

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 05/10/2022

Issue: MUMFORD ESTATES
PRELIMINARY SUBDIVISION PLAT
Address: 972 W. Shields Ln.
File No: PLPP202100231
Applicant: Tina Franco, Howland Partners Inc.

Submitted by: Damir Drozdek, Planner III
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Mumford Estates preliminary subdivision plat, File No. PLPP202100231.

ACREAGE:	Approximately 4 acres
CURRENT ZONE:	R-1.8 (Single-Family Residential, 1.8 lots per acre)
CURRENT USE:	Raw land
FUTURE LAND USE PLAN:	SN (Stable Neighborhood)
NEIGHBORING ZONES/USES:	North – R-1.8 / Single-family residences South – A-5 and OS-N / Shields Ln. West – R-1.8 / Single-family residences East – R-1.8 / Jordan River trail

STANDARD OF APPROVAL:

Once all application requirements have been met, redline corrections made, revised plans and plat submitted and City staff approval given, the preliminary subdivision plat application will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with chapter 16.04 of this title. 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. (Ord. 2007-01, 1-16-2007)

City Code § 16.10.060

BACKGROUND:

The applicant is requesting that the Planning Commission approve a preliminary subdivision plat for the Mumford Estates subdivision located at 972 W. Shields Ln. The proposed subdivision will consist of seven lots on approximately 4 acres of land. The lots will range in size from roughly around 15,000 sq. ft. to around 30,000 sq. ft.

The subdivision will be accessed off Shields Ln. via a private street that will terminate in a hammerhead providing turnaround area for emergency vehicles. The road width will vary from 25' at the south end, where the proposed development is at its narrowest, to 31' the rest of the way. The proposed road width will meet the minimum City standard for access and emergency vehicles. The road will have curb adjacent sidewalk on one side only.

There will be no improvements on Shields Ln. as the road is fully improved at this location. Majority of improvements in the project are private, including the road, signage, retaining walls and the trailhead. A strip of land north of the trailhead will be landscaped and maintained by the HOA. Public improvements will include water meters and fire hydrants. Storm water will be detained in an underground storage tank located at the northeast part of the development and then slowly released into the Jordan river. An easement will be granted to the City for maintenance.

No new fencing will be required or installed with the project. Existing fencing along the north boundary that abuts single-family homes will remain. Additionally existing chain link fence along the Jordan River trail along the east boundary will remain too. No fencing will be required along Shields Ln. or along the west project boundary.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The project is located in the R-1.8 Zone. It meets the Planning and Zoning, as well as the Subdivision and Development Code requirements of the Municipal Code.

Conclusion:

- The proposed preliminary subdivision plat 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 Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Preliminary Subdivision Plat
- Site Plan
- Utility Plan
- Grading & Drainage Plan

Damir Drozdek

Damir Drozdek (May 3, 2022 15:05 MDT)

Damir Drozdek, AICP
Planner III, Planning Department

Brad Klavano

Brad Klavano (May 3, 2022 16:01 MDT)

Brad Klavano, P.E.
Director of Engineering Services



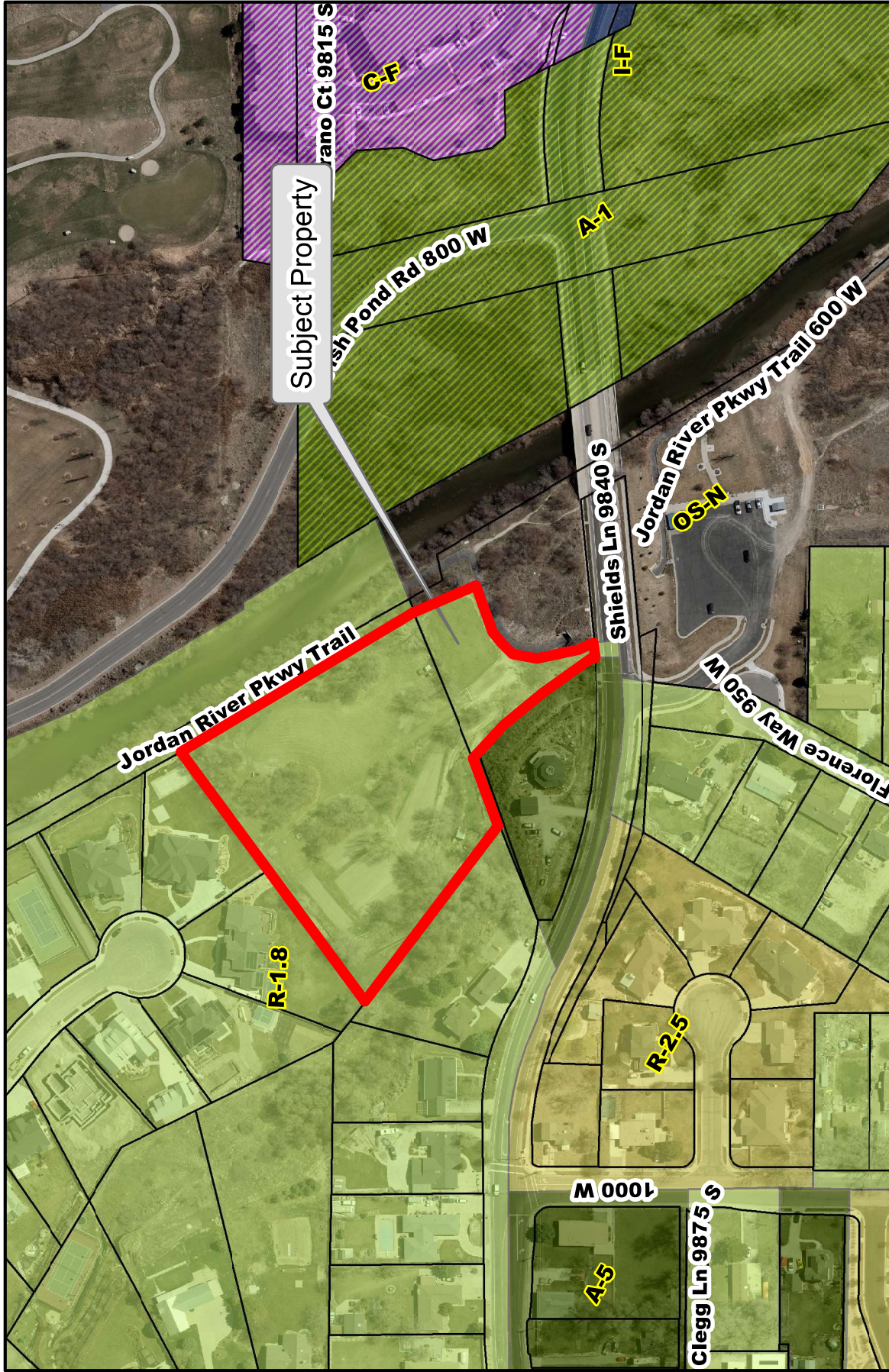
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- STREETS
- PARCELS

Aerial Map
City of South Jordan

Aerial Imagery
2021





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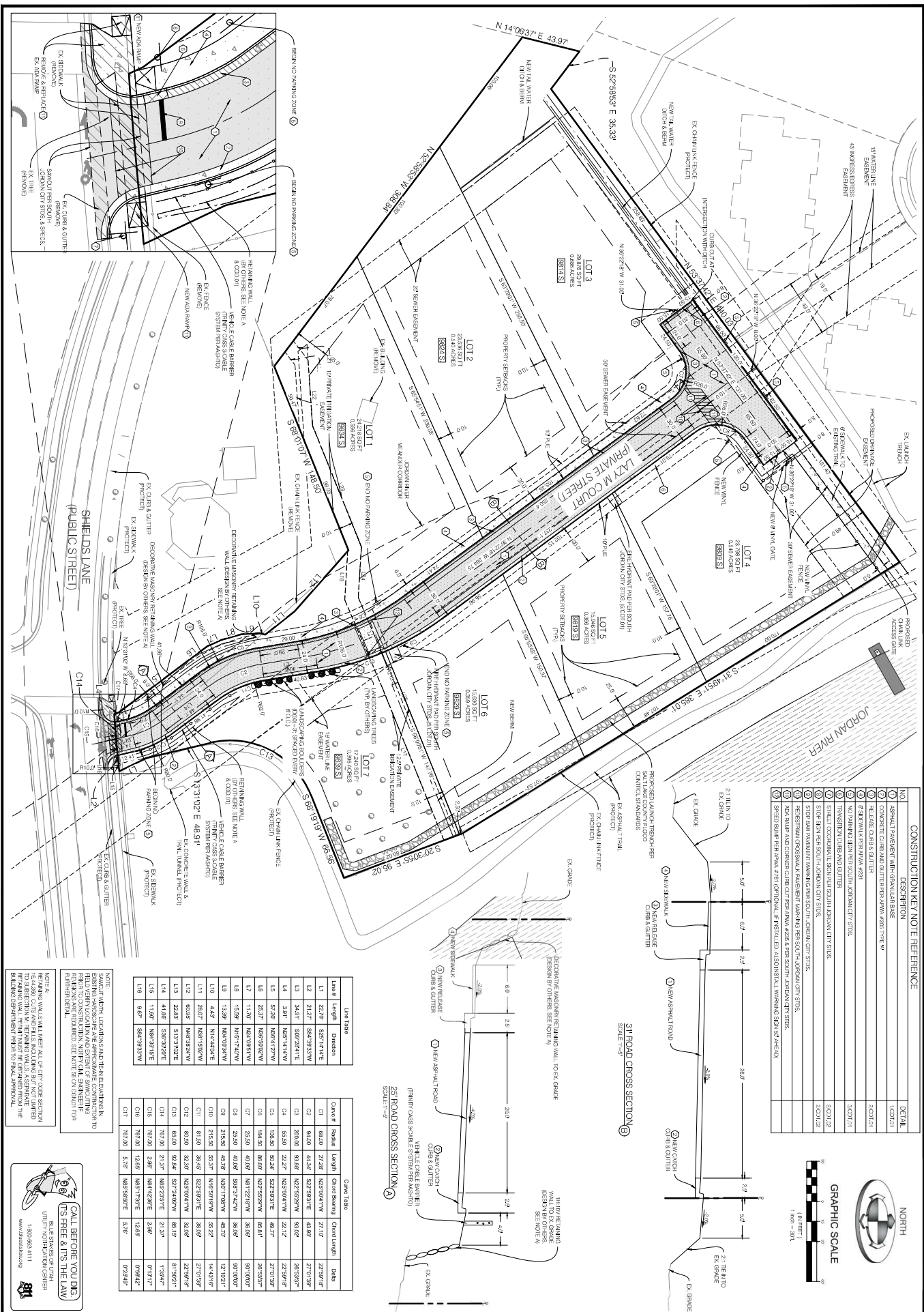
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Zoning Map

City of South Jordan

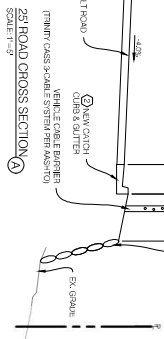
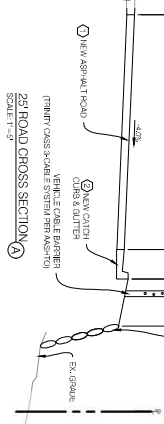
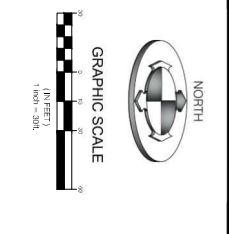
Aerial Imagery
2021





CONSTRUCTION KEY NOTE REFERENCE

NO.	DESCRIPTION	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	1001.01
2	CONCRETE CURB AND GUTTER PER IAWA 2003 TYPE IV	1001.02
3	RELIEF C&G & GUTTER	1001.03
4	NO PARKING SIGN PER IAWA 2003	1001.04
5	THAWING CURB AND GUTTER	1001.05
6	STREET OCCUPANT SIGN PER SOUTH JORDAN CITY STDS.	1001.06
7	STREET SIGN PER SOUTH JORDAN CITY STDS.	1001.07
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Lot Table

Lot #	Length	Direction
1	22.75'	S85°14'15"E
2	21.25'	S84°59'33"W
3	24.37'	S80°28'41"E
4	3.48'	N62°14'44"W
5	52.92'	N69°00'02"W
6	23.37'	N69°00'02"W
7	11.30'	N64°00'01"W
8	15.89'	N15°17'00"W
9	13.99'	N69°00'02"W
10	4.43'	N14°44'45"E
11	26.05'	N69°19'22"W
12	60.85'	N48°38'24"W
13	60.80'	N42°04'14"W
14	22.83'	S73°10'02"E
15	41.86'	S58°30'07"E
16	11.86'	N62°39'19"E
17	8.67'	S84°39'33"W

Cover Table

Cover #	Radius	Length	Chord Bearing	Chord Length	Delta
C1	60.00'	27.26'	S25°04'14"W	27.26'	27°58'14"
C2	60.00'	44.43'	S25°04'14"W	44.43'	27°01'39"
C3	60.00'	93.88'	N27°55'29"W	93.88'	26°53'27"
C4	55.50'	22.27'	N25°04'14"W	22.27'	22°59'18"
C5	104.50'	50.24'	S22°39'17"E	49.77'	27°01'39"
C6	164.50'	86.60'	N22°55'29"W	86.61'	26°53'27"
C7	25.50'	46.00'	N41°22'14"W	38.40'	96°00'00"
C8	271.50'	45.72'	S82°17'00"W	45.72'	12°13'21"
C9	271.50'	55.37'	N16°30'19"W	55.27'	14°43'16"
C10	81.50'	36.48'	S22°39'17"E	36.48'	27°01'39"
C11	86.50'	32.30'	N25°04'14"W	32.46'	22°59'18"
C12	69.00'	92.84'	S27°30'29"W	95.19'	26°50'21"
C13	787.00'	21.37'	N48°42'09"E	21.34'	1°13'47"
C14	787.00'	2.86'	N48°42'09"E	2.86'	0°19'47"
C15	787.00'	12.49'	N48°39'33"E	12.49'	0°19'47"
C16	787.00'	5.17'	N48°39'33"E	5.17'	0°19'47"

NOTE: LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

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EXPIRATION DATE: 12/31/2025

CONSTRUCTION KEY NOTE REFERENCE

NO. DESCRIPTION DETAIL

1 ASPHALT PAVEMENT WITH GRANULAR BASE 1001.01

2 CONCRETE CURB AND GUTTER PER IAWA 2003 TYPE IV 1001.02

3 RELIEF C&G & GUTTER 1001.03

4 NO PARKING SIGN PER IAWA 2003 1001.04

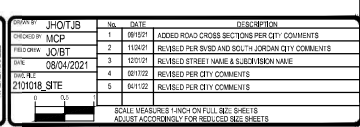
5 THAWING CURB AND GUTTER 1001.05

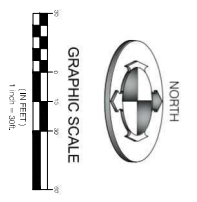
6 STREET OCCUPANT SIGN PER SOUTH JORDAN CITY STDS. 1001.06

7 STREET SIGN PER SOUTH JORDAN CITY STDS. 1001.07

8 STREET SIGN PER SOUTH JORDAN CITY STDS. 1001.08

9 STREET



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