

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 06/25/2024

Issue: CJ ESTATES
PRELIMINARY SUBDIVISION PLAT
Address: 10593 S. 3200 W.
File No: PLPP202400063
Applicant/Developer: Craig Bonham (High Country Homes & Developments, Inc.)
Property Owner: Keith Walmer

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

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the CJ Estates preliminary subdivision plat, File No. PLPP202400063, subject to the findings and conclusion in the staff report.

ACREAGE:	Approximately (.88) Acres
CURRENT ZONE:	Residential (R-2.5)
FUTURE LAND USE PLAN:	Stable Neighborhood (SN)

NEIGHBORING ZONES/USES:	North – Residential (R-1.8)
	South – Residential (R-2.5)
	West – Residential (R-2.5)
	East – Residential (R-1.8)

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.

City Code § 16.10.060

BACKGROUND:

The applicant is requesting that the Planning Commission approve a preliminary subdivision plat for the CJ Estates Subdivision. The property currently has an existing house with horse pasture.

The application proposes subdividing the property into two lots. The new lot would be addressed and accessed from Alexander Park Lane. Most of the infrastructure was installed when the adjacent subdivision to the east developed. There will be no improvements made along 3200 west. Lot 2 will have full improvements along Alexander Park Lane. There is a small portion being dedicated to the City for the Right-of-Way Improvements on Alexander Park Lane. A small portion of the property along 3200 South will also be dedicated to the City for the Right-of-Way.

There is a private irrigation line, along the south property line, that services the properties to the east. The plat will require a (10') Private Irrigation Easement be granted to protect the area the private line is located in. This document will need to record in the Office of the Salt Lake County Recorder's prior to the Plat being recorded during the Final Subdivision application.

The Planning Commission recommended approval of the rezone from R-1.8 to R-2.5 earlier this year. The City Council approved the rezone on March 19th. The overall site plan for this application is similar to the concept plan that was presented with the rezone. During the rezone, the subdivision was known as the Walmer Subdivision.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The application meets the Planning, as well as the Subdivision and Development Code requirements of the Municipal Code.
- The underlying zone (R-2.5), restricts density to 2.5 units per acre. The subdivision has a gross density of 2.3 units per acre; and a net density of 1.65 units per acre.
- Lots 1 & 2 are .42 and .45 acres respectfully.
- The project will meet the sewer and the culinary water requirements.
- The project is consistent with the current SN future land-use designation.

Conclusion:

- The proposed preliminary subdivision application meets City Code requirements and as such should be approved.

Recommendation:

- Staff recommends the Planning Commission take public comments, 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
- Preliminary Subdivision Plat
- Public Mailing Notice

Prepared by:



Andrew McDonald, AICP
Planner I, Planning Department