

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: March, 11, 2025

FILE OVERVIEW

Item Name	Wheadon Acres Flag Lot Subdivision Amended
Address	10537 S 3010 W & 10555 S 3010 W
File Number	PLPLA202400055
Applicant	Gordon Milar Construction, LLC
Property Owner	WHDTMR, LLC & MULBERRY COTTAGE, LLC
Staff Author	Miguel Aguilera
Presenter	Miguel Aguilera

PROPERTY OVERVIEW

Acreage	1.9 acres		
Recorded Subdivision	Wheadon Acres		
Current Zone	R-1.8 Single Family Residential		
Current Land Use	Single Family Residential		
General Plan Designation	Stable Neighborhood (SN)		
Neighboring Properties	Zone		Land Use
	North	R-1.8	SN
	East	R-1.8	SN
	South	R-1.8	SN
	West	R-1.8	SN

ITEM SUMMARY

The applicant is requesting the Planning Commission approve a subdivision amendment application for two properties located at 10537 S 3010 W and 10555 S 3010 W. The proposed amendment will create 4 lots from the Wheadon Acres Subdivision lots 14 &15A. Two of these lots will be flag lots. Staff is recommending approval of the application.

TIMELINE

- **April 4, 2024**, the applicant submitted a complete subdivision amendment application to Staff for review. The application was revised a total of 2 times to address all staff comments. The application was reviewed by the following departments:
 - Planning: Staff reviewed the application and worked with the applicant to revise the proposed plat to conform to applicable city regulations. Resubmitted materials addressed staff comments.
 - Engineering: Staff reviewed the application and worked with the applicant and revise the proposed plat to conform to applicable city regulations. Resubmitted materials addressed staff comments.
- **September 24, 2024**, this application along with the associated rezone application file No. PLZBA202400056 were brought before the Planning Commission at a public hearing. The Commission decided to table this application pending approval of the rezone.
- **December 3, 2024**, the rezone application was brought to the City Council at a public hearing where the rezone, but not the agreement, was approved.
- **February 18, 2025**, the City Council approved the development agreement associated with the before-mentioned rezone.
- **February 19, 2025**, engineering reviewer requested the applicant make a minor correction to the proposed plat's emergency access easement before this application was scheduled for a another public hearing.

REPORT ANALYSIS

Overview: This application, in association with rezone application file No. PLZBA202400056, intends of establishing the first Flag Lot Overlay zone on the subject properties. With City Council approval of the rezone and development agreement, a hearing on the proposed plat can proceed.

Amended Lots: The Wheadon Acres Lots 14 and 15A Amended Subdivision will have two regular lots (Lots 101 and 102), and two flag lots (Lots 103 and 104). Lots 101 and 102 will be 0.335 and 0.381 acres, respectively. Lots 103 and 104 will be 0.50 and 0.685 acres, respectively. The flag lots 103 and 104 will share a firetruck turnaround and a driveway that will be 20 feet wide. The driveway will have access from 3010 W. The proposed concept plan shows that future homes on the flag lots will meet the zone requirements for setbacks and building lot coverage. The setbacks and lot coverage of the front remnant lots will also be within zone standards.

FINDINGS AND RECOMMENDATION

Findings:

- Both this application and the mentioned rezone application are part of the Wheadon Acres Lots 14 & 15A Amended development agreement.
- Due to existing flag lot subdivision requirements, and without the flag lot overlay rezone and development agreement, the subject properties would not meet the minimum flag lot requirements.
- Lots 101 and 102 will be under the lot size requirement to qualify for farm animal rights. The development agreement addresses this and removes the incompatible land use fencing requirements between all four properties and also restricts farm animal rights for all four properties in the amended subdivision.
- The agreement does not change the incompatible land use fencing requirement between the subject properties and properties outside the amended subdivision.
- The development agreement prohibits detached accessory dwelling units, guesthouses, within the amended subdivision.

Conclusions:

- The application is in conformance with the minimum requirements of South Jordan Municipal Code [§16.14](#).

Planning Staff Recommendation:

Staff recommends approval of the application based on the report analysis, findings, and conclusions listed above.

PLANNING COMMISSION ACTION

Required Action:

Final Decision

Scope of Decision:

This is an administrative decision to be decided by the Planning Commission.

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 South Jordan Municipal Code [§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 South Jordan Municipal Code [§16.14](#), other City ordinances, and sanitary sewer and culinary water requirements.

Motion Ready:

I move that the Planning Commission approves:

1. File PLPLA202400055, Wheadon Acres Lots 14 & 15A Subdivision Amended

Alternatives:

1. Approve the application with conditions
2. Deny the application
3. Schedule the application for a decision at a future date

SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Proposed Amended Plat
4. Attachment D, Approved Development Agreement

Brad Klavano
Brad Klavano (Mar 5, 2025 13:26 MST)

Miguel Aguilera
Miguel Aguilera (Mar 5, 2025 13:24 MST)











Wheadon Acres March Report

Final Audit Report

2025-03-05

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