

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 05/14/2024

Issue: **SOUTH JORDAN CITY PARK
LAND USE AMENDMENT REZONE
Land Use Resolution from Open Space (OS) to Stable Neighborhood (SN);
Rezone from Agricultural (A-5) to Single-Family Residential (R-1.8) & Open
Space Park (OS-P)**

Address: **10749 S 2200 W, South Jordan, Utah 84095**

File No: **PLZBA202400043**

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 recommend that the City Council **approve** the following:

- Resolution R2024-32 approving the land use amendment; and changing the designation from Open Space (OS) to Stable Neighborhood (SN) for Lot 1 of the proposed South Jordan City Park Subdivision plat.
 - Ordinance No. 2024-07-Z approving the zone change from Agriculture (A-5) to Single-Family Residential (R-1.8) and Open Space Park (OS-P) for Lot 1 & Lot 2 for the South Jordan City Park Subdivision, respectively.
-

ACREAGE:	Approximately 1.37 acres
CURRENT ZONE:	Agriculture (A-5) Zone
CURRENT USE:	Agricultural/ Single Family Home
FUTURE LAND USE PLAN:	Open Space (OS)
NEIGHBORING ZONES/USES:	North – A-5/Single-family homes South – A-5/Utah State University land West – R-1.8/Single-family homes East – OS-P/South Jordan City Park

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.

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 zone change for city owned property located at 10749 S 2200 W. This property is also intended to be subdivided into two lots and become the South Jordan City Park Subdivision. The current zone designation is Agriculture (A-5) and the intent is to rezone Lot 1 of the proposed subdivision to Single-Family Residential (R-1.8), and rezone Lot 2 to Open Space Park (OS-P).

In the future, the City intends to build a parking lot on Lot 2. In the short term the parking lot will provide additional parking for the park to the east. In the long term the parking lot will provide parking for a future fire station that will be located just east of the canal. The City intends to sell Lot 1 with the single family home.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- There is no development agreement associated with this rezone.
- The application meets the rezone standards of approval of the City Code.
- The rezone of Lot 1 to R-1.8 will match the zone of the neighborhood to the west and northeast.

- The rezone of Lot 2 to OS-P will match the zone of the South Jordan Recreational Soccer Fields to the east.
- Under the existing A-5 zone, the subject property is a nonconforming lot. With the new zone change, Lots 1 & 2 of the South Jordan City Park Subdivision will come into compliance with lots size requirements of the R-1.8 and OS-P zones.

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 rezone 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:

- 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 | • Ordinance No. 2024-07-Z |
| • Land Use Map | • Exhibit 'A' – Parcel Map |
| • Zoning Map | • Resolution R2024-32 |
| • Infrastructure Analysis | |

Miguel Aguilera
Miguel Aguilera
Planner I, Planning Department

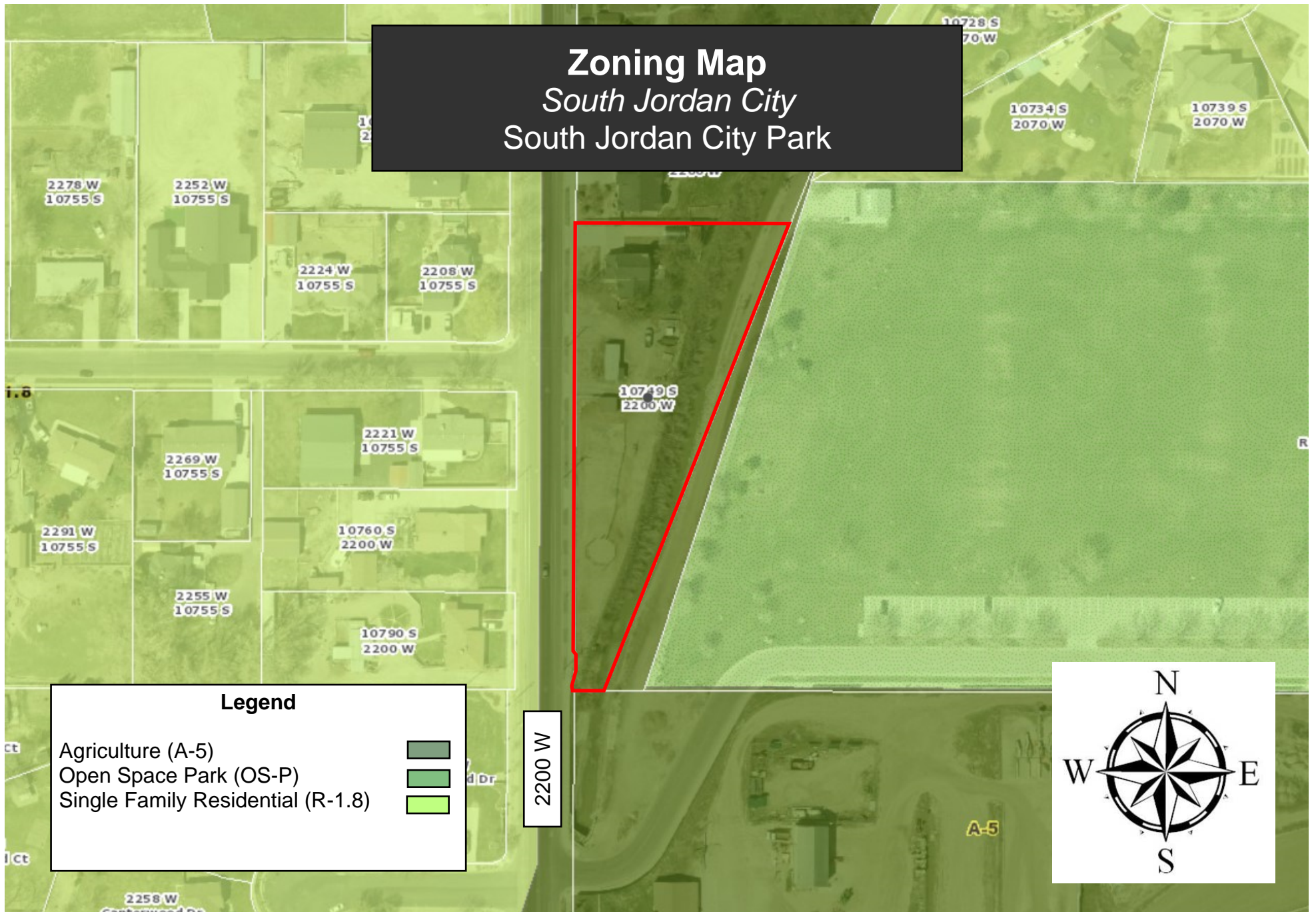
Location Map
South Jordan City
South Jordan City Park



Zoning Map

South Jordan City

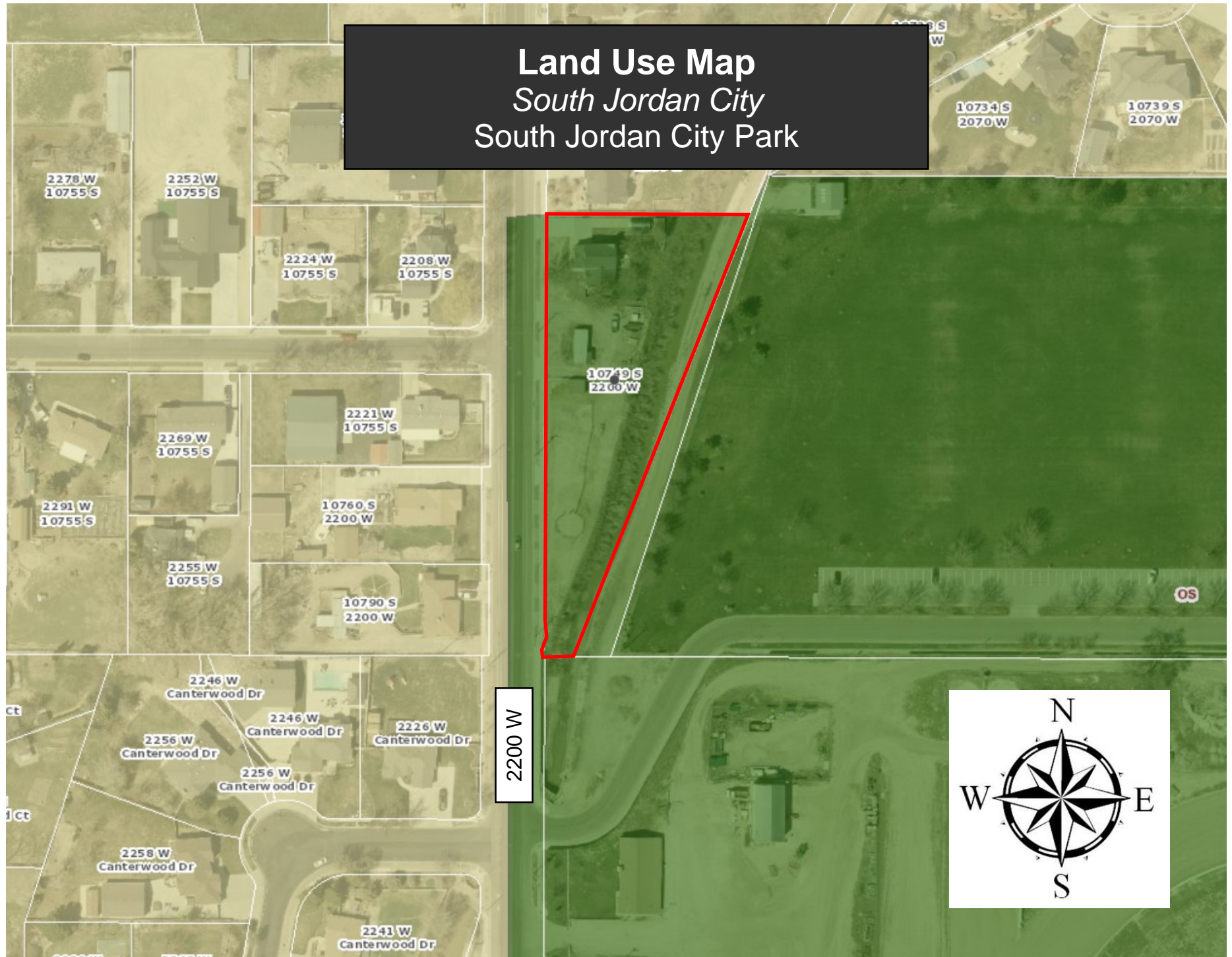
South Jordan City Park



Land Use Map

South Jordan City

South Jordan City Park



RESOLUTION R2024 - 32

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 FROM OPEN SPACE (OS) TO STABLE NEIGHBORHOOD (SN) ON PROPERTY LOCATED GENERALLY AT 10749 SOUTH AND 2200 WEST AS DEPICTED ON EXHIBIT A (LOT 1 ONLY); SOUTH JORDAN CITY (APPLICANT).

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Future Land Use Plan Map and 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 located at 10749 South and 2200 West, as depicted on **Exhibit A** (Lot 1 only) from Open Space (OS) to Stable Neighborhood (SN); 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 property described in Application PLZBA202400043, located at 10749 South and 2200 West in the City of South Jordan, Utah, is hereby changed from Open Space (OS) to Stable Neighborhood (SN) as shown in **Exhibit A** (Lot 1 only).

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 _____, 2024 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:

Office of the City Attorney

Exhibit A

(Property Description and Land Use Map)

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 13256591 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

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



ORDINANCE NO. 2024 – 07–Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY GENERALLY LOCATED AT 10749 SOUTH 2200 WEST FROM A-5 (AGRICULTURAL) ZONE TO R-1.8 (RESIDENTIAL) ZONE (LOT 1) AND TO OS-P (LOT 2); SOUTH JORDAN CITY (APPLICANT).

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 Municipal Code) with the accompanying Zoning Map; and

WHEREAS, the Applicant, Jeremy Nielson, 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 PLZBA202400043 filed by Jeremy Nielson, located at 10749 South and 2200 West in the City of South Jordan, Utah is hereby reclassified from the A-5 (Agricultural) Zone to the R-1.8 (Residential) Zone (Lot 1) and to the OS-P (Open Space-Parks) Zone (Lot 2), 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 _____, 2024 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

EXHIBIT A

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