

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 01/23/2024

Issue: Bowthorpe Subdivision
PRELIMINARY SUBDIVISION
Address: 2555 W 11400 S
File No: PLPP202300069
Applicant: Austin Bowthrope

Submitted by: Miguel Aguilera, Planner I
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve**, File No. PLPP202300069.

ACREAGE: 0.95 Acres
CURRENT ZONE: Single-Family Residential (R-2.5)
CURRENT USE: Single family home
FUTURE LAND USE PLAN: SN (Stable Neighborhood)

NEIGHBORING ZONES/USES: North – 11400 South
South – A-5 Neighborhood Residences
West – R-2.5 Neighborhood Residences
East – R-3 Neighborhood Residences

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 property located at 2555 W 11400 S. The proposed subdivision will divide the current lot into two separate lots. The larger of the two lots (Lot 1) will be 0.5 acres and be located adjacent

to 11400 S. The smaller lot (Lot 2) will be 0.45 acres and be located directly south of Lot 1 on 2570 W., which is a private road. Lot 1 will maintain its current address of 2555 W 11400 S while Lot 2 will have the new address of 11443 S 2570 W.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The subject property's current zoning is R-2.5 and has an existing residence on the north side.
- The subject property's current zoning does not allow animal rights, despite Lot 1's size after subdivision.
- Once the property is subdivided, both new lots will become the Bowthorpe Subdivision.
- There is a 10 foot wide Sanitary Sewer Easement running north-south parallel to the east property line of both lots.
- There is a 13 foot wide Public Utility Easement running east-west parallel to 11400 S. on Lot 1.
- Lot 2 has a proposed 15 foot wide waterline easement on the west side of the lot that is to include a water meter for the property.
- No Site Plan for future structures or proposed developments on the subdivided lots were provided as part of this application.

Conclusion:

- The proposed preliminary subdivision amendment 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:

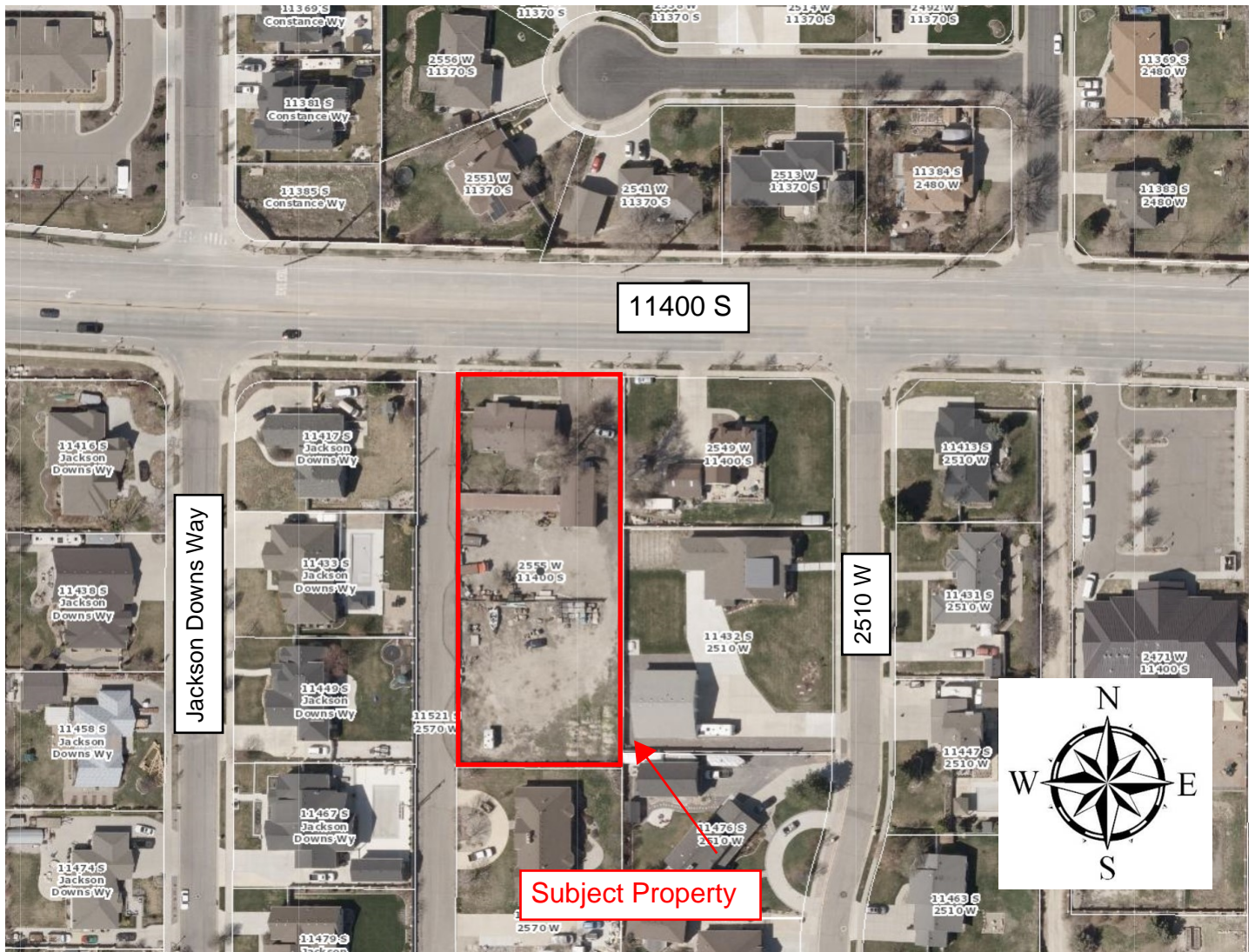
- Location Map
- Current Zoning Map
- Future Land Use Map
- Proposed Subdivision Amendment Plat

Miguel Aguilera

Miguel Aguilera
Planner I, Planning Department

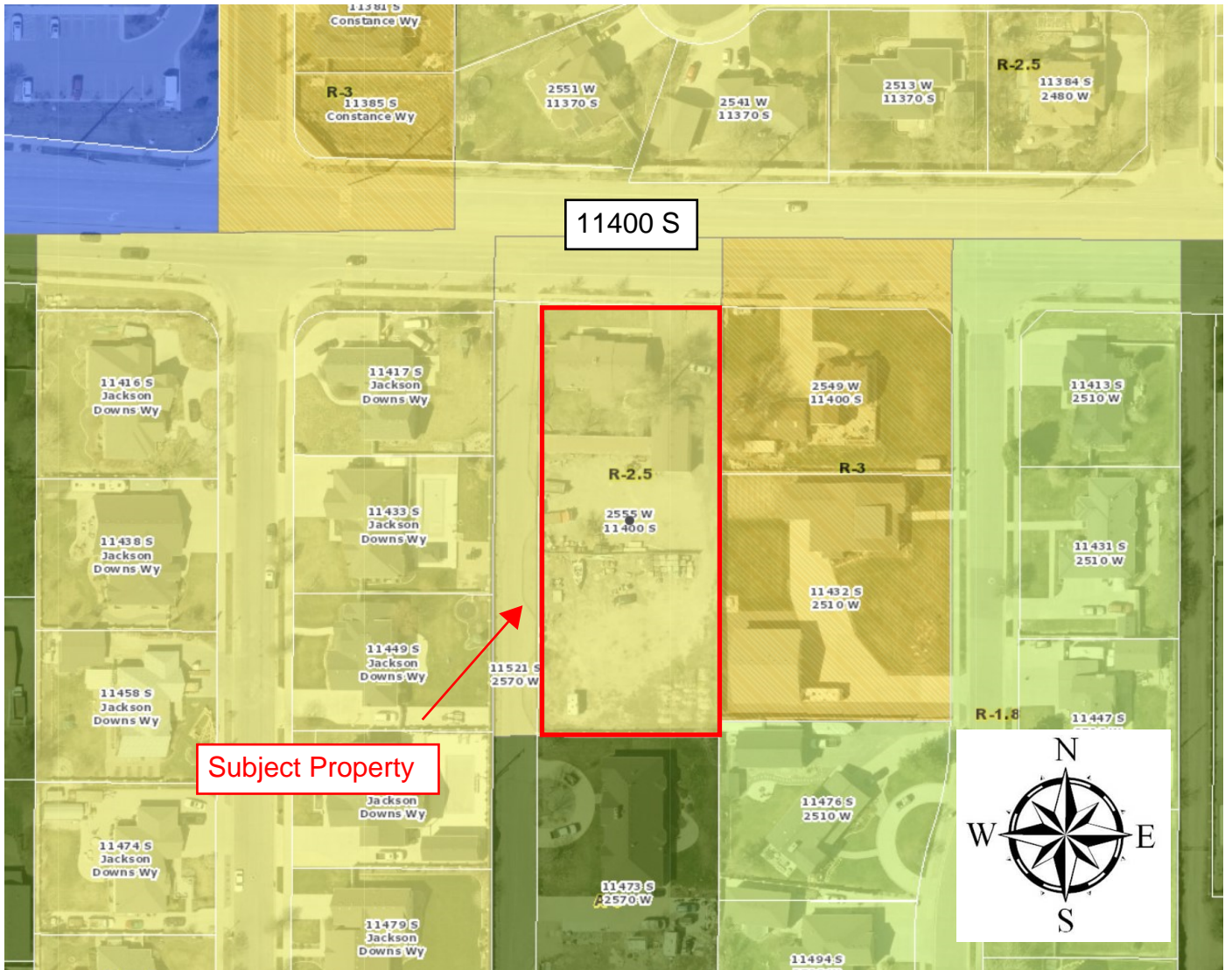
Location Map

2555 W 11400 S
South Jordan City



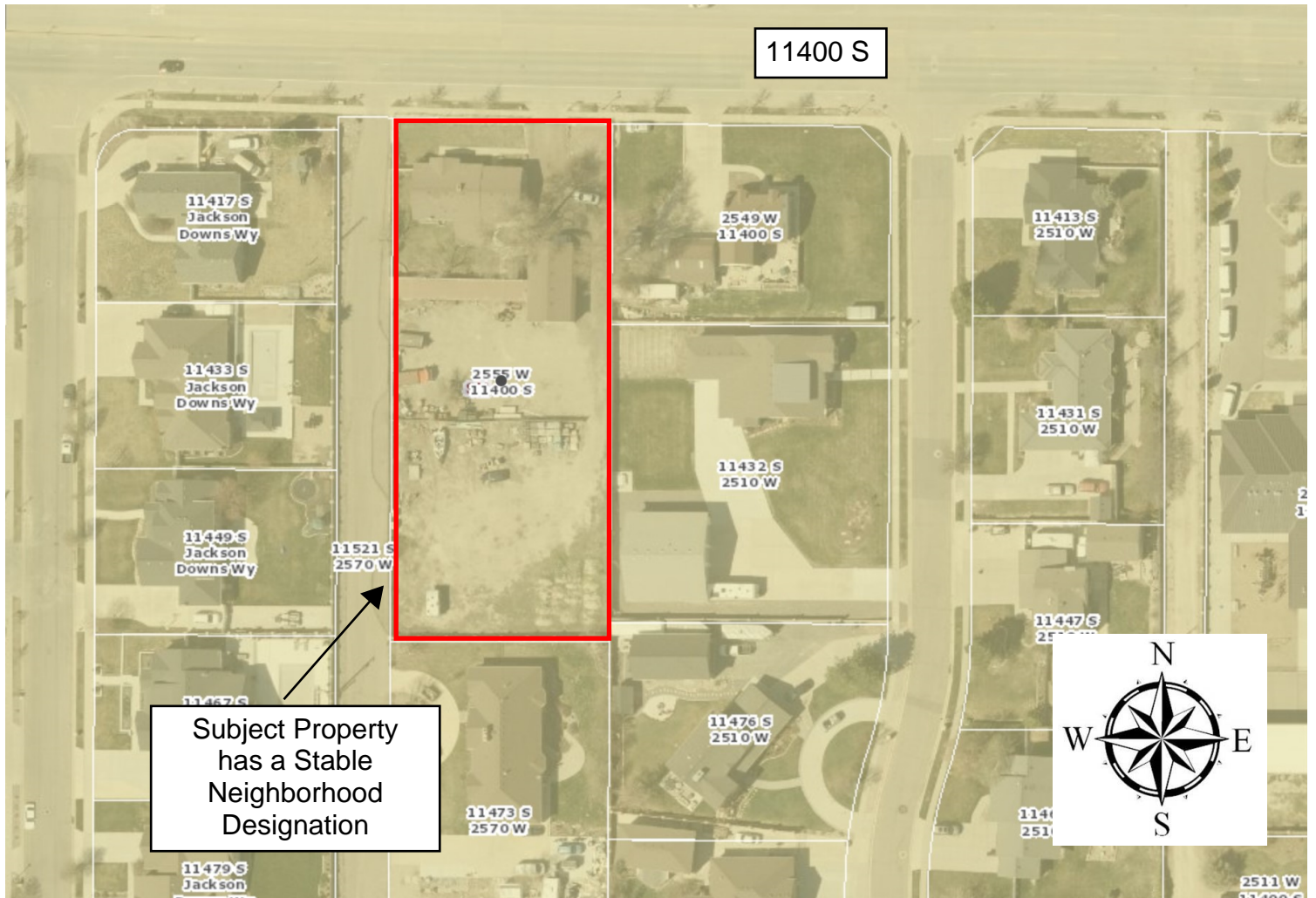
Zoning Map

2555 W 11400 S
South Jordan City



Land Use Map

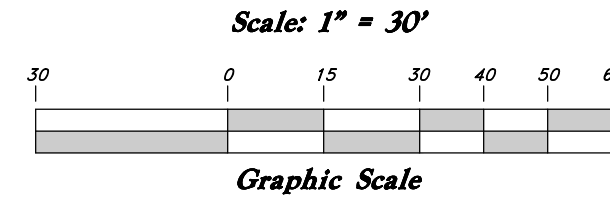
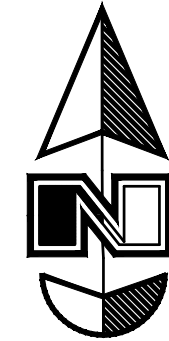
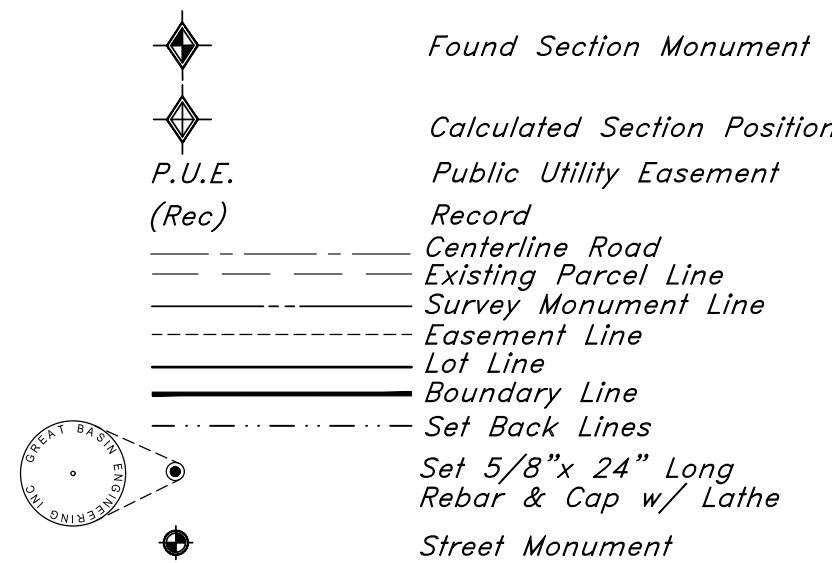
2555 W 11400 S
South Jordan City



Bowthorpe Subdivision

A part of the Southeast Quarter of Section 21,
T3S, R1W, SLB&M, U.S. Survey
South Jordan City, Salt Lake County, Utah
April 2023

LEGEND



Vicinity Map
(Not to Scale)

SURVEYOR'S CERTIFICATE

I, Joshua Gore, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 13086382 in accordance with Title 58 Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I also do hereby certify that this plat of Bowthorpe 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 lands included in said subdivision, and have filed a Record of Survey map (ROS) of the existing property boundaries shown on this plat and verified the locations of the boundary in accordance with Section 17-23-17. Monuments have been set as depicted on this drawing.

Signed this _____ day of _____, 2023.

TENTATIVE FINAL

13086382
License No.

Joshua Gore

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and name said tract Bowthorpe Subdivision, and hereby dedicate to South Jordan City, Salt Lake County, Utah, and hereby dedicate grant and convey to South Jordan City, Salt Lake County, Utah all those parts or portions of said tract of land designated as public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by South Jordan City.

Signed this _____ day of _____, 2023.

Blake Bowthorpe

Owner

ACKNOWLEDGMENT

State of Utah } ss
County of }

The foregoing instrument was acknowledged before me this _____ day of _____, 2023 by _____.

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____
Print Name

LEGAL DESCRIPTION

Beginning at the point on the South Right-of-Way line of 11400 South Street, as established by UDOT Project Number SP-15-7(156)293, said point being 698.21 feet South 89°57'38" East along the Center Section line of said Section 21, and 47.82 feet South 00°04'22" West from the Center of said Section 21, and running thence South 88°43'56" East 132.03 feet along said South Right-of-Way line; thence South 0°04'22" West 312.35 feet; thence North 89°57'38" West 132.00 feet; thence North 0°04'22" East 315.18 feet to the point of beginning.

Contains 41,417 Sqft. or 0.951 acres more or less. Contains two lots

NARRATIVE

This Subdivision Plat was requested by Blake Bowthorpe for the purpose of creating two buildable lots he parcel shown hereon.
The Basis of Bearings for this survey, is North 89°57'38" East from the Brass Cap Monument Marking found on the Center and the East Quarter of Section 21, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.
Property corners were set as depicted on this plat.

Bowthorpe Subdivision

A part of the Southeast Quarter of Section 21,
Township 3 South, Range 1 West, Salt Lake Base and Meridian U.S. Survey
South Jordan City, Salt Lake County, Utah

BOARD OF HEALTH

Approved this _____ day of _____, 2023.

Salt Lake Valley Health Department

SOUTH JORDAN CITY PLANNING DEPARTMENT

Approved by the South Jordan City Planning
Department on the _____ day of _____, 2023.

South Jordan City Planner

Date

SOUTH VALLEY SEWER DISTRICT

Approved this _____ day of _____, 2023.
by the South Valley Sewer District.

South Valley Sewer District

CITY ENGINEER

I hereby certify that this office has examined this
plat and it is correct in accordance with information on
file in this office.

South Jordan City Engineer Date

OFFICE OF THE CITY ATTORNEY

Approved this _____ day of _____, 2023.

South Jordan City Attorney

SOUTH JORDAN CITY MAYOR

Presented to South Jordan City Mayor this
day of _____, 2023, and it is
hereby approved.

South Jordan City Mayor

Attest: City Recorder

SALT LAKE COUNTY RECORDER

RECORDED # _____

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

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE

DEPUTY SALT LAKE COUNTY RECORDER

