

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 03/22/2022**

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**Issue:** CHATTEL ESTATES #4 LOT 1 AMENDED  
SUBDIVISION AMENDMENT  
**Address:** 2682 West 9435 South  
**File No:** PLPLA202200003  
**Applicant:** Mike Spainhower

**Submitted by:** Damir Drozdek, Planner III  
Shane Greenwood, Supervising Senior Engineer

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**Staff Recommendation (Motion Ready):** I move that the Planning Commission **approve** the Chattel Estates #4 Lot 1 Amended subdivision, File No. PLPLA202200003.

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<b>ACREAGE:</b>	Approximately 1 acre
<b>CURRENT ZONE:</b>	R-1.8 (Single-family residential, 1.8 lots per acre)
<b>CURRENT USE:</b>	Residential
<b>FUTURE LAND USE PLAN:</b>	SN (Stable Neighborhood)
<b>NEIGHBORING ZONES/USES:</b>	North – West Jordan / Single-family residences South – R-1.8 / 9435 South West – R-1.8 / 2700 West East – R-1.8 / Single-family residence

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## **STANDARDS FOR SUBDIVISION AMENDMENT REVIEW**

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 City Code Chapter 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 City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements.

## **BACKGROUND:**

The applicant is requesting that the Planning Commission approve a proposed subdivision plat amendment to divide an existing one-acre lot into three single-family residential lots. The existing house on the corner of 2700 West will remain and become part of Lot 1. Lots 2 and 3 will have new construction and be accessed from 2700 West. 2700 West is fully improved at this location and only minor public improvements will be required. These improvements will include water meters, a fire hydrant and a street light. The existing drive approach at the north end of the current lot that will be eliminated.

Other improvements include a new six-foot decorative masonry wall along the east boundary of the lots. The existing wood fence along the north boundary will remain. An existing barn/garage will remain but will be moved so that it meets setback requirements. New sewer laterals will be installed for the new lots connecting from 9435 South. The parkstrip along 2700 West will be improved once the new homes are constructed, and the future owners of Lots 2 and 3 will maintain the parkstrip.

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

#### **Findings:**

- There is good cause to approve the proposed subdivision amendment because the majority of the property is unoccupied and inactive, and it has frontage along a public street. The new lots will also conform to the minimum lot size standards in the R-1.8 Zone and will not violate density requirements.
- Lots will range in size from 14,520 sq. ft. to 15,347 sq. ft. The Chattel Estates #4 subdivision has 68 lots on 38.96 acres resulting in 1.745 lots per acre density. Creation of another two lots will increase the density to 1.796 lots per acre. The maximum allowed density in the zone is 1.8 lots per acre.
- The project will meet the sewer and the culinary water requirements.

#### **Conclusion:**

- The subdivision amendment application meets all City Code requirements and 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
- Original Plat (Chattel Estates #4)
- Proposed Plat (Chattel Estates #4 Lot 1 Amended)
- Record of Survey
- Demo. Utility and Grading Plan

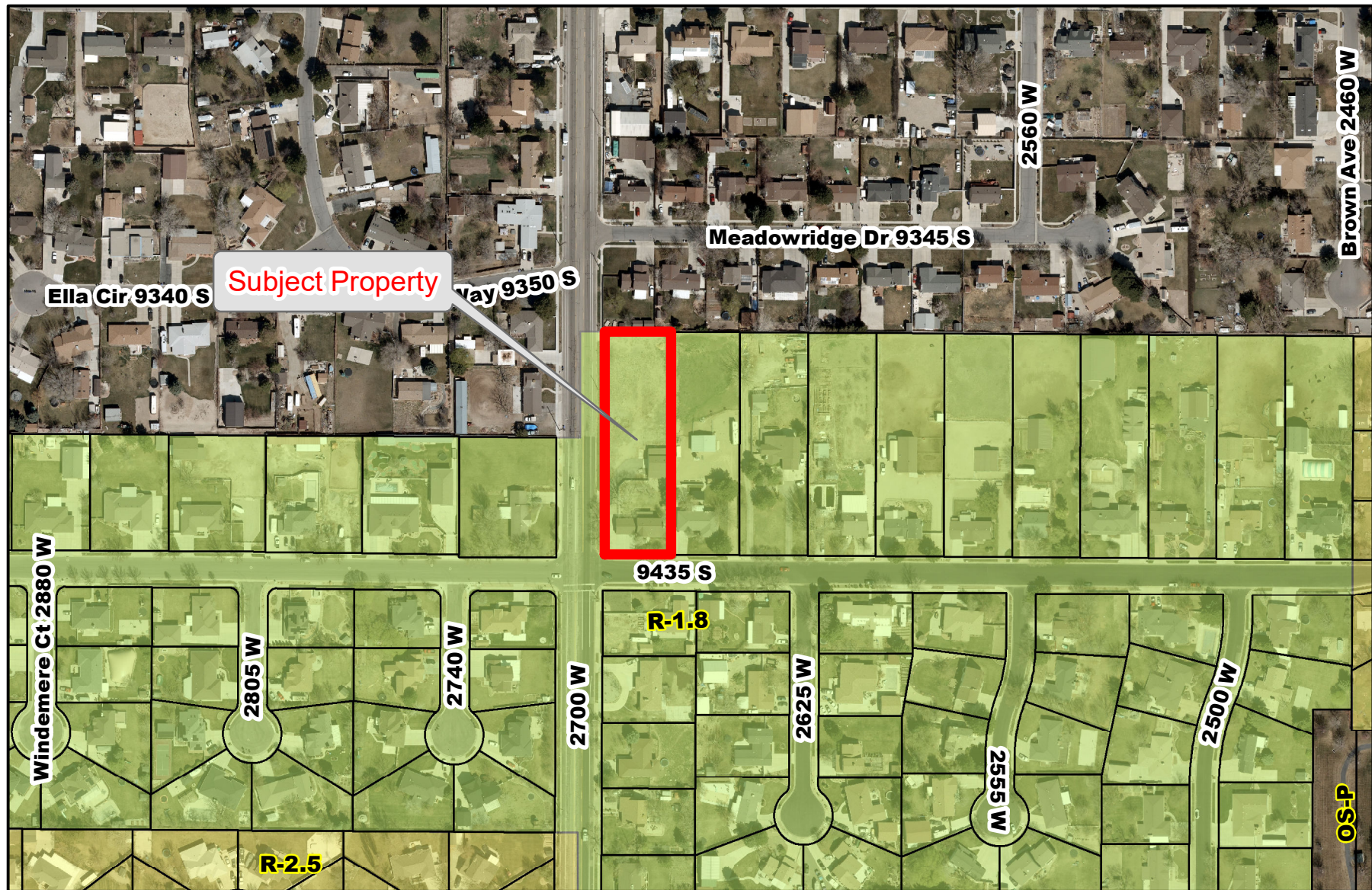
—  —  
Damir Drozdek, AICP  
Planner III, Planning Department






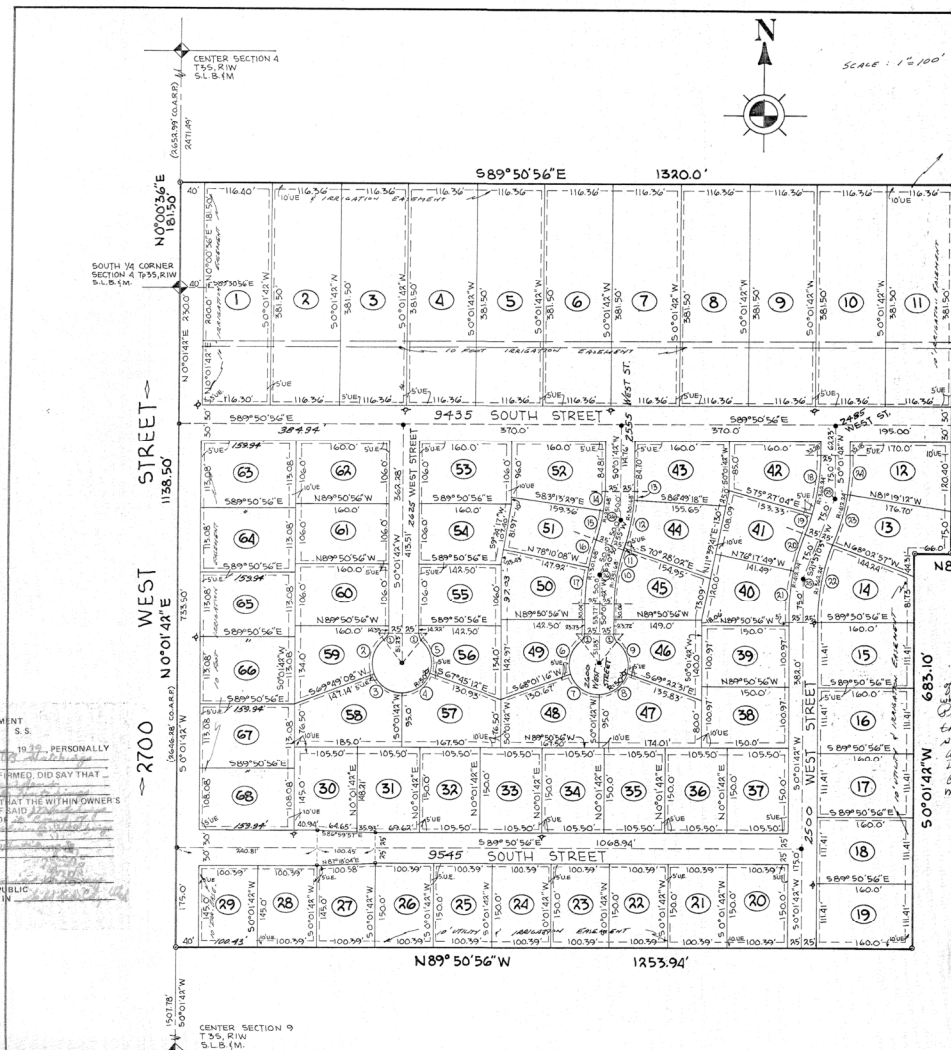
<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<h2>Aerial Map</h2> <h3>City of South Jordan</h3>	<p>0 80 160 320 480 640 Feet</p> <p>Aerial Imagery 2021</p> 
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<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <p><i>City of South Jordan</i></p>	<p>0 80 160 320 480 640 Feet</p> <p>Aerial Imagery 2021</p> 
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NOTE: LOT 11 TO BE RETAINED  
AS A RETENTION PLOT  
IN CONNECTION WITH THIS  
LOT

→ CURVE DATA →

ANGLE	R	LC	L	TAN
1 52°01'03"	15'	15.16'	15.62'	
2 72°11'51"	50'	58.84'	65.03'	
3 69°41'24"	50'	57.21'	60.90'	
4 67°46'54"	50'	55.76'	59.15'	
5 78°16'09"	50'	60.35'	64.78'	
6 74°01'29"	50'	60.30'	64.60'	
7 67°59'34"	50'	55.91'	59.33'	
8 68°34'12"	50'	56.35'	60.57'	
9 72°34'44"	50'	59.21'	63.37'	
10 62°29'13"	250.46'	29.51'	89.99'	
11 0°58'51"	50.46'	5.17'	5.17'	
12 16°21'16"	50.46'	85.82'	86.11'	
13 37°09'00"	50.46'	18.58'	18.59'	
14 0°44'49"	25.68'	29.62'	29.64'	
15 12°44'24"	25.68'	60.21'	60.35'	
16 52°41'05"	50.46'	49.68'	49.72'	
17 11°48'10"	50.46'	68.04'	68.15'	
18 16°31'14"	248.94'	9.56'	91.80'	
19 7°26'07"	248.94'	46.76'	46.80'	
20 8°14'52"	103.34'	29.29'	29.34'	
21 13°20'29"	81.24'	98.16'	98.39'	
22 21°55'21"	248.94'	151.76'	151.80'	
23 13°16'15"	22.34'	25.27'	25.28'	
24 8°56'57"	22.34'	68.11'	68.22'	
25 21°55'21"	187.34'	147.26'	148.17'	75.0'
26 20°29'13"	276.68'	98.41'	98.95'	50.0'

- LEGEND
- DENOTES MONUMENTS TO BE SET
  - DENOTES PERMANENT MONUMENTS
  - DENOTES FIRE HYDRANTS TO BE SET
  - U.E. DENOTES UTILITIES EASEMENT
  - L.O.E. DENOTES LOT DRAINAGE EASEMENT
  - DENOTES EASEMENT WIDTH

ACKNOWLEDGMENT  
State of Utah, County of Salt Lake, on the 5th day of January, 1998, personally appeared before me, Duane Shaw, Notary Public, the undersigned owner ( ) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the CHATTEL ESTATES #4 SUBDIVISION. In witness whereof, I have hereunto set my hand and the seal of my office, this 5th day of January, 1998.

ACKNOWLEDGMENT  
COUNTY OF \_\_\_\_\_ STATE OF UTAH } S.S.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, PERSONALLY  
APPEARED BEFORE ME  
\_\_\_\_\_, IS/ARE THE  
\_\_\_\_\_, OF \_\_\_\_\_, AND THAT THE WITHIN OWNERS  
DEDICATION WAS SIGNED IN BEHALF OF SAID \_\_\_\_\_  
BY AUTHORITY OF \_\_\_\_\_ AND THE SAID \_\_\_\_\_  
ACKNOWLEDGED TO ME THAT SAID \_\_\_\_\_  
EXECUTED THE SAME.  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, ROBERT G. WALKER, do hereby certify that I am a Registered Civil Engineer, and that I hold certificate No. 5559, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as CHATTEL ESTATES #4, and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

COURSE	DIST.	REMARKS
BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 4, T35S, R11W, S.L.B.M. AND RUNNING THENCE		
N0°00'34"E	181.50	FEET; THENCE
S89°50'56"E	1320.00	FEET; THENCE
S0°01'42"W	636.90	FEET; THENCE
N89°50'56"W	660.00	FEET; THENCE
S0°01'42"W	683.10	FEET; THENCE
N89°50'56"W	1203.24	FEET; THENCE
N0°01'42"E	1138.50	FEET TO THE POINT OF BEGINNING
CONTAINS 68 LOTS - 38.96 ACRES		

May 5, 1998  
DATE  
ROBERT G. WALKER  
5559

OWNER'S DEDICATION

Know all men by these presents that \_\_\_\_\_, the undersigned owner ( ) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the CHATTEL ESTATES #4 SUBDIVISION, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof, I have hereunto set my hand and the seal of my office, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_\_\_.

Commissioner, Seismic Risk  
by \_\_\_\_\_  
Notary Public  
Cathy B. Hultberg  
Notary Public

ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
County of Salt Lake }  
On the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_\_\_, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signers ( ) 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

CHATTEL ESTATES #4 SUBDIVISION

A SUBDIVISION LOCATED IN THE S.E.1/4 OF SECTION 4 AND THE N.E.1/4 OF SECTION 9 T35S, R11W, S.L.B.M.

CONTAINS 68 LOTS - 38.96 ACRES

<p>PLANNING COMMISSION</p> <p>APPROVED THIS 17 DAY OF May, A.D. 1998, BY THE PLANNING COMMISSION.</p> <p>David L. Hultberg CHAIRMAN, SOUTH JORDAN PLANNING COM.</p>	<p>BOARD OF HEALTH</p> <p>APPROVED THIS 18 DAY OF August, A.D. 1998, BY THE BOARD OF HEALTH.</p> <p>Blond A. Hultberg CHAIRMAN, S.L.C. BOARD OF HEALTH</p>	<p>FLOOD CONTROL DEPT.</p> <p>APPROVED THIS 18 DAY OF August, A.D. 1998, BY THE FLOOD CONTROL DEPT.</p> <p>Blond A. Hultberg FLOOD CONTROL COORDINATOR</p>	<p>SURVEYOR'S CERTIFICATE</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION OF THE TITLE IN THIS OFFICE.</p> <p>1/17/98 DATE CITY OF SOUTH JORDAN SURVEYOR</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS 9th DAY OF January, A.D. 1998.</p> <p>Michael J. Mays CITY CLERK</p>	<p>CITY COUNCIL</p> <p>PRESENTED TO THE SOUTH JORDAN CITY COUNCIL THIS 9th DAY OF January, A.D. 1998, AT WHICH TIME THIS SUBDIVISION WAS APPROVED.</p> <p>Michael J. Mays CITY CLERK</p>	<p>RECORDED # 3226241</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE: RECORDED AND FILED AT THE REQUEST OF</p> <p>MESHE Land Title Co. DATE 1-17-99 TIME 3:21 P.M. BOOK 79-1, PAGE 21</p> <p>FILE # _____ DEPUTY SALT LAKE COUNTY RECORDER</p>
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14741 SOUTH JORDAN STREET, SUITE 100  
SOUTH JORDAN, UTAH 84092  
WWW.WILDWINGENGINEERING.COM

DRAWING NOTES

1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THESE DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THESE DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. SEWER LATERALS ARE TO BE 4" PVC 9' O.D. MIN. SLOPE.
3. ALL EXISTING UTILITIES ARE TO BE MAINTAINED AND PROTECTED. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR.
4. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES BEFORE ANY CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR.
5. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.
6. THE LOCATION OF THE EXISTING WATER AND SEWER SERVICES FOR LOTS 1, 2, AND 3 ARE SHOWN. ANY NEW SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SOUTH JORDAN SPECIFICATIONS.
7. FIRE HYDRANT SHALL BE MAINTAINED. ANY DAMAGE TO EXISTING FIRE HYDRANT SHALL BE REPAIRED BY THE CONTRACTOR.
8. LOCATION SHOWN IS 10' NORTH OF EXISTING FIRE HYDRANT. (SEE NOTE 5)
9. ALL EXISTING UTILITIES ARE NOT TO BE WITHIN 10' FEET OF THE EXISTING ROAD FENCE.
10. DRIVE APPROACHES ARE NOT TO BE WITHIN 5' FEET OF A STREETLIGHT AND NOT WITHIN 2' FEET OF A WATER METER.

CITY ENGINEER  
APPROVED BY THE SOUTH JORDAN CITY ENGINEER

CITY ENGINEER DATE

LEGEND

- EXISTING WATERLINE
- PROPOSED WATERLINE
- 3/4" WATER SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER
- 4" SEWER LATERAL
- EXISTING STORM DRAIN

Know what's below.  
Call 811 before you dig.  
BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
www.bluestakes.org  
1-800-662-4111

NO.	DESCRIPTION	DATE
1	PROPOSED WATERLINE	12/12/22
2	PROPOSED FIRE HYDRANT	12/12/22
3	PROPOSED SEWER	12/12/22
4	PROPOSED 4" SEWER LATERAL	12/12/22

PROJECT INFORMATION  
CHATEL ESTATES #4  
LOT 1 AMENDED

DEMO, UTILITY AND  
GRADING PLAN  
SOUTH JORDAN, UTAH

DRAWN	DATE	PROJECT
TMC	1/6/22	18092

SCALE	SHEET
1" = 20'	C201



City Engineer  
Chad E. Johnson  
Approved: 03/14/2022  
R. Johnson City Engineer

