

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 5/10/22

Application: RIDGECREST ESTATES SUBDIVISION AMENDMENT

Address: 892 W Brookcrest Circle

File No: PLPLA202100128

Applicant: Jerry Ohrn

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

Staff Recommendation (Motion Ready):

Approve file no. PLPLA202100128 to create a 2-lot subdivision, located at 892 W Brookcrest Circle, as presented to the Planning Commission.

ACREAGE:	1.15 acres
CURRENT ZONE:	R-2.5
CURRENT USE:	Residential
FUTURE LAND USE PLAN:	Stable Neighborhood
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North - Agricultural Preservation, (A-5) / Agriculture South - Stable Neighborhood, (R-2.5) / Single Family Residential East - Stable Neighborhood, (R-2.5) / Single Family Residential West - Stable Neighborhood, (R-2.5) / Single Family Residential

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 south side of the subject property will remain and a new residential lot will be created on the north side. The new lot will be accessed from a private driveway connected to Brookcrest Circle. Half of the subject property is within the Ridgcrest Estates subdivision, so the new lot will be added to the subdivision and the

border will be amended. A six foot tall masonry wall is required to be installed along the property line that borders the agricultural property to the north.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The proposed subdivision will meet the requirements of the R-2.5 Zone, including the maximum density.

Conclusions:

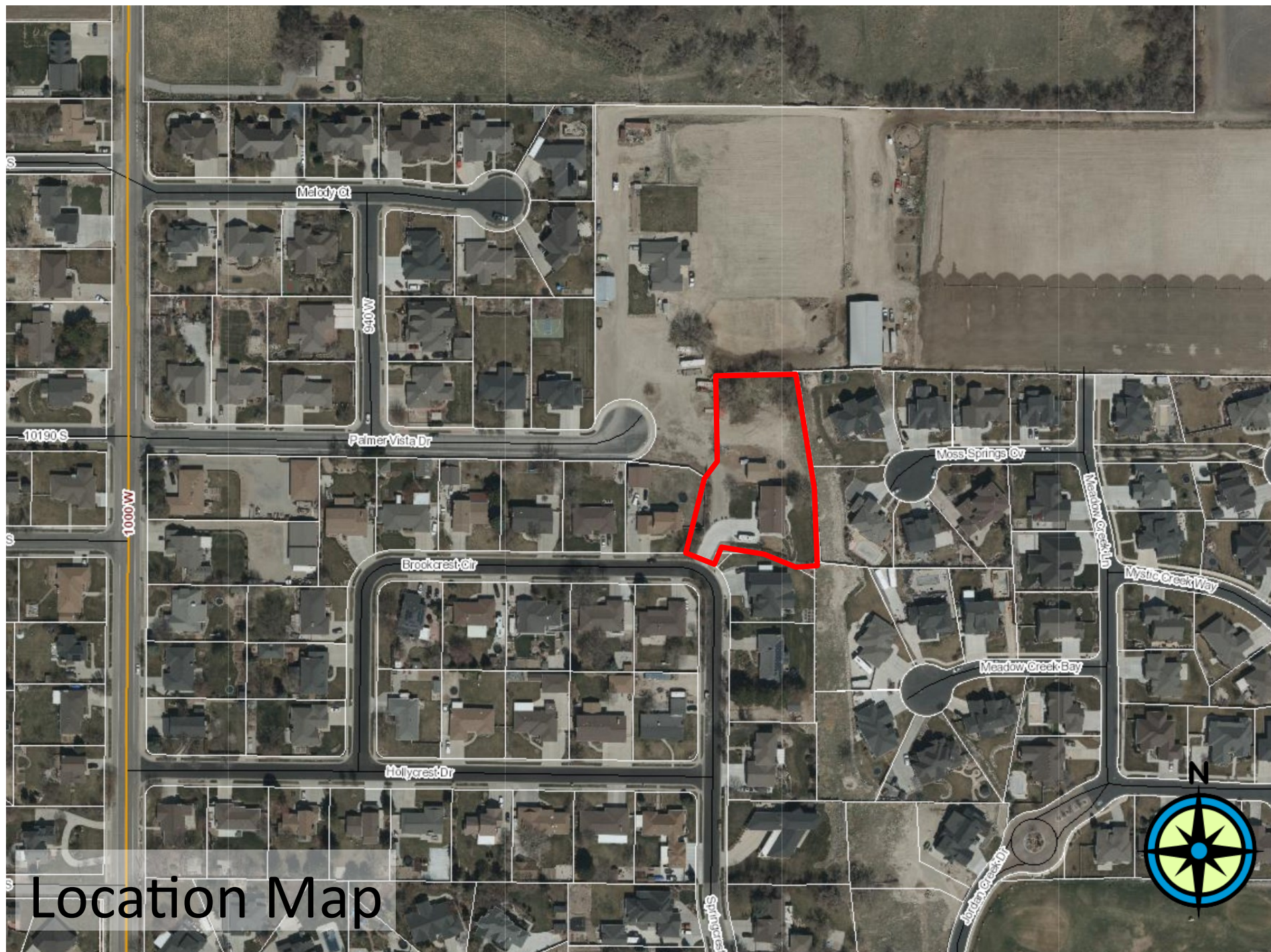
- Based on the application materials and the findings listed above, the proposal is consistent with the City's General Plan and with the purposes and objectives of the pertinent requirements of the City's Planning and Zoning Code (specifically Chapters 16.10 and 17.40).

ALTERNATIVES:

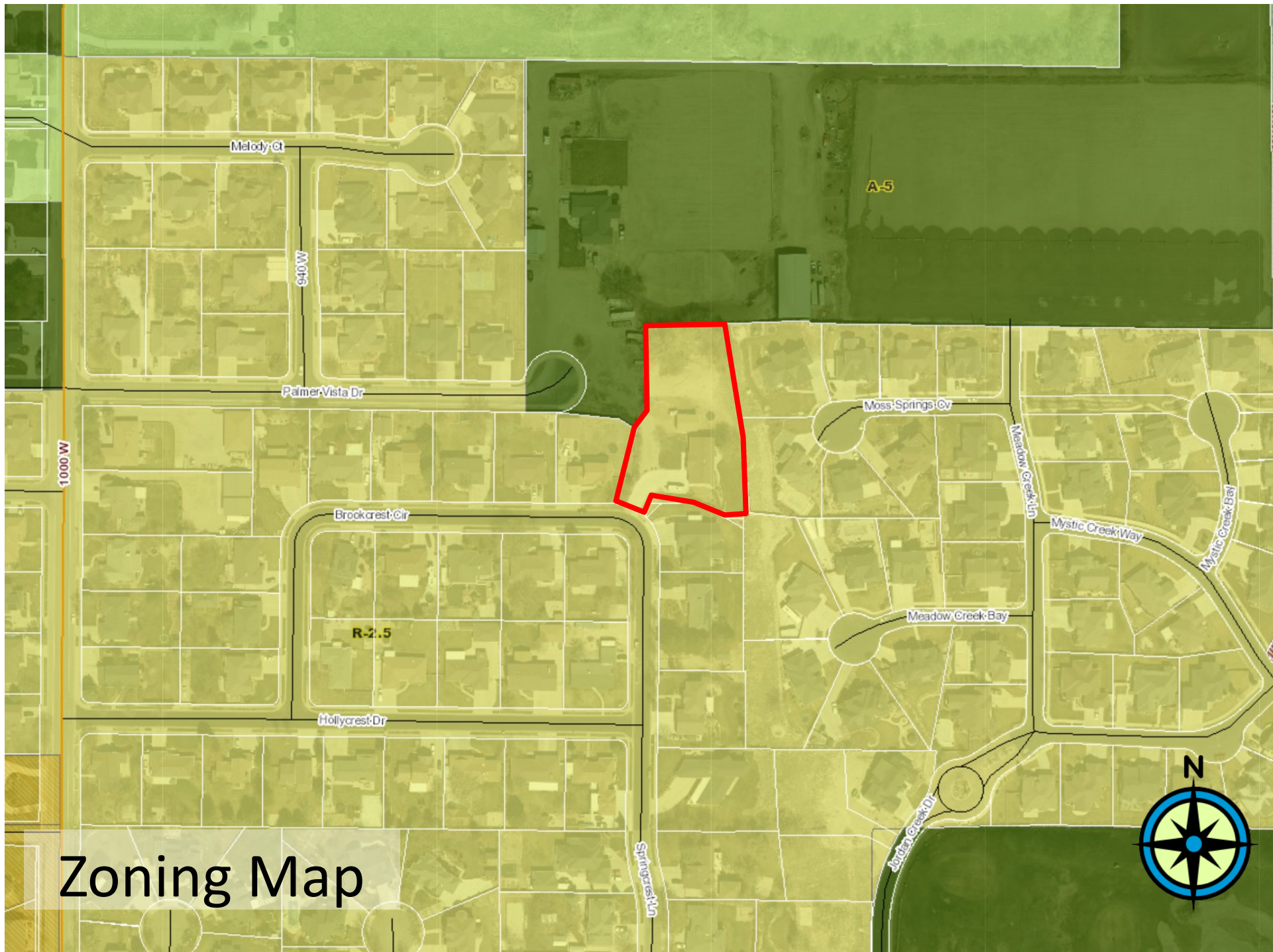
- Recommend denial of the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Subdivision Plat



Location Map



**RIDGECREST ESTATES 1ST AMENDMENT
AMENDING LOT 29 OF RIDGECREST ESTATES**

LOCATED IN THE NORTHEAST QUARTER OF SECTION 14 AND
THE SOUTHEAST QUARTER OF SECTION 11 TOWNSHIP 3
SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
APR 2022

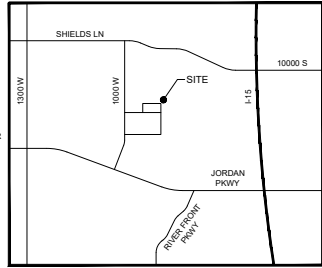
LOT 208
ANDREW & SUSAN HINDS
PARCEL: 27-11-452-015
894 WEST PALMER VISTA DR

PALMER VISTA ESTATES
SUBDIVISION No. 2

LOT 209
VAN & SHARON PALMER, LLC
PARCEL: 27-11-476-026
890 WEST PALMER VISTA DR

PALMER VISTA DRIVE

(PUBLIC RIGHT-OF-WAY)



VICINITY MAP

BROOKCREST CIRCLE

(PUBLIC RIGHT-OF-WAY) (10220 SOUTH STREET)
BASIS OF BEARING N 89°33'17" W 465.31 (465.32)

LOT 23
JBB TRUST
PARCEL: 27-14-202-004
911 W. BROOKCREST CIR

LOT 24
GARY & CYNTHIA PRICE
PARCEL: 27-14-202-005
901 W. BROOKCREST CIR

CURVE DATA
L=58.91
R=75.00
Δ=45°00'12"
CB=N67°03'11"W
CD=57.41'

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS _____ DAY OF _____ A.D. 20____

BY THE SOUTH VALLEY SEWER DISTRICT

SOUTH VALLEY SEWER DISTRICT MANAGER

CITY PLANNER

APPROVED THIS _____ DAY OF _____ A.D. 20____

CITY PLANNER

DOMINION ENERGY

APPROVED THIS _____ DAY OF _____ A.D. 20____

DOMINION ENERGY REPRESENTATIVE

SOUTH JORDAN CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED
THIS PLAN AND IT IS CORRECT IN THIS OFFICE.

CITY ENGINEER

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____ A.D. 20____

ROCKY MOUNTAIN POWER REPRESENTATIVE

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____

ATTORNEY FOR SOUTH JORDAN CITY

COMCAST

APPROVED THIS _____ DAY OF _____ A.D. 20____

COMCAST REPRESENTATIVE

CENTURY LINK

APPROVED THIS _____ DAY OF _____ A.D. 20____

CENTURY LINK REPRESENTATIVE

SOUTH JORDAN CITY MAYOR

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____

MAYOR

ATTEST: CITY CLERK

SURVEYOR'S CERTIFICATE

I, C. DAVID MCKINNEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND
SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5251296 AS PRESCRIBED UNDER THE
LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY THE AUTHORITY OF THE STATE OF UTAH, I
HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAN AND
DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND
EASEMENTS TO BE KNOWN AS RIDGECREST ESTATES 1ST AMENDMENT, AMENDING
LOT 29 OF RIDGECREST ESTATES AND THAT THE SAME HAS BEEN CORRECTLY
SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN AND THAT THIS IS
TRUE AND CORRECT.

C. DAVID MCKINNEY
LIC. 5251296
DATE 04/08/22



BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER LOT 29, RIDGECREST ESTATES, SAID POINT
ALSO BEING NORTH 01°17'41" WEST 70.43 FEET, SOUTH 80°21'48" EAST 803.78 FEET,
SOUTH 84°10'19" EAST 99.27 FEET, AND SOUTH 58°21'00" EAST 31.97 FEET FROM THE
CALCULATED NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1
WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 31°41'00" EAST 30.00 FEET;
THENCE NORTH 1°07'00" WEST 141.80 FEET; NORTH 87°45'22" EAST 133.55 FEET TO THE
WEST BOUNDARY LINE OF THE VILLAGE AT RIVERWALK SUBDIVISION AND RUNNING
THE FOLLOWING (4) FOUR COURSES: (1) SOUTH 8°02'05" EAST 176.35 FEET, (2) SOUTH
4°04'48" EAST 133.06 FEET, (3) NORTH 89°17'37" WEST 9.51 FEET, (4) SOUTH 00°10'59"
WEST 8.68 FEET; THENCE WEST 28.90 FEET TO THE NORTH BOUNDARY LINE OF LOT 29,
RIDGECREST ESTATES AND RUNNING THE FOLLOWING (4) FOUR COURSES: (1) NORTH
80°39'50" WEST 24.78 FEET, (2) NORTH 89°44'26" WEST 37.05 FEET, (3) SOUTH 88°18'23"
WEST 47.39 FEET, (4) THENCE SOUTH 45°26'43" WEST 33.50 FEET TO A POINT ON A
CURVE AND THE NORTH RIGHT-OF-WAY LINE OF RIDGECREST CIRCLE, CENTER BEARS
SOUTH 45°26'55" WEST, THENCE NORTHEASTERLY ALONG THE ARC OF A 75.00 FOOT
RADIUS CURVE TO THE LEFT 58.91 FEET TO THE WEST BOUNDARY LINE OF LOT 29
(CHORD NORTH 67°03'11" WEST 57.41 FEET), THENCE NORTH 10°16'42" EAST 125.40
FEET TO THE POINT OF BEGINNING, CONTAINING 2 LOTS AND 1.16 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT _____ THE _____
OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CALLED SAME TO BE
SUBDIVIDED INTO LOTS, TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS THE

**RIDGECREST ESTATES 1ST AMENDMENT
AMENDING LOT 29 OF RIDGECREST ESTATES**

DO HEREBY DEDICATE AND CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A
PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS
SHOWN ON THIS PLAN, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE
AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS
ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAN TO THE
PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON, IN WITNESS WHEREOF,
WE HAVE HEREUNTO SET _____ THIS _____ DAY OF
A.D. 20____

JERRY & KARI ORHN LIVING TRUST

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE) S.S.
ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME,
THE UNDERSIGNED NOTARY PUBLIC, IN END FOR SAID COUNTY OF SALT LAKE IN SAID
STATE OF UTAH, THE SIGNER: (1) OF THE ABOVE OWNER'S DEDICATION _____ IN
NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT
FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

GENERAL PLAT NOTES

- 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
(CC&RS) DOCUMENTS THAT MAY BE RECORDED AGAINST THE PROPERTY. OWNERS
AND POTENTIAL PURCHASERS OF THE PROPERTY MUST COMPLY WITH ALL NOTES,
EASEMENTS, CC&RS, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT,
AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR
AMENDED. FAILURE TO ADHERE TO THE NOTES, LOT INFORMATION, EASEMENTS,
CC&RS, OR OTHER DOCUMENTS RECORDED.
- 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.
- 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 PROPERTIES. APPROVAL OF THIS PLAT DOES
NOT CONSTITUTE REPRESENTATION BY THE CITY THAT SWALES AND OTHER
DRAINAGE FACILITIES ARE APPROPRIATE AND MAINTAINED NOR THAT DRAINAGE
FROM ADJACENT PROPERTIES IS PREVENTED.
- A FULL GRADING AND DRAINAGE PLAN IS TO BE COMPLETED FOR LOT 2 ONCE
HOUSING PLAN IS DEVELOPED ACCORDING TO SOUTH JORDAN CITY STANDARDS.

**RIDGECREST ESTATES 1ST
AMENDMENT AMENDING LOT 29 OF
RIDGECREST ESTATES**

LOCATED IN THE NORTHEAST QUARTER OF
SECTION 14 AND THE SOUTHEAST QUARTER OF
SECTION 11 TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
APR 2022

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____ CLERK _____ SALT LAKE COUNTY RECORDER

**HORROCKS
ENGINEERS**
2162 West Grove Pkwy, Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

OWNER-DEVELOPER

JERRY ORHN
892 WEST BROOKCREST CIRCLE
South Jordan, UT 84088
john@comcast.net

SALT LAKE VALLEY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20____

SALT LAKE VALLEY HEALTH DEPARTMENT REPRESENTATIVE