

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 09/12/2023

Issue: MINERS COVE NORTH
PRELIMINARY SUBDIVISION PLAT
Address: 10435 S. 2200 W.
File No: PLPP202300048
Applicant: Jeffrey Almond

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

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Miners Cove North preliminary subdivision plat, File No. PLPP202300048.

ACREAGE:	Approximately 1.21 Acres
CURRENT ZONE:	Commercial-Neighborhood (C-N)
CURRENT USE:	Commercial Office
FUTURE LAND USE PLAN:	Economic Center (EC)
NEIGHBORING ZONES/USES:	North – Residential (R-1.8) / Bingham H.S. South – Residential (R-4) West – Residential (R-1.8) East – Residential (R-4)

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 Miners Cove North subdivision located at 10435 South 2200 West. The property currently has an existing multi-tenant space building that was developed through a Site Plan

application in the early 2000s. The Record of Survey included shows the existing development of the property.

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 6' precast masonry fence along the south and east boundaries.
- No landscape improvements are required with this project.
- The subdivision will use existing access off South Jordan Parkway and 2200 West.
- When Lot 2 develops, it will require a site plan application be submitted and approved by the Commission before building permits can be applied for.

Conclusion:

- The proposed preliminary subdivision plat 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.

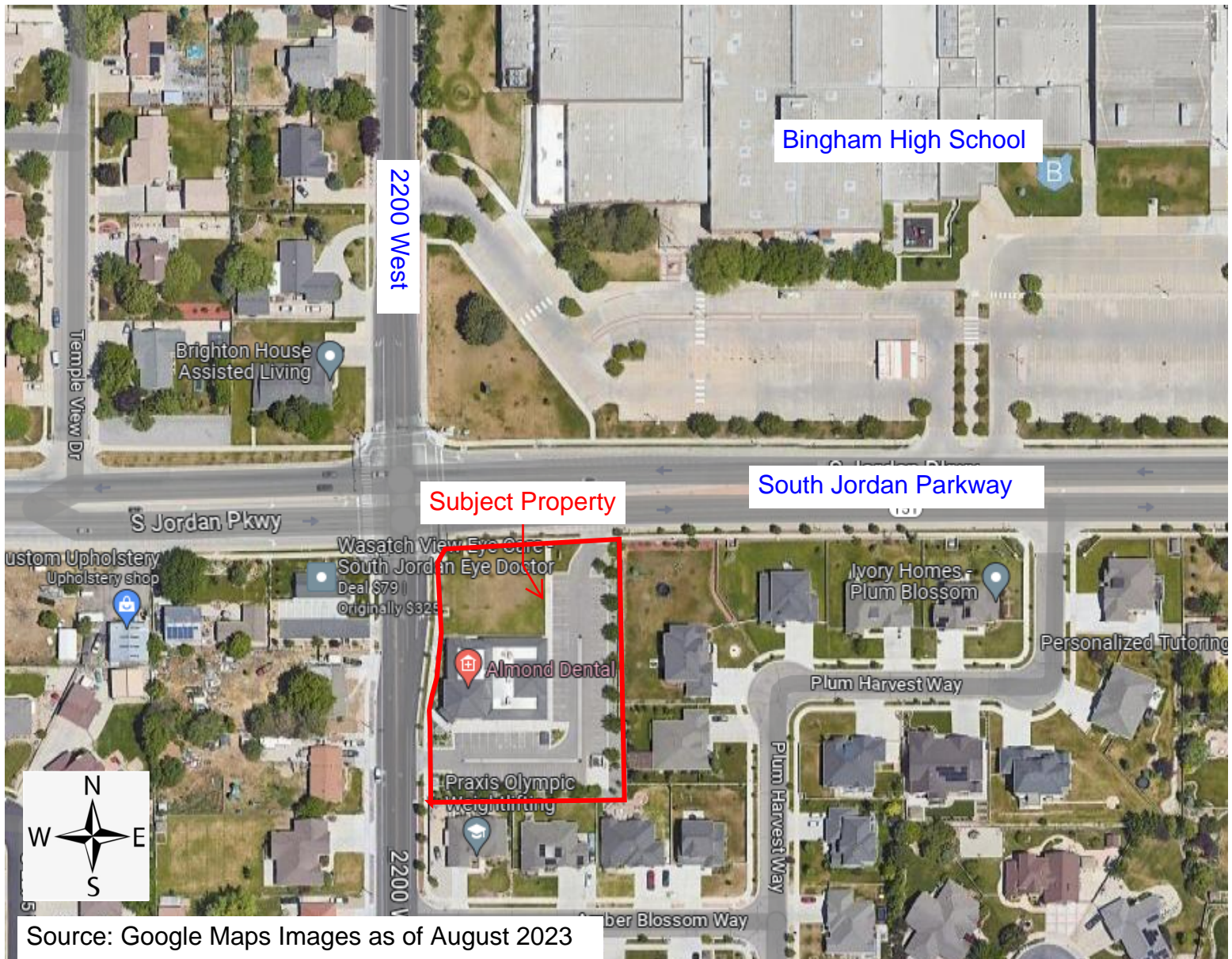
SUPPORT MATERIALS:

- Location Map
- Current Zoning / Future Land Use Map
- Record of Survey
- Preliminary Subdivision Plat

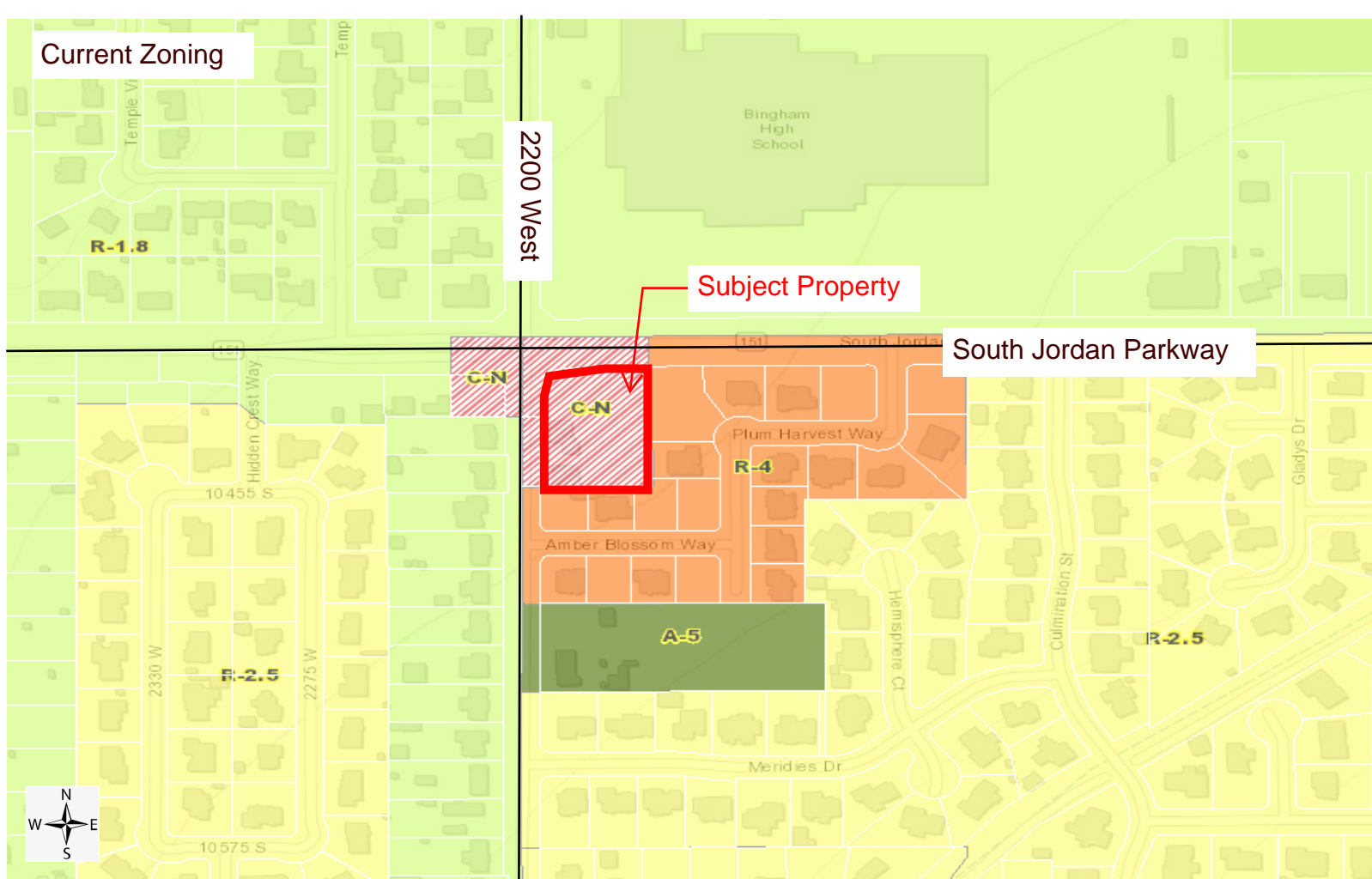
Andrew McDonald
Andrew McDonald (Sep 5, 2023 15:46 MDT)
Andrew McDonald
Planner I, Planning Department

Brad Klavano
Brad Klavano (Sep 5, 2023 16:40 MDT)
Brad Klavano, P.E.
Director of Engineering Services

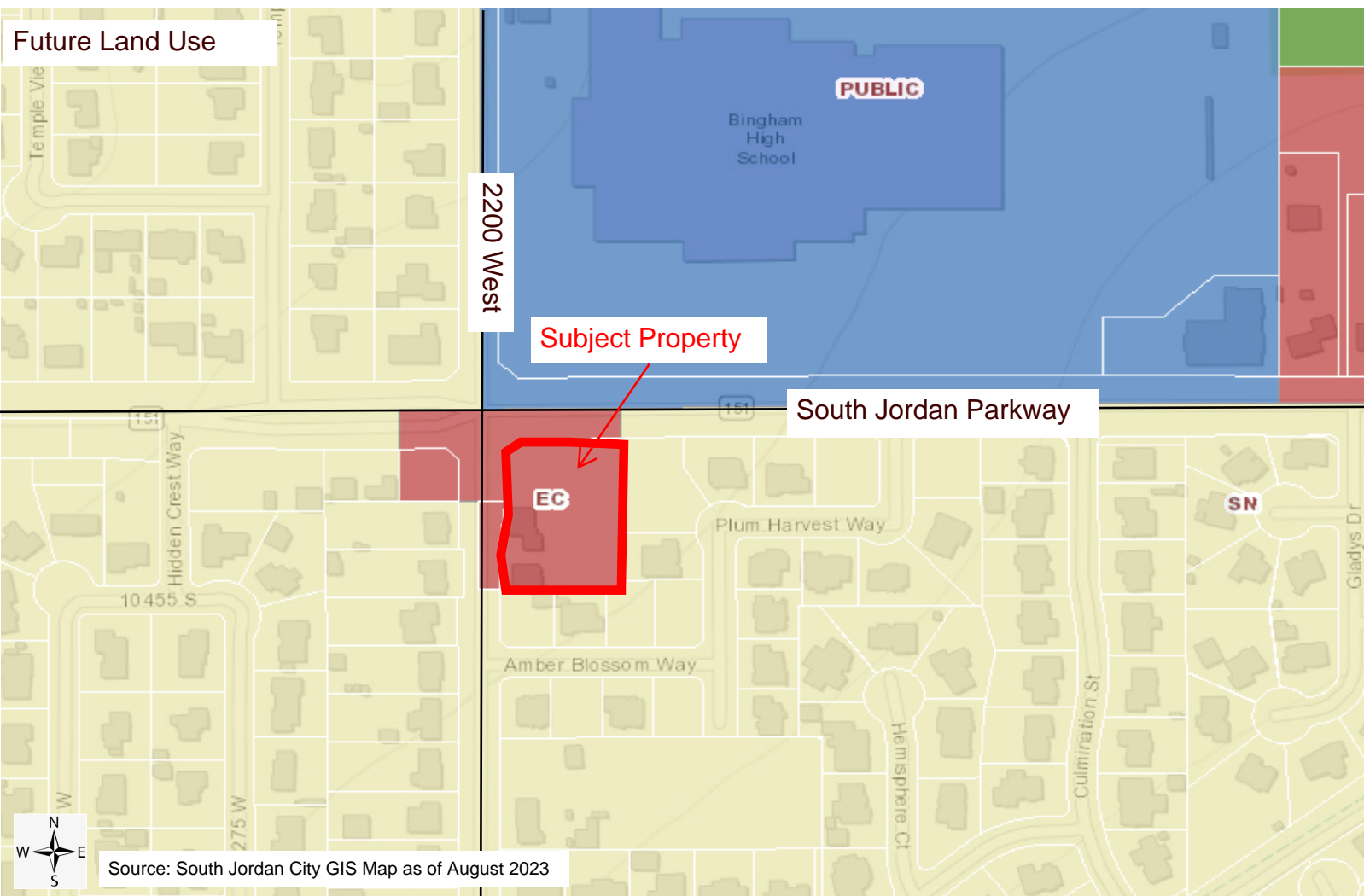
Location Map



Current Zoning



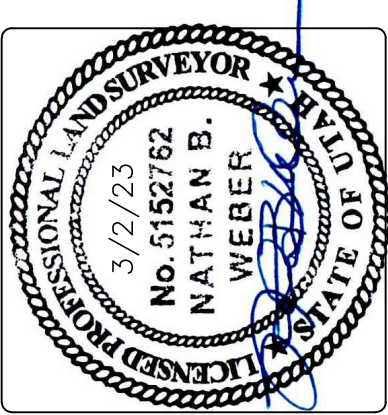
Future Land Use



Source: South Jordan City GIS Map as of August 2023

ALTA / NSPS LAND TITLE SURVEY
10435 SOUTH 2200 WEST
SOUTH JORDAN, UT 84095

REVISIONS		DATE	BY
No.	DATE	BY	



Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
ALTA & NSPS Surveys

DIAMOND
LAND SURVEYING

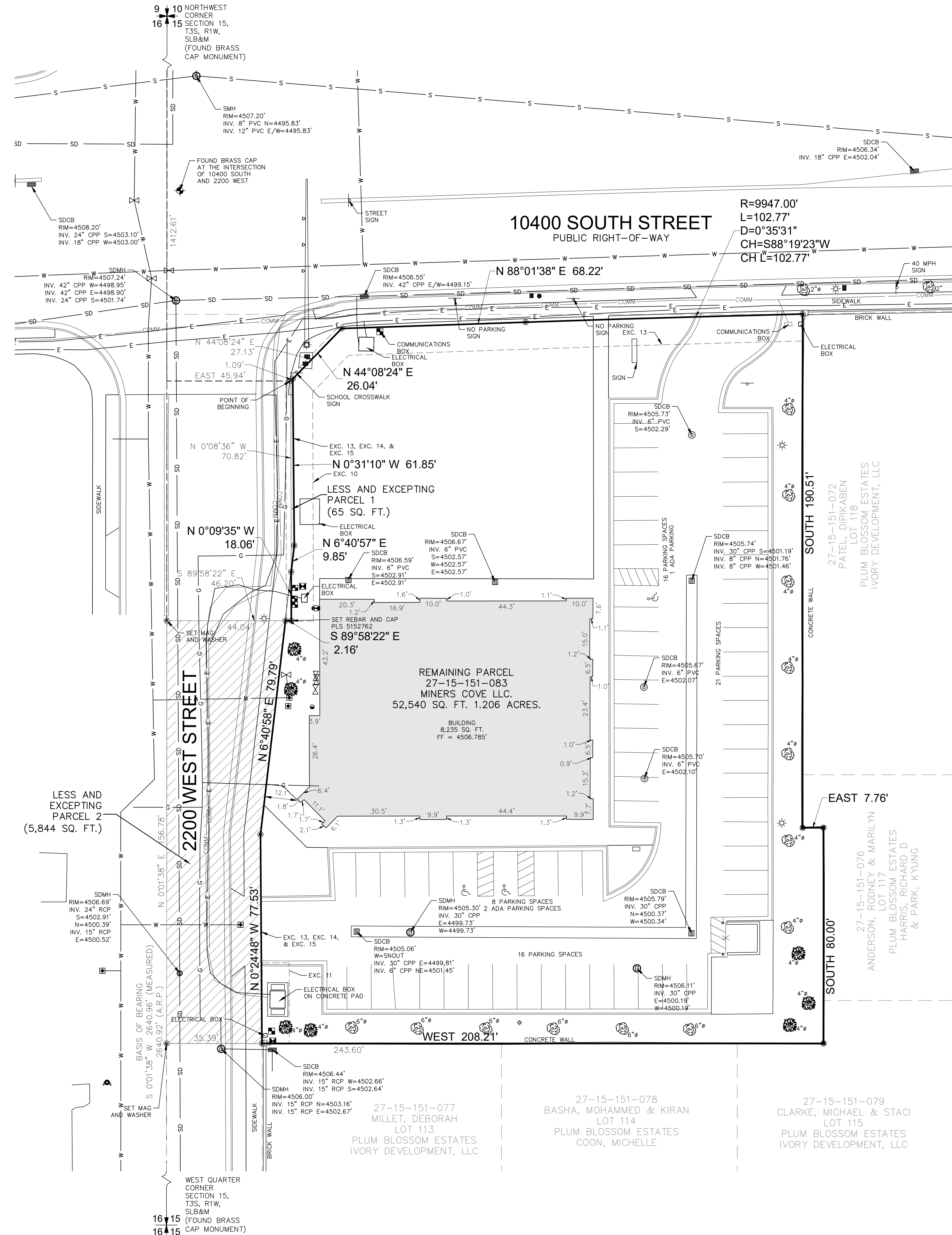
6891 South 700 West Ste. 150
Midvale, Utah 84047
Phone (801) 286-5095 Fax (801) 286-5032
www.diamondlandsurveying.com

ALTA/NSPS LAND TITLE SURVEY
10435N SOUTH 2200 WEST
SOUTH JORDAN, UTAH 84095

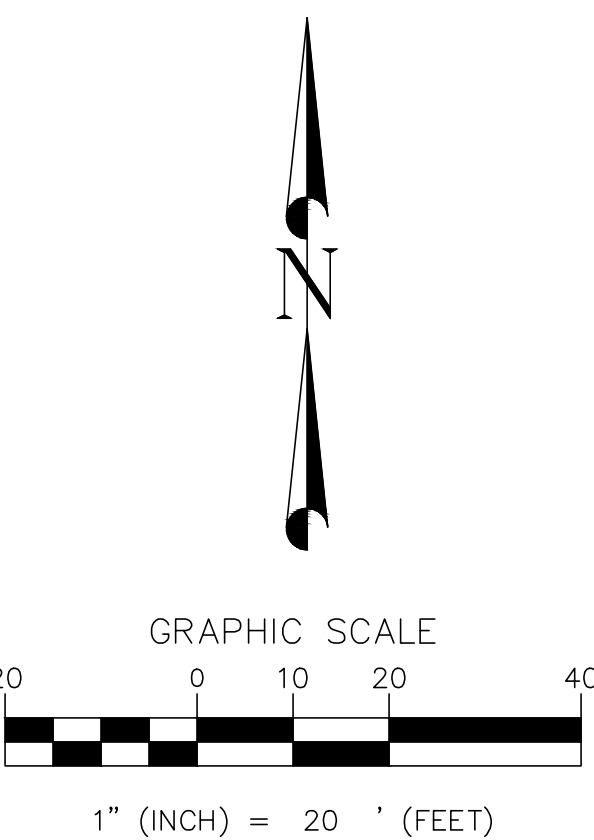
JEFF ALMOND

COPYRIGHT ALL REPORTS, DESIGNS, FIELD DATA, FIELD NOTES, DRAWINGS, SPECIFICATIONS, CALCULATIONS, ESTIMATES OR ANY REPRESENTATION CONTAINED HEREON ARE THE SOLE PROPERTY OF DIAMOND SURVEYING AND LAND SURVEYING UNLESS PREVIOUSLY ESTABLISHED BY PRECEDENCE OR WRITTEN AGREEMENT	
DATE PLOTTED	3/2/23
JOB No.	23-018
SHEET	2 OF 2

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN



LEGEND	
— E —	Electric Line
— G —	Gas Line
— SD —	Storm Drain Line
— S —	Sanitary Sewer Line
— W —	Water Line
— COMM —	Communications Line
---	Easement Line
---	Boundary Line
---	Edge of Asphalt
---	Fence Line
---	Adjoiner Line
---	Section Line
---	Tie Line
▨	Parcel 1 Less and Excepting (65 SQ. FT.)
▨	Parcel 2 Less and Excepting (5,844 SQ. FT.)
+	Monument
+	Quarter Section Corner
+	Section Corner Monument
⊗	Water Valve
⊗	Fire Hydrant
⊗	Water Meter
⊗	Water Manhole
⊗	Irrigation Control Box
⊗	Irrigation Control Valve
⊗	Property Corner
⊗	Sanitary Sewer Manhole
⊗	Storm Drain Control Box
⊗	Electrical Handhole
⊗	Electric Meter
⊗	Cable Box
⊗	Light
⊗	Street Sign
⊗	Tree (Size As Noted)
⊗	Pine Tree (Size As Noted)



MINERS COVE NORTH SUBDIVISION

LOCATED IN NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH
AUGUST 2023

GENERAL PLAT NOTE

1. AGREEMENT FOR MULTI UNIT CONNECTION TO COMMON SEWER LATERAL RECORDED JUNE 19, 2017 AS ENTRY NO. 12558472 IN BOOK 10569 AT PAGE 77.
2. AGREEMENT FOR MULTI UNIT CONNECTION TO COMMON SEWER LATERAL RECORDED JUNE 19, 2017 AS ENTRY NO. 12558472 IN BOOK 10569 AT PAGE 77 & COMMERCIAL SEWER CONNECTION AGREEMENT RECORDED JUNE 19, 2017 AS ENTRY NO. 12558473 IN BOOK 10569 AT PAGE 82.
3. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED MAY 22, 2008 AS ENTRY NO. 10434267 IN BOOK 9609 AT PAGE 2657. (10.0' WIDE).
4. EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFICORP, AN OREGON CORPORATION D/B/A ROCKY MOUNTAIN POWER BY INSTRUMENT RECORDED MARCH 12, 2014 AS ENTRY NO. 11816815 IN BOOK 10216 AT PAGE 6532.
5. 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 WITH 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.
6. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES FACILITIES IN THE PUE.
7. 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.

FINISHED FLOOR ELEVATION NOTE

THE FINISH FLOOR ELEVATION AT THE CENTER OF THE LOT SHALL NOT EXCEED FOUR FEET ABOVE THE THE AVERAGE TOP BACK OF CURB AS MEASURED ALONG THE FRONTAGE FOR EACH LOT.

GROUNDWATER NOTE

MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO HIGH OR FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.

TITLE REPORT NOTE

SURVEYOR AND/OR ENGINEER CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES STATED IN THE TITLE REPORT DATED FEBRUARY 3, 2023 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY 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.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27A-063(4)(C)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT EFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
- A. A RECORDED EASEMENT OR RIGHT-OF-WAY
B. THE LAW APPLICABLE TO PERSPECTIVE RIGHTS
C. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
D. ANY OTHER PROVISION OF LAW

APPROVED THIS ____ DAY OF _____, A.D. 20____

ROCKY MOUNTAIN POWER
DOMINION ENERGY
DOMINION ENERGY CORPORATION

DOMINION ENERGY DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY DOMINION CORPORATION 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 ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THAT PLAT, INCLUDING THOSE SET FORTH 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 DOMINION ENERGY DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS ____ DAY OF _____, A.D. 20____

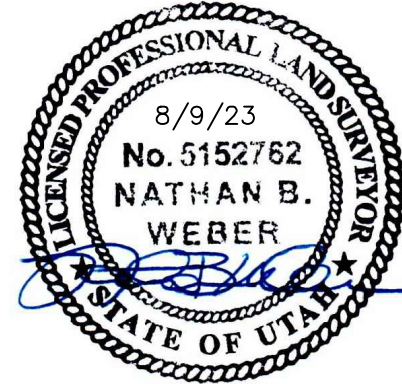
BY-_____
TITLE-_____
DOMINION ENERGY DOMINION ENERGY CORP.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9A-603 OF THE UTAH CODE, I, NATHAN B. WEBER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 5152762 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT ON BEHALF OF DIAMOND LAND SURVEYING, LLC, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, SHOWN AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS MINERS COVE NORTH SUBDIVISION AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.



RECORD OF SURVEY # S2016-12-0982

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15 AND RUNNING THENCE SOUTH 0°01'38" WEST 1412.61 FEET ALONG THE SECTION LINE AND EAST 46.70 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 2200 WEST STREET AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 44°08'24" EAST 26.04 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 10400 SOUTH STREET;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- (1) NORTH 88°01'38" EAST 68.22 FEET TO A POINT ON A CURVE AND
(2) NORTHEASTERLY 102.77 FEET ALONG THE ARC OF A 9947.00 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS SOUTH 1°58'22" EAST, THROUGH A CENTRAL ANGLE OF 0°35'31" WITH A LONG CHORD OF NORTH 88°19'23" EAST 102.77 FEET TO A POINT OF NON-TANGENCY;

- THENCE SOUTH 190.51 FEET;
THENCE EAST 7.76 FEET;
THENCE SOUTH 80.00 FEET;
THENCE WEST 208.21 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF 2200 WEST;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES:
- (1) NORTH 0°24'48" WEST 77.53 FEET;
(2) NORTH 6°40'58" EAST 79.79 FEET;
(3) SOUTH 89°58'22" EAST 2.16 FEET;
(4) NORTH 0°09'35" WEST 18.06 FEET;
(5) NORTH 6°40'57" EAST 9.85 FEET AND;
(6) NORTH 0°31'10" WEST 61.85 FEET TO THE POINT OF BEGINNING.

CONTAINS 52,540 SQ. FT. OR 1.206 ACRES

CONTAINS 2 LOTS

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT I/W_____, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE

MINERS COVE NORTH SUBDIVISION

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNERS HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES, AND DO FURTHERMORE HEREBY DEDICATE THE AREA HEREON DESCRIBED AS A SHARED STORM DRAIN EASEMENT FOR THE PURPOSES OF MAINTAINING ABOVE GROUND IMPROVEMENTS AND UNDERGROUND UTILITY LINES BOTH TO THE NORTH OF THE EXISTING BUILDING AS WELL AS THE SHARED ACCESS EASEMENT THROUGHOUT THIS SITE PERTAINING DIRECTLY FOR THE PURPOSE OF UPKEEP, REPAIRS AND REPLACEMENTS AS NECESSARY. IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____ A.D., 20____

MINERS COVE LLC

BY-_____
ITS-_____

STATE OF UTAH)
COUNTY OF SALT LAKE) SS

ON THIS _____ DAY OF _____, IN THE YEAR 20____, APPEARED BEFORE ME, _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE IS A _____ OF MINERS COVE LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE/SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY SIGNATURE _____

MINERS COVE NORTH SUBDIVISION

LOCATED IN NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH
AUGUST 2023

OWNER/DEVELOPER
JEFF ALMOND
10435 SOUTH 2200 WEST
SOUTH JORDAN, UTAH
(801) 647-2259
DRJALMOND10@GMAIL.COM

SURVEYOR: NATHAN WEBER, PLS
DIAMOND LAND SURVEYING
6891 South 700 West Ste. 150
Midvale, Utah 84047
Phone (801) 266-5099 Fax (801) 266-5032
office@diamondlandsurveying.com
www.diamondlandsurveying.com

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

SHEET 1 OF 1

SOUTH VALLEY SEWER DISTRICT	COMCAST	SALT LAKE COUNTY HEALTH DEPARTMENT	CENTURY LINK COMMUNICATIONS
APPROVED THIS _____ DAY OF _____, A.D. 20____, BY S.V.S.D.	APPROVED THIS _____ DAY OF _____, A.D. 20____, BY COMCAST.	APPROVED THIS _____ DAY OF _____, A.D. 20____, BY HEALTH DEPARTMENT.	APPROVED THIS _____ DAY OF _____, A.D. 20____, BY CENTURY LINK COMMUNICATIONS.
SOUTH VALLEY SEWER DISTRICT	COMCAST	SALT LAKE CO. HEALTH DEPARTMENT	CENTURY LINK COMMUNICATIONS
SOUTH JORDAN CITY PLANNER	SOUTH JORDAN CITY ENGINEER	APPROVAL AS TO FORM	SOUTH JORDAN CITY
APPROVED THIS _____ DAY OF _____, 20____, BY SOUTH JORDAN CITY CITY PLANNER.	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____.	APPROVED THIS _____ DAY OF _____, A.D. 20____, BY SOUTH JORDAN CITY.
SOUTH JORDAN CITY PLANNER	SOUTH JORDAN CITY ENGINEER	SOUTH JORDAN CITY ATTORNEY	ATTEST: CITY RECORDER
	DATE		CITY MAYOR

