

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 06/25/2024

Issue: Country Roads Subdivision Second Amendment
PRELIMINARY SUBDIVISION AMENDMENT
Address: 10667 S Single Jack Circle
File No: PLPLA202400061
Applicant: Chris Sepp

Submitted by: Miguel Aguilera, Planner I
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve**, with the condition of the cross access agreement, the Country Roads Subdivision Second Amendment, File No. PLPLA202400061.

ACREAGE:	Approximately 1.02 Acres
CURRENT ZONE:	Single-Family Residential (R-1.8)
CURRENT USE:	Single-Family detached home
FUTURE LAND USE PLAN:	Stable Neighborhood (SN)

NEIGHBORING ZONES/USES:	North – Single-Family Residential (R-1.8)
	South – Single-Family Residential (R-1.8)
	West – Single-Family Residential (R-1.8)
	East – Single-Family Residential (R-1.8)

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 that the Planning Commission approve a preliminary subdivision amendment for a property located at 10667 S Single Jack Circle and within the Country Roads Subdivision. The proposed amendment will divide the current lot into two separate lots. One of

those lots will be a flag lot. City code defines flag lots as ‘A lot having a larger area or "body" at the rear (resembling a flag or pan) and which is connected to the street by a narrower portion (resembling a flagpole or handle) which does not meet the lot width or frontage requirements of the zone’. The property meets the conditions needed to establish a flag lot as it has a lot area at least twice the size of the average lot in the subdivision and will not exceed the density of the R-1.8 zone.

The current property is on a cul-de-sac. When subdivided, the regular lot (Lot 16A) will be 0.509 acres; the flag lot (Lot 16B) will be 0.513 acres. Lot 16B will have a 31.16 foot wide “flag pole” connecting it Single Jack Circle and Lot 16A will have the minimum required 50 foot frontage on Single Jack Circle.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- There is no development agreement associated with this application.
- The existing home on the property requires demolition if the subdivision amendment is approved and new property lines are created.
- Both new lots will be required to follow the Single-Family (R-1.8) development standards.
- Both properties will maintain the required acreage and zoning to qualify for the Farm Animal Floating zone.
- Fencing along property lines shared with other properties will not require masonry walls because they also qualify for the Farm Animal Floating zone.
- Lot 16B will have the Emergency Services Access Easement and Turn around.

Conclusion:

- The proposed preliminary subdivision amendment 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.

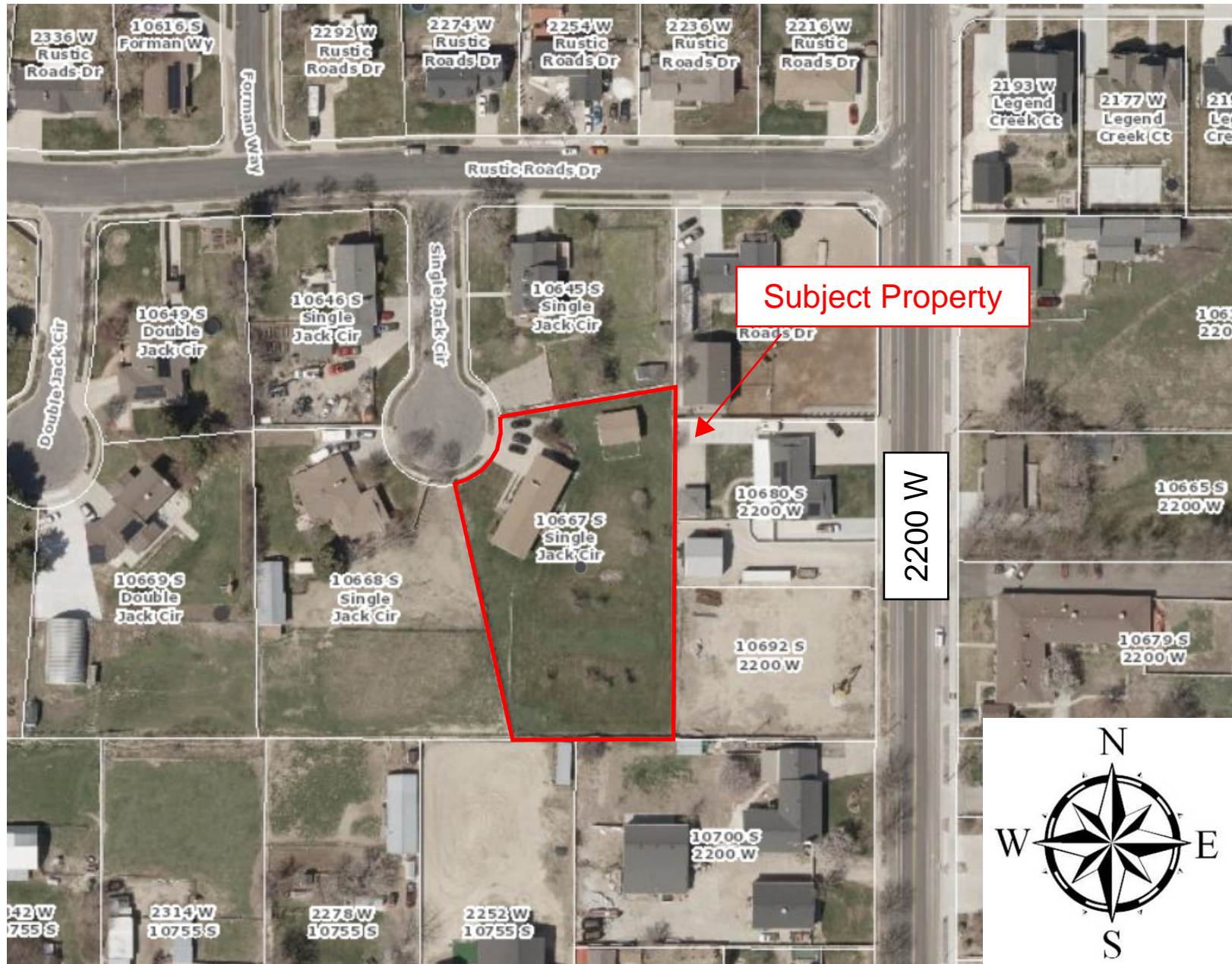
SUPPORT MATERIALS:

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

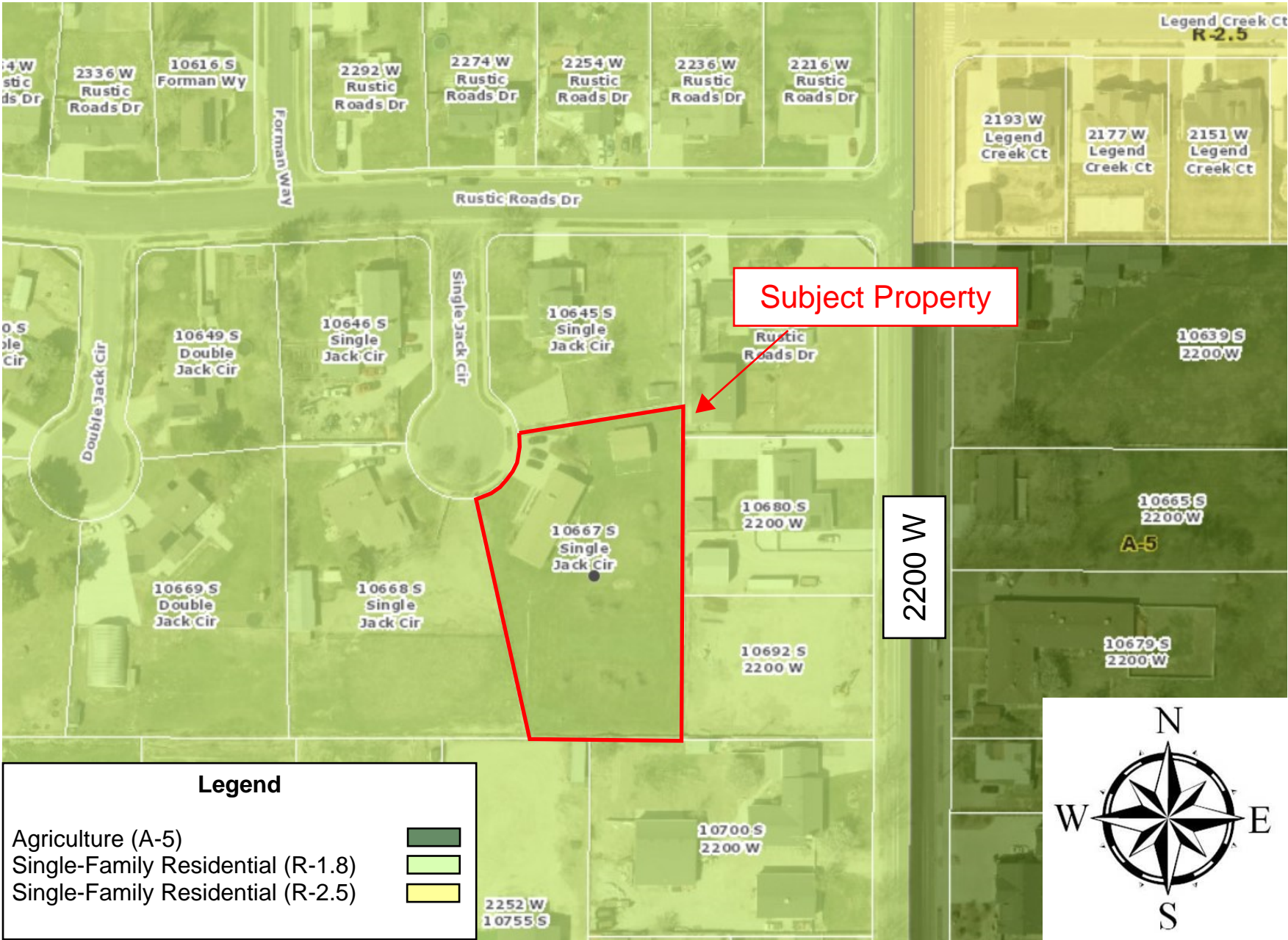
Miguel Aguilera
Miguel Aguilera (Jun 19, 2024 11:46 MDT)
Miguel Aguilera
Planner I, Planning Department

Brad Klavano
Brad Klavano (Jun 19, 2024 13:49 MDT)
Brad Klavano, P.E.
City Engineer

Location Map
City of South Jordan
Mano/Sepp Sub. Amd.

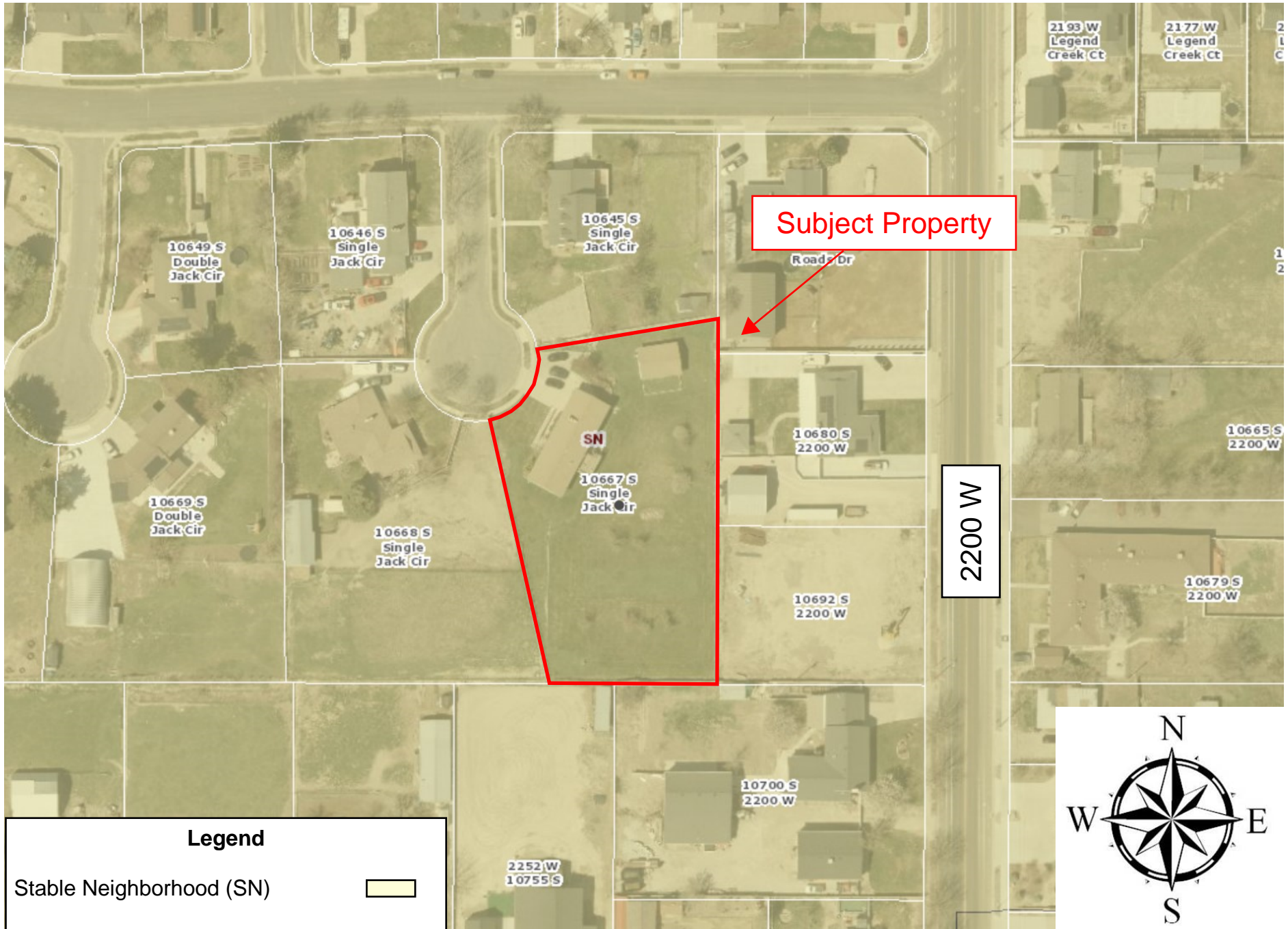


Zoning Map
City of South Jordan
Mano/Sepp Sub. Amd.

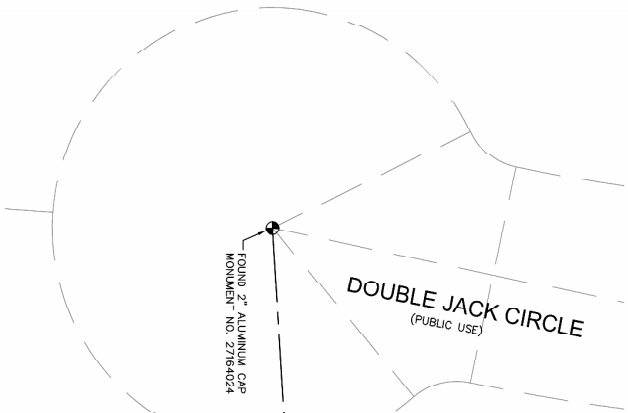


Land Use Map

City of South Jordan
Mano/Sepp Sub. Amd.



LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY



1	ADDED ADDITIONAL DATA	12/06/2023
NO.	REVISION	DATE

DRAWING TITLE
RECORD OF SURVEY
10667 SOUTH SINGLE JACK CIRCLE SOUTH JORDAN, UTAH

PROJECT NAME	LOT 16 COUNTRY ROADS		
SUBDIVISION			
DRAWN	CHECKED	PROJECT ID:	
DCC	SWD	2324	
COUNTY	SALT LAKE COUNTY		

DATE	9/23/2023
SCALE	1" = 20'
SHEET	1 OF 1

SURVEYOR'S CERTIFICATE:

I, SCOTT M. DENRY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HAVE NO INTEREST IN THE LAND OR IN THE SURVEY THEREON. THE PLATS PREPARED BY THE LANDS OF THE STATE OF CALIF. AND THE PLATS PREPARED BY THE LANDS OF THE UNITED STATES, HAVE BEEN SURVEYED BY ME, AND THE PLATS OF THE UNITED STATES HAVE MADE THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS MAP.



BOUNDARY DESCRIPTION

ALL OF LOT 16 OF COUNTRY ROADS SUBDIVISION RECORDED IN BOOK 77-6 AT PAGE 198 IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDERS OFFICE.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 86°27'37" WEST FROM THE FOUND MONUMENT IN SINGLE JACK CIRCLE TO THE FOUND MONUMENT IN DOUBLE JACK CIRCLE AS SHOWN HEREIN.

NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND ALL OF THE 16, COUNTRY ROADS SUBDIVISION. WE FOUND MULTIPLE PROPERTY CORNERS AND CENTRLINING ROAD MONUMENTS WITHIN THE SUBDIVISION AND USED THOSE MONUMENTS TO CONTROL OUR SURVEY AS SHOWN HEREON.

GENERAL NOTES

- (1) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
1. COUNTRY ROADS SUBDIVISION, RECORDED IN BOOK 77-6 AT PAGE 199 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER'S OFFICE.
2. OTHER DOCUMENTS AS SHOWN ON THIS MAP

- (2) WILLING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY, A TITLE REPORT WHICH WOULD PROVIDE ADDITIONAL EVIDENCE OF EXISTING UTILITIES WAS NOT PROVIDED FOR THIS PROPERTY AT THE TIME THIS SURVEY WAS CONDUCTED.

LEGEND

- SECTION LINE _____
 CALCULATED SECTION CORNER _____
 EXISTING ROW CENTERLINE _____
 FOUND STREET MONUMENT _____
 SET 5/8" REBAR AND CAP _____ (BOUNDARY LINE)
 (WALDING ENGINEERING)
 ADJACENT PROPERTY / ROW LINE _____
 FOUND RIVER IN CURB _____
 P.U.E. & L.D. _____ PUBLIC UTILITIES & LOT DRAINAGE EASEMENTS



WILDING
ENGINEERING

14721 SOUTH HERITAGE GREAT WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

6:\DATA\23247 10667 S Single Jack Circle\dwg\23247 ROS 12-6-2023.dwg
PLOT DATE: Dec 06, 2023

NO.	REVISION
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SOUTH JORDAN, UTAH

SALI

LAKE COUNTY

1003

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LOT 18
COUNTRY ROADS SUBDIVISION

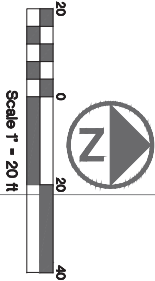
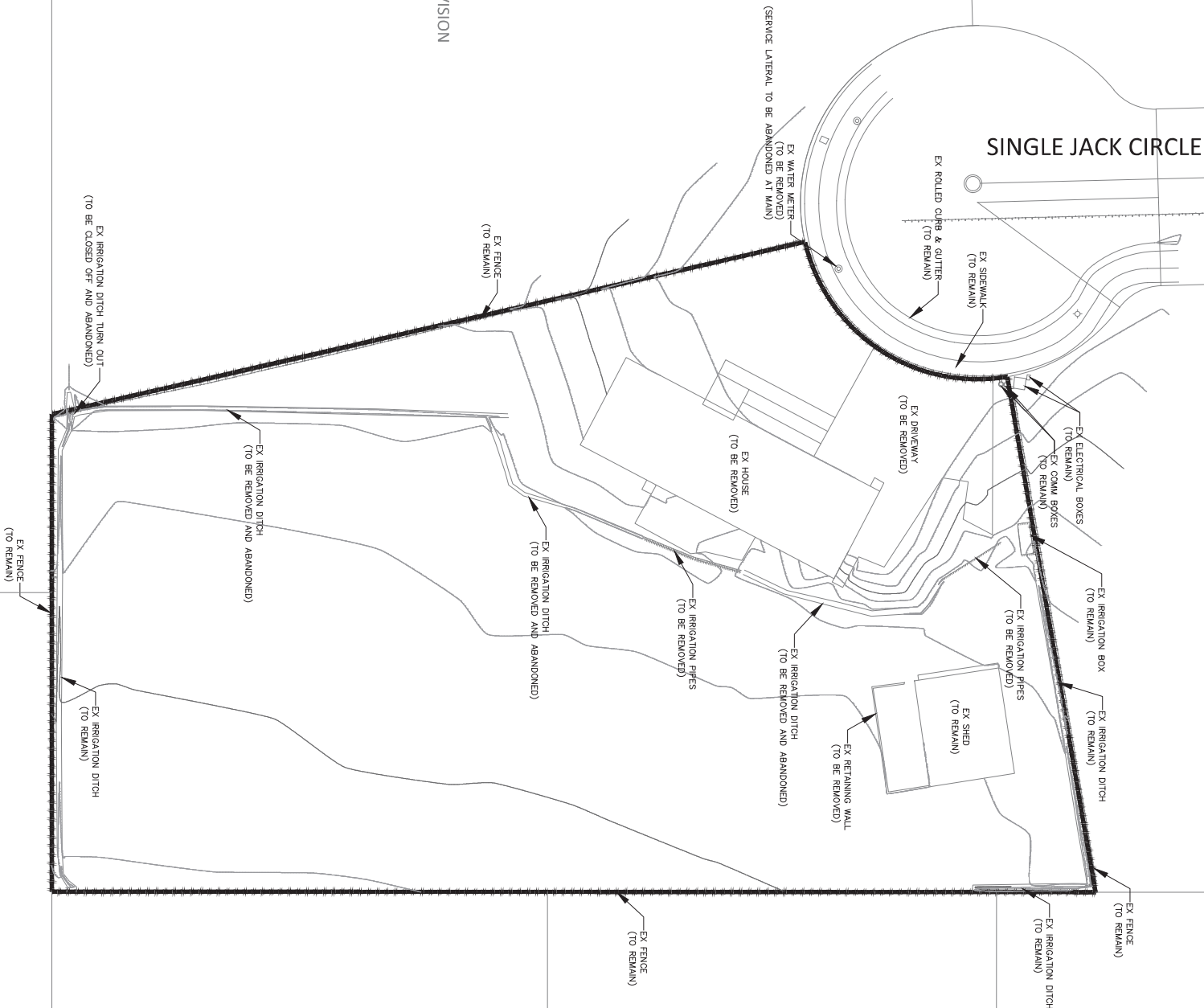
LOT 15
COUNTRY ROADS SUBDIVISION

LOT 14
COUNTRY ROADS SUBDIVISION

LOT 13A
COUNTRY ROADS FIRST
AMENDMENT SUBDIVISION

LOT 13B
COUNTRY ROADS FIRST
AMENDMENT SUBDIVISION

LOT 17
COUNTRY ROADS SUBDIVISION





WILDLING

ENGINEERING

14721 SOUTH HERITAGE STREET WAY
SUITE 100
BLUFFDALE, UTAH 84005
WWW.WILDLINGENGINEERING.COM

DRAWING NOTES:

G:\DATA\23247 10667 S Single Jack Circle\dwg\XR-EXCON 23247 Single Jack Circle.dwg
PLOT DATE: May 13, 2024

1	SOUTH JORDAN CITY RESIDUES	5/13/24
NO.	REVISION	DATE

PROJECT INFORMATION

MANO-SEPP
PROPERTY

DEMOLITION PLAN

SOUTH JORDAN, UTAH

DRAWN	CHECKED	PROJECT #
BDA		23247

DATE	SCALE
4/4/24	1" = 20'

SHEET	C201
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ENGINEER'S STAMP

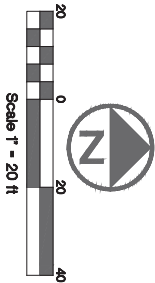
ROBERT ROSS AND HOLLY ROSS
ENTRY NO. 13432692

LOT 1
MARTIN PEASE SUBDIVISION

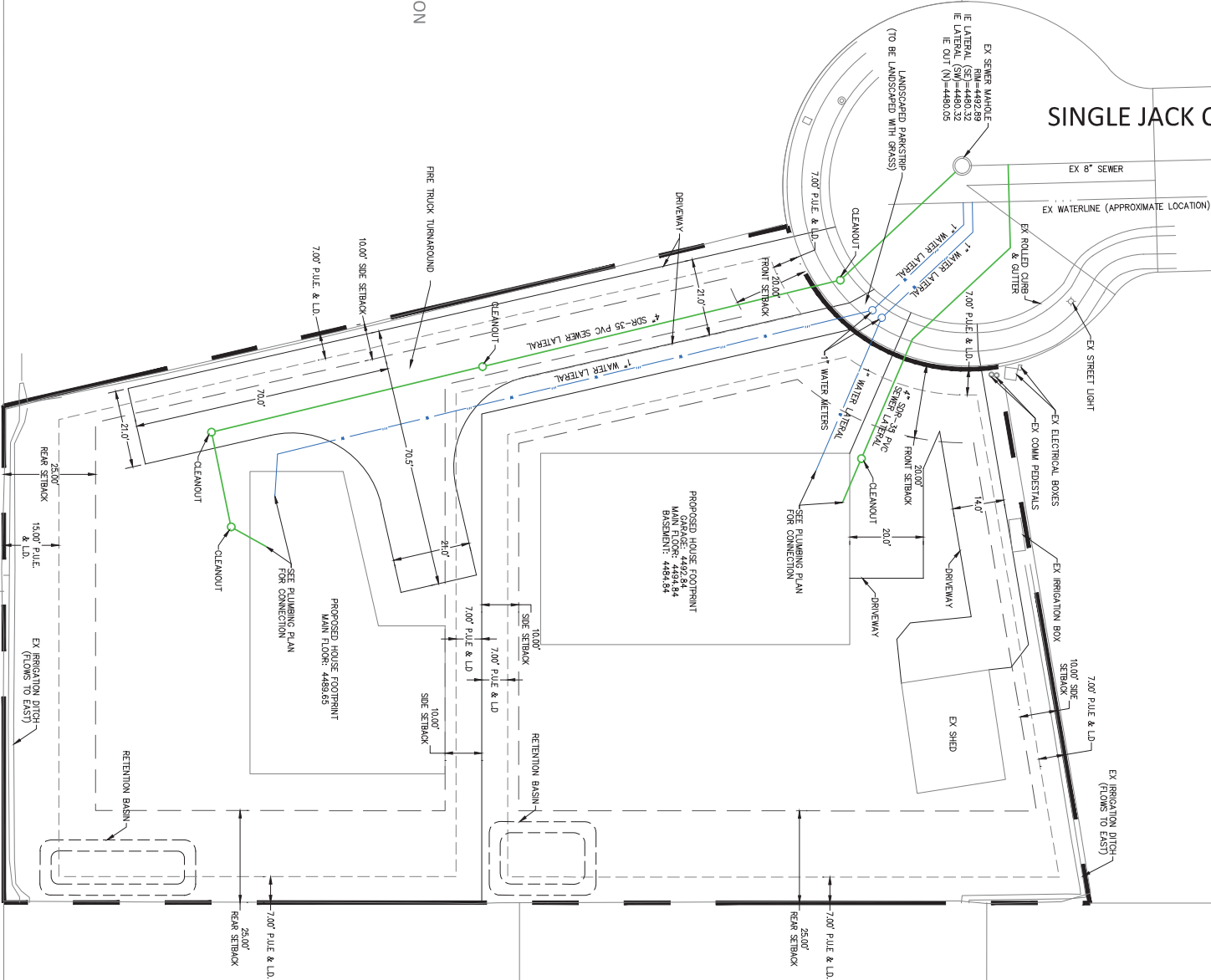
LOT 18
COUNTRY ROADS SUBDIVISION

LOT 15
COUNTRY ROADS SUBDIVISION

LOT 14
COUNTRY ROADS SUBDIVISION



SINGLE JACK CIRCLE



LOT 17
COUNTRY ROADS SUBDIVISION

LOT 13B
COUNTRY ROADS FIRST
AMENDMENT SUBDIVISION

LOT 13A
COUNTRY ROADS FIRST
AMENDMENT SUBDIVISION

ROBERT ROSS AND HOLLY ROSS
ENTRY NO. 13432692

LOT 1
MARTIN PEASE SUBDIVISION

WILDLING
ENGINEERING

14721 SOUTH HERITAGE STREET WAY
BLUFFDALE, UTAH 84005
801-888-1115
WWW.WILDLINGENGINEERING.COM

- DRAWING NOTES:
- CONTRACTOR TO VERIFY LOCATIONS OF EXISTING WATER AND SEWER LATERALS AND NOTIFY ENGINEER OF ANY FIELD MODIFICATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL BURIED UTILITIES, SHOWN OR NOT SHOWN.
 - WATER AND SEWER LATERALS TO MAINTAIN TO MINIMUM OF 10 FEET OF SEPARATION.
 - SEWER LATERAL TO HAVE A MINIMUM SLOPE OF 2.0%.
 - ROAD CUTS IN THE OIL-OR-SAC FOR THE UTILITIES TO BE REPAIRED PER SOUTH JORDAN CITY'S STREET REPAIR AND REPAVING POLICY AND PER SOUTH JORDAN CITY'S STANDARD DRAINING #3010

LEGEND

- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING SEWER
- PROPOSED SEWER

1	SOUTH JORDAN CITY REQUINES	5/13/24
NO. REVISION		DATE

PROJECT INFORMATION

MANO-SEPP
PROPERTY

MASTER SITE & UTILITY PLAN

SOUTH JORDAN, UTAH

DRAWN	CHECKED	PROJECT #
BDA		23247
DATE		
4/4/24		
SCALE		
1" = 20'		
SHEET		
C202		

ENGINEER'S STAMP

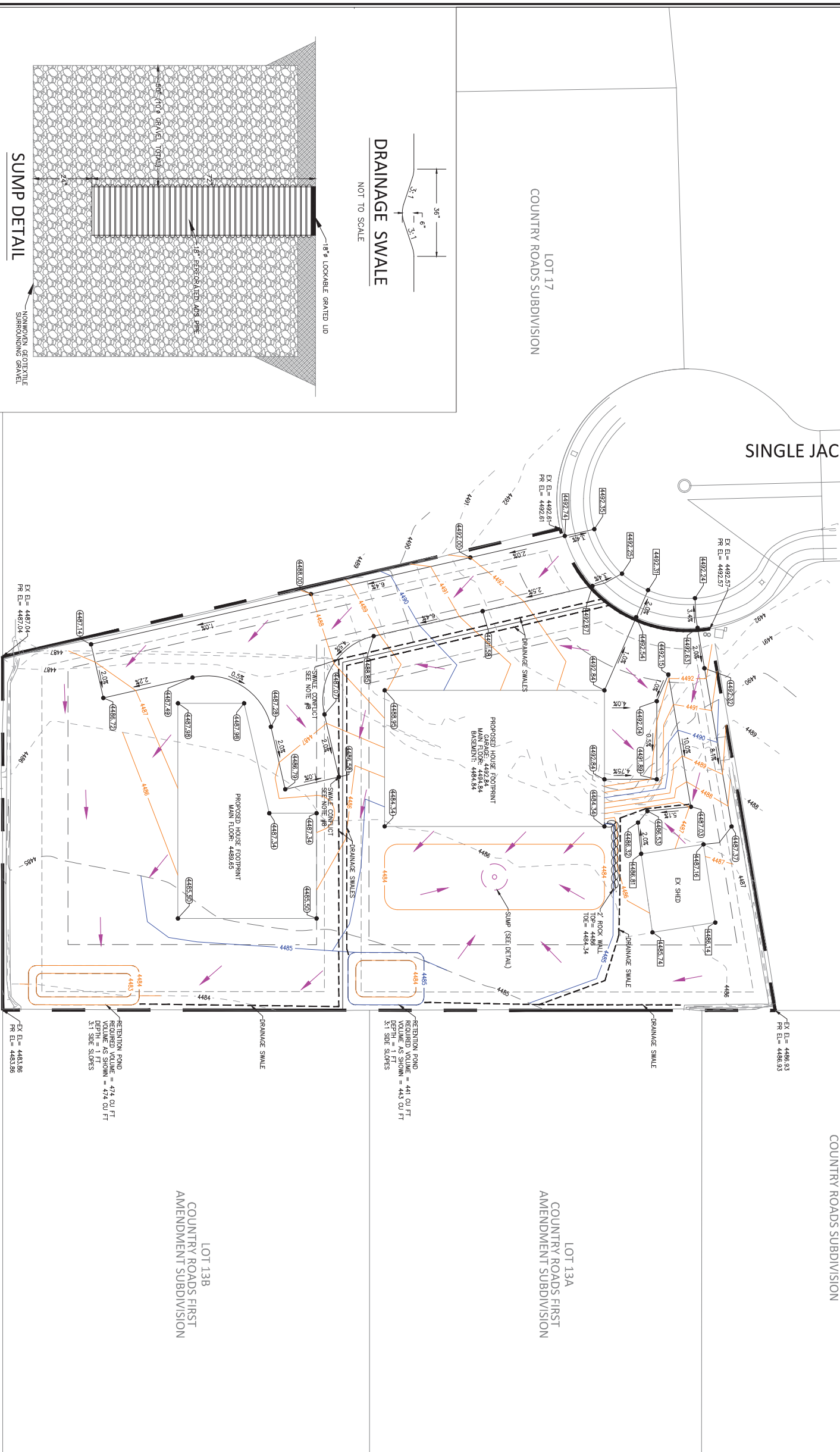
LOT 15
COUNTRY ROADS SUBDIVISION

BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDBENENGINEERING.COM



DRAWING NOTES:

- SWALLS TO PREVENT EROSION IF SWALLS AND SLOPES ARE 2:1 OR STEEPER. CONTRACTOR TO NOTIFY ENGINEER OF ANY DESIGN CHANGES.



Location	Impervious Acreage	Pervious Acreage	Total Acreage	80% Depth	Impervious C	Pervious C	Impervious Retained Volume	Pervious Retained Volume	Total Retained Volume
North Lot	0.176	0.333	0.509	0.52	0.95	0.20	316	126	441
South Lot	0.198	0.315	0.513	0.52	0.95	0.20	335	119	474

Storm Drainage Retention Calculations

Mano-Sepp Property

80% percentile storm event retention volume

Area and Weighted C Calculation

LOT 1

MARTIN PEASE SUBDIVISION

LOT 13B
COUNTRY ROADS FIRST
AMENDMENT SUBDIVISION

MANO-SEPP
PROPERTY

GRADING AND DRAINAGE PLAN

SOUTH JORDAN, UTAH

1	SOUTH JORDAN CITY REDLINES REVISION	5/13/24 DATE
NO.		

PROJECT INFORMATION

DRAWN
BDA

CHECKED

PROJECT #
23247

4/4/24

 $1'' = 20'$

C20

ENGINEER'S STAMPE

LOT 18
COUNTRY ROADS SUBDIVISION

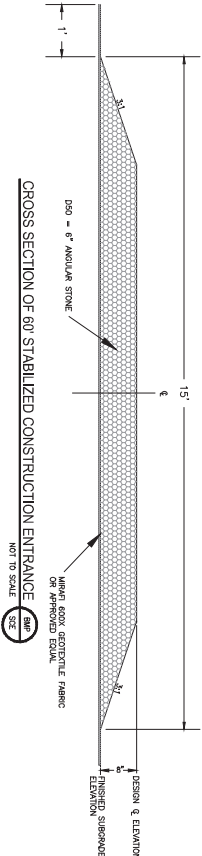
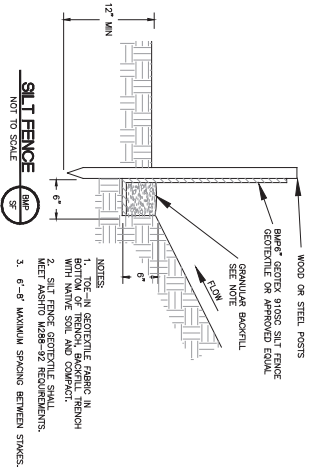
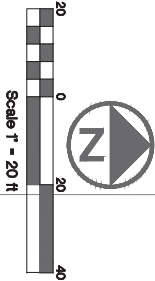
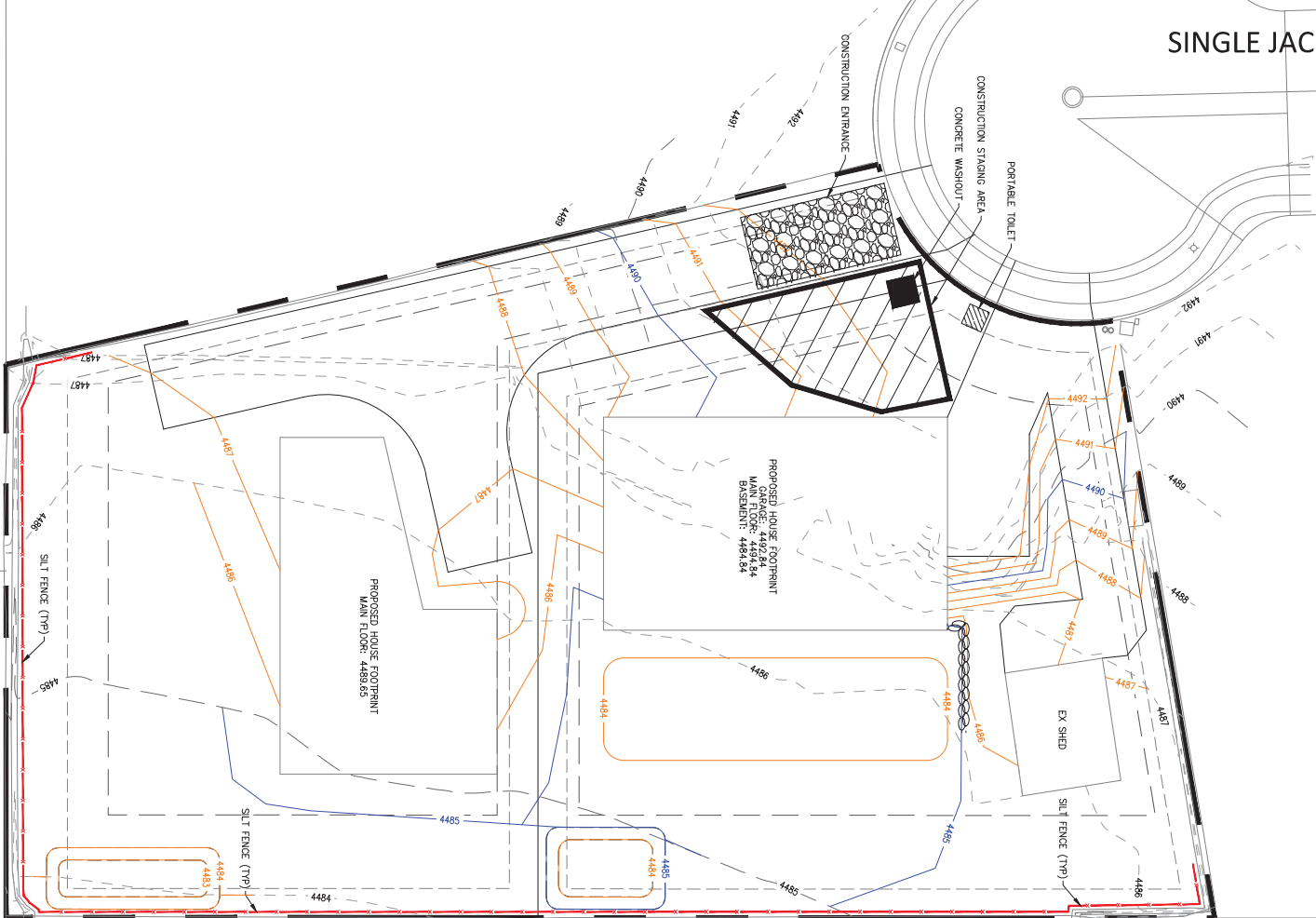
LOT 15
COUNTRY ROADS SUBDIVISION

LOT 14
COUNTRY ROADS SUBDIVISION

LOT 13A
COUNTRY ROADS FIRST
AMENDMENT SUBDIVISION

LOT 17
COUNTRY ROADS SUBDIVISION

SINGLE JACK CIRCLE





WILDING
ENGINEERING

14721 SOUTH HERITAGE STREET WAY
BLUFFDALE, UTAH 84005
801.888.1115
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

LEGEND

- EXISTING CONTOUR (5')
- EXISTING CONTOUR (1')
- PROPOSED CONTOUR (5')
- PROPOSED CONTOUR (1')
- SILT FENCE

1	SOUTH JORDAN CITY REQUDES	5/13/24			
	REVISION	DATE			

PROJECT INFORMATION

MANO-SEPP
PROPERTY

EROSION CONTROL PLAN

SOUTH JORDAN, UTAH

DRAWN
BDA


CHECKED

PROJECT #
23247

DATE
4/4/24

SCALE
1" = 20'

SHEET
C204



ENGINEER'S STAMP

