

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 4/12/22**

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**Application:** HATT REZONE FROM A-5 TO R-2.5

**Address:** 1060 West 10290 South

**File No:** PLZBA202200026

**Applicant:** Stan Hatt

**Submitted By:** David Mann, Planner II  
Shane Greenwood, Supervising Senior Engineer

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**Staff Recommendation (Motion Ready):** Based on the staff report and other information presented to the Planning Commission during the public hearing, and the Planning Commission's discussion, I move that the Planning Commission forward a recommendation to the City Council to **approve** the proposed rezone from **A-5 to R-2.5**.

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## **STANDARD OF APPROVAL**

### **Rezoning Application:**

The rezoning of property may not be considered if the proposed zoning does not conform to the [G]eneral [P]lan. 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:**

Stan Hatt submitted an application to rezone the subject property on February 10, 2022. The Applicant is proposing to create a 2-lot residential subdivision that would include the existing house being located on one of the lots. The Applicant submitted a survey of the subject property showing that a portion of 10290 South is public right-of-way, but the remainder of the street as it extends west is a private street. The public right-of-way portion of 10290 South is not built to current city standards with regards to sidewalks or asphalt width. Four properties on the south side of 10290 South have access to the private street. The Hindu Temple property is also connected to the private street, but a gate has been installed to restrict access except for emergency vehicles. A description of the Property is as follows:

|   |   |
|---|---|
| <b>ACREAGE:</b>   | Approximately 0.92 acres  |
| <b>CURRENT ZONE:</b>                                      | A-5   |
| <b>CURRENT USE:</b>                                       | Single Family Residential   |
| <b>FUTURE LAND USE PLAN:</b>                              | Stable Neighborhood   |
| <b>NEIGHBORING<br/>LU DESIGNATIONS,<br/>(ZONING)/USES</b> | <p>North - Stable Neighborhood, (R-2.5) / Single Family Residential</p> <p>South - Residential Development Opportunity, (A-5) / Single Family Residential</p> <p>East - Stable Neighborhood, (R-3) / Single Family Residential</p> <p>West - Stable Neighborhood, (R-2.5) / Single Family Residential</p> |

### **ANALYSIS:**

The South Jordan Engineering Department has conducted an infrastructure analysis based on the proposed rezone. Staff concluded that an additional lot would have access to water and sewer service and would not impact traffic on 10290 South. The Applicant will be required to demonstrate that the new lot would have legal access to the adjacent street during the subdivision process. The properties along 10290 South currently have access by way of a prescriptive easement that has been established over the years. 10290 South will likely become a public street when the roughly five acres of land south of the subject property develops in the future.

### **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:**

#### **Findings:**

- Staff finds the proposal will improve the subject property with minimal impact to the surrounding area.

#### **Conclusions:**

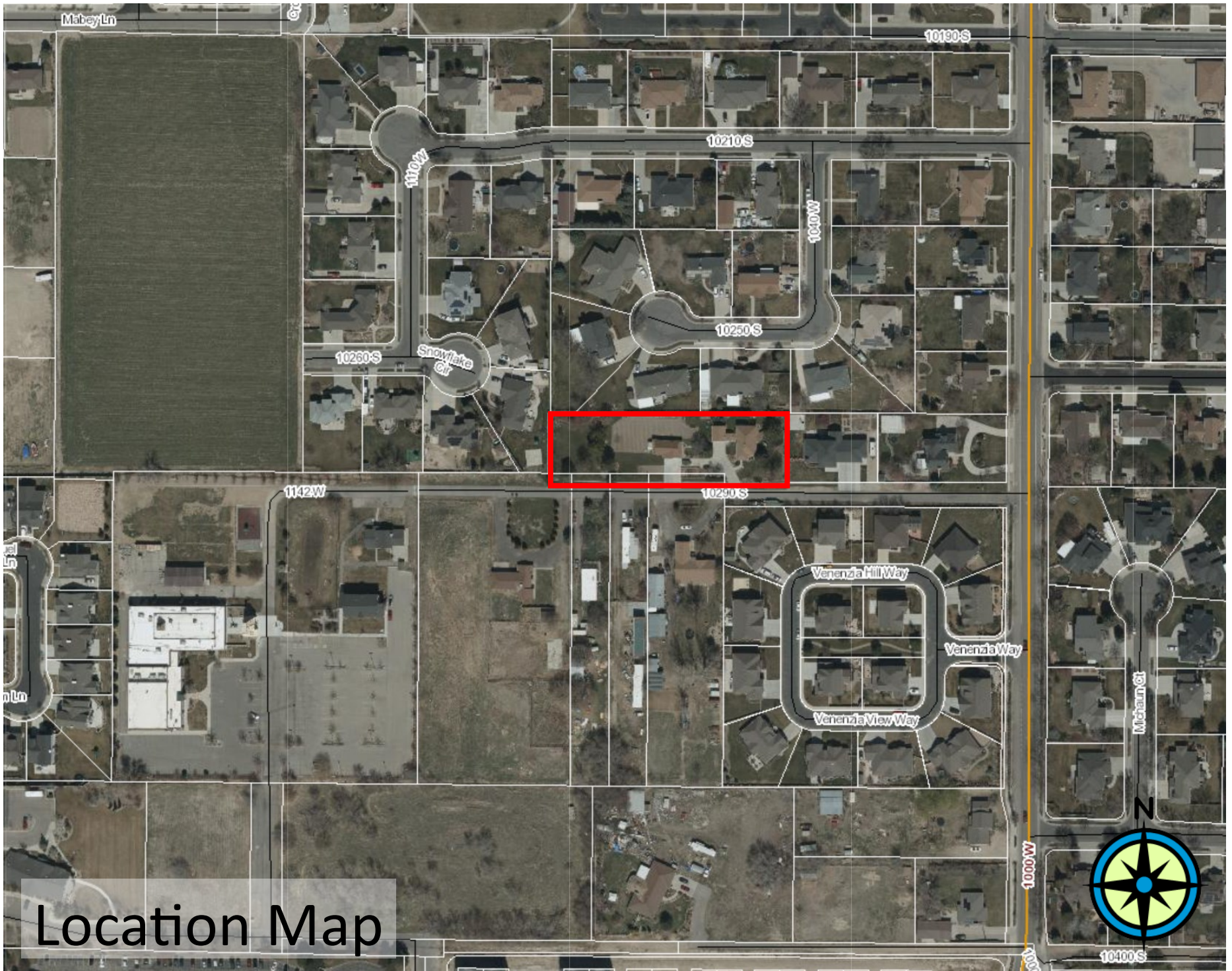
Based on the findings listed above, Staff concludes that the proposed rezone meets the standard of approval for rezoning property as outlined in Section 17.22.020 of the City Code.

#### **ALTERNATIVES:**

- Recommend denial of the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

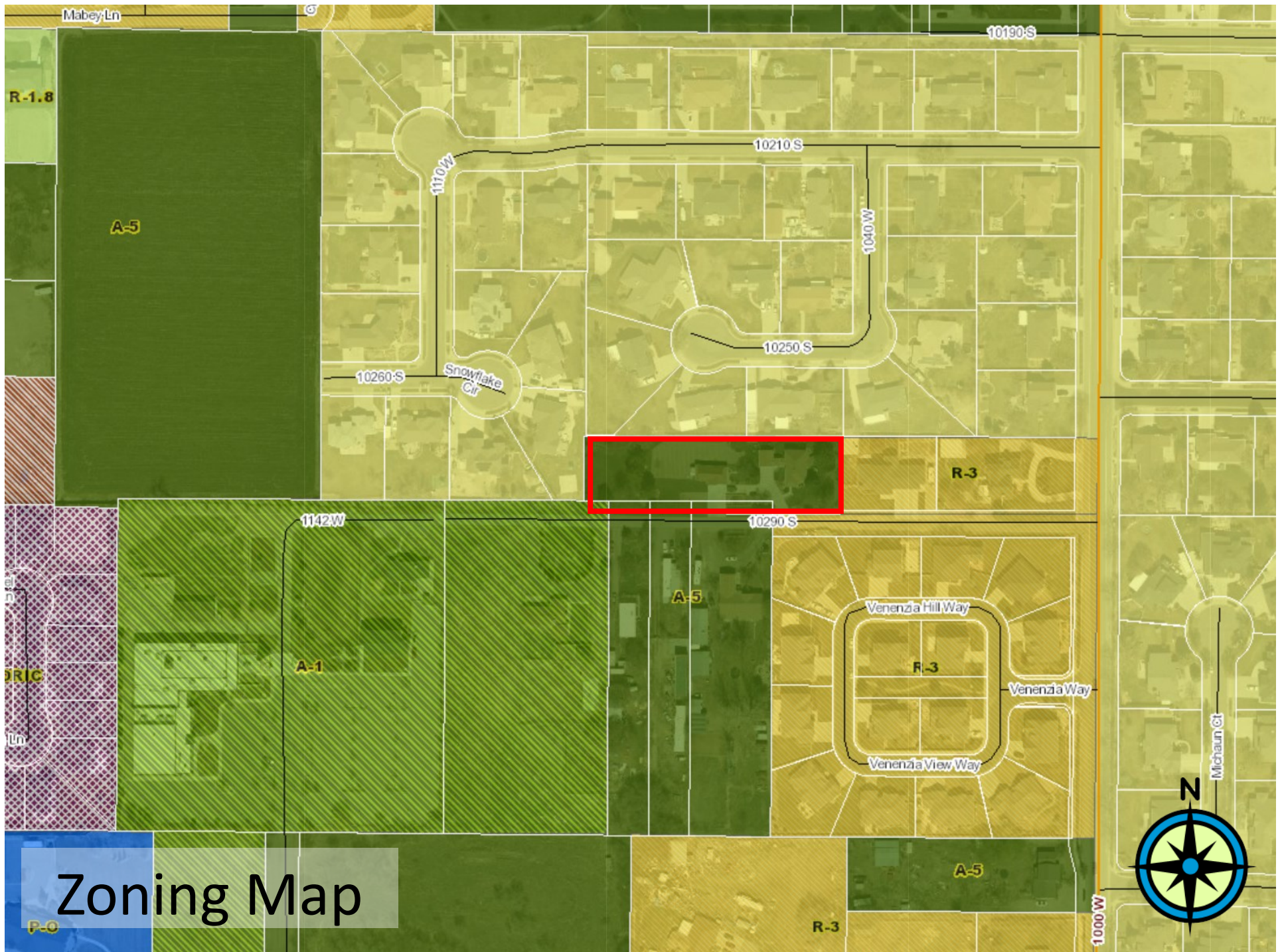
#### **SUPPORT MATERIALS:**

- Location Map
- Zoning Map
- Land Use Map
- Boundary Survey
- Infrastructure Analysis

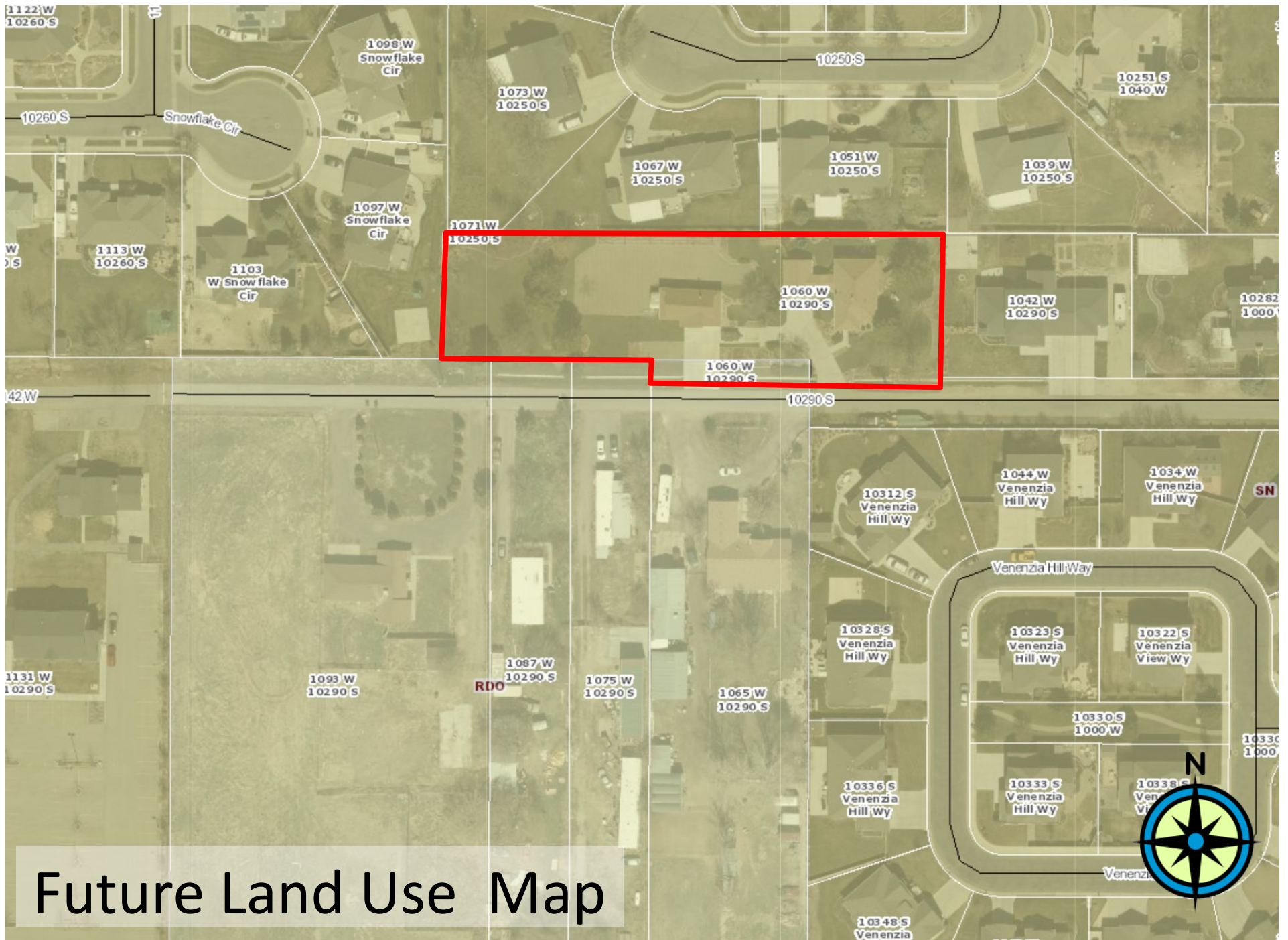


Location Map











# LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

## INFRASTRUCTURE ANALYSIS

|                            |                        |
|----------------------------|------------------------|
| <b>Project Name/Number</b> | Hatt Rezone A-5 – R2.5 |
|----------------------------|------------------------|

|                          |                 |
|--------------------------|-----------------|
| <b>Planner Assigned</b>  | David Mann      |
| <b>Engineer Assigned</b> | Shane Greenwood |

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 located at 1060 West 10290 South with one proposed residential lot. The proposed lot will be accessed from 10290 South street, which should have sufficient capacity for the additional traffic on this roadway. A traffic study will not be required for this development.

**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)*

The subject property can be serviced by a water main in 10290 South street.

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

Not required.

**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)*

At the time of Subdivision approval, the developer must submit an approval letter from South Valley Sewer District stating sufficient capacity for any additional sewer connections to the sewer main in the area. It is anticipated that adequate sewer service is available.

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


It is anticipated that the storm drainage from the additional proposed residential lot will be retained on site. An engineered grading design is required at the time of building permit application.

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

**Report Approved:**

  
Development Engineer

3/4/2022  
Date

  
Brad Klavano, PE, PLS  
Director of Engineering/City Engineer

03/04/2022  
Date