# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: March, 11, 2025

FILE OVERVIEW				
Item Name	The Combine on Redwood Preliminary Condominium / Subdivision Plat Application			
Address	11196 S. Redwood Rd.			
File Number	PLPP202400207			
Applicant	Nate Reiner, CIR Engineering			
Property Owner	5490 Investments, LLC			
Staff Author	Damir Drozdek, Planner III			
Presenter	Damir Drozdek, Planner III			

PROPERTY OVERVIEW					
Acreage	Approximately 5 acres				
Current Zone	MU-South (Redwood Rd. Mixed Use – South Center)				
Current Land Use	Commercial Lot under Construction				
General Plan Designation	MU (Mixed Use)				
Neighboring		Zone	Land Use		
Properties	North	A-5	Residential / Semi Rural		
	East	P-O and R-1.8	Residential and Redwood Rd.		
	South	MU- South (PD)	Senior Living Community		
	West	R-2.5	Residential		



#### **ITEM SUMMARY**

The applicant is seeking City approval of a preliminary condominium plat. The plat will create two building units, one lot and will dedicated property for public right-of-way. Staff is recommending approval of the application.

#### **TIMELINE**

 On October 18, 2024, the applicant submitted a complete preliminary condominium plat application to Staff for review. The application was revised two times to address all staff comments. The following departments reviewed the application: Planning, Engineering, Fire, Parks, Building, Storm water, Streets and Water. The City staff worked with the applicant to revise the plat to conform to the applicable city regulations.

#### REPORT ANALYSIS

This commercial project received the Planning Commission site plan approval in March of 2024. The project consists of two buildings, one being approximately 40,000 sq. ft. and the other 25,000 sq. ft. Since then, they have had building permits issued and the two buildings are currently under construction.

This condominium plat seeks to consolidate three existing parcels on the property into one lot, create two building condominium units and dedicate property for right-of-way.

#### FINDINGS AND RECOMMENDATION

#### Findings:

- For final plat approval, the applicant will have to submit a declaration of covenants, and a legal opinion of a licensed attorney that those covenants meet the requirements of the Utah State Condominium Act.
- For final plat approval, the applicant will have to record a waterline easement either via a separate document or via the plat map.

#### Conclusions:

• The application is in conformance with the minimum requirements of South Jordan Municipal Code §16.10.



#### 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 public comment at a public hearing regarding the proposed preliminary condominium / subdivision in accordance with of South Jordan Municipal Code §16.10.060. The Planning Commission may approve, approve with conditions or if the proposed subdivision does not meet South Jordan Municipal Code §16.10, other City ordinances, and/or sanitary sewer and culinary water requirements, deny the preliminary condominium / subdivision plat application.

#### Motion Ready:

I move that the Planning Commission approves:

1. File PLPP202400207, The Combine on Redwood Condominium

#### Alternatives:

- 1. Recommend approval with conditions.
- 2. Recommend denial of the application.
- 3. Schedule the application for a decision at some future date.

#### SUPPORTING MATERIALS

- 1. Attachment A, Aerial Map
- 2. Attachment B, Zoning Map
- 3. Attachment C, Proposed Preliminary Condominium Plan



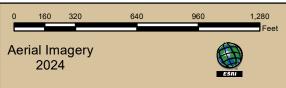
## ATTACHMENT A





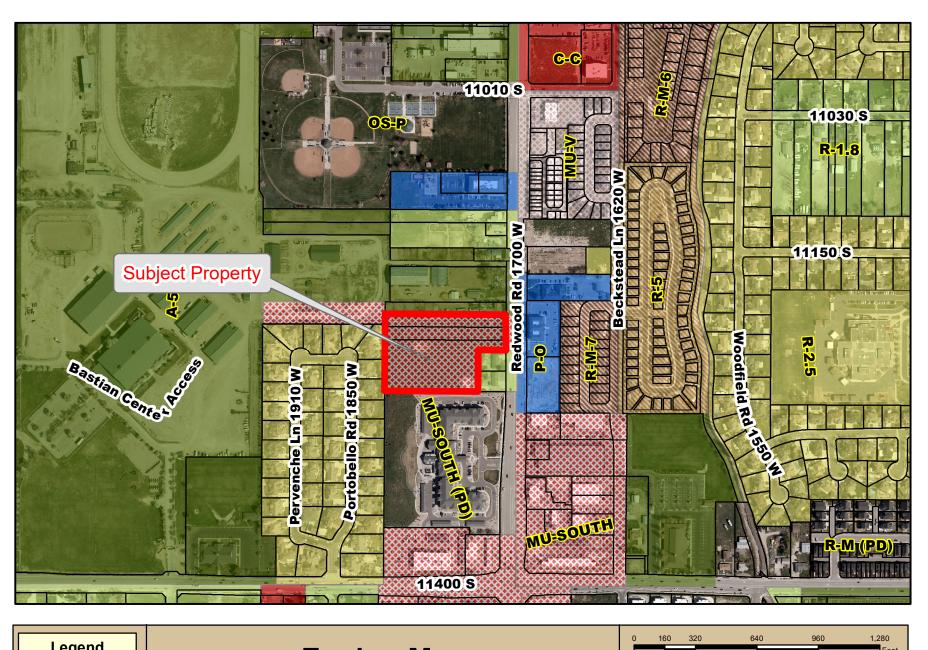
Legend
STREETS
PARCELS

Aerial Map
City of South Jordan



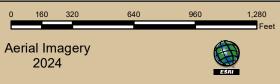
## ATTACHMENT B





Legend
STREETS
PARCELS

Zoning Map
City of South Jordan



## ATTACHMENT C



#### SURVEYOR'S CERTIFICATE I BRAIN MITCHELL do hearly welly had a my Predictional band Supreys in the Band of labs and final hand from labs. The Mitches of the Mitches of the Band of the Ba PLAT NOTES THE COMBINE ON REDWOOD CONDOMINIUM Offset pins to be set in top back of curb and 5/8"x 24" rebar and cap stamped "CIR" to be set at all other lot and boundary LOCATED IN THE NORTHEAST OUARTER SECTION 22. Benchmark Elevation: 4442.13 Datum is NAVD 88 derived from Utah TurnGPS System North Quarter Corner of Section 22, Township 3 South, Range 1 West. TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.L.B.&M. BRIAN FAY SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH Owner and plantial proclaims on properly legally described by 1 bits judy (the "Placept") abundle similaries internatives with all rockes, let information, essements, and one presenter information contained with the judy and adult with a condition, coverants, and restrictions (CDLRs) documents but may be recorded against the Property. Owners and potential purchasers of the Property mat control, which is not a considerable control of the property and control of the property could result in financial tools or changes in respect property could result in financial. BOLINDARY DESCRIPTION Many areas in the City of South Jordan have groundwater problems due to a high or fluctuating water table. City approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems, if any. An entire tract of land described in that Special Warranty Deed recorded March 14, 2022 as Entry No. 13910610 in Book 11316, at Page 6663 in the Office of the Salt Lake County Recorder. Said entire tract is located in the Northeast Quarter of Section 22, Township 3 South, Range 1 West. Salt Lake Base and Meridian and is described as follows: The Owner certifies that the title report dated January 13, 2025, which was prepared by Old republic National Title Insurance Company, was provided to Owner's surveyor and that the plat shows all easements and encumbrances Found North Quarter Section 22 T.3S. R 1W. SI B&M Regioning at a point on the westerly right-of-way line of Redwood Road, which is 1223.21 feet N. 00'07'41" F. along the Section Deganing at pulso in 1997 2019 Wildering and pulso of pulso of pulso and pulso of pu Approval of this plat by South Jordan City does not mean that individual lot drainage to a road or retention facility is assured. Development and grading may necessitate swales and other drainage facilities to protect individual proper Approval of this plat does not constitute representation by the City that swales and other drainage facilities are (3S1W1502) Rocky Mountain Power 15 | 15 Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators utility facilities a public utility easement along with all the rights and duties described northerly line to the easterly line of Nelson Farms Subdivision recorded September 2, 2005 as Entry No. 9480425 in Book 2005 of -� Plats, at Page 282 in the Office of said Recorder; thence along said Nelson Farms Subdivision the following two (2) courses: 1) N. 00'824" E. 346.52" fact; 2) N. 80'75" W. 1.52" feet to a southeasterly comer of Equatrian Park Subdivision recorded March 10, 2022 as Entry No. 130'808544 in Book 2022 of Plats, a Page 20'70 in the Office of said Recorder, thence N. 00'1927" E. therein. Pursuant to Utah Code Ann. § 17-27a 600(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the Coatton of the public utility easements. Lot does not warrant their precise location. Rocky 22 22 52.93 feet along the easterly line of said subdivision; thence S. 89'52'19" E. (R = East) 631.26 feet to said westerly right-of-way lin thence along and westerly right-of-way line the following two (2) courses: 1) S. 00°12′13″ W. 82.72 feet; 12) S. 00°02′34″ W. 99.49 feet; to the Point of Beginning. Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Booky Mountain Power has under (1) A recorded easement or right-of-way SUBDIVISION E# 13908564, B: 2022P, P: 077 The above-described tract contains 220,051 Sq Ft. in area or 5.051 acres, more less. 1 Lot. The law applicable to prescriptive rights Title 54, Chapter 8a, Damage to Underground Utility Facilities, or Any other provision of law. S89°52'19"E 631.26' LITAH STATE 619.48 UNIVERSITY 27-22-177-030 N0"07'41"E 15.93" N0\*07'41"E 15.00'-Not Set 40.840 SQ. FT OWNER'S DEDICATION 5.0' UDOT Grant of N89°57'18"W 1.52'now all men by these presents that the undersigned are the owner(s) of the above dethe same to be divided into Lots. Parcel and Streets, together with easements as set forth to be hereafter known as Bk:9209, Pg:2469 Legend of Symbols THE COMBINE ON REDWOOD CONDOMINIUM E#14165516. And do hereby dedicate for perpetual use of the public all roads and other areas shown on this plat as intended for public use & Abbreviations The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and iteration of utility LOT 1 lines and facilities. The undersigned owners also hereby convey any other easements and shown on this plat to the parties LOT 17 217,919 Sq. Ft. 20.0' Sewer Easem E#14276157, 15 5.002 Ac. 11196 S Redwood Road 27-22-177-017 \_\_\_\_ Section Line N89°52'19"W | 0 5490 INVESTMENTS, LLC Bk:11511, Pa:4059 N89°52'19"W 145.70' 54.86' Adjacent Parcel S89\*52'19\*E 99.63' POB ---- 10' PUE Easement Line NELSON FARMS SUBDIVISION E# 9480426, B: 2005P, P: 282 \_\_\_\_\_ Access Easement Existing WILLIAM MARK ---- Sewer Easement Existing 27-22-17G-004 Area Hereby Dedicated to South Jordan City 4,443 Sq. Ft., 0.102 Ac. 26,480 SQ. FT. LOT 18 KELLER FAMILY TRUST 27-22-177-018 Set Rebar and Cap stamped "CIR" Found rebar/cap stamped "McNeil" O Found monument X scribe PC Found rebar with flagging NOTARY ACKNOWLEDGMENT MIRIAM DRURY QUINN DRURY State of Utah 27-22-176-005 LOT 19 MIGUEL A DURAZO; KARLA I DURAZO (JT) 27-22-177-019 ENBRIDGE GAS UTAH -On this \_\_day of \_\_\_\_ in the year 20 \_, before me, \_\_\_\_ a Notery Public pe appeared \_\_\_\_\_ frowd on the basis of satisfactory evidence to be the person(in) whose namely associated but in the foregoing owner's decidention and consent regarding the THE COMBINE ON REDWOOD CONDOMINUM and was signed by him/her on behalf of said BCG Legacy View, LtC and acknowledged that he content the harees. Counter Case Company, des Endeldy Cas Libal hereity approves the joint solely for suprise of confirming that they also contains public utility assertions. Endeldy case Libal many appeal and because easements in order to serve this development. This approval does not constitute abropation or waiver of any other extracting rights, deligitation of saliables hocking prescription rights and other acceptance, approval or activation of the contraction of the public force of acceptance, approval or activation designation of any terms contributed in the public including those set acceptance, approval or activation of the News and does not constitute any particular force of the contraction of the News and does not constitute a quarterist or particular than the Company of the contraction of the News and does not constitute a quarterist or particular and the contraction of the News and does not constitute a quarterist or particular and the contraction of the News and does not constitute any particular and the contraction of the News and does not constitute the particular and the contraction of the News and does not constitute a quarterist or particular and the constitution of the News and does not constitute the constitution of the News and the constitution of the News and N89°52'19"W 484.33' terms of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 1-800-366-8532. My Commission Evolres SOUTH JORDAN VIEW COMMERCE CORNER RETIREMENT COMMUNITY LLC SUBDIVISION AMENDED E#13130628, B; 2019P, P; 319 27-22-17C-02A Print Name: 22 / 22 Found Center Section 22, T.3S., R.1W., SLB&M Standard Flat Brass 2 5" 22 CENTURY LINK COMCAST CABLE TELEVISION SOUTH JORDAN CITY MAYOR JORDAN BASIN IMPROVEMENT DISTRICT The signature of Jordan Basin Improvement District on THE COMBINE ON REDWOOD CONDOMINIUM Approved this \_\_\_\_\_day of \_\_\_\_\_\_A.D. 20\_\_\_\_ **CIVIL ENGINEERING** OWNER: DEVELOPER: this plat does not constitute approval of the owner(s) sewe LOCATED IN THE NORTHEAST QUARTER SECTION 22, 5490 INVESTMENTS, LLC 7221 S 5490 W lines or facilities. The owner(s) of the property must provide satisfactory plans to the District for review and TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN 10757 South River Front Parkway approval before connecting to the District's sewer system and will be required to comply with the District's rules and West Jordan UT. 84006 10718 South Beckstead Lane. Suite 102. South Jordan. Utah 84095 SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH Phone: (435) 503-7641 SALT LAKE COUNTY SURVEYOR SOUTH JORDAN CITY ENGINEER JORDAN BASIN IMPROVEMENT SOUTH JORDAN CITY ATTORNEY SALT LAKE COUNTY RECORDER BOARD OF HEALTH CITY PLANNER DISTRICT ROS# Recorded # \_\_\_\_\_\_State of Litab. County of Salt Lake. Recorded and filed at the request of Approved by Jordan Basin Improvement District this day Page: Attorney for South Jordan City South Jordan City Engineer Date Fee S

City Planner

Deputy, Salt Lake County Recorder

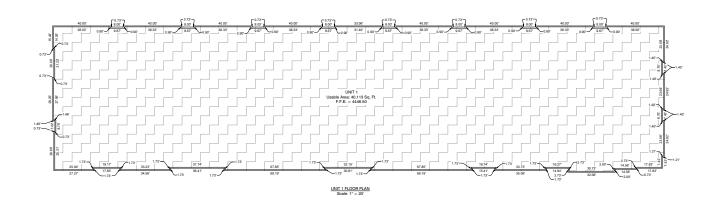
Plat Reviewer

Date

Board of Health

#### THE COMBINE ON REDWOOD CONDOMINIUM

LOCATED IN THE NORTHEAST QUARTER SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.L.B.&M. SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



UNIT 2 FLOOR PLAN Scale: 1" = 20'



Legend of Symbols & Abbreviations



- Found rebar/cap stamped "McNeil" O Found monument X scribe PC



#### THE COMBINE ON REDWOOD CONDOMINIUM

LOCATED IN THE NORTHEAST QUARTER SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

CITY RECORDER

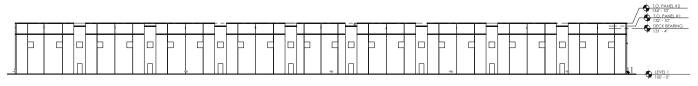
SALT LAKE COUNTY RECORDER

#### THE COMBINE ON REDWOOD CONDOMINIUM

LOCATED IN THE NORTHEAST QUARTER SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.L.B.&M. SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



South Elevation



North Elevation









#### THE COMBINE ON REDWOOD CONDOMINIUM

LOCATED IN THE NORTHEAST QUARTER SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

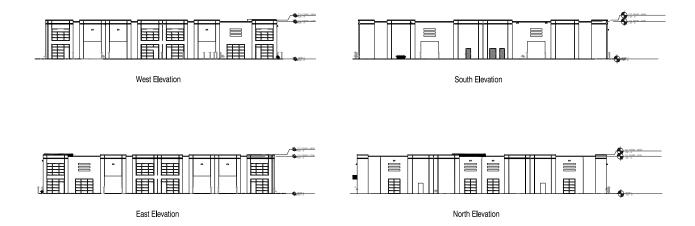
CITY RECORDER

Recorded # State of Utah, Country of Stall Lake, Recorded and filed all the request of Date Time: Book Page

Fire \$ Deputy, Stall Lake Country Inc.

#### THE COMBINE ON REDWOOD CONDOMINIUM

LOCATED IN THE NORTHEAST QUARTER SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.L.B.&M. SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



0 20 40 1"-20' Scole in Feet

IVIL ENGINEERING SURVEYING

UN**I**T 2

#### THE COMBINE ON REDWOOD CONDOMINIUM

LOCATED IN THE NORTHEAST QUARTER SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

CITY RECORDER	SALT LAKE COUNTY RECORDER		
	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		