

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 11/12/2024

Issue: INTERMOUNTAIN OFFICES & WAREHOUSE SUBDIVISION 1ST
AMENDMENT

Address: 11520 S. Redwood Road

File No: PLPLA202400131

Applicant: Jonathan Johnson (CoreArch)

Property Owner: Intermountain Healthcare (IHC)

Submitted by: Andrew McDonald, Planner II
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the application, File No. PLPLA202400131 based on the findings and conclusions in this report.

ACREAGE:	Approximately 14.8 (acres)
CURRENT ZONE:	MU-SOUTH (Mixed Use-South)
NEIGHBORING ZONES:	North – MU-SOUTH Planned Development (PD) South – MU-SGATE (Mixed Use-South Gateway) West – R-1.8 (Single Family Detached, 1.8 units per acre) East – MU-SOUTH (PD)

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)

BACKGROUND:

CoreArchitecture, on behalf of IHC, has filed an application to amend Lot 1 of the Intermountain Offices & Warehouse Subdivision Plat. The subdivision was recorded in 2015 after the current facilities were constructed in 2013. The current facilities were approved as a metes-and-bound parcel site plan process. The current plat subdivided the property in 2015 to create two lots. Lot 2 now has the IHC clinic.

IHC now owns all three parcels on the corner of Redwood Road and 11400 South. One parcel remains a metes-and-bounds parcel. There is currently a former animal hospital on this parcel

that remains vacant. IHC is proposing to amend the boundaries of Lot 1 to include this parcel. The inclusion of the vacant parcel into Lot 1 will change the boundary of the subdivision and create new legal descriptions for the boundary. When this occurs, State Code requires a subdivision amendment application to produce an amended plat to be recorded. Copies of the original subdivision plat and the amended plat are included in the supporting materials.

PUBLIC NOTICE:

City Code §17.04.060.B requires public notice be provided to the owner of record for properties located within 300' (feet) of the subject property. A copy of the required mailing notice has been included in the supporting materials. A map of the notice recipients has also been included.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The subject property meets City Code requirements of the Municipal Code.
- The project meets the sewer and the culinary water requirements.
- Fencing will include an existing six-foot precast masonry fence along the west boundary. There is an existing masonry fence on site that is being relocated for this purpose. A power junction box prevents the fence from extending all the way to the right-of-way.
- No landscape improvements are required to amend the subdivision.
- The subdivision will use existing access off South Jordan Parkway and 2200 West.
- There is a private irrigation easement that will be relocated across the vacant parcel being incorporated into Lot 1. This process is private, and will not include the City.

Conclusion:

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

SUPPORT MATERIALS:

- Location Map
- Current Zoning Map
- Original Subdivision Plat Recorded 2015
- Amended Subdivision Plat
- Public Mailing Notice

Andrew McDonald

Andrew McDonald (Nov 4, 2024 13:06 MST)

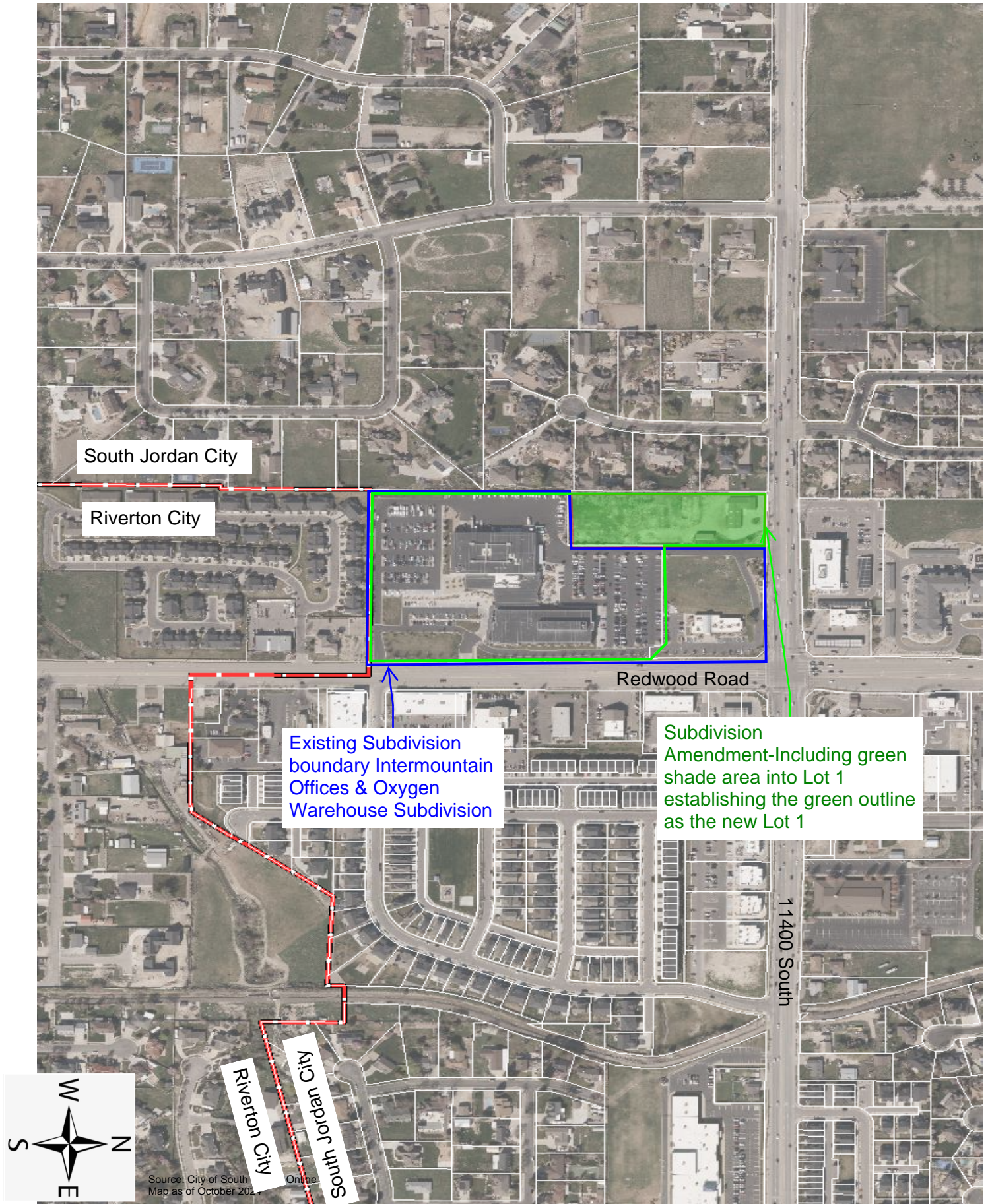
Andrew McDonald, AICP
Planner II, Planning Department

Brad Klavano

Brad Klavano (Nov 4, 2024 14:22 MST)

Brad Klavano, P.E.
Director of Engineering Services

Location Map



[illegible]

Source: City of South Jordan Online GIS
Current Zoning Map as of October 2024

Intermountain Homecare Office and Warehouse Subdivision

A Commercial Subdivision

a part of the Southwest 1/4 of Section 22, T3S, R1W, SLB&M, U.S. Survey

South Jordan City, Salt Lake County, Utah

December 2015

SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 166484 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that The Intermountain Homecare Office and Warehouse Subdivision, A Commercial Subdivision in South Jordan City, Salt Lake County, Utah, has been correctly drawn to the designated scale and is a true and correct representation of the following description of land included in said subdivision, based on data compiled from records in the Salt Lake County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17, Monumented Lot corners have been set as shown on this drawing.

I also certify that all lots within The Intermountain Homecare Office and Warehouse Subdivision, A Commercial Subdivision meet the frontage and area requirements of the South Jordan City Zoning Ordinance.

Signed this 16th day of December, 2015.



166484

License No.

Mark E. Babbitt

NARRATIVE

This survey and subdivision plat were requested by Intermountain Medical for the purpose of platting (2) Commercial Lots and a Road Dedication Parcel. Brass cap monuments were found at the Center and South Quarter Corner of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian. A line bearing S0°07'35"W between these two monuments was used as the basis of bearings.

NOTES:

- Many areas in South Jordan City have ground water problems due to seasonally high (fluctuating) water tables. Approval of this plat does not constitute representation by the City that the building or any specific elevation will solve groundwater problems, if any.
- Potential purchasers of property legally described by this plat are advised to familiarize themselves with all notes, lot information, easements and other pertinent information contained on this plat and also with any Conditions, Covenants and Restrictions (CC&R) documents recorded against land legally described by this plat. Failure to adhere to these notes, easements, CC&R'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 notes, easements, CC&R's, and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended.

"The signature of South Valley Sewer District on this plat does not constitute any guarantee of availability of sanitary sewer service to the property or any approval of sewer lines or facilities. The owner(s) of the property must provide satisfactory plans to the Sewer District for review and approval before connecting to the District's sewer system and will be required to comply with the District's rules and regulations."

NOTE:

Easements indicated by dashed lines, unless otherwise shown.

NOTE:

Surveyor and/or Engineer, certifies that all known or recorded easements, claims of easements or encumbrances listed in the Title Report dated December 16th, 2015. Prepared by "First American Title Insurance Company National Commercial Services" are shown on this plat. Owner further certifies that the legal description of the property referenced in the title report matches the description shown on this plat.

Non-Platifiable Exceptions:

Exception 12 (Right of Entry Agreement)
Terms and conditions contained in that certain Right of Entry Agreement, IHC Health Services, Inc., a Utah nonprofit corporation formerly known as IHC Hospital, Inc., and Utah Department of Transportation, a political subdivision of the State of Utah, recorded June 29, 2006 as Entry No. 9768563 in Book 9315 at Page 3279 of Official Records.

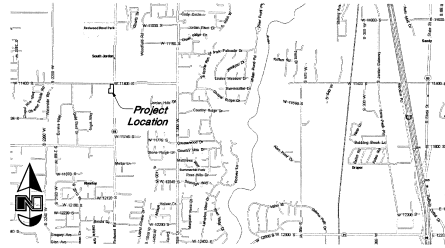
Exception 15 (Not on Property)
The terms and conditions of that certain Declaration and Grant of Water Line Easements dated September 10, 2010 by and between IHC Health Services, Inc., a Utah nonprofit corporation and South Jordan Properties, LLC, a Utah limited liability company, recorded September 15, 2010 as Entry No. 11029887 in Book 9658 at Page 506 of Official Records.

Exception 16 (Temporary Construction Easement)
Access is limited to those openings permitted by the State of Utah as evidenced by that certain Final Judgment of Condemnation and Withdrawal of Funds recorded October 4, 2010 as Entry No. 11045611 in Book 9865 at Page 2462 of Official Records.

Exception 17 (Blanket Easement)
Terms, conditions and easements as contained within that certain South Jordan City Stormwater Facilities Maintenance Agreement by and between IHC Health Services, Inc. and South Jordan City recorded May 08, 2013 as Entry No. 11636466 in Book 10136 at Page 2564 of Official Records.

Exception 18 (Blanket Easement)
Terms, conditions and easements as contained within that certain Commercial Sewer Connection Agreement by and between IHC Health Services, Inc. dba Intermountain Homecare and South Valley Sewer District recorded July 09, 2013 as Entry No. 11679779 in Book 10157 at Page 3368 of Official Records.

Exception 23 (Non-Platifiable)
Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005.



VICINITY MAP

Rocky Mountain Power
Authorized Agent and have authority to sign on and in behalf of Rocky Mountain Power. Signed this 16th day of Dec., 2015.

Comcast
Authorized Agent and have authority to sign on and in behalf of Comcast. Signed this 16th day of Dec., 2015.

CenturyLink
Authorized Agent and have authority to sign on and in behalf of CenturyLink. Signed this 17th day of Dec., 2015.

Questar Gas Company
Questar approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements. Questar may require other easements in order to serve this development. This Approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgment of any terms contained in the Owners Dedication, and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right of Way department at 1-800-366-8532.
Approved this 16th day of Dec., 2015.

By: Dumna H Hopkins
Title: _____

OWNER'S DEDICATION

I, the undersigned owner of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown on the plat and name this tract "Intermountain Homecare Office and Warehouse Subdivision", dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares, also grant and convey to the subdivision lot (unit) Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each lot (unit) Owners Association member in common with all others in the subdivision and grant and dedicate to Salt Lake County a perpetual right and easement, person and estate, to use and enjoy the same as a park to Salt Lake County that the Common Areas remain open and undeveloped except for approved recreational, parking and open space purposes, and also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public and private utility, storm water detention ponds, drainage easements, slope easements and canal maintenance easement, the same to be used for the installation, maintenance and operation of public and private utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by governing authority with no buildings or structures being erected within such easements.

Dedicate, grant and convey to Salt Lake County, Utah, or its designee, all those parts or portions of said tract of land designated as parks the same to be used as public open space.
Signed this 16th day of December, 2015.

IHC Health Services, Inc., a Utah Non-profit Corporation

By: Chy Ashdown
Its: VPD

ACKNOWLEDGEMENT

State of _____ } ss
County of _____ }
On the 16th day of December, 2015, personally appeared before me Chy Ashdown who, being by me duly sworn did say that he is Vice President of IHC Health Services, Inc., a Utah Non-profit Corporation and that Chy Ashdown was signed in behalf of said IHC Health Services, Inc. and that the said Chy Ashdown acknowledged to me that said Corporation executed the same.

Residing at: Salt Lake City, UT
Commission Expires: 12/31/2018
A Notary Public commissioned in Utah
Shelly Spencer
Notary Name



BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a Point on the West Line of Redwood Road, said point being South 0°07'35" West 89.91 feet and North 89°52'25" West 74.49 feet from the Center of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian and Running thence South 0°07'35" West 225.41 feet along the East Line of said Redwood Road; thence South 1°41'52" East 675.32 feet along the West Line of said Redwood Road; thence South 0°07'35" West 282.21 feet along the West Line of said Redwood Road to the North Line of the Midas Creek Park Condominiums as found on file of the Salt Lake County Recorder's Office, Book 2000, Page 251; thence North 89°52'25" East 606.45 feet along the North Line of said Midas Creek Park Condominiums and to and along the North Line of the Winford Park PUD as found on file of the Salt Lake County Recorder's Office, Book 2007, Page 307 to the East Line of Bonanza Acres No. 3 as found on file of the Salt Lake County Recorder's Office, Book 77-2, Page 53; thence North 0°07'35" East 602.51 feet along the East Line of said Bonanza Acres No. 3 and to and along the East Line of Equestrian Estates Subdivision as found on file of the Salt Lake County Recorder's Office, Book 96-89, Page 325; thence North 89°52'25" East 206.00 feet; thence North 0°07'35" East 606.04 feet to the South Line of 11400 South Street; thence South 89°19'45" East 52.35 feet along the South Line of said 11400 South Street; thence South 86°49'09" East 117.01 feet along the South Line of said 11400 South Street; thence North 37.44 feet along the arc of 8067.00 foot radius curve to the left (Center bears North 114°40' West and the Long Chord bears North 88°57'54" East 54.85 feet with a Central Angle of 0°14'51") along the South Line of 11400 South Street; thence North 88°50'29" East 198.41 feet along the South Line of said 11400 South Street; thence South 45°05'59" East 37.44 feet along the South Line of said 11400 South Street to the Point of Beginning.

Contains 654648 Sq. Ft. or 15.029 Acres



SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS 17th DAY OF Dec., A.D., 2015.
By: Rich Bestben
SALT LAKE COUNTY HEALTH DEPARTMENT

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS 16th DAY OF December, A.D., 2015.
By: [Signature]
SOUTH VALLEY SEWER DISTRICT

SOUTH JORDAN CITY ENGINEERING
APPROVED THIS 17th DAY OF December, A.D., 2015.
By: [Signature]
SOUTH JORDAN CITY ENGINEERING

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS 21st DAY OF DECEMBER, A.D., 2015.
By: [Signature]
ATTORNEY FOR SOUTH JORDAN CITY



SOUTH JORDAN CITY MAYOR
APPROVED THIS 17th DAY OF Dec., A.D., 2015, AT WHICH TIME THIS PLAT WAS ACCEPTED.
By: [Signature]
SOUTH JORDAN CITY MAYOR

SOUTH JORDAN CITY PLANNING
APPROVED THIS 17th DAY OF December, A.D., 2015.
By: [Signature]
SOUTH JORDAN CITY PLANNING

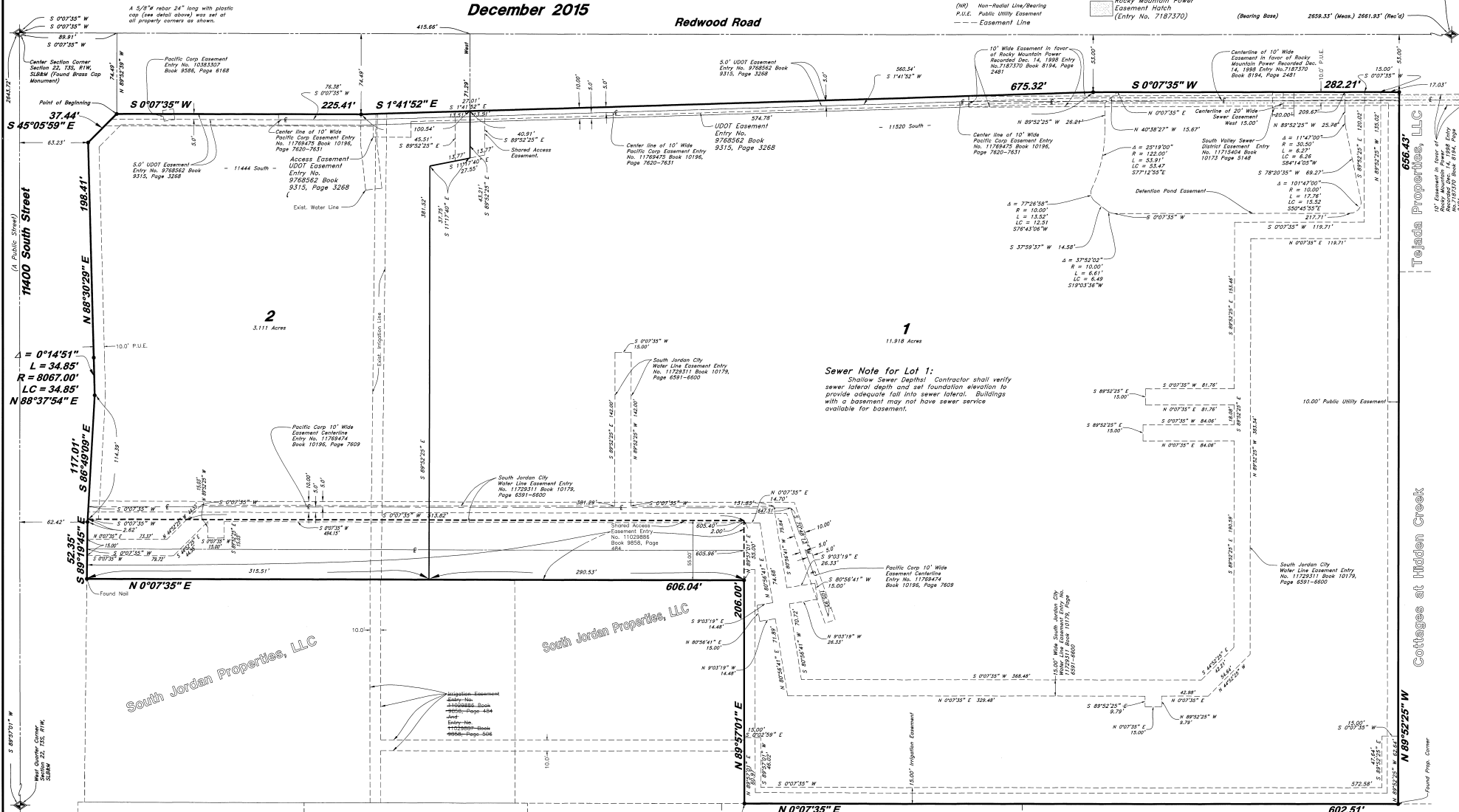
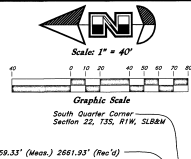
Intermountain Homecare Office and Warehouse Subdivision

A Commercial Subdivision

a part of the Southwest 1/4 of Section 22, T3S, R1W, SLB&M, U.S. Survey
South Jordan City, Salt Lake County, Utah
December 2015

LEGEND

- Spt 5/0" Rebar (24" long) & Cap w/Fencepost
- ◆ Monument (to be set)
- ◆ Found Section corner
- (Red.) Radial Line/Bearing
- (DR) Non-Radial Line/Bearing
- P.U.E. Public Utility Easement
- Easement Line
- Property Boundary
- Section Line
- Road Centerline
- New Rocky Mountain Power Easement Hatch
- Rocky Mountain Power Easement Hatch (Entry No. 7187370)



Sewer Note for Lot 1:
Shallow Sewer Depths! 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.

South Jordan Properties, LLC

South Jordan Properties, LLC

Cottages at Hidden Creek

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Equestrian Estates Subdivision

Bonanza Acres No. 3 Subdivision
12197133
JHC HEALTH SERVICES INC.
12-30-2015 10:14 AM
BK2015 P Pg 298
Sheet 2 of 2

Dawn R. Ramsey, *Mayor*
Patrick Harris, *Council Member*
Kathie L. Johnson, *Council Member*
Donald J. Shelton, *Council Member*
Tamara Zander, *Council Member*
Jason T. McGuire, *Council Member*



PH: 801.446-HELP @SouthJordanUT

NOTICE OF PUBLIC HEARING

October 31, 2024

Dear Recipient:

Jonathan Johnson (CoreArch), on behalf of Property Owner, has filed an application (File #**PLPLA202400131**), located at 11520 S. Redwood Road. The applicant is requesting that the South Jordan City Planning Commission review and approve an amendment to the Intermountain Offices & Oxygen Warehouse Subdivision.

You are receiving this notice because Salt Lake County records indicate that you own property that is within 300' (feet) of the subject property boundaries; or are listed as an affected entity. A map showing the property location is attached to this notice.

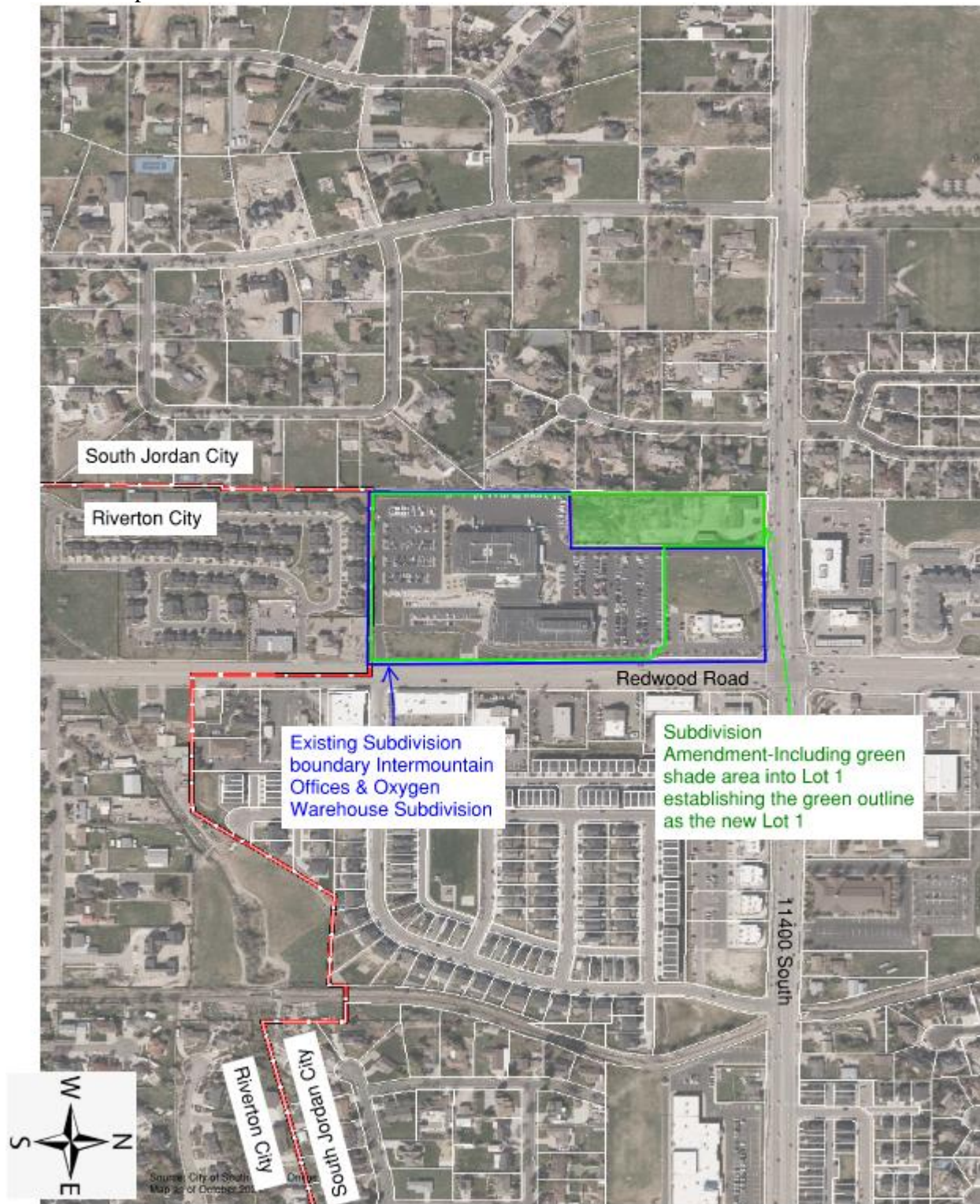
A public hearing regarding this proposal will be held before the South Jordan City Planning Commission **at 6:30 p.m. on November 12, 2024** in the South Jordan City Council Chambers (1600 W. Towne Center Drive). All interested parties are invited to attend. Virtual attendance can be done by following instructions provided at: **<http://www.sjc.utah.gov/planning-commission/>**. Virtual attendance is contingent upon an individual's internet connection, not the City. Virtual attendance does not permit participation. Unless written comment is submitted, in-person attendance is required to participate in public comment.

Public comment may be submitted in writing by mail or by emailing Andrew McDonald at **amcdonald@sjc.utah.gov**, **by 12 p.m. on November 8, 2024**. This ensures that any comments received can be reviewed by Staff and the Commission, and included in the record prior to the meeting. **There is a maximum 10 MB files size limit.** Any emails or signed letters received will be placed on record. Comments may also be given, and added to the record, during the public comment portion of the hearing.

Should you desire further information, you may contact the South Jordan Planning & Zoning Department: **(801) 446-4357** during regular business hours or by contacting the email provided.

Respectfully,
Andrew McDonald, AICP
Planner II, Planning Department

Location Map



Map of 300' Notice Recipients within Red Outline.

*Noticing does not include properties outside City Boundaries

