

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 05/14/2024

Issue: South Jordan City Park
PRELIMINARY SUBDIVISION
Address: 10749 S 2200 W South Jordan, UT 84095
File No: PLPP202400044
Applicant: Jeremy Nielson / South Jordan City

Submitted by: Miguel Aguilera, Planner I
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** File No. PLPP202400044.

ACREAGE:	1.37 Acres
CURRENT ZONE:	Agriculture (A-5)
CURRENT USE:	Single-Family home structure
FUTURE LAND USE PLAN:	Open Space (OS)
NEIGHBORING ZONES/USES:	North – Single-Family residences (A-5) South – Utah State University Property (A-5) West – Single-Family Residences (A-5) East – South Jordan City Rec Soccer Fields (OS)

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 City Code Chapter 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 City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements.

City Code § 16.14.020

BACKGROUND:

The applicant is requesting the Planning Commission approve a preliminary subdivision plat for City property located at 10749 S 2200 W. The proposed subdivision create two lots from one existing lot and form the South Jordan City Park Subdivision. The existing property is under the

Agriculture (A-5) zone; however, it is intended to be rezoned to Single-Family Residential (R-1.8) and Open Space Park (OS-P) under file No. PLZBA202400043.

The proposed subdivision will create two lots with different sizes. Lot 1 will have an area of 0.55 acres and Lot 2 will have an area of 0.82 acres. The Utah and Salt Lake Canal intersects the property on its eastern side.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- There is no development agreement associated with this preliminary subdivision.
- The existing property has a Utah and Salt Lake Canal Easement that is 73.60 feet at its widest.
- The subject property's current zoning and size make it a nonconforming lot. After subdivision and rezone, both lots will conform to their zone requirements.
- The area where Lot 1 will be has a Single-Family structure on it. The area where Lot 2 will be is vacant.
- Once the final subdivision is complete, the new lots will become the South Jordan City Park Subdivision.

Conclusion:

- The proposed preliminary subdivision 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 proposed Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Current Zoning Map
- Future Land Use Map
- Proposed Subdivision Amendment Plat

Miguel Aguilera

Miguel Aguilera
Planner I, Planning Department

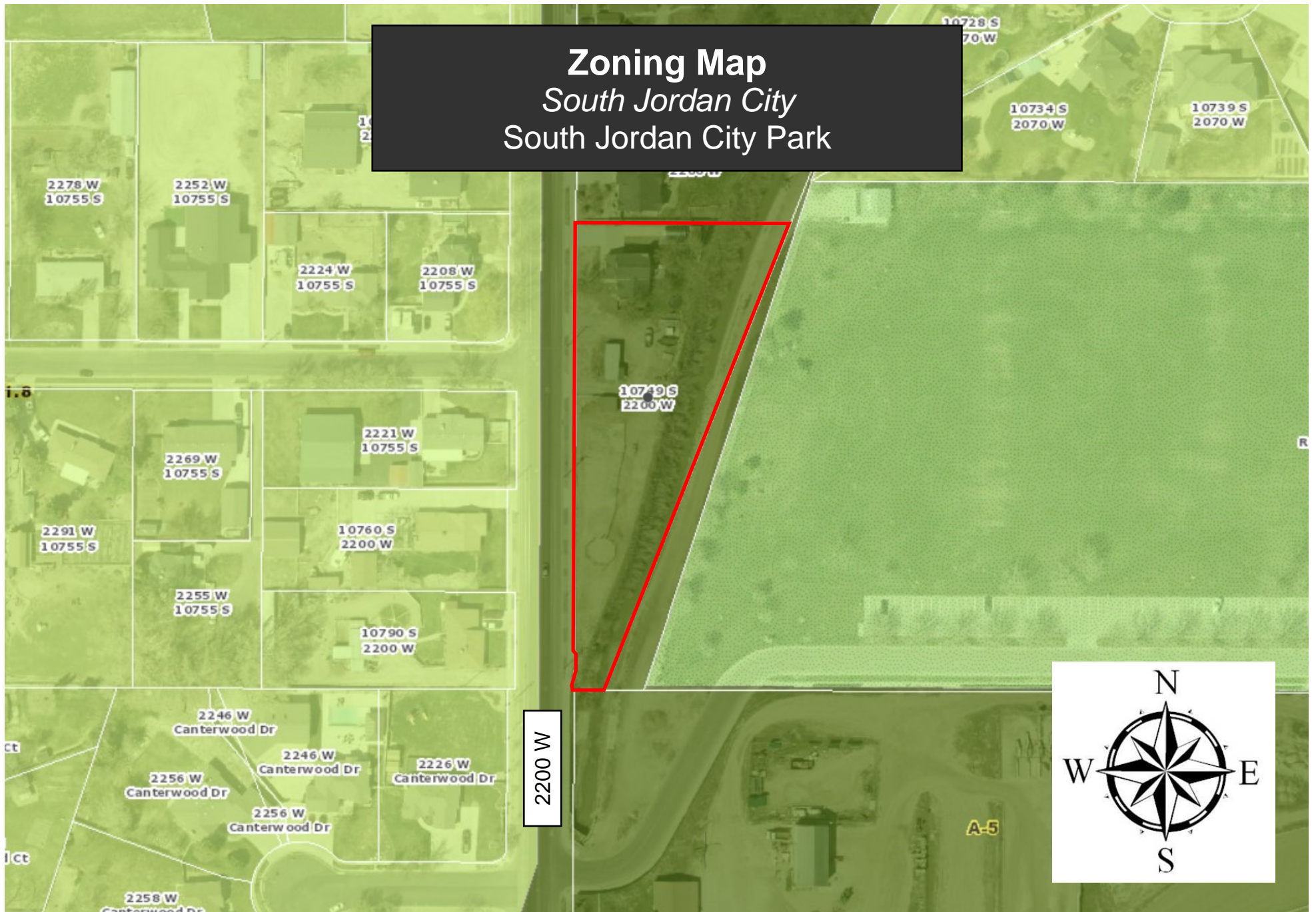
Location Map
South Jordan City
South Jordan City Park



Zoning Map

South Jordan City

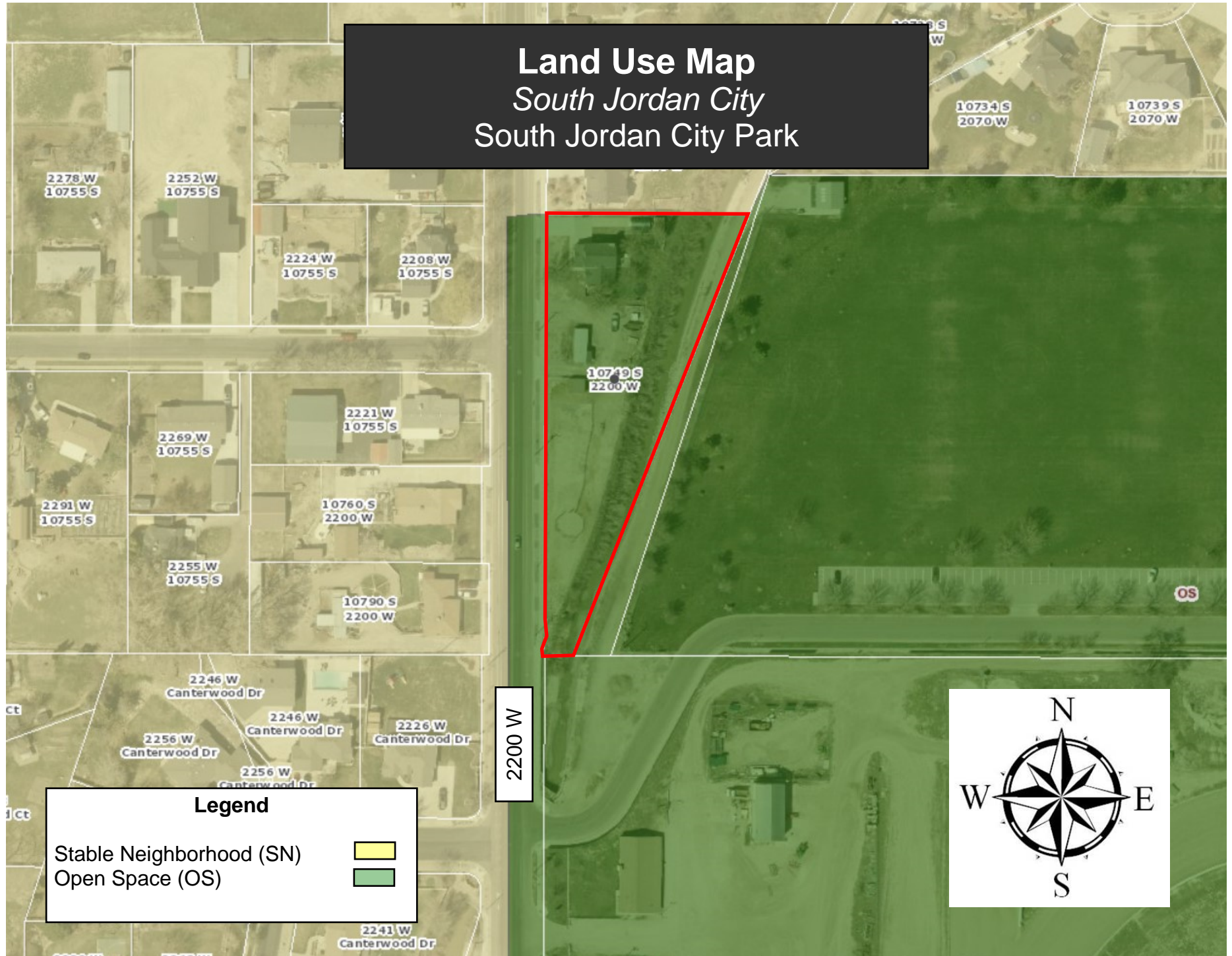
South Jordan City Park



Land Use Map

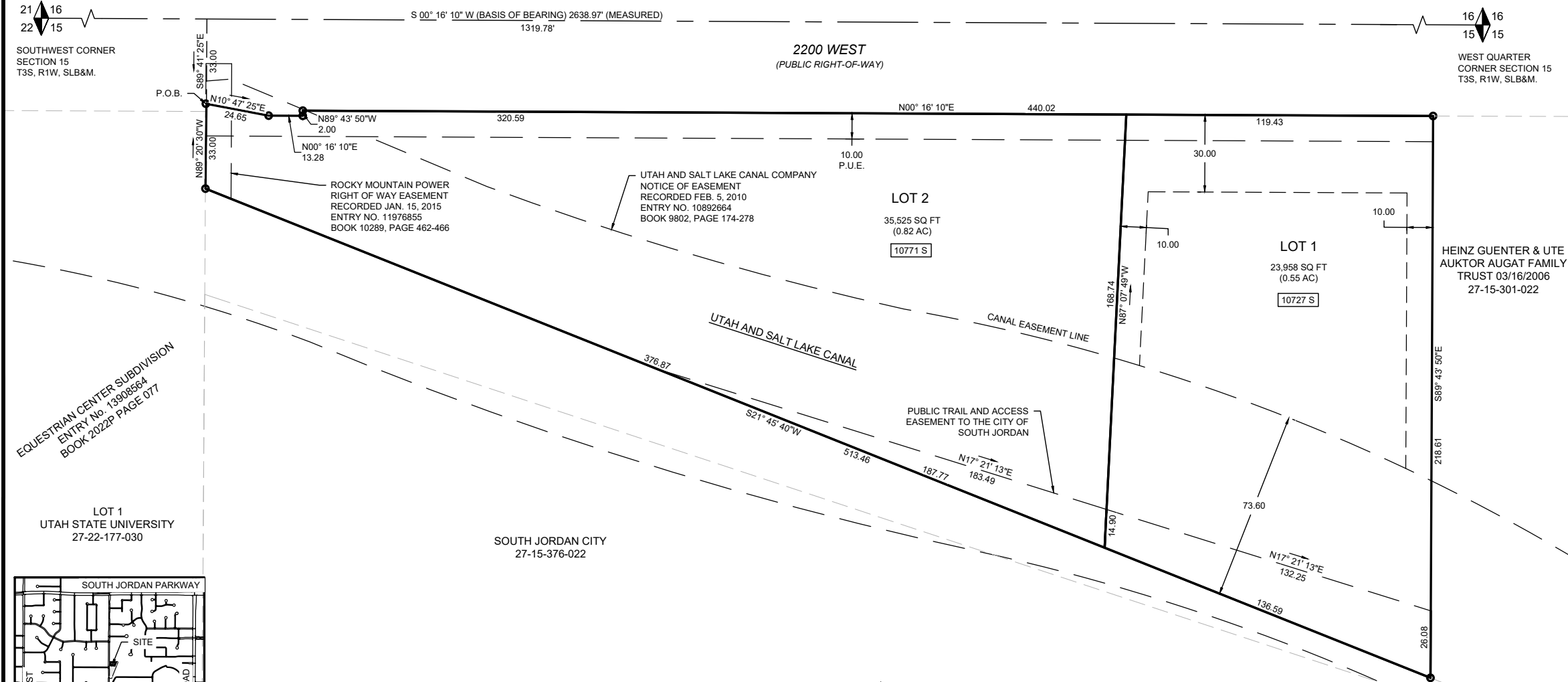
South Jordan City

South Jordan City Park



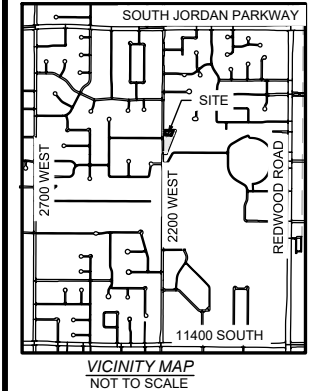
SOUTH JORDAN CITY PARK SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



EQUESTRIAN CENTER SUBDIVISION
ENTRY No. 13908564
BOOK 2022P PAGE 077

LOT 1
UTAH STATE UNIVERSITY
27-22-177-030



COMCAST

APPROVED THIS ____ DAY OF _____, A.D. 20____.

BY COMCAST _____

LEGEND

- EXISTING SECTION CORNER (FOUND)
- BOUNDARY CORNER (NOT SET)
- SECTION LINE
- EXISTING LOT LINE
- BOUNDARY LINE
- EASEMENT LINES
- SET BACK LINES

GRAPHIC SCALE (IN FEET)

CENTURY LINK	ROCKY MOUNTAIN POWER	DOMINION ENERGY	SOUTH VALLEY SEWER DISTRICT	BOARD OF HEALTH APPROVAL
APPROVED THIS ____ DAY OF _____, A.D. 20____.	APPROVED THIS ____ DAY OF _____, A.D. 20____.	APPROVED THIS ____ DAY OF _____, A.D. 20____.	APPROVED THIS ____ DAY OF _____, A.D. 20____.	APPROVED THIS ____ DAY OF _____, A.D. 20____.
BY CENTURY LINK _____	BY ROCKY MOUNTAIN POWER _____	BY DOMINION ENERGY _____	BY THE SOUTH VALLEY SEWER DISTRICT _____	BY THE BOARD OF HEALTH _____
			SOUTH VALLEY SEWER DISTRICT MANAGER _____	SALT LAKE COUNTY HEALTH DEPARTMENT _____

SOUTH JORDAN CITY PARK SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED
AT THE REQUEST OF _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$: _____ DEPUTY SALT LAKE COUNTY RECORDER _____

I, BRAD KLAVANO, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 173076-2201, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, TOGETHER WITH EASEMENTS, HERE AFTER KNOWN AS

SOUTH JORDAN CITY PARK SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAT

DATE: _____ BRAD KLAVANO, PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR
BRAD KLAVANO
No. 173076-2201
STATE OF UTAH

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 2200 WEST AS ESTABLISHED BY A WARRANTY DEED RECORDED AS ENTRY NO. 13256891 IN BOOK 10935 AT PAGE 5270 - 5272 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING S 00°16'10" W 1319.78 FT AND S 89°41'25" E 33.00 FT FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING (4) COURSES:

1) N 10°47'25" E 24.65 FT;
2) N 00°16'10" E 13.28 FT;
3) N 89°43'50" W 2.00 FT;
4) N 00°16'10" E 440.02 FT TO AN EXISTING FENCE AND THE SOUTH LINE OF THE AUGAT PROPERTY AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED JUNE 8 2021 ENTRY NO. 13685293 BOOK 11187 AT PAGE 2422, THENCE S 89°43'50" E 218.61 FT ALONG SAID SOUTH LINE OF THE AUGAT PROPERTY TO THE CENTER OF THE UTAH AND SALT LAKE CANAL AND THENCE ALONG SAID CENTER OF CANAL S 21°45'40" W 513.46 FT TO THE NORTH LINE OF THE EQUESTRIAN CENTER PARK SUBDIVISION; THENCE ALONG SAID SUBDIVISION LINE N 89°20'30" W 33.00 FT TO THE POINT OF BEGINNING.

CONTAINS 59,483 SF (1.37 AC), 2 LOTS

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I / WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO 2 LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREFTER KNOWN AS:

SOUTH JORDAN CITY PARK SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THE PLAT AS INTENDED FOR PUBLIC USE. OWNER(S) HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET.

IN WITNESS WHEREOF I/WE HAVE HERETO SET OUR HAND(S) THIS ____ DAY OF _____, A.D. 20____

BY: _____

SOUTH JORDAN CITY ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE

ON THE ____ DAY OF _____, A.D., 20____ PERSONALLY APPEARED BEFORE ME

_____, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE IS A _____ OF THE CITY OF SOUTH JORDAN, A MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE/SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY

 1600 West Towne Center Dr. / South Jordan, UT 84095 Telephone: (801) 254-3742 / Fax: (801) 253-5235	CITY PLANNER	CITY ENGINEER	OFFICE OF THE CITY ATTORNEY	SOUTH JORDAN CITY MAYOR	SALT LAKE COUNTY RECORDER
	APPROVED THIS ____ DAY OF _____, A.D. 20____.	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND IS HEREBY APPROVED	APPROVED AS TO FORM THIS ____ DAY OF _____, A.D. 20____.	APPROVED AS TO FORM THIS ____ DAY OF _____, A.D. 20____.	RECORDED # _____ STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEE \$: _____
	CITY PLANNER _____	SOUTH JORDAN CITY ENGINEER _____ DATE _____	ATTORNEY FOR SOUTH JORDAN CITY _____	CITY CLERK _____ MAYOR _____	