

Issue: **CONTRACT APPLIANCE SALES
REZONE FROM C-F TO I-F**

Address: 401 W 10000 S and 429 W 10000 S

File No: PLZBA202200167

Applicant: Danny Johnson, Contract Appliance Sales

Submitted by: Ian Harris, Planner I
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): I move that the City Council **approve** the proposed rezone, Zoning Ordinance 2022-08-Z, from C-F to I-F.

ACREAGE:	1.79 acres
CURRENT ZONE:	C-F (Commercial-Freeway)
CURRENT USE:	Showroom, Parking, Vacant Land
FUTURE LAND USE PLAN:	IND (Industrial)
NEIGHBORING ZONES/USES:	North – 10000 S / I-F (Commercial/Industrial Park)
	South – I-F (OraTech)
	East – C-F (Mountain West Baseball Academy)
	West – C-F (Vacant Land)

STANDARD OF REVIEW:

The rezoning of property may not be considered if the proposed zoning does not conform to the general plan. The following guidelines shall be considered in the rezoning of parcels:

- A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- B. The parcel to be rezoned can accommodate the requirements of the proposed zone.
- C. The rezoning will not impair the development potential of the parcel or neighboring properties.

(City Code §17.22.020)

BACKGROUND:

Danny Johnson of Contract Appliance Sales submitted an application to rezone the subject parcels on August 13, 2022. The applicant is proposing to build a secondary building on the western parcel, primarily for the purpose of storing wholesale appliances. A rezone from C-F to I-F is necessary to

do so. Wholesale and warehouse is not a permitted or conditional use in the C-F zone, but is permitted in the I-F zone.

The rezone would not require a Land Use Amendment as it conforms to the current land use designation according to the General Plan: Industrial (IND).

ANALYSIS:

The South Jordan Engineering Department has conducted an infrastructure analysis based on the proposed rezone. The only item of concern is that much of the western parcel (which the new warehouse would be constructed on) is located within the 100-year flood plain. The applicant is aware of this, and will need to ensure during the Site Plan application process that the warehouse is either located outside the FEMA flood plain delineation or is built higher than base flood elevation.

The South Jordan Finance Department conducted a fiscal analysis of the proposed rezone based on the concept plan and business estimates from the applicant. The analysis showed no significant impact to the city.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- Staff finds the proposed rezone is in accordance with the general plan, will provide fiscal benefit to the city, and will have minimal impact to the surrounding infrastructure.
- The proposed rezone meets the Planning and Zoning (Title 17) and the Subdivision and Development (Title 16) Code requirements.
- On October 25, 2022, the Planning Commission recommended the City Council approve the application by a vote of 5-0.

Conclusion:

- The proposed rezone will meet the standards of approval for rezoning as outlined in §17.22.030 of South Jordan City Code.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the City Council **approve** the proposed rezone, 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:

- Recommend denial of the application.
- Propose modifications to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Land Use Map
- Conceptual Site Plan
- Infrastructure Analysis
- Fiscal Analysis
- Ordinance 2022-08-Z
 - Exhibit 'A' – Property Description

DEPARTMENT APPROVAL

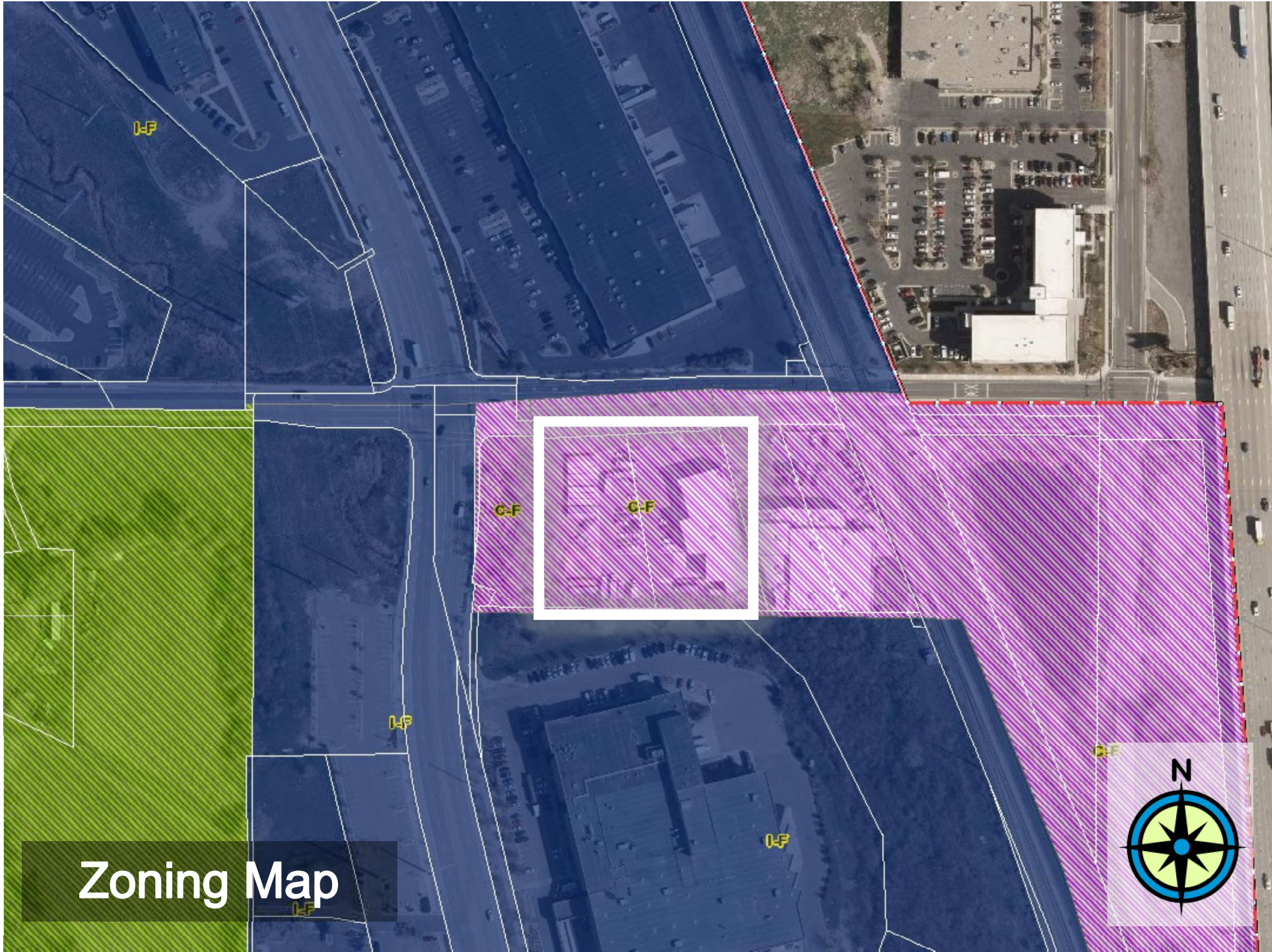
Steven Schaefermeyer

Steven Schaefermeyer (Nov 9, 2022 10:12 MST)

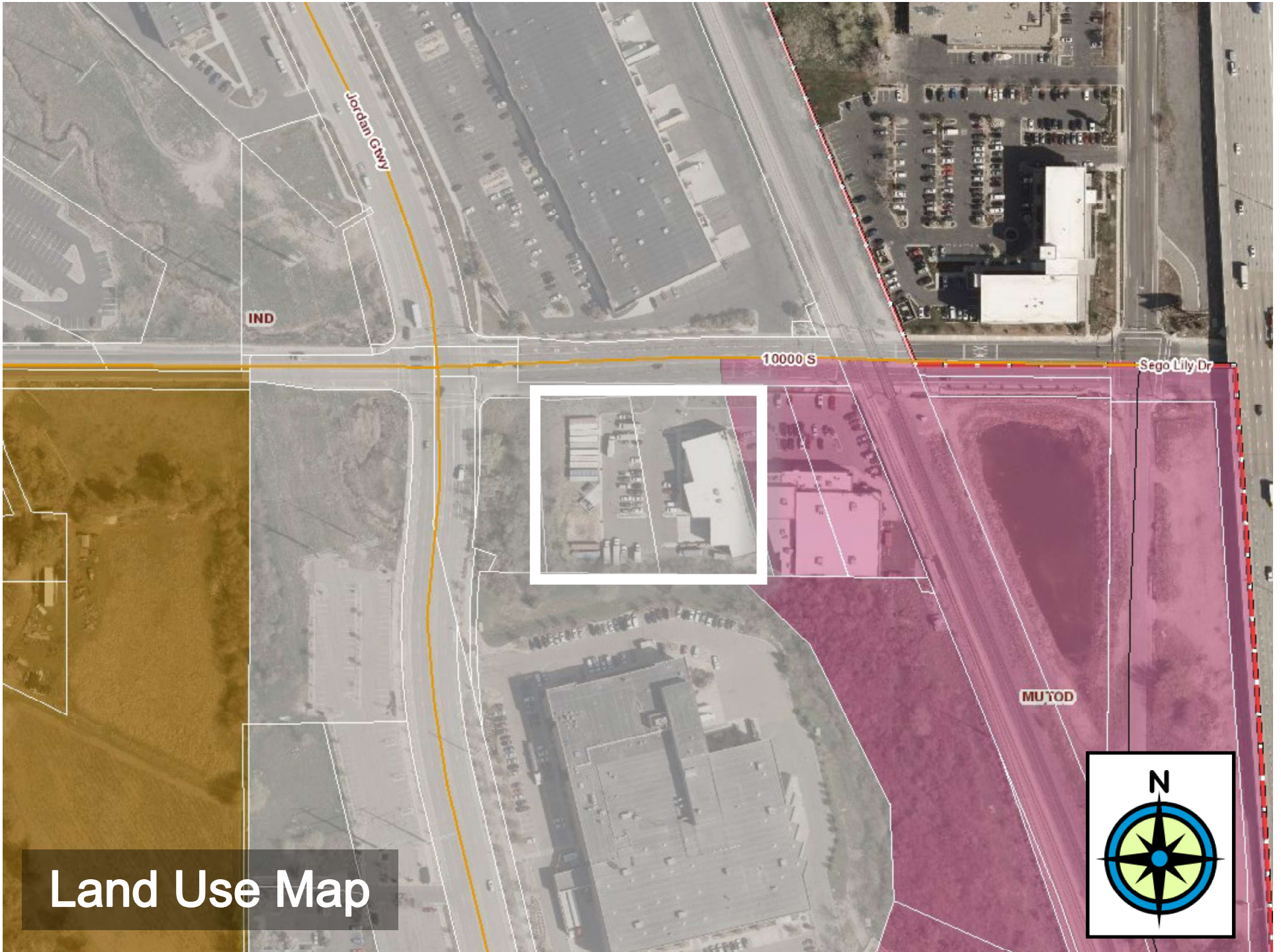
Steven Schaefermeyer
Director of Planning



Location Map



Zoning Map



Land Use Map

811 CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
*Know what's below.
Call before you dig.*

BENCHMARK
FOUND BAR AND CAP MARKED ON PLANS
ELEVATION = 4373.41

PARKING DATA TABLE	
STANDARD STALLS	58
HANDICAP-ACCESSIBLE STALLS	4
TOTAL STALLS	62



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
DANNY JOHNSON
779 EAST CLIFFORD DRIVE
TOOELE, UTAH 84074

CONTACT:
DANNY JOHNSON
PHONE: 801-209-3470

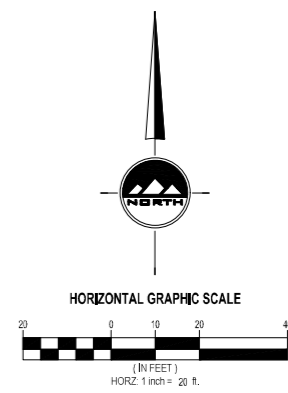
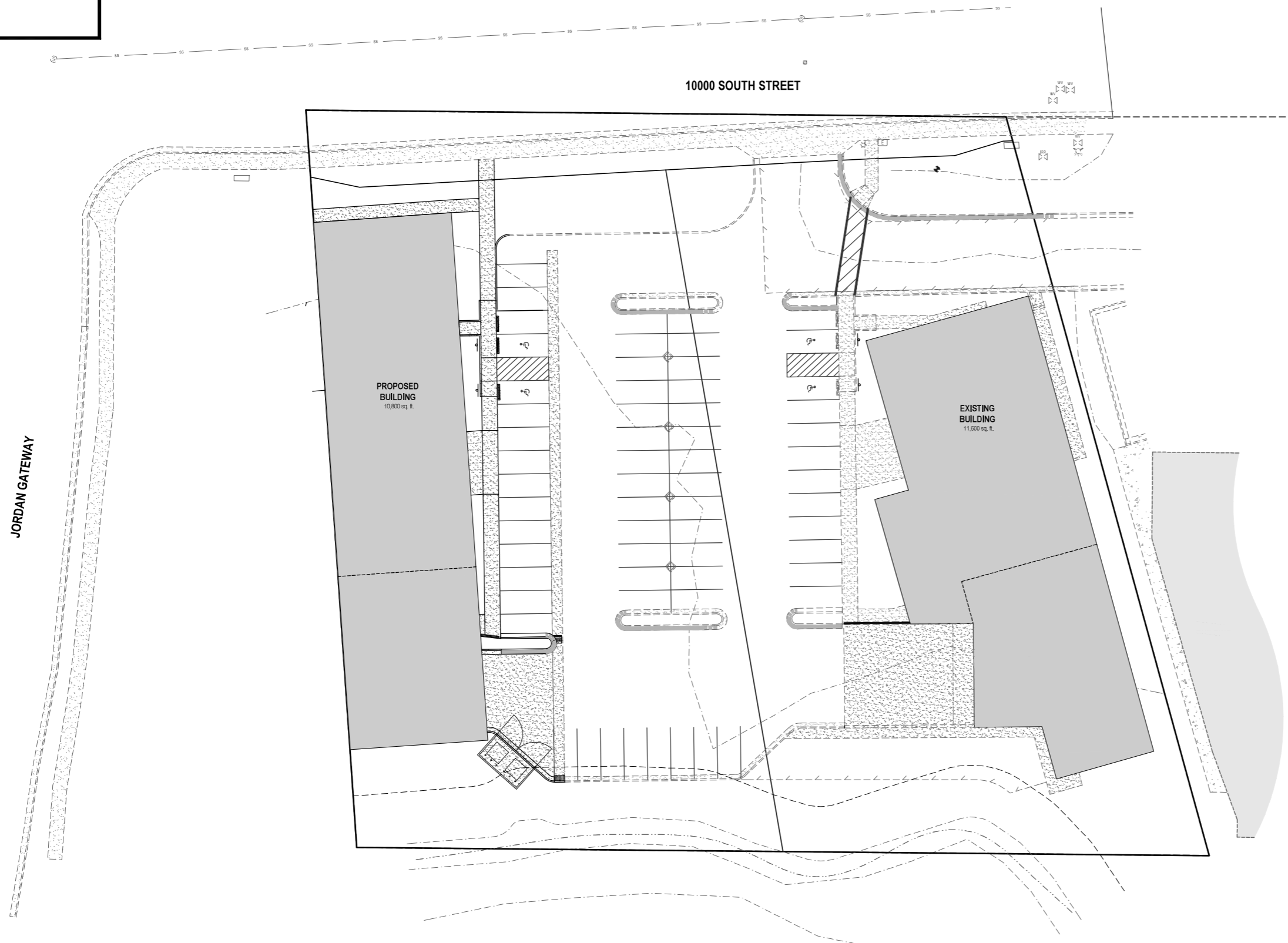
CONTRACT APPLIANCE SALES

401 WEST 10000 SOUTH
SOUTH JORDAN, UTAH

CONCEPT 1.0

PROJECT NUMBER: 7814
PRINT DATE: 3/28/22
DRAWN BY: C.CHILD
CHECKED BY: B. MORRIS
PROJECT MANAGER: J. CLEGG

C-100



LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Contract Appliance Sales Warehouse – C-F to I-F
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Planner Assigned	Ian Harris
Engineer Assigned	Shane Greenwood

The Engineering Department has reviewed this application and has the following comments:

Transportation: *(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)*

The subject property is located at 429 West 10000 South. The access for the proposed warehouse is the existing access on 10000 South Street, which should have sufficient capacity for the increase of traffic from this development.

Culinary Water: *(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)*

The subject property can be serviced by a water main in 10000 South. It is anticipated that the existing water main has adequate volume and pressure for the proposed development. Per City standards, a water model submittal is required.

Secondary Water: *(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)*

Secondary water service is not required for this development.

Sanitary Sewer: *(Attach letter from South Valley Sewer stating that this zone/land use change does not affect service and that any future project can be serviced by the District)*

At the time of Site Plan approval, the developer must submit an approval letter from South Valley Sewer District stating sufficient capacity for any additional sewer connections to the sewer main in the area. It is anticipated that adequate sewer service is available.


Storm Drainage: *(How will this area be serviced for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)*

It is anticipated that the proposed storm drain system will retain the 80% storm event on site and discharge the remainder to Dry Creek pending approval from Salt Lake County Flood Department. At the time of development review, the developer is required to submit storm drain calculations for City review and approval.


Other Items: *(Any other items that might be of concern)*

The majority of the subject property is located within the 100 yr flood plain. The developer must provide sufficient evidence and documentation that the proposed warehouse will be built outside the flood plain delineation or built higher than base flood elevation by means of FEMA LOMR Fill or similar means.

Report Approved:


Development Engineer

10/13/22
Date


Brad Klavano, PE, PLS
Director of Engineering/City Engineer

10/13/2022
Date

Project Analysis

Project: Contract Appliances

October 20, 2022

Scenario Descriptions

Scenario 1: No Change - C-F
No Change - Commercial Freeway C-F

Financial Summary by Scenario

Direct Impact (General Fund)	Financial Summary by Scenario	
	No Change - C-F	I-F
Revenue	\$ 91,584	\$ 95,180
Property Tax	\$ 5,345	\$ 7,787
Sales Tax (direct)	\$ 85,000	\$ 85,000
Other	\$ 1,239	\$ 2,392
Expenses	\$ 9,902	\$ 9,902
Roads	\$ 1,332	\$ 1,332
Emergency Serv.	\$ 3,844	\$ 3,844
Parks	\$ -	\$ -
Other	\$ -	\$ -
Total	\$ 81,682	\$ 85,277
Per Acre	\$ 39,138.50	\$ 40,675.01
Per Unit	\$ -	\$ -
Per Person	\$ -	\$ -

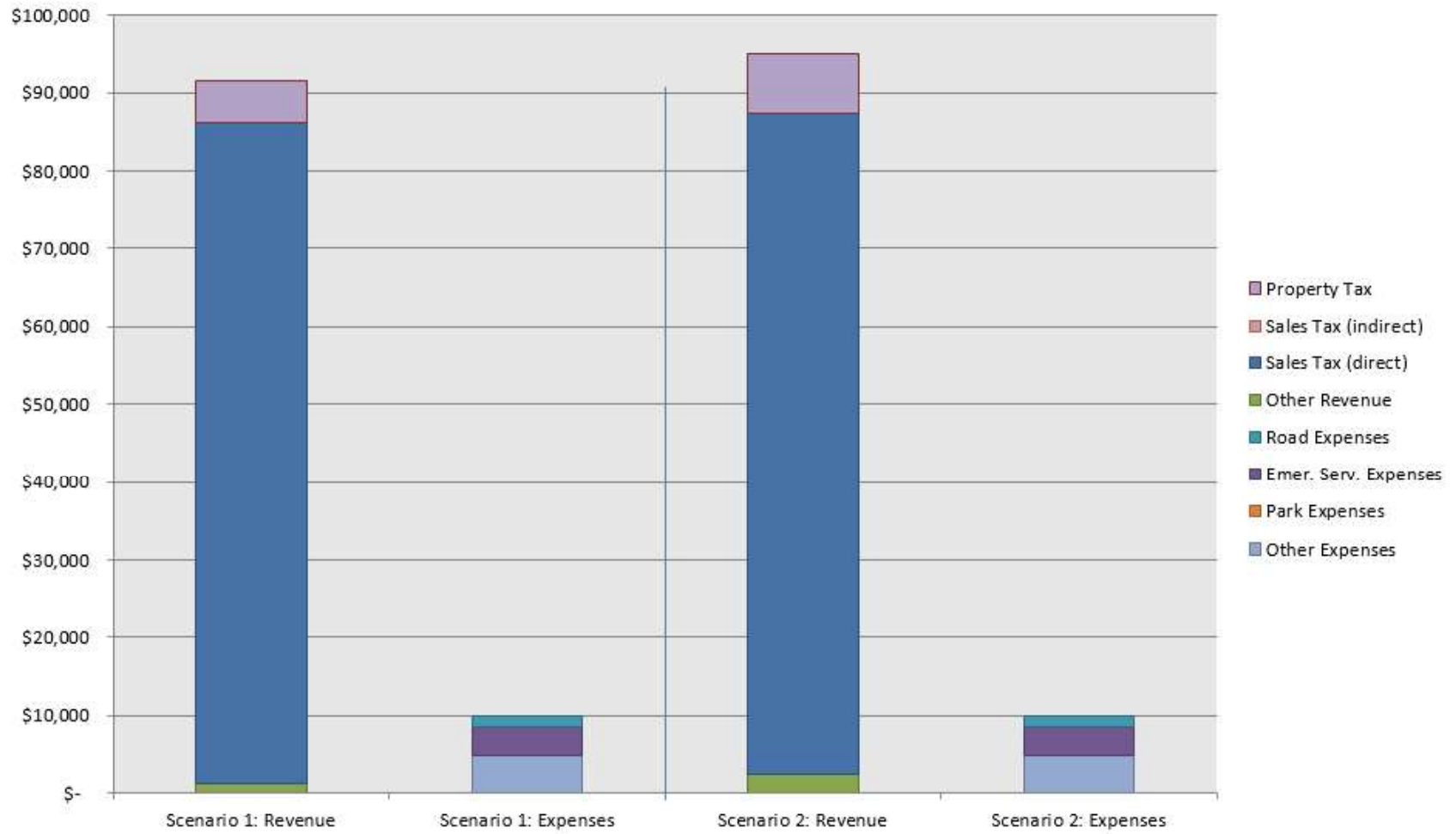
***Important to Note: This is exempt County property and sales tax is generated from the services provided is minimal. Employees are volunteers.

Indirect Impact		
Potential Retail Sales	\$ -	\$ -
Sales Tax (indirect)	\$ -	\$ -

*Other Revenue - Includes Permits, Licenses, Motor Vehicle Tax, Energy Sales & Use Tax, Telecommunications Tax, and Cable Franchise Tax.

** Other Expense - Includes all other General Fund Expenses excluding Roads, Emergency Services, and Parks.

Annual General Fund Impact



ORDINANCE NO. 2022-08-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY GENERALLY LOCATED AT 401 WEST 10000 SOUTH AND 429 WEST 10000 SOUTH FROM THE C-F ZONE TO THE I-F ZONE; DANNY JOHNSON (APPLICANT).

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Zoning Ordinance of the City of South Jordan (Title 17 of the City Code) with the accompanying Zoning Map; and

WHEREAS, the Applicant, Danny Johnson, proposed that the City Council amend the Zoning Map by rezoning the subject property, described in the attached Exhibit A; and

WHEREAS, the South Jordan Planning Commission reviewed the proposed rezoning and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed rezoning; and

WHEREAS, the City Council finds that the rezoning will enhance the public health, safety and welfare and promote the goals of the General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Rezone. The property described in Application PLZBA20220167, located in the City of South Jordan, Utah, is hereby reclassified from the C-F Zone to the I-F Zone on property described in the attached **Exhibit A**.

SECTION 2. Filing of Zoning Map. The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

SECTION 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2022 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Gregory M. Simonsen
Gregory M Simonsen (Nov 9, 2022 16:18 MST)

Office of the City Attorney

EXHIBIT A

(Property Descriptions)

PARCEL # 27-12-376-036-0000

BEG N 1326.14 FT & W 640.63 FT & S 15°21'58" E 9.55 FT FR S 1/4 COR SEC 12, T3S, R1W, SLM; S 15°21'58" E 286.06 FT; N 89°27'04" W 164.43 FT; N 9°45'16" W 266.89 FT; N 86°46' E 45.22 FT; N 86°44'29" E 0.47 FT; NE'LY 65.94 FT ALG A 2922.50 FT RADIUS CURVE TO R (CHD N 87°24'52" E 65.94 FT); N 73°21'14" E 19.46; N 88°27'56" E 3.71 FT TO BEG.

CONTAINS 0.91 AC.

PARCEL # 27-12-376-035-0000

BEG N 1326.14 FT & W 771.95 FT & S 20.44 FT FR S 1/4 COR SEC 12, T3S, R1W, SLM; S 9°45'16" E 266.89 FT; N 89°27'04" W 164.43 FT; N 3°56'19" W 259.34 FT; S 78°41'01" E 19.32 FT; N 86°46' E 118.29 FT TO BEG.

CONTAINS 0.88 AC.