

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 04/12/2022

Issue: CRESCENT VISTA
PRELIMINARY SUBDIVISION PLAT
Address: 11324 S. 445 W.
File No: PLPP202200005
Applicant: Clint Olson

Submitted by: Damir Drozdek, Planner III
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Crescent Vista preliminary subdivision plat, File No. PLPP202200005.

ACREAGE:	Approximately 4.9 acres
CURRENT ZONE:	R-1.8 (Single-Family Residential, 1.8 lots per acre)
CURRENT USE:	Residential
FUTURE LAND USE PLAN:	RDO (Residential Development Opportunity)
NEIGHBORING ZONES/USES:	North – R-1.8 / Large lot single-family homes South – R-1.8 / Large lot single-family home West – R-1.8 / Single-family residential East – R-1.8 / 445 West

STANDARD OF APPROVAL:

Once all application requirements have been met, redline corrections made, revised plans and plat submitted and City staff approval given, the preliminary subdivision plat application will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with chapter 16.04 of this title. 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. (Ord. 2007-01, 1-16-2007)

City Code § 16.10.060

BACKGROUND:

The applicant is requesting that the Planning Commission approve a preliminary subdivision plat for the Crescent Vista subdivision located at 11324 S. 445 W. The proposed subdivision will consist of nine lots ranging in size from roughly 1/3 acre to 1/2 acre. The subdivision will be

accessed off 445 West via a public street that will terminate in a T-intersection with roads stubbing to properties to the south and the north of the project.

The roads will be built to City standards. There will be no improvements along 445 West as the road was built to an old City standard and no improvements are planned for the immediate future. Other public improvements will include fire hydrants, street lights and water meters. Storm water will drain out to a detention pond at the west end of the project, and then the water will eventually release into Willow Creek. The detention pond will be surrounded by a six-foot-tall vinyl fence and will be owned and maintained by the City.

Fencing will include a six-foot-tall decorative masonry wall along the south and majority of the north boundary. No fencing will be required along 445 West since the road is not a collector street. Willow Creek meanders through the west side of the property creating a floodplain and wetlands. Because of the creek, the City Engineer has waived the fencing requirement along the west boundary of the subdivision (see attached waiver).

No landscape improvements are required with this project. All existing structures on the property will be demolished prior to any construction.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The project is located in the R-1.8 Zone. It meets the Planning and Zoning, as well as the Subdivision and Development Code requirements of the Municipal Code.
- The City Engineer may waive fencing requirements according to City Code §16.04.200.B.1.a.

Conclusion:

- The proposed preliminary subdivision plat application meets the City Code requirements and as such should be approved.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** 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.

ALTERNATIVES:

- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Preliminary Subdivision Plat
- Demolition Plan
- Record of Survey
- Site & Utility Plan
- Grading and Drainage Plan
- Fence Waiver



Damir Drozdek, AICP
Planner III, Planning Department



[Brad Klavano \(Apr 5, 2022 17:26 MDT\)](#)

Brad Klavano, P.E.
Director of Engineering Services



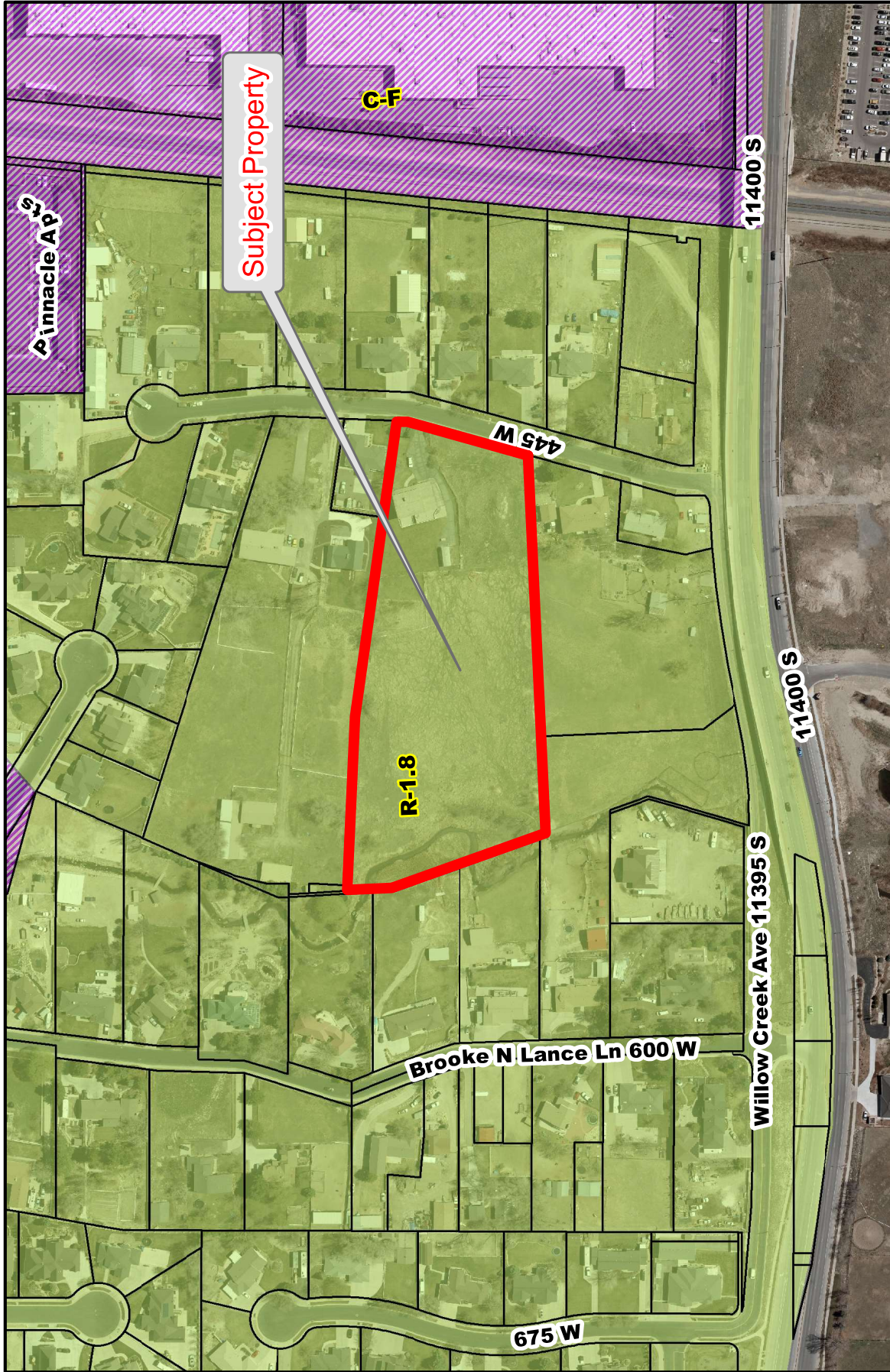
Legend
STREETS
PARCELS

Aerial Map City of South Jordan

Aerial Imagery
2021



0 80 160 320 480 640 Feet



Legend

- STREETS
- PARCELS

Zoning Map

City of South Jordan

Aerial Imagery
2021





DRAWING NOTES:

Know what's below.

Call 811 before you dig.

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UTILITY NOTIFICATION CENTER, INC.

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1-800-662-4111



\\DATA\21260 Olson Crescent Vista\dmg\Crescent Vista C101-C204 Overall.dwg
 PLOT DATE: Mar 07, 2022

NO.	REVISION	DATE
1	SOUTH JORDAN CITY, SOUTH VALLEY SKWER, SLO COMMENT	3/7/22

INFORMATION
CRESCENT VISTA
SUBDIVISION
DEMOLITION PLAN

SOUTH JORDAN, UTAH

DRAWN	CHECKED	PROJECT #
TMC	MEC	21260





WILDLING
ENGINEERING
14741 SOUTH LUTHER STREET
SOUTH JORDAN, UTAH 84092
WWW.WILDLINGENGINEERING.COM

DRAWING NOTES:

1. WATER SERVICES ARE TO BE 7" IPS POLY PIPE W/ 7" METAL EDGE OF WEDER CANS SHALL BE WITHIN 6" INCHES FROM THE BACK OF CURB.
2. SINKER LATERALS ARE TO BE 4" PVC @ 2.0% MIN SLOPE.
3. ALL CONDUITS SHALL BE 2" MIN. WALL THICKNESS AND SHALL BE INSTALLED TO MEET ALL CITY, STATE AND FEDERAL STANDARDS AND CONSTRUCTION SPECIFICATIONS.
4. CONTRACTOR SHALL FIELD SINKER LOCATIONS AND INVERT ELEVATIONS OF EXISTING AND PROPOSED SINKERS AND SHALL BE RESPONSIBLE FOR VERIFYING CONTRACTING AND NEW SINKER LINES.
5. FOUR FEET OF COVER IS REQUIRED OVER ALL SINKER LINES.
6. ADA RAMP TO BE PER APM PLAN 235 AND SHALL INCLUDE TRUNCATED DOME PANELS.

LEGEND

- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- EXISTING SINKER
- PROPOSED SINKER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING STREETLIGHT
- PROPOSED STREETLIGHT

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PROJECT DATE: Mar 07, 2022

NO.	DESCRIPTION	DATE
1	ADD TO PERMANENT CITY SOUTH JORDAN UTILITY LOG COMMENT	3/2/22
2	ADD TO PERMANENT CITY SOUTH JORDAN UTILITY LOG COMMENT	3/2/22

PROJECT INFORMATION

**CRESCENT VISTA
SUBDIVISION**
SITE AND UTILITY PLAN
SOUTH JORDAN, UTAH

DRAWN BY	TMC
CHECKED BY	MEC
PROJECT NO.	21260

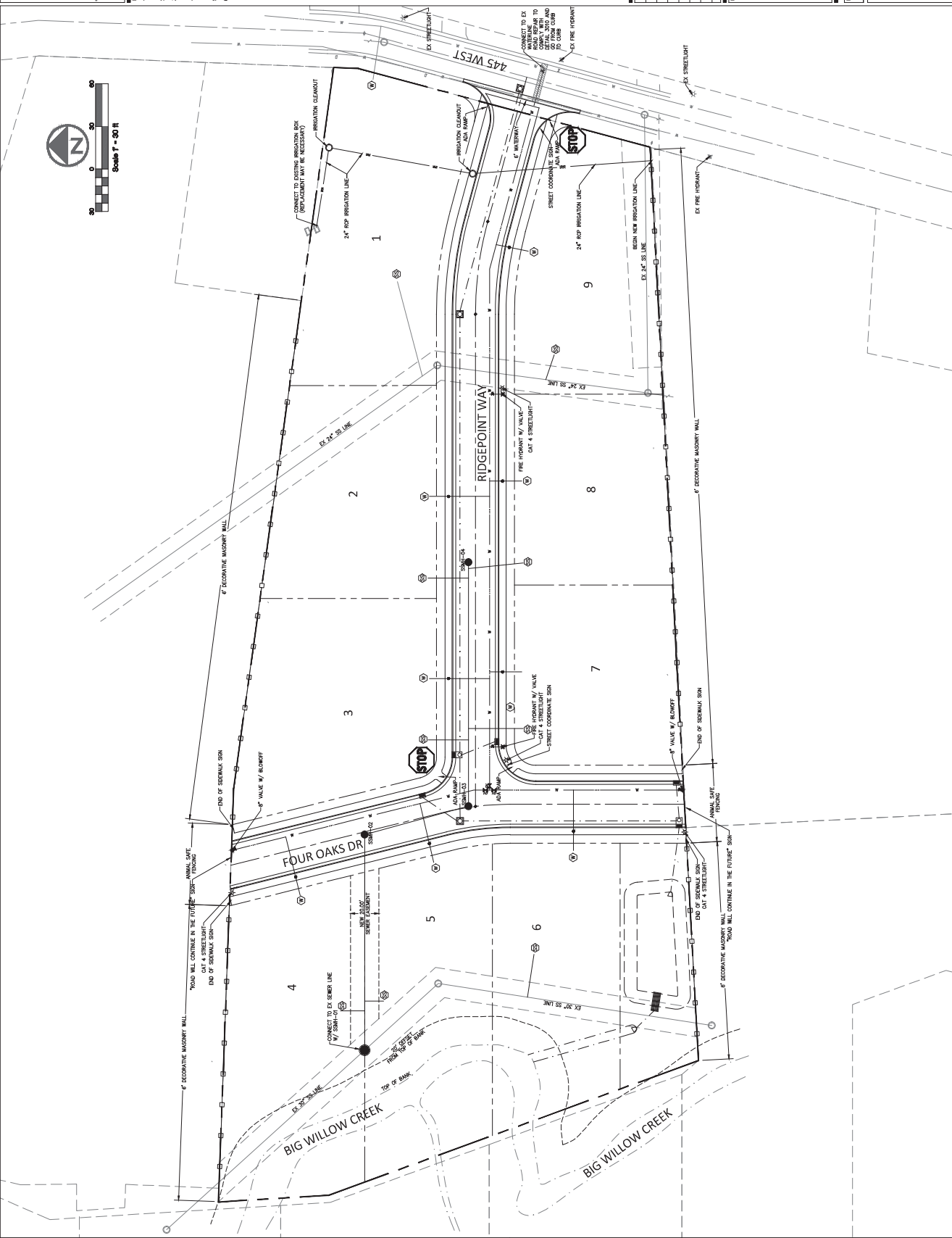
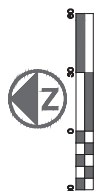
DATE	12/7/21
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SCALE	1" = 30'
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SHEET	C202
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PROJECTS33.AMP





DRAWING NOTES:

The diagram shows a cross-section of a site with several contour lines. From top to bottom, the lines are labeled as follows:

- EXISTING INDEX CONTOUR (10')**: A dashed line.
- EXISTING INDEX CONTOUR (9')**: A solid line.
- PROPOSED INDEX CONTOUR (10')**: A solid line.
- PROPOSED CONTOUR (9')**: A solid line.
- PROPOSED CONTOUR (7')**: A dash-dot line.
- PROPOSED STORM DRAIN**: Indicated by two arrows pointing towards the center of the section.

A north arrow points upwards in the upper right corner. The vertical axis on the left is labeled "Elevation (Feet)" with markings from 6 to 10. The horizontal axis at the bottom is labeled "Stationing" with markings from 1+00 to 1+80.

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NO.	DATE	REVISION	COMMENTS
1	3/17/22		SOUTH JORDAN CITY, SOUTH VALLEY STWTR, ALSO COMMENT

CRESCENT VISTA
SUBDIVISION

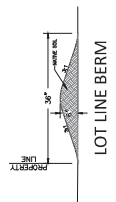
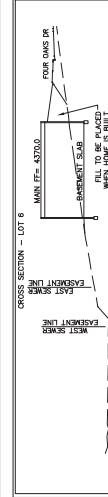
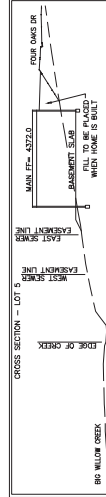
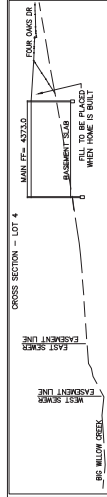
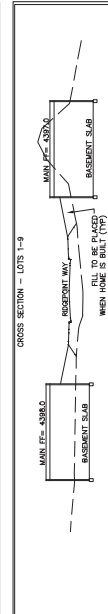
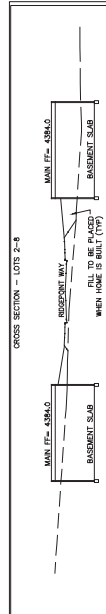
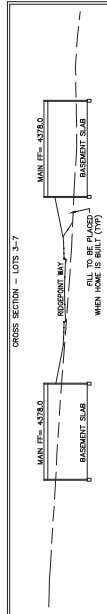
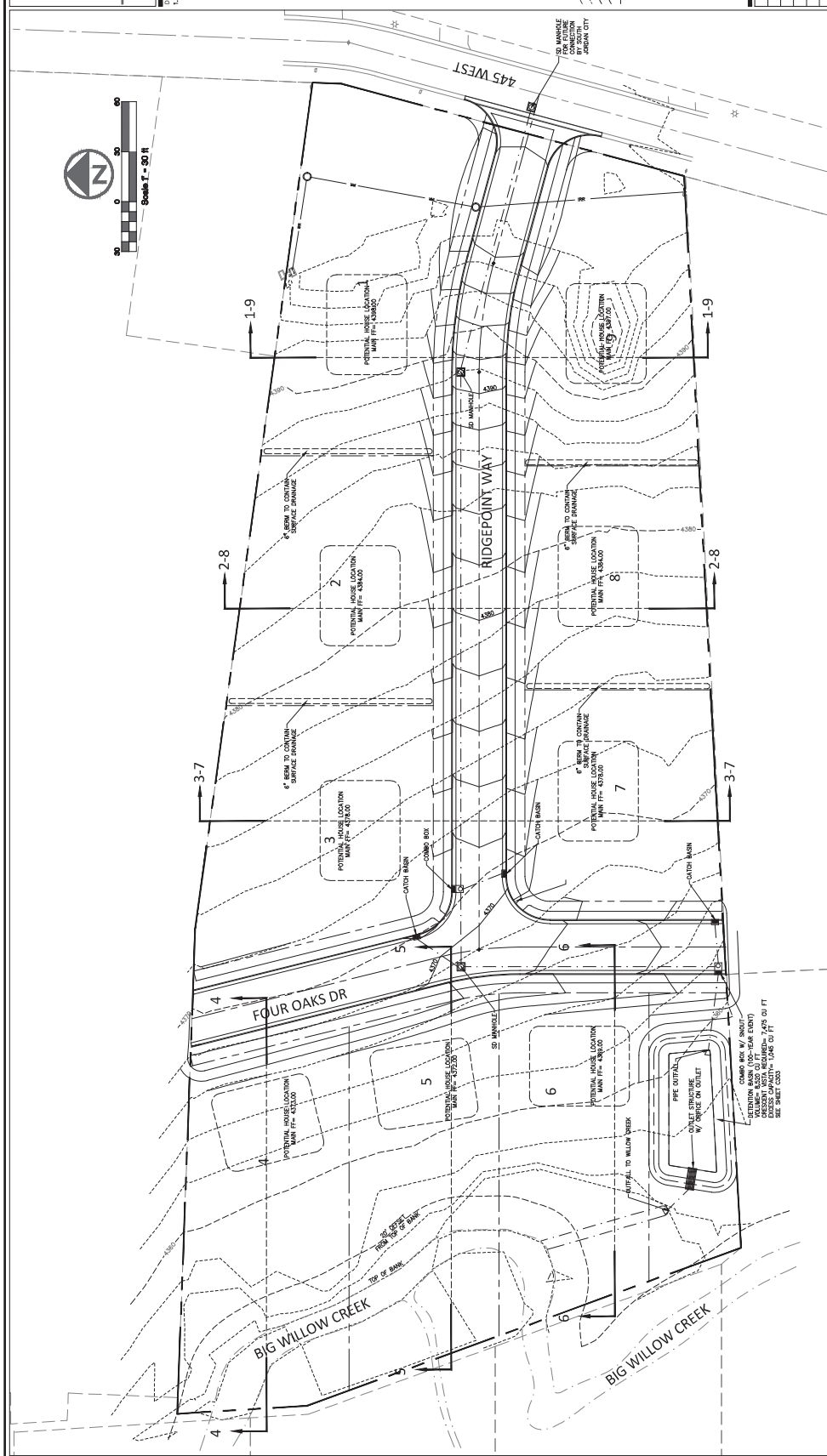
GRADING & DRAINAGE PLAN

SOUTH JORDAN, UTAH

DRAWN **TMC** CHECKED **MEC** PROJECT # **21260**

DATE 12/7/21

1" = 30'



Dawn R. Ramsey, *Mayor*
Patrick Harris, *Council Member*
Bradley G. Marlor, *Council Member*
Donald J. Shelton, *Council Member*
Tamara Zander, *Council Member*
Jason T. McGuire, *Council Member*



PH: 801.446-HELP @SouthJordanUT

Mike Carlton, P.E.
Wilding Engineering
14721 South Heritage Crest Way
Bluffdale, UT 84065

Dear Mr. Carlton:

I have received your request to waive the masonry wall requirement (see attached letter) along the west side of the Crescent Vista development (along Big Willow Creek). The following is the City code regarding fencing requirements.

16.04.200 B. Incompatible Zones: The following shall apply to incompatible zones:

1. A minimum six foot (6') tall, decorative precast or integrally colored and textured block, brick, stone, or other masonry fence and/or wall, with an approved cap shall be installed between the development and any adjacent parcels zoned for and meeting the minimum lot size requirements for large animals or between any adjacent property allowed large animals under a legal, nonconforming use, irrespective of whether or not large animals are on the property at the time of application or development. The type and design of all masonry walls shall be approved by the City Engineer for the purpose of holding large animals.

a. The requirements of this subsection may be waived and/or modified where the City Engineer determines strict compliance with this subsection would result in a practical difficulty upon the owner of such property. Such circumstances may include topographical conditions, location of public utilities, or other unique situations. The City Engineer must find that such practical difficulties cannot be overcome by any feasible alternative other than the exception and relief can be granted in a manner that will not alter the essential character of the area.

As can be seen in the highlighted section above I can waive or modify this requirement if certain criteria is met. Because of the issues with Big Willow Creek; i.e. Channel meanders in and out of the property on the west boundary line, FEMA flood plain, and existing wetlands vegetation along the boundary, I am waiving the Masonry Fence requirement. Also, because of the issues of Big Willow Creek, as outlined, I will not be requiring any type of fencing along the west boundary of the Crescent Vista Subdivision development.

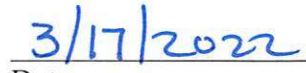
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If you have any further questions please contact myself or Shane Greenwood.

Sincerely,

A handwritten signature in blue ink that reads "Brad Klavano". The signature is written in a cursive style and is positioned above a horizontal line.

Brad Klavano, P.E., P.L.S.
Director of Engineering/City Engineer
South Jordan City

A handwritten date in blue ink that reads "3/17/2022". The date is written in a cursive style and is positioned above a horizontal line.

Date



March 10, 2022

Brad Klavano, South Jordan City Engineer
Via email: bklavano@sjc.utah.gov

RE: Crescent Vista west property line fence

Mr. Klavano,

The purpose of this letter is to provide information as to why the Crescent Vista project should not be required to provide a fence along its west boundary line. The Crescent Vista Subdivision project consists of 9 residential building lots and is located west of 445 West at approximately 11320 South. The property slopes predominantly from east to west and the Big Willow Creek drainage is along the west end of the property.

I had visited the site early in our design stage, but went to the site last week to look specifically at the west boundary of the project. The purpose of my visit was to see how to best design a storm drainage outfall so I could accurately show it on my design drawings for both city and Salt Lake County Flood Control submittal. I was surprised to see that almost the entire west boundary line of the project is either the Big Willow Creek channel, or marshes alongside the channel. The marshes consist of very soft soils and wetlands vegetation. The result of that visit was the determination to ensure that our design stayed clear of getting into the marsh or channel area because any construction in this area would certainly disrupt the existing conditions and could trigger the need for an Army Corp 404 permit.

Therefore the reasoning why to not require a fence along the west boundary are due to the following factors:

1. The Big Willow Creek channel meanders in and out of the property along this line, so we would not be able to get a consistent length of fence along the west boundary line.
2. There is a FEMA flood plain on the Big Willow Creek channel and a fence would disrupt or modify that flood plain.
3. Installing a fence would disturb the existing marsh and wetlands vegetation.

I have included a couple of pictures I took on site for your review. If you have any questions, please contact me at 801-793-0443.

Thank You,

Mike Carlton, P.E.



Photo 1 - Southwest corner of project, looking north



Photo 2 - Near north boundary of project, looking south



Staff Report

Final Audit Report

2022-04-05

Created:	2022-04-05
By:	Becky Messer (rmesser@sjc.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQgXb_6Sk4YBcZK3-Rmc7jJmc-C8qxo-

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-  Document created by Becky Messer (rmesser@sjc.utah.gov)
2022-04-05 - 10:48:11 PM GMT- IP address: 63.226.77.126
-  Document emailed to Brad Klavano (bklavano@sjc.utah.gov) for signature
2022-04-05 - 10:50:13 PM GMT
-  Email viewed by Brad Klavano (bklavano@sjc.utah.gov)
2022-04-05 - 11:25:41 PM GMT- IP address: 63.226.77.126
-  Document e-signed by Brad Klavano (bklavano@sjc.utah.gov)
Signature Date: 2022-04-05 - 11:26:00 PM GMT - Time Source: server- IP address: 63.226.77.126
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2022-04-05 - 11:26:00 PM GMT