

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 5/10/22**

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**Application:** COUSINS LANE PRELIMINARY SUBDIVISION

**Address:** 2726 W Cousins Lane

**File No:** PLPP202100283

**Applicant:** Jay Mortensen

**Submitted By:** David Mann, Long Range Planning Analyst  
Shane Greenwood, Supervising Senior Engineer

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## **Staff Recommendation (Motion Ready):**

**Approve** file no. PLPP202100283 to create a 2-lot subdivision, located at 2726 W Cousins Lane, as presented to the Planning Commission.

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<b>ACREAGE:</b>	1.16 acres
<b>CURRENT ZONE:</b>	R-1.8
<b>CURRENT USE:</b>	Residential
<b>FUTURE LAND USE PLAN:</b>	Stable Neighborhood
<b>NEIGHBORING LU DESIGNATIONS, (ZONING)/USES</b>	North - Stable Neighborhood, (R-2.5) / Single Family Residential South - Stable Neighborhood, (R-1.8) / Single Family Residential East - Stable Neighborhood, (R-1.8) / Single Family Residential West - Stable Neighborhood, (R-2.5) / Single Family Residential

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## **STANDARDS FOR SUBDIVISION REVIEW**

The Planning Commission shall receive public comment at the public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the project does not meet city ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application. (City Code § 16.10.060)

## **BACKGROUND & ANALYSIS:**

On February 28, 2022, the Applicant submitted a complete application seeking approval to create a 2-lot subdivision from the existing parcel. The existing house on the east side of the subject property will remain and a new residential lot will be created on the west side. Both lots will still have farm animal rights.

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

### **Findings:**

- The proposed subdivision will meet the requirements of the R-1.8 Zone, including the maximum density.

### **Conclusions:**

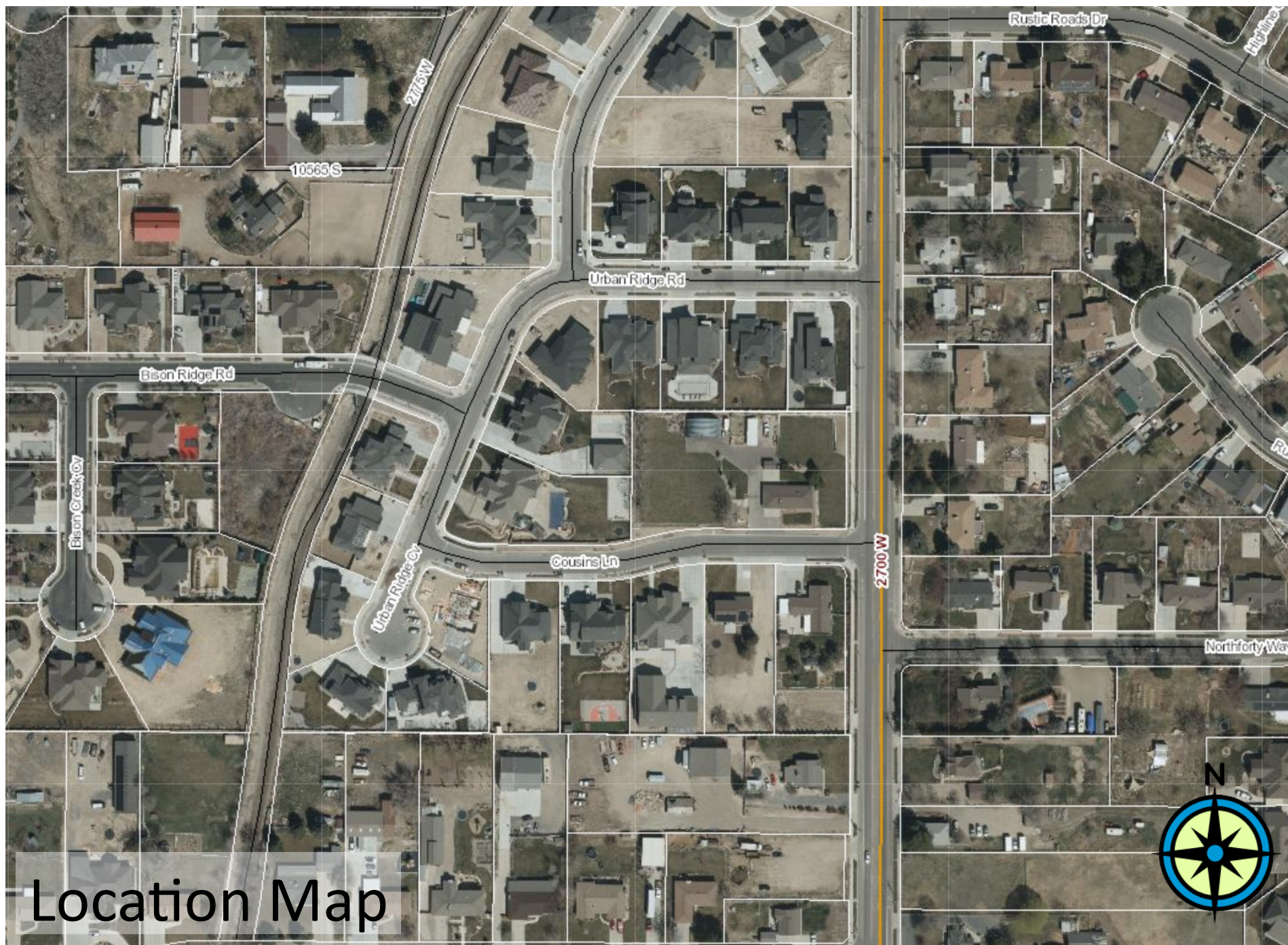
- Based on the application materials and the findings listed above, the proposal is consistent with the City's General Plan and with the purposes and objectives of the pertinent requirements of the City's Planning and Zoning Code (specifically Chapters 16.10 and 17.40).

### **ALTERNATIVES:**

- Recommend denial of the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

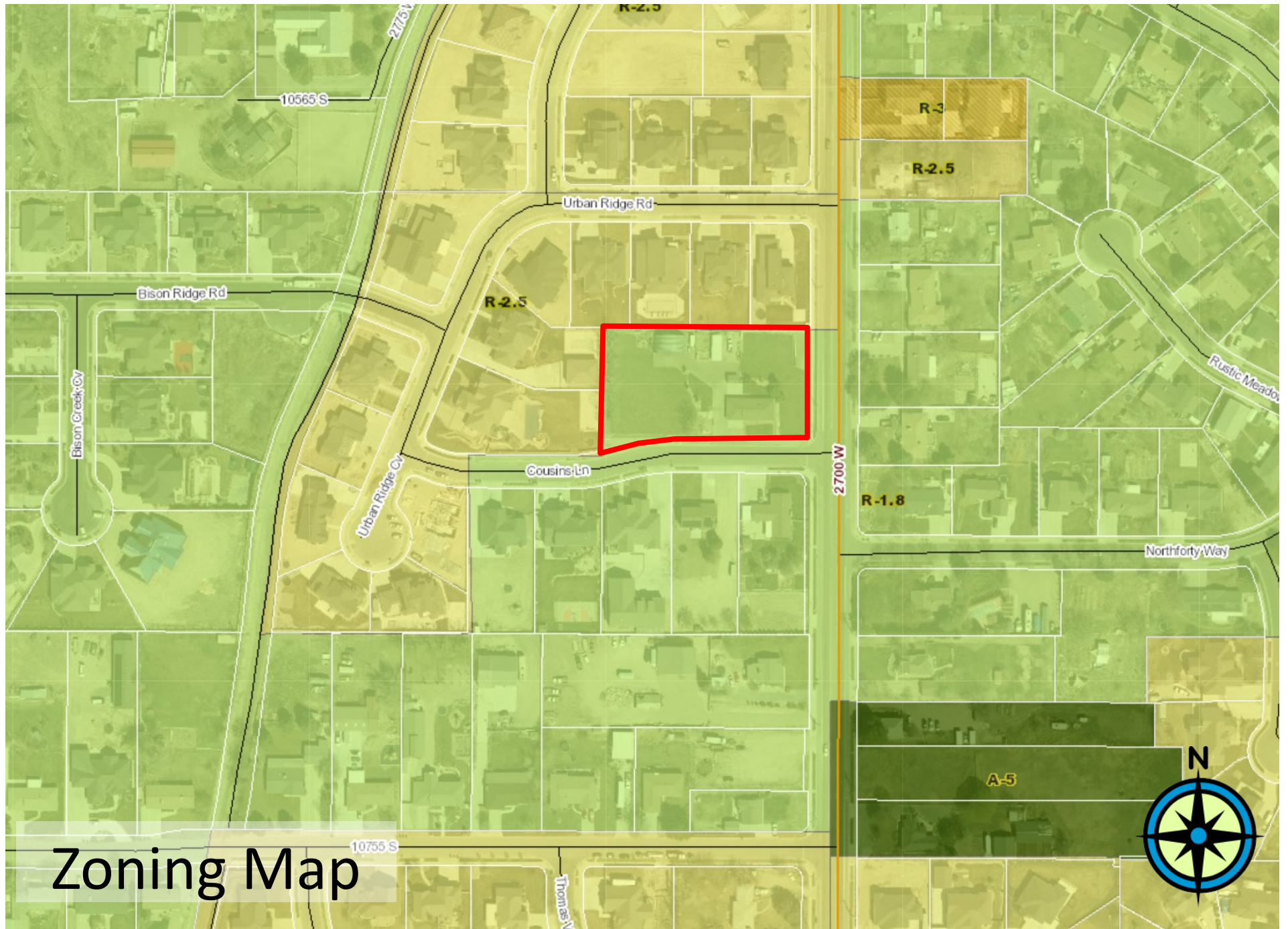
### **SUPPORT MATERIALS:**

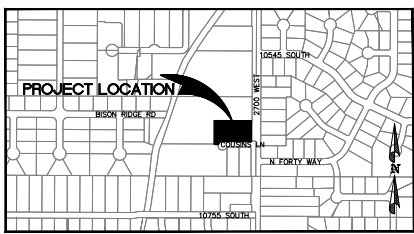
- Location Map
- Zoning Map
- Subdivision Plat



Location Map

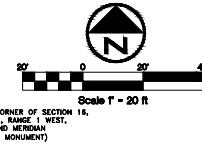






# COUSINS LANE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
FINAL PLAT



## SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 10000 IN ACCORDANCE WITH UTAH CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS. BEING ACTED BY THE STATE OF UTAH, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREIN IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS:



COUSINS LANE SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

## BOUNDARY DESCRIPTION:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 2700 WEST AND THE NORTH RIGHT OF WAY LINE OF COUSINS LANE, AT A POINT SOUTH 07°07'16" EAST FROM THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 200.02 FEET;  
THENCE 62.85 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 82°47'44" WEST 62.86 FEET);  
THENCE SOUTH 79°35'35" WEST 42.98 FEET;  
THENCE WEST 183.55 FEET;  
THENCE EAST 303.86 FEET;  
THENCE SOUTH 07°07'16" WEST 165.00 FEET TO THE POINT OF BEGINNING.  
CONTAINS AN AREA OF 50,845 SF OR 1.17 AC.

## BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 07°07'16" EAST FROM THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TO THE TRACT WEST QUARTER CORNER OF SAID SECTION 16.

## OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREINAFTER BE KNOWN AS:

## COUSINS LANE SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND INMEDIATELY SETTING AND SAVE THE CITY WHOLESALE AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND TO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES, IN WITNESS WHEREOF, WE HAVE HEREUNTO SET ASIDE OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_, A.D. 20\_\_.

CLAUDIA MULLIN, TRUSTEE OF THE MULLIN FAMILY TRUST DATED MAY 31, 2012

## ACKNOWLEDGMENT:

STATE OF UTAH  
COUNTY OF \_\_\_\_  
ON THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_, PERSONALLY APPEARED BEFORE ME CLAUDIA MULLIN AS TRUSTEE OF THE MULLIN FAMILY TRUST DATED MAY 31, 2012 UNDER TRUST INSTRUMENT DATED MAY 31, 2012, WHO ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED IT IN SUCH CAPACITY WITH AUTHORITY TO DO SO.

## NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_

## LEGEND

FOUND SECTION CORNER \_\_\_\_\_ SECTION LINE  
SET 5/8 REBAR AND CAP \_\_\_\_\_ (WILDLIFE ENGINEERING) (BOUNDARY LINE)  
ADJACENT PROPERTY / ROW LINE \_\_\_\_\_

## COMCAST

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_  
A.D., 20\_\_ BY COMCAST

## CENTURY LINK

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_  
A.D., 20\_\_ BY CENTURY LINK COMMUNICATIONS

## SOUTH VALLEY SEWER

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_  
A.D., 20\_\_ BY SOUTH VALLEY SEWER

## SALT LAKE COUNTY SURVEYOR

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_  
A.D., 20\_\_

## ROS NUMBER

REPRESENTATIVE

## BOARD OF HEALTH

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_  
A.D., 20\_\_

## REPRESENTATIVE

## ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-3 BY THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES INCIDENT TO SUCH EASEMENT.  
2. PURSUANT TO UTAH CODE ANN. 11-27a-403(4)(5) ROCKY MOUNTAIN POWER ACCEPTS DEED OF THE USE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONVEYS OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THESE PROPOSED ROCKY MOUNTAIN POWER EASEMENTS REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT MAY BE ASSERTED BY ROCKY MOUNTAIN POWER.  
A. A RECORDED EASEMENT OR RIGHT-OF-WAY  
B. THE LAW APPLICABLE TO PRESUMPTIVE RIGHTS  
C. TITLE 24, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
D. ANY OTHER PROVISION OF LAW

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_  
A.D., 20\_\_

## REPRESENTATIVE

ROCKY MOUNTAIN POWER

WILDLIFE ENGINEERING, PLLC, 1500 S. 1500 W., SUITE 100, SALT LAKE CITY, UT 84119  
DATE: 04/15/2022

URBAN CROSSING SUBDIVISION

## GENERAL NOTES:

- REFER TO THE RECORD OF SURVEY ON FILE WITH THE SALT LAKE COUNTY SURVEYORS OFFICE.
- RIVERS WILL BE SET IN TWO AS EXTENSIONS OF LOT LINES FOR FRONT PROPERTY CORNERS. 5/8" REBAR W/ WILDLIFE ENGINEERING CAP WILL BE SET AT REAR PROPERTY CORNERS.
- MANY AREAS IN THE CITY OF SOUTH JORDAN HAVE GROUND WATER 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.
- OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT (THE "PROPERTY") SHOULD FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CCAR) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBED BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTES, EASEMENTS COAR'S OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE WITH ALL NOTICES, EASEMENTS, COAR'S, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
- FINISH FLOOR ELEVATIONS ARE NOT TO EXCEED FOUR FEET IN HEIGHT FROM THE BACK OF CURB.
- SURVEYOR AND OR ENGINEER CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED IN THE TITLE REPORT DATED SEPTEMBER 24, 2021 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR FURTHER CERTIFIES THAT THE LEGAL DESCRIPTION OF THE PROPERTY REFERENCED IN THE TITLE REPORT MATCHES THE DESCRIPTION SHOWN ON THIS PLAT.
- CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
- HOME OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADSIDE SWALES ALONG THE FRONTAGE OF THEIR LOT.
- APPROVAL OF THIS PLAT BY SOUTH JORDAN CITY DOES NOT MEAN THAT MINORAL LOT DRAINAGE TO A ROAD OR RETENTION FACILITY IS ASSURED. DEVELOPMENT AND GRADING MAY NECESSITATE SWALES AND OTHER DRAINAGE FACILITIES TO PROTECT INDIVIDUAL PROPERTIES. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT SWALES OR OTHER DRAINAGE FACILITIES ARE APPROPRIATE AND MAINTAINING NOR THAT DRAINAGE FROM ADJACENT PROPERTIES IS PREVENTED.
- THE OWNER CERTIFIES THAT THE TITLE REPORT DATED \_\_\_\_ WHICH WAS PREPARED BY TITLE ONE, INC. WAS PROVIDED TO OWNER'S SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT.



## CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

SOUTH JORDAN CITY ENGINEER

## CITY PLANNING

APPROVED AS TO FORM THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_

SOUTH JORDAN CITY PLANNER

## OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_

ATTORNEY FOR SOUTH JORDAN CITY

## SOUTH JORDAN CITY MAYOR

APPROVED AS TO FORM THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_

ATTEST: CITY CLERK

CITY MAYOR

## COUSINS LANE SUBDIVISION

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

## SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF  
DATE \_\_\_\_ ENTRY \_\_\_\_ BOOK \_\_\_\_ PAGE \_\_\_\_

FEE

SALT LAKE COUNTY RECORDER