

**SOUTH JORDAN CITY  
PLANNING COMMISSION REPORT**

Meeting Date: 6/28/2022

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**Issue:** 2555 W 11400 S  
REZONE FROM A-5 TO R-2.5

**Address:** 2555 W 11400 S  
**File No:** PLZBA202200064  
**Applicant:** Austin Bowthorpe

**Submitted:** Ian Harris, Planner I  
Jared Francis, Senior Engineer

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**Staff Recommendation (Motion Ready):** Based on the staff report and other information presented during the public hearing, I move that the Planning Commission forward a recommendation to the City Council to **approve** the proposed rezone, file number **PLZBA202200064**, from A-5 to R-2.5.

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|                                |  |
|--------------------------------|--|
| <b>ACREAGE:</b>                | 0.95 acres   |
| <b>CURRENT ZONE:</b>           | A-5  |
| <b>CURRENT USE:</b>            | Single Family Residential  |
| <b>FUTURE LAND USE PLAN:</b>   | SN (Stable Neighborhood)   |
| <b>NEIGHBORING ZONES/USES:</b> | North – 11400 S / R-2.5 (UDOT Road, Single Family Residential)<br>South – A-5 (Single-Family Residential/Agricultural)<br>East – R-3 / R-1.8 (Single Family Residential)<br>West – R-2.5 (Single Family Residential) |

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**STANDARD OF REVIEW:**

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)

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## **BACKGROUND:**

Austin Bowthorpe (son of property owner Blake Bowthorpe) submitted an application to rezone the subject parcel on April 7, 2022. The applicant is proposing to create a 2-lot single-family residential subdivision that would be accessed by a private lane off the south side of 11400 S. There is a private ingress and egress easement to access the private lane, as it is owned by a property to the south. The existing home will remain on a 19,602 sq. ft. lot fronting 11400 S, while a new single-family residence is proposed on a 21,780 sq. ft. lot in the rear. The rear lot would essentially function as a flag lot.

Currently, the subject parcel sits within the A-5 zone. The rezone would not require a Land Use Amendment as it conforms to the current land use designation according to the General Plan: Stable Neighborhood (SN).

## **ANALYSIS:**

The South Jordan Engineering Department has conducted an infrastructure analysis based on the proposed rezone. Staff has determined that the private drive is of suitable width and condition to access the property. A hammerhead turnaround would not be required on the private drive. No major issues were found that would impede the development plans following a rezone.

The South Jordan Finance Department conducted a fiscal review based on the proposed rezone, and found that compared to no change, a rezone to R-2.5 would increase city revenue and slightly increase city expenses.

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

### **Findings:**

- Staff finds the proposed rezone is in accordance with the general plan, will provide fiscal benefit to the city, and will have minimal impact to the surrounding infrastructure.
- The proposed rezone meets the Planning and Zoning (Title 17) and the Subdivision and Development (Title 16) Code requirements.

### **Conclusion:**

- The proposed rezone will meet the standards of approval for rezoning as outlined in §17.22.030 of South Jordan City Code

### **Recommendation:**

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission forward a recommendation to the City Council to **approve** the proposed rezone, 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:**

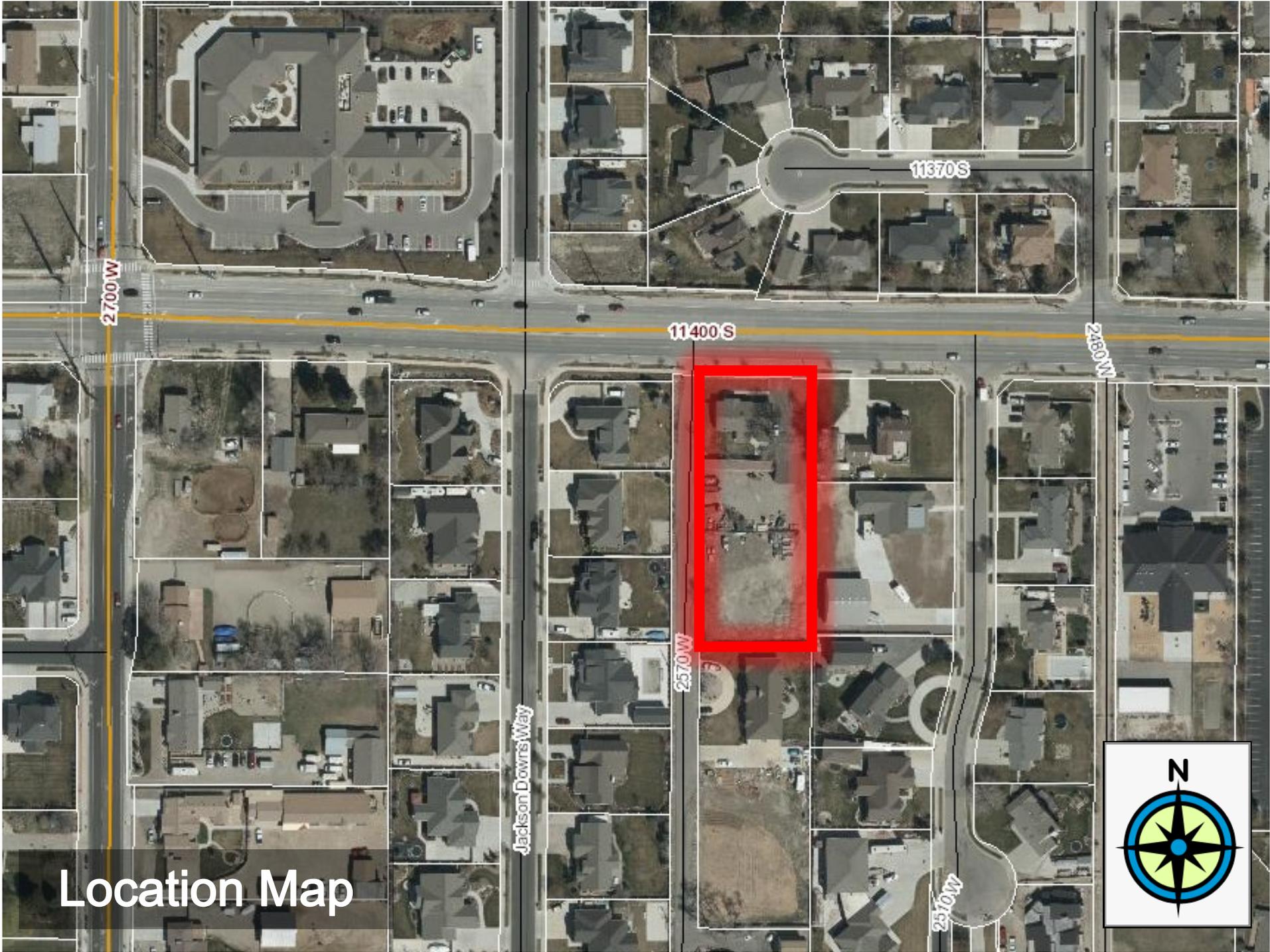
- Recommend denial of the application.
- Propose modifications to the application.
- Schedule the application for a decision at some future date.

**SUPPORT MATERIALS:**

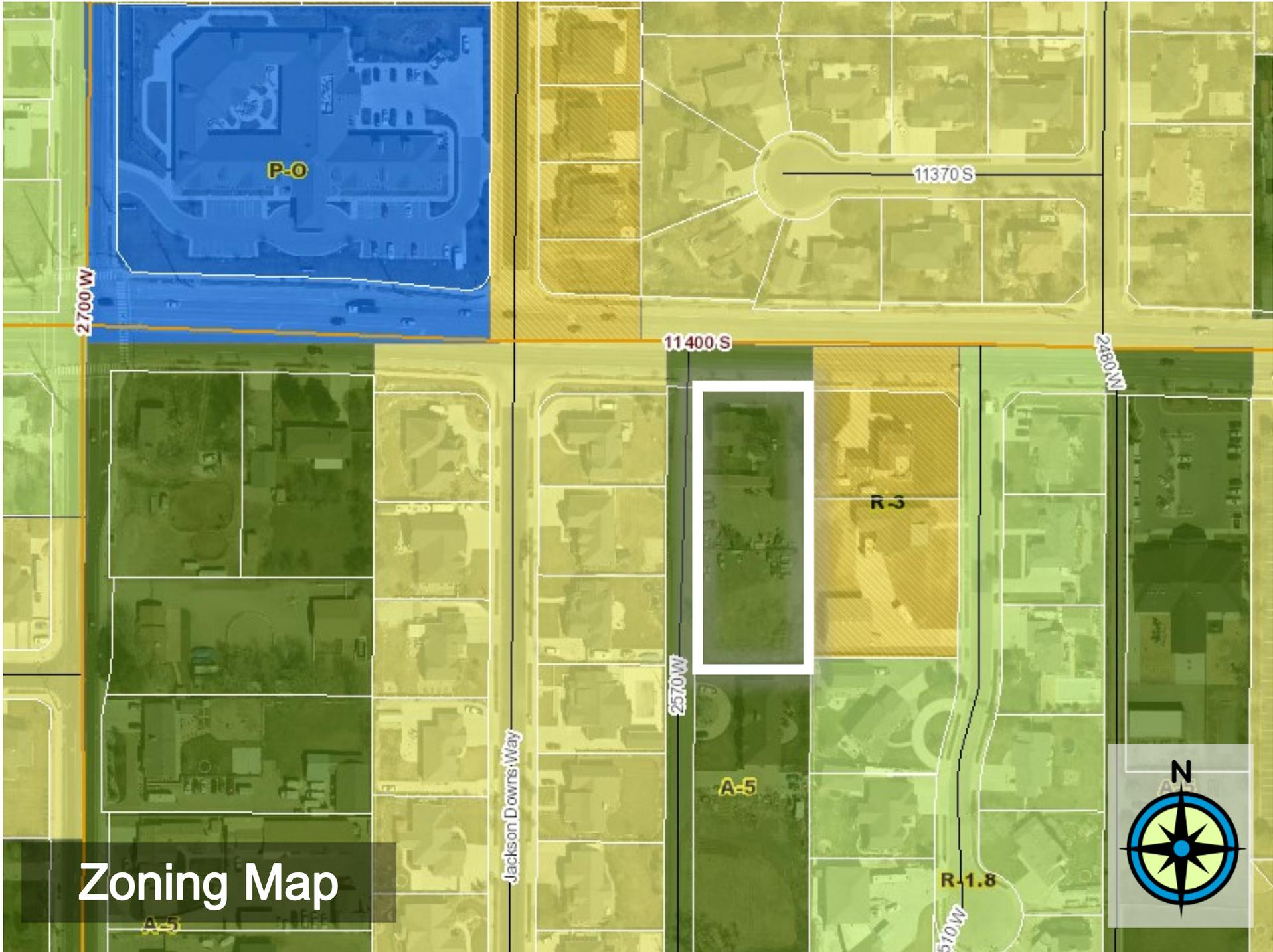
- Location Map
- Zoning Map
- Land Use Map
- Subdivision Concept
- Fiscal Analysis
- Infrastructure Analysis

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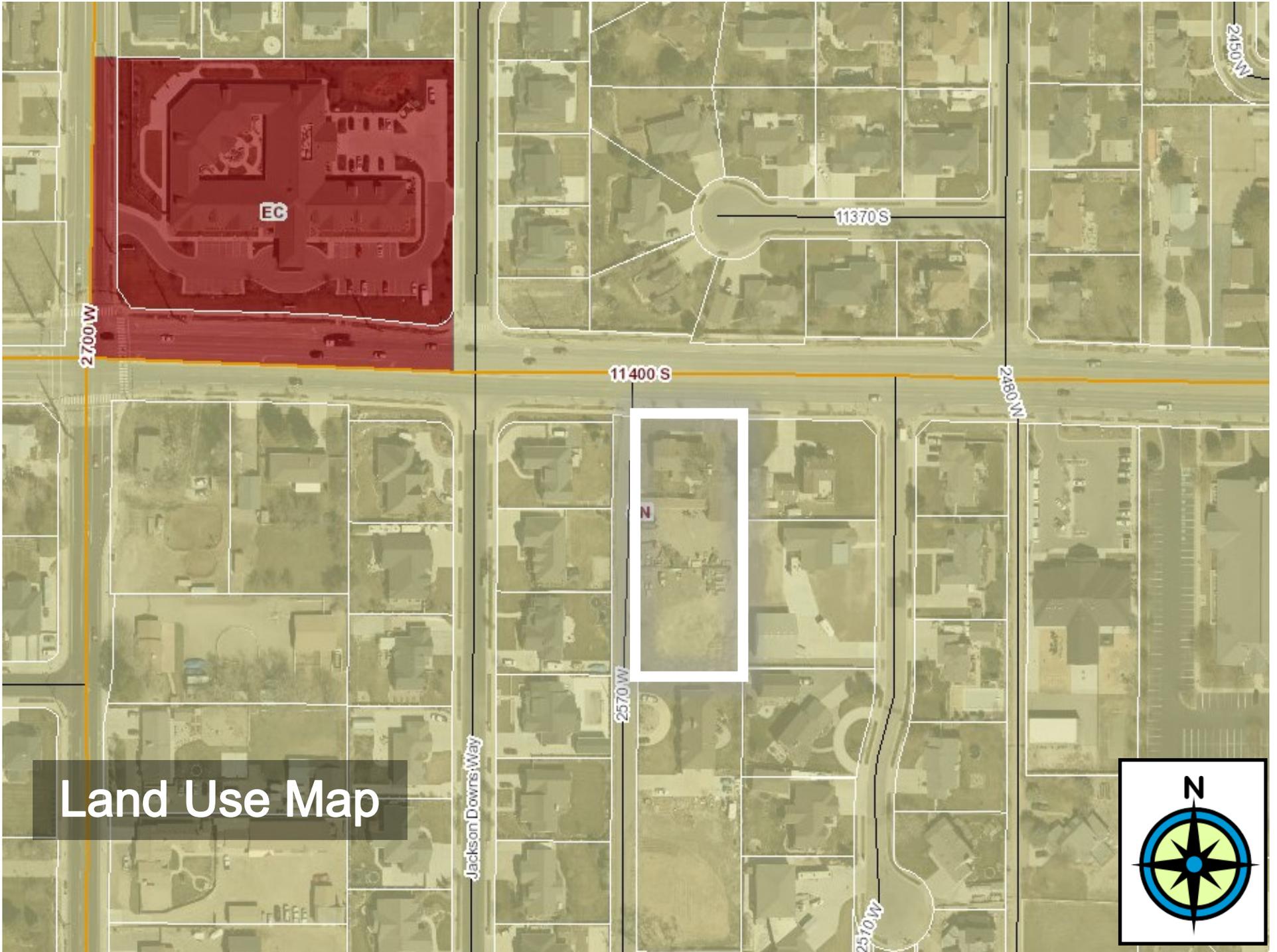
Ian Harris  
Planner I  
Planning Department



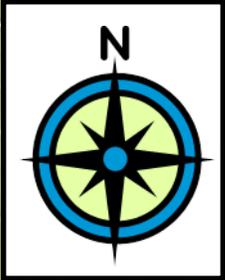
Location Map



# Zoning Map



# Land Use Map



JACKSON DOWNS

E

MORE OR LESS

33'

Irrigation ditch

2570 West (private lane)

N 00°01'15" W 313.71'

6" existing water line

12" pipe

Circular ditch  
165.40'

Parcel # 27-21-401-045  
Blake Bowthorpe  
0.94 ACRES (M, OR L.)

NEW PARCEL  
0.5 ACRES

(REMAINDER

EXISTING HOUSE

EXISTING GARAGE

S 88°45'01" E 131.23'

N 89°56'45" E 132.00'

132.00'

EXISTING LINE

(easement agreement required)  
10' SEWER LINE EASEMENT

165.30'

S 00°09'28" E 310.51'

EXISTING HOUSE

SEWER PUMP

400 SOUTH STREET

4510

4510

4508

4506

4508

4504

4506  
22'

# Project Analysis

Project: Bowthorpe Rezone

April 27, 2022

## Scenario Descriptions

**Scenario 1: No Change - A-5**

No Change - Agriculture A-5

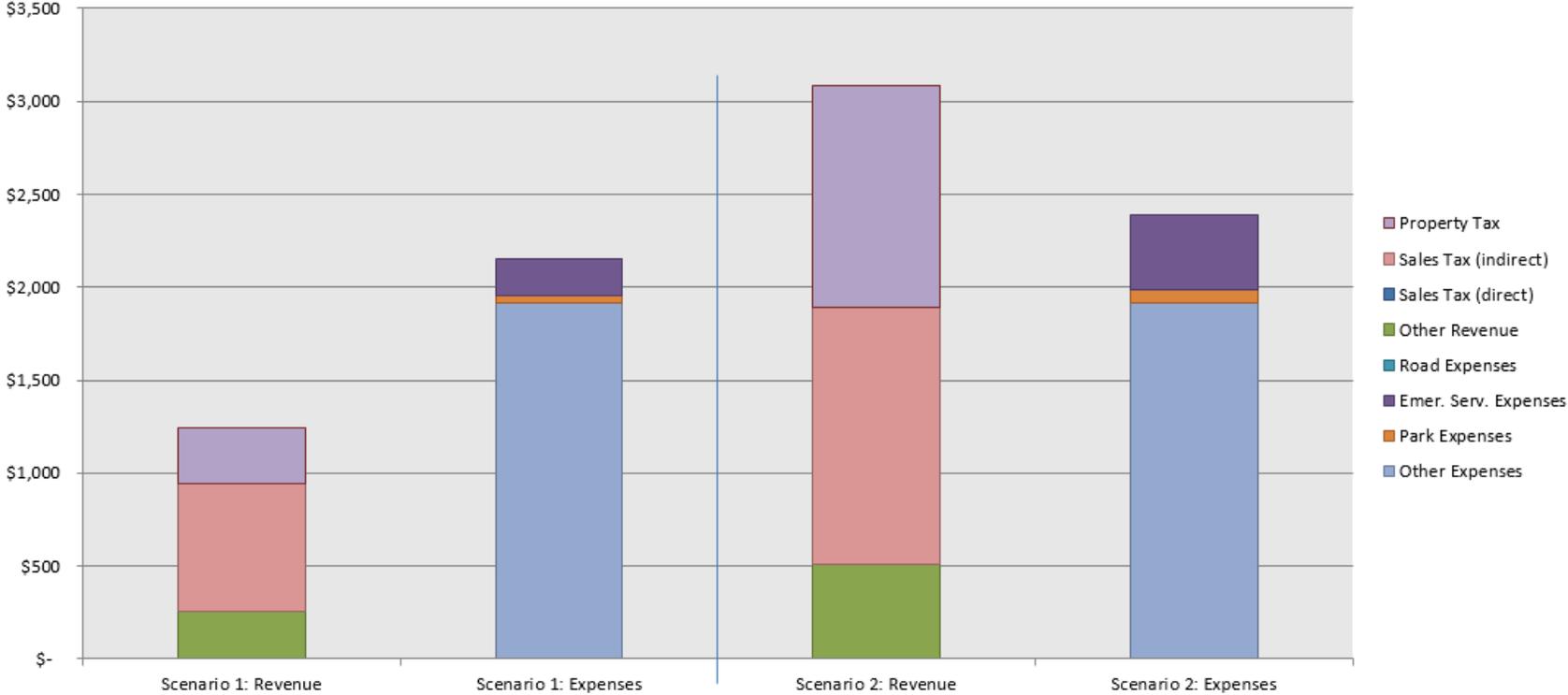
## Financial Summary by Scenario

|                               | Direct Impact<br>(General Fund) |                   |
|-------------------------------|---------------------------------|-------------------|
|                               | No Change - A-5                 | R-2.5             |
| <b>Revenue</b>                | <b>\$ 555</b>                   | <b>\$ 1,706</b>   |
| Property Tax                  | \$ 299                          | \$ 1,195          |
| Sales Tax (direct)            | \$ -                            | \$ -              |
| Other                         | \$ 256                          | \$ 511            |
| <b>Expenses</b>               | <b>\$ 2,155</b>                 | <b>\$ 2,392</b>   |
| Roads                         | \$ -                            | \$ -              |
| Emergency Serv.               | \$ 202                          | \$ 404            |
| Parks                         | \$ 34                           | \$ 69             |
| Other                         | \$ -                            | \$ -              |
| <b>Total</b>                  | <b>\$ (1,600)</b>               | <b>\$ (686)</b>   |
| Per Acre                      | \$ (1,684.44)                   | \$ (721.71)       |
| Per Unit                      | \$ (1,600.22)                   | \$ (342.81)       |
| Per Person                    | \$ (543.85)                     | \$ (116.51)       |
| <b>Indirect Impact</b>        |                                 |                   |
| <b>Potential Retail Sales</b> | <b>\$ 69,754</b>                | <b>\$ 139,508</b> |
| Sales Tax (indirect)          | \$ 689                          | \$ 1,379          |

\*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*

|                            |                          |
|----------------------------|--------------------------|
| <b>Project Name/Number</b> | Bowthorpe 2555 W 11400 S |
|----------------------------|--------------------------|

|                          |               |
|--------------------------|---------------|
| <b>Planner Assigned</b>  | Ian Harris    |
| <b>Engineer Assigned</b> | 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 north by 11400 South and on the west by 2570 West (which is a private drive). When the property is subdivided, the new lot to the south will be accessed from 2570 West. The private drive is paved and meets minimum width requirements. The proposed lot has been granted access to use the private drive.

**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 6" water main in 2570 West, which is part of a looped system. When the property develops, the applicant will be required to provide the necessary waterline easements in behalf of South Jordan City, in order to provide a culinary water service to the new lot. Fire hydrants will be required on site as per City standards. A water model may 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 11400 South and there might be another one in 2570 West. The GIS mapping doesn't show a sewer main in 2570 West but there are already 3 other existing homes on the private drive so it might also contain a sewer main line. Sewer 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 80<sup>th</sup> percentile rainfall event. For storm events greater than the 80<sup>th</sup> 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 11400 South but it is anticipated that the proposed lot will retain all of its storm water.

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

**Report Approved:**

  
\_\_\_\_\_  
Development Engineer

6/22/22  
Date

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

6/22/22  
Date