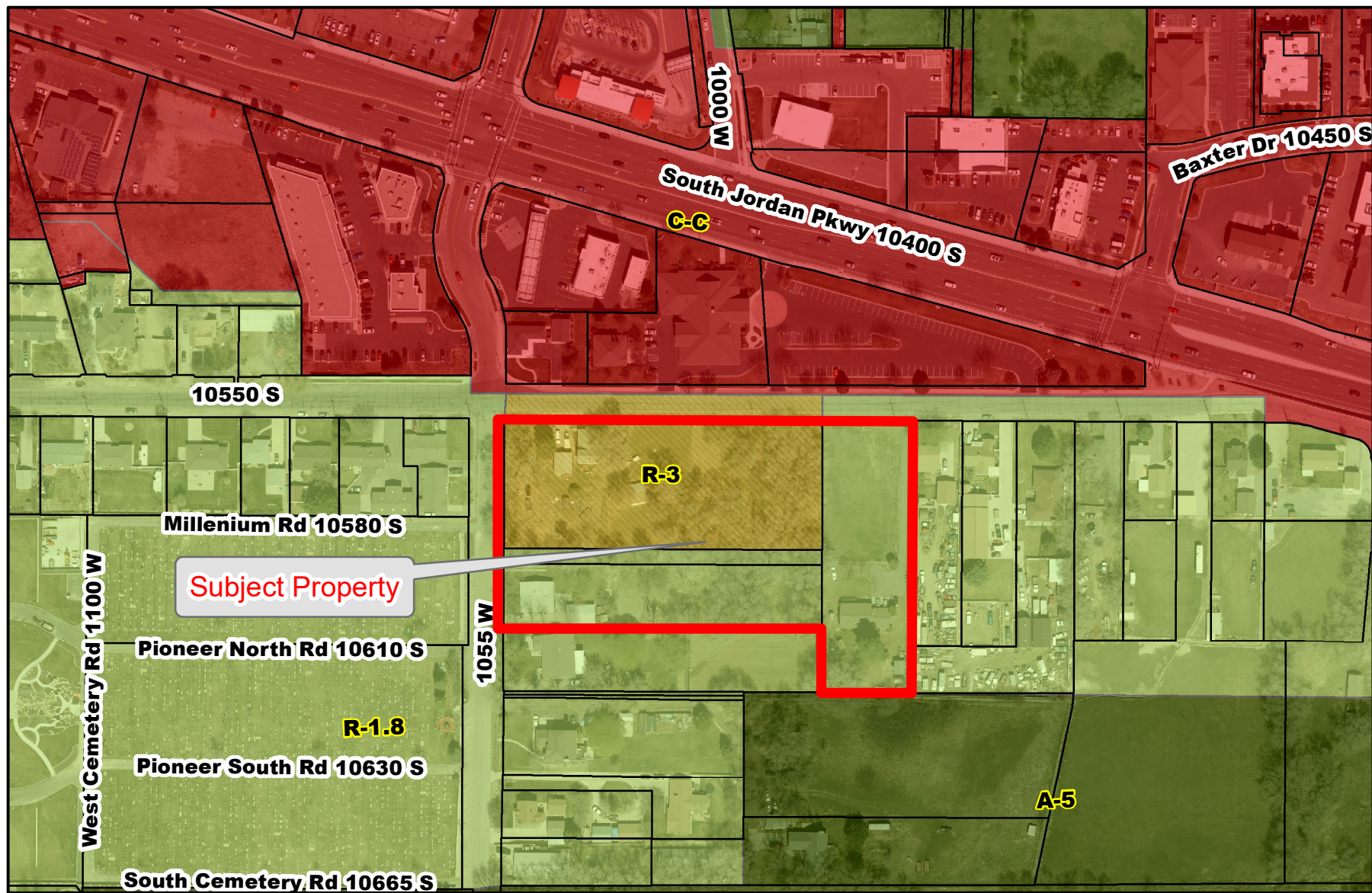
0 65 130 260 390 520 Feet


Aerial Imagery
2021

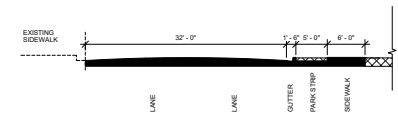




<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Future Land Use Map</h2> <h3>City of South Jordan</h3>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2021</p> 
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<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2 style="text-align: center;">Zoning Map</h2> <p style="text-align: center;"><i>City of South Jordan</i></p>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2021</p> 
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1 SITE PLAN
1" = 20'-0"

The site plan shows a building footprint with a central rectangular section and two side wings. The setbacks are indicated by dimension lines: 0' on the left, 10'-0" on the right, 20'-0" on the left, and 40'-0" on the right.



JOB NUMBER:	Project Number
DRAWN BY Author	CHECKED BY Checker

A100

Project Analysis

Project: Scott Farms

March 14, 2022

Scenario Descriptions

Scenario 1: No Change - Residential - R-3.0 & R-1.8

Financial Summary by Scenario

Direct Impact (General Fund)	No Change - R- 3.0 & R-1.8	R-3.0
Revenue	\$ 2,535	\$ 13,101
Property Tax	\$ 1,465	\$ 8,059
Sales Tax (direct)	\$ -	\$ -
Other	\$ 1,070	\$ 5,042
Expenses	\$ 9,842	\$ 14,858
Roads	\$ -	\$ 2,576
Emergency Serv.	\$ 691	\$ 2,763
Parks	\$ 123	\$ 493
Other	\$ -	\$ -
Total	\$ (7,307)	\$ (1,758)
Per Acre	\$ (1,634.66)	\$ (393.28)
Per Unit	\$ (2,435.64)	\$ (146.46)
Per Person	\$ (690.24)	\$ (41.51)

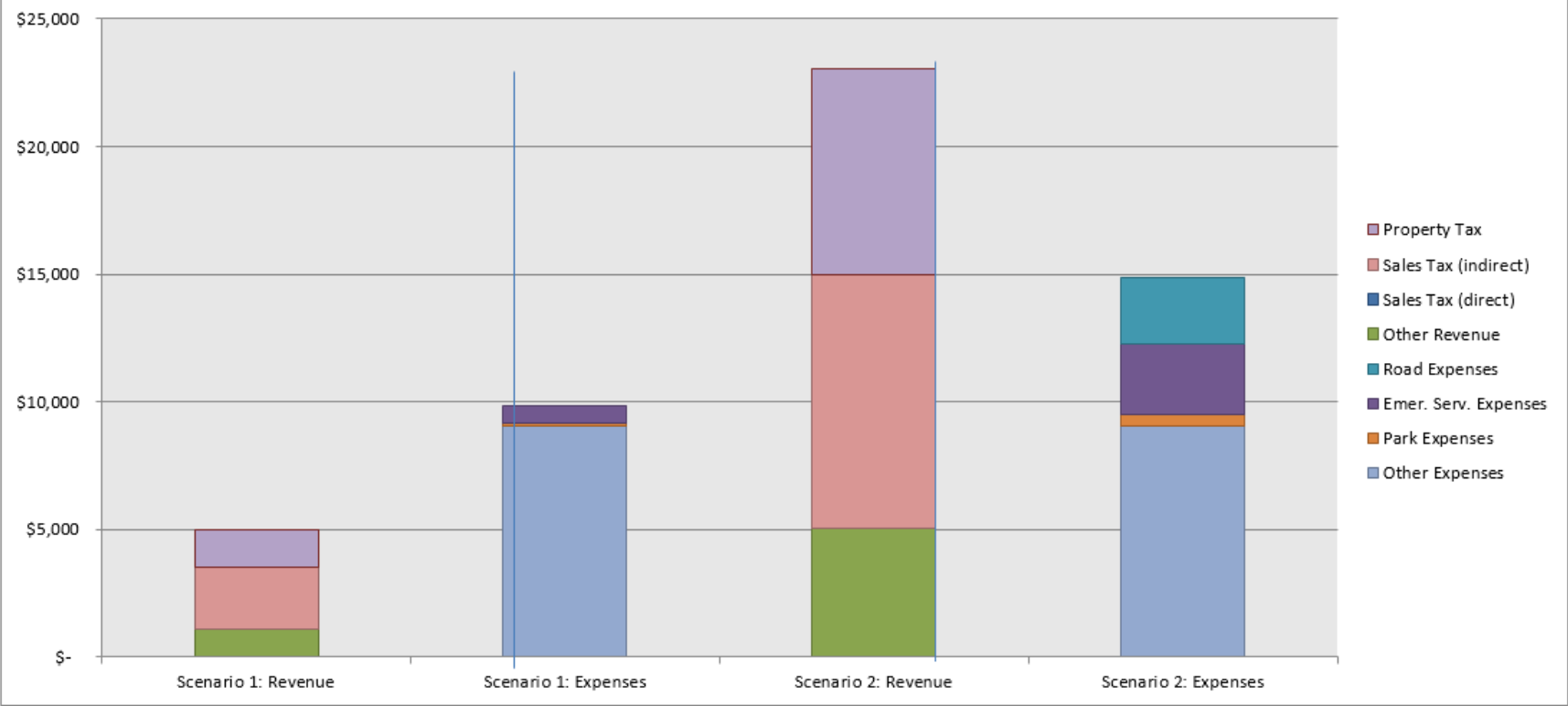
Indirect Impact

Potential Retail Sales	\$ 244,148	\$ 976,592
Sales Tax (indirect)	\$ 2,480	\$ 9,921

*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



LAND USE AMMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Scott Farms	1031 W. 10550 S
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Planner Assigned	Damir Drozdek
Engineer Assigned	Jared Francis

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 bordered on the west by 1055 West and on the north by 10550 South. Some homes will access directly onto 1055 West, a couple homes will be accessed from a private drive on the east side of the project, but the majority of the new lots will be accessed from a proposed cul-de-sac within the project. The cul-de-sac and frontage improvements on 10550 South will be per standard City right of way requirements. The private drive width must be increased and include a turnaround, to meet current fire code standards. As a historically designated road, 1055 West will remain as is without any further improvements.

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)*

There is an existing City owned 8" water main in 10550 South and another 6" City water main in 1055 West. Fire hydrants will be required on site as per City standards. A water model will be required as part of the preliminary subdivision submittals.

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

There does not appear to be a City owned secondary water system adjacent to the project. An engineer's cost estimate may be required with development to determine if it's feasible per City code for the new development to provide a functioning secondary water system.

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)*


There is a sewer main line in 10550 South and another one in 1055 West. Connection requirements will be determined by the South Valley Sewer District.

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

In order to comply with State and City guidelines, the proposed development must retain on site, through use of approved low impact development devices and best management practices, all rainfall events less than or equal to the 80th percentile rainfall event. For storm events greater than the 80th percentile, the additional storm water must either be retained on site or discharged into an approved storm drain system. The closest existing public storm drain system is located in the intersection of 1055 West and 10550 South.

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

Report Approved:



Development Engineer

3/31/22
Date



Brad Klavano, PE, PLS
Director of Development Services/City Engineer

3/31/22
Date

RESOLUTION R2022 – 24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE FUTURE LAND USE PLAN MAP OF THE GENERAL PLAN OF THE CITY OF SOUTH JORDAN BY RECONFIGURING AGRICULTURAL PRESERVATION (AP) AND CHANGING FROM MIXED USE (MU) TO RESIDENTIAL DEVELOPMENT OPPORTUNITY (RDO) ON PROPERTY GENERALLY LOCATED AT 10597 S. 1055 W.; BRANDON ASAY (APPLICANT).

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Future Land Use Plan Map of the General Plan of the City of South Jordan (“Land Use Map”); and

WHEREAS, the Applicant requested that the City Council amend the Land Use Map by changing the land use designation on property generally located at 10597 S. 1055 W. by reconfiguring Agricultural Preservation and changing Mixed Use to Residential Development Opportunity; and

WHEREAS, the South Jordan Planning Commission reviewed Applicant’s proposed amendment and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed amendment; and

WHEREAS, the City Council finds that amending the Land Use Map as proposed by the Applicant will enhance the public health, safety and general welfare, and promote the goals of the General Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Amendment. The land use designation of the Land Use Map of a portion of property described in Application PLZBA202100127, filed by Brandon Asay, which is located generally at 10597 S. 1055 W. in the City of South Jordan, Utah, is hereby reconfiguring Agricultural Preservation and changing Mixed Use to Residential Development Opportunity as shown in **Exhibit A**.

SECTION 2. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

**APPROVED 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 T. McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

EXHIBIT A

(Property Description)

Agricultural Preservation (AP) Boundaries

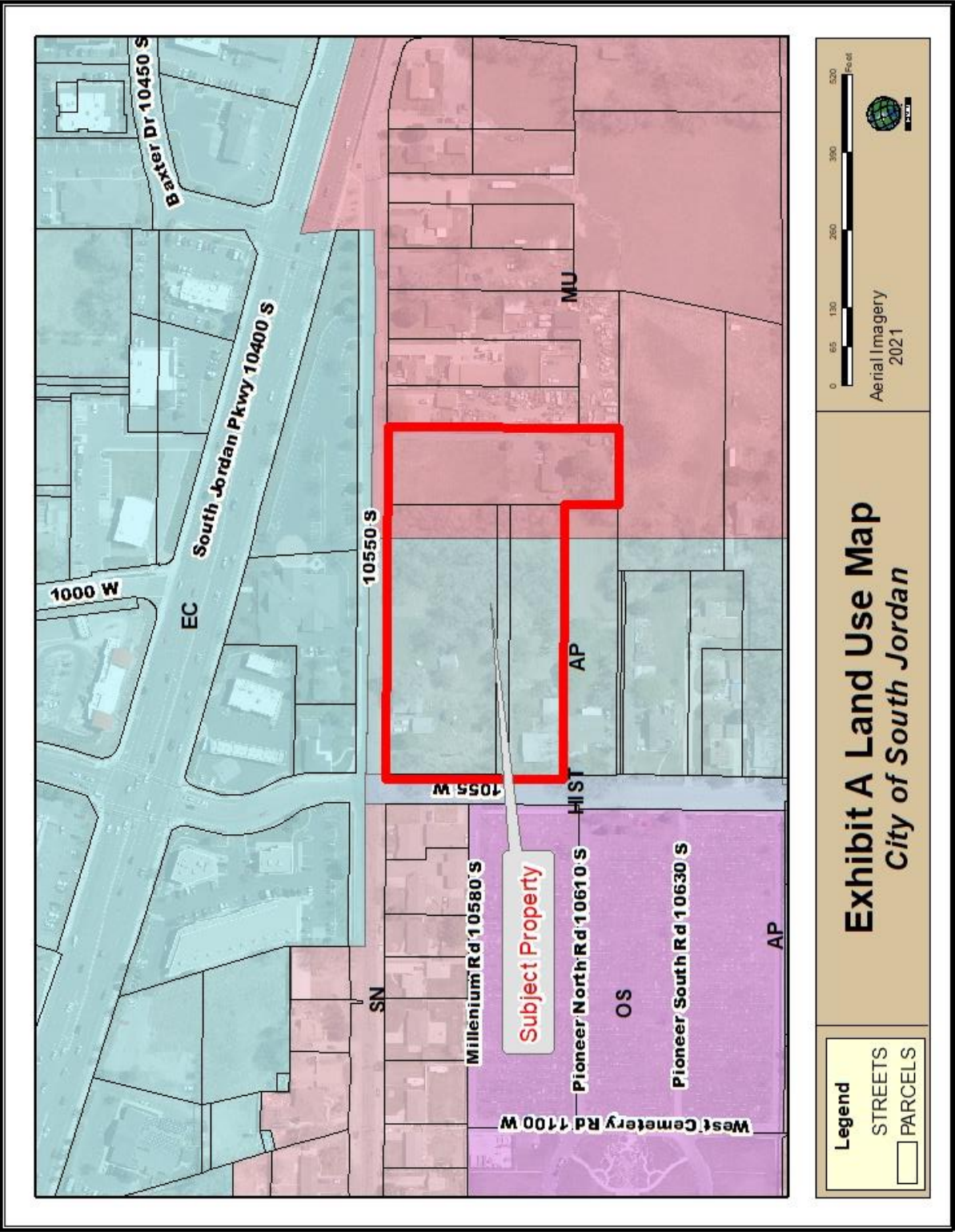
Commencing at a point located North 89°29'37" East along the Quarter Section line 2580.14 feet and South 67.67 feet from the West quarter corner of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence South 88°56'30" West 153.14 feet; thence North 00°14'58" West along 1055 West Street 288.54 feet; thence South 89°56'39" East along 10550 South Street 129.91 feet; thence South 195.75 feet; thence North 89°26'21" East 22.81 feet; thence South 01°02'36" East 90.07 feet to the point of beginning.

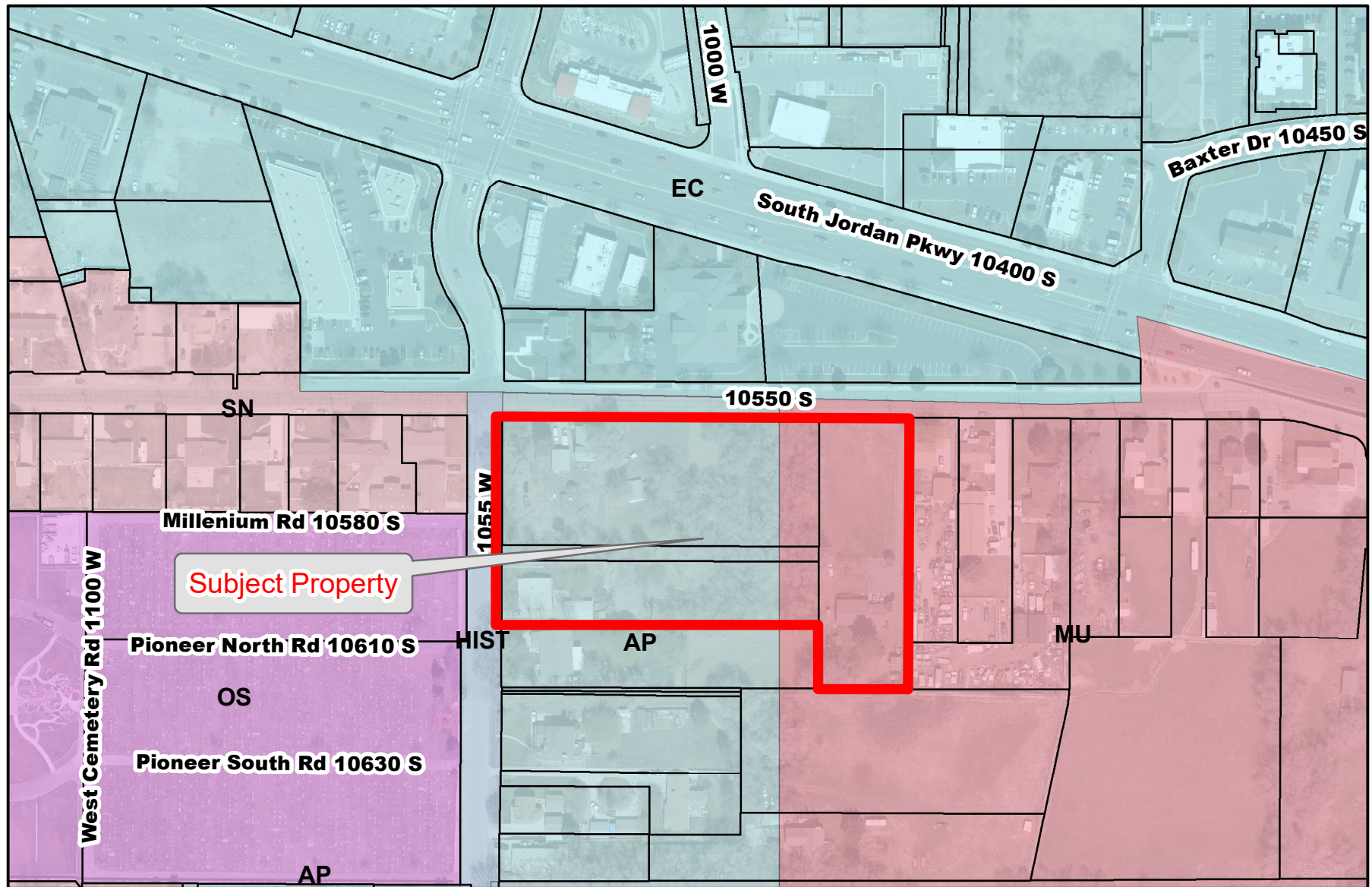
AREA=39,274 sq. ft. or 0.90 acre

Residential Development Opportunity (RDO) Boundaries

Commencing at a point located North 89°29'37" East along the Quarter Section line 2580.14 feet and South 67.67 feet from the West quarter corner of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence North 01°02'36" West 90.07 feet; thence South 89°26'21" West 22.81 feet; thence North 195.75 feet; thence South 89°56'39" East along 10550 South Street 453.23 feet; thence South 00°26'59" West 381.49 feet; thence South 89°03'34" West 127.93 feet; thence North 00°38'02" East 99.09 feet; thence South 89°52'26" West 298.97 feet to the point of beginning.

AREA=139,231 sq. ft. or 3.20 acres





<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Exhibit A Land Use Map</h2> <p><i>City of South Jordan</i></p>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2021</p> 
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ORDINANCE NO. 2022-04-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY GENERALLY LOCATED AT 10597 S. 1055 W. FROM THE R-1.8 ZONE TO THE R-3 ZONE.

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 City Code) with the accompanying Zoning Map; and

WHEREAS, the Applicant, Brandon Asay, proposed that the City Council amend the Zoning Map by rezoning the 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 PLZBA202100127 located in the City of South Jordan, Utah is hereby reclassified from the R-1.8 Zone to the R-3 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:

Office of the City Attorney

EXHIBIT A

(Property Description)

27-14-178-004-0000

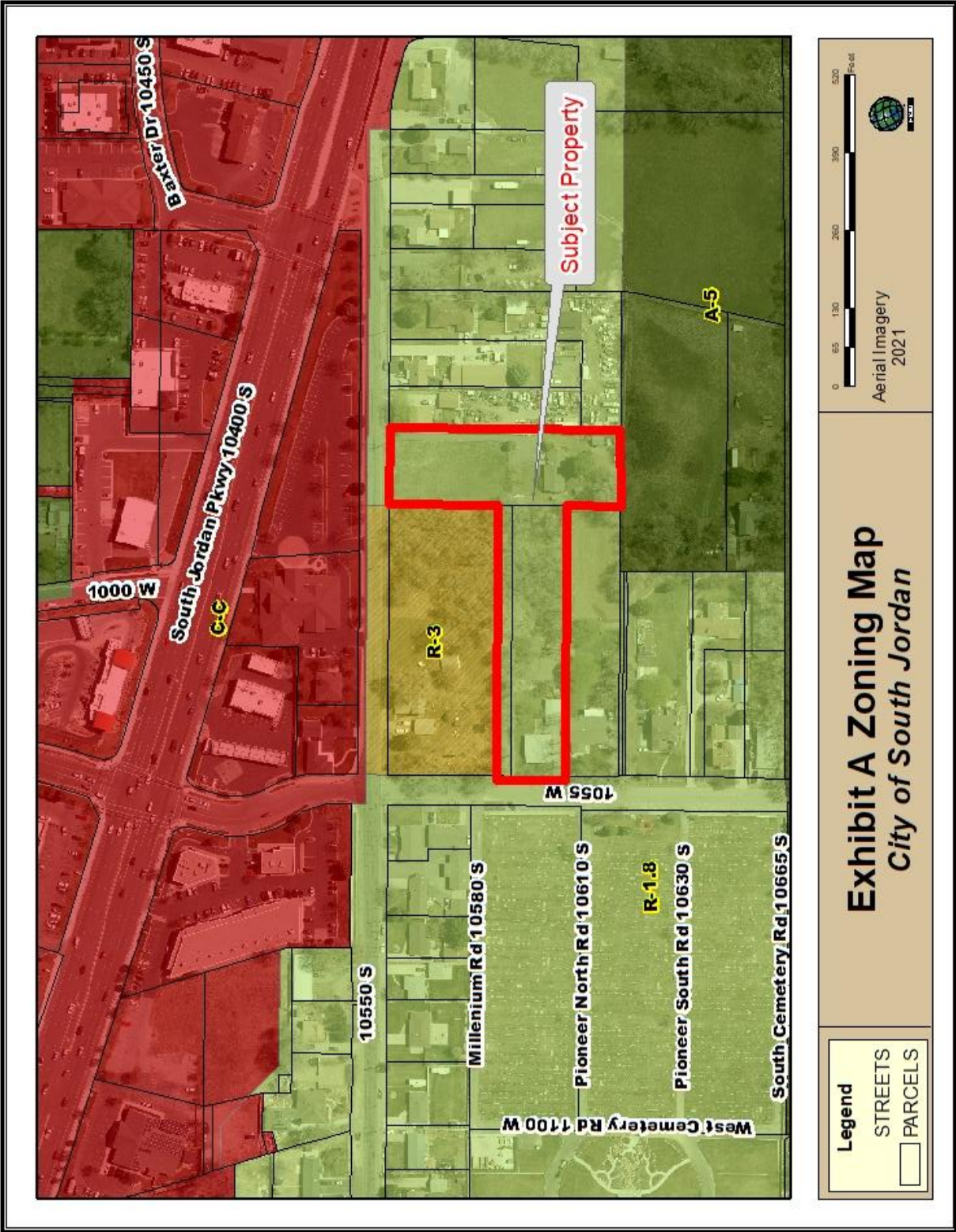
BEG W 225.72 FT & N 65.75 FT FR CEN SEC 14, T 3S, R 1W, SLM; N 22.36 FT E 495.66 FT S 22.36 FT W 495.66 FT TO BEG. 0.25 AC. 7487-2454 7654-2136 7654-2145

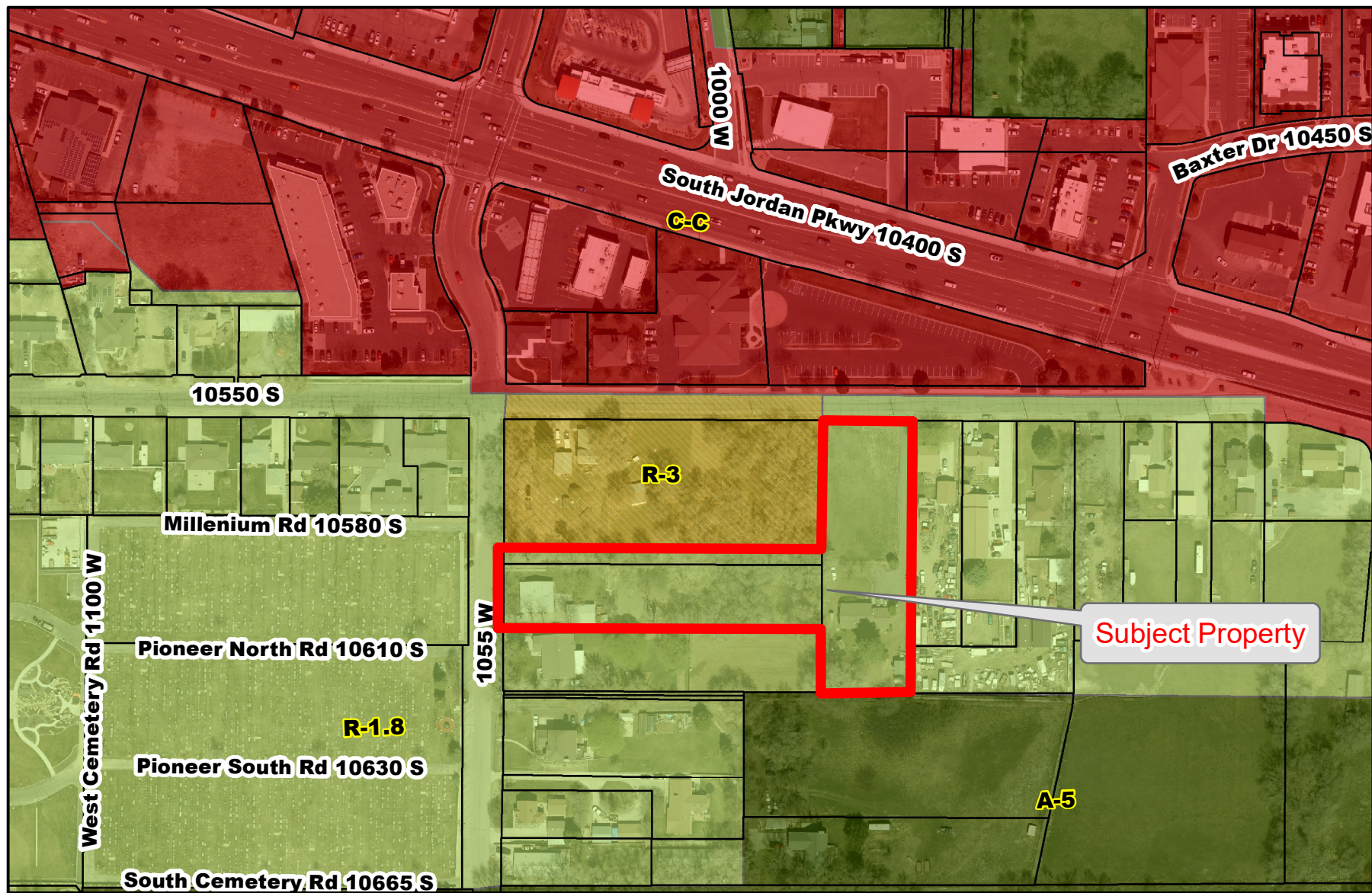
27-14-178-002-0000

COM 25 FT S & 3.42 CH W FR CEN SEC 14 T 3S R 1W SL MER N 5 1/2 RD E 7.26 CH S 5 1/2 RD W 7.26 CH TO BEG 1 AC

27-14-252-001-0000

COM 56.95 FT N & 2881.52 FT E FR W 1/4 COR OF SEC 14, T 3S, R 1W, S L M; N 0°26' E 206.66 FT; S 89°34' E 128.04 FT; S 0° 26' W 392 FT; N 89°34' W 128.04 FT; N 0°26' E 185.34 FT TO BEG. 1.15 AC. 3895-0072





<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Exhibit A Zoning Map</h2> <p><i>City of South Jordan</i></p>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2021</p> 
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