

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 06/13/2023

Issue: PLAZA ON 114TH – 4TH AMENDED
SUBDIVISION AMENDMENT

Address: 11323 S. Redwood Rd.

File No: PLPLA202300081

Applicant: David Jenkins, Ensign Engineering

Submitted by: Damir Drozdek, Planner III
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready):

- I move that the Planning Commission **approve** the Plaza on 114th – 4th Amended subdivision plat, File No. PLPLA202300081.
-

ACREAGE:	Approximately 0.9 acres
CURRENT ZONE:	MU-South (Mixed Use – South Center)
CURRENT USE:	Currently under development
FUTURE LAND USE PLAN:	MU (Mixed Use)
NEIGHBORING ZONES/USES:	North – MU-South / Commercial South – MU-South / Commercial West – MU-South / Commercial East – MU-South / Commercial

STANDARDS FOR SUBDIVISION AMENDMENT REVIEW

The Planning Commission shall receive comment at a public hearing regarding the proposed subdivision amendment. The Planning Commission may approve the amendment if it finds good cause to amend the subdivision, and the amendment complies with City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements. The Planning Commission may only deny the amendment if there is no good cause for amending the subdivision and the proposed amendment does not meet all provisions of City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements.

BACKGROUND:

The applicant is requesting that the Planning Commission approve a subdivision plat amendment on property generally located at 11323 S. Redwood Rd. It is located directly to the north of the Rocket Car Wash and the Jiffy Lube auto service center. It is lot 101 of the Plaza on 114th – Amended subdivision.

The property was created in 2019 by amending the Plaza on 114th subdivision plat. It was the first amendment to the original plat. There are two other subsequent amendments to the subdivision. This will be a fourth subdivision plat amendment.

Lot 101 is approximately 0.9 acres. The proposed subdivision plat amendment will split it into two new lots. Each lot will be approximately 0.5 acres. A lot that abuts Redwood Rd. has an office building currently under construction. The interior lot is planned to house an office building in the future. The lot is currently vacant.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The proposed subdivision amendment plat meets all of the Planning and Zoning Code requirements.
- The current applications seeks to split lot 101 of the Plaza on 114th – Amended subdivision plat into two lots with the latest amendment of the subdivision plat.
- There is good cause to approve the proposed subdivision amendment because it will provide more flexibility for development and ownership. The two new office building will each have its own parcel, which will allow for separate ownership of the buildings if so desired.

Conclusion:

- The subdivision amendment application meets all of the Municipal Code requirements and thus 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:

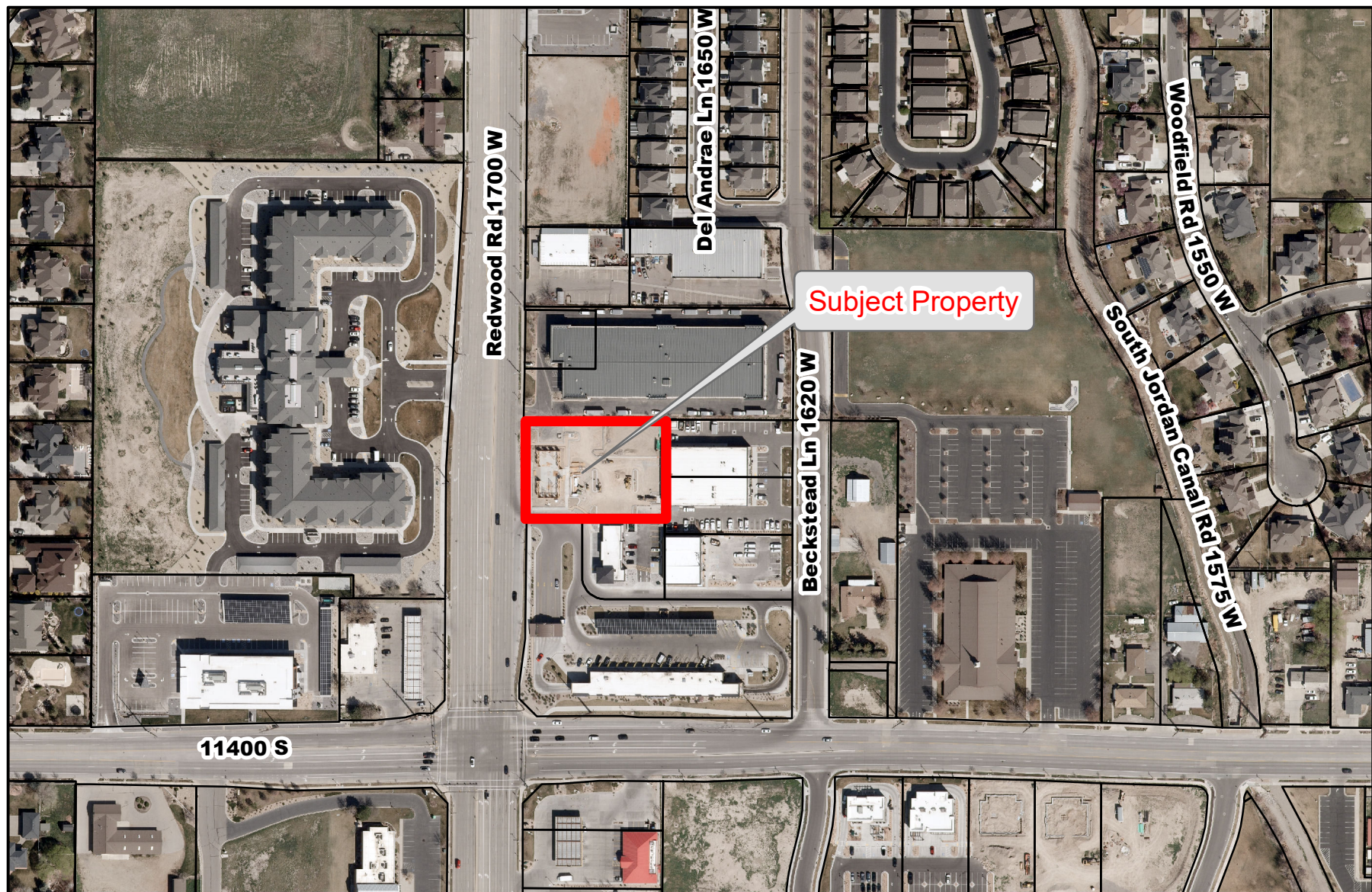
- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.


SUPPORT MATERIALS:

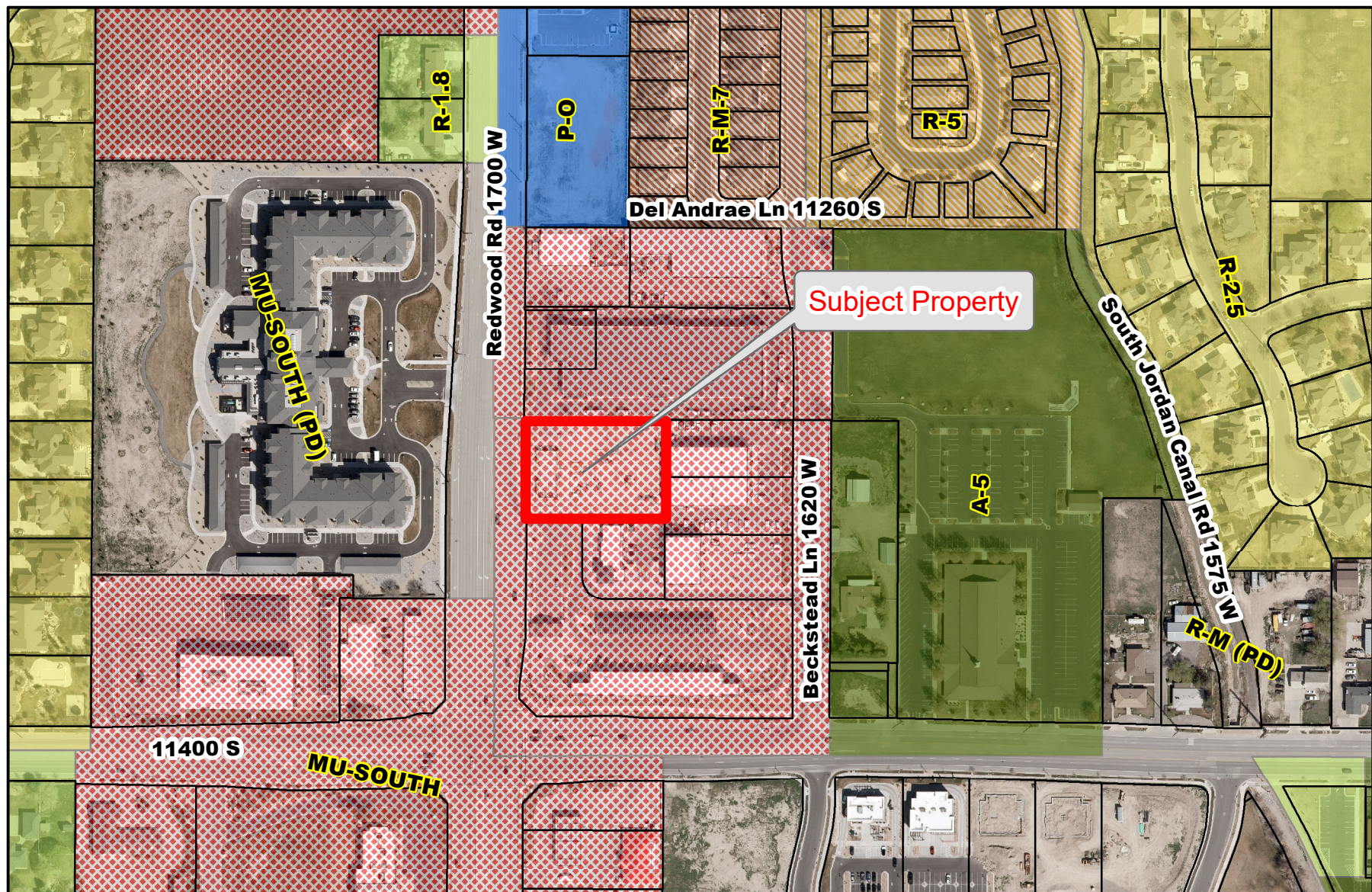
- Aerial Map
- Zoning Map
- Plaza on 114th - Amended
- Plaza on 114th – 4th Amended




Damir Drozdek, AICP
Planner III, Planning Department



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Aerial Map</p> <p><i>City of South Jordan</i></p>	<p>0 80 160 320 480 640 Feet</p> <p>Aerial Imagery 2022</p> 
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<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <h3>City of South Jordan</h3>	<p>0 80 160 320 480 640 Feet</p> <p>Aerial Imagery 2022</p> 
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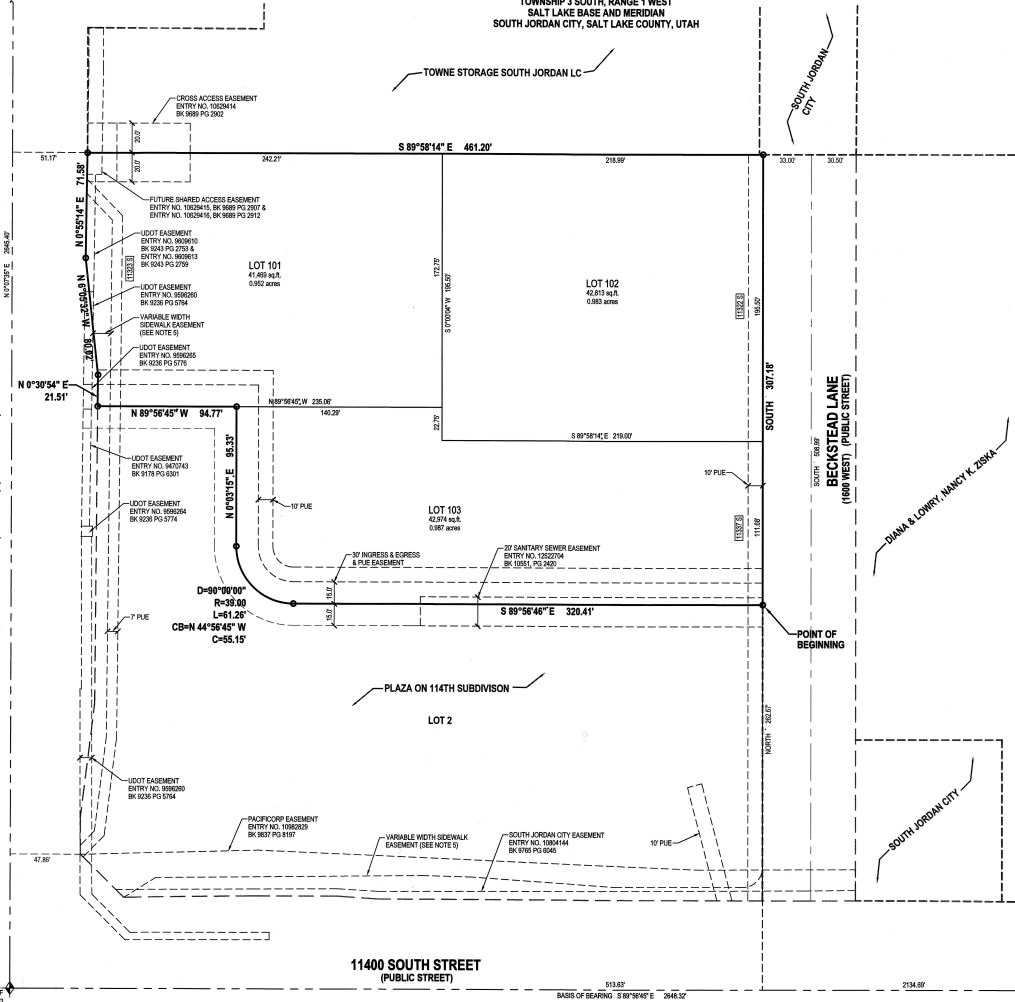
PLAZA ON 114TH - AMENDED

AMENDING LOT 1 OF PLAZA ON 114TH
LOCATED IN THE NORTHEAST QUARTER SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

NORTH QUARTER CORNER
SECTION 22
T3S, R1W
SLBMA
(FOUND BRASS CAP)

REDWOOD ROAD
(170 WEST) (PUBLIC STREET)

CENTER OF
SECTION 22
T3S, R1W
SLBMA
(FOUNDS)



ROCKY MOUNTAIN POWER NOTES:

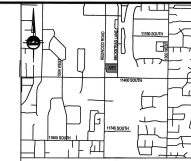
1. PURSUANT TO UTAH CODE ANN. § 64-2-27 THIS PLAT CONVEYS TO THE OWNERS (OR OPERATORS OF UTILITY FACILITIES) A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-21A-400(1)(C) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PLAT AS DESCRIBED 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 RELOCATE EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY RELOCATE EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION.
3. A RECORDING EASEMENT OR RIGHT-OF-WAY.
4. THE LAW APPLICABLE TO PRESCRIPTION RIGHTS.
5. TITLE, CHAPTER 3A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
6. ANY OTHER PROVISION OF LAW.

QUESTOR NOTE:

1. 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 OWNERS (OR 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.
2. SHALLOW SEWER DEPTHS: CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTHS AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL BUILDINGS WITH A SLOPE OF 1/8" PER FOOT. CONTRACTOR SHALL NOT HAVE SEWER SERVICE AVAILABLE FOR BACKFLOW.

SEWER NOTES:

1. 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 OWNERS (OR 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.
2. SHALLOW SEWER DEPTHS: CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTHS AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL BUILDINGS WITH A SLOPE OF 1/8" PER FOOT. CONTRACTOR SHALL NOT HAVE SEWER SERVICE AVAILABLE FOR BACKFLOW.



VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET BACK PERMANENT WITH YELLOW PLASTIC CAP OR NAIL STAMPED "ENGIN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

General Plat Notes

1. Owners and potential purchasers of property legally described by this plat (the "Property") should familiarize themselves with all rules, lot information, easements, and other pertinent information contained with this plat and also with any conditions, covenants, and restrictions (CC&Rs) documents that may be recorded against the Property. Owners and potential purchasers of the Property must comply with all rules, easements, CC&Rs, and other recorded documents related to this plat, as correctly reflecting or as may from time to time be changed and amended. Failure to adhere to the rules, lot information, easements, CC&Rs, or other documents recorded against the Property could result in financial loss or changes in expected property use.
2. Many areas in the City of South Jordan have groundwater problems due to a high or fluctuating water table. City approval of this plat does not constitute representation by the City that the building at any specified location will solve groundwater problems, if any.
3. The Owner certifies that the file report dated 1/15/2019 which was prepared by First Eagle, Inc. as provided to Owner's surveyor and that the plat shows all easements and restrictions related to said report.
4. Variable Width Sidewalk Easement is in favor of the City of South Jordan and follows the back of the sidewalk.
5. Owners of Lot 101, 102, and 103 hereby grant and convey a cross access right-of-way easement across portions of said lots where channels and parking lots are constructed.
6. Owners of Lot 101, 102, and 103 hereby grant and convey to public utility agencies, that easements and agree, the right to utility installation and maintenance (electrical, cable, communication, natural gas, utility and secondary water, sanitary sewer, and storm water runoff) over portions of said lots, except in buildings, whether existing or future. It is further building is in conflict with an existing utility, said utility may be relocated as needed at the expense of the utility requesting the same.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 26882, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract into lots and streets, hereinafter to be known as PLAZA ON 114TH - AMENDED, and that the same has been correctly surveyed and placed on the ground as shown on this plat. I further certify that all lots meet frontage with area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point being South 89°59'41" East 513.03 feet along the Quarter section line and North 252.67 feet from the Center of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running:

- Thence North 89°59'41" West 320.41 feet;
- Thence Northwesterly 61.28 feet along the arc of a 39.00 foot radius curve to the right (center bears North 0°10'10" East and the chord bears North 47°59'41" West 55.15 feet with a central angle of 97°10'10");
- Thence North 0°10'10" East 55.15 feet;
- Thence North 89°59'41" West 143.77 feet;
- Thence North 0°10'10" East 21.51 feet;
- Thence North 0°10'10" West 60.02 feet;
- Thence North 0°10'10" East 481.20 feet;
- Thence South 307.14 feet to the point of beginning.

Contains 127,255 Square Feet or 2.921 Acres and 4 Lots

Dec 7, 2018
Date

PATRICK M. HARRIS
P.L.S. 26882



UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to the South Jordan City and other public utility companies, a permanent easement and right of way in and to those areas reflected on this plat and labeled "SHARED ACCESS" for construction and maintenance of approved public utilities and appurtenances together with right of access thereon.

OWNER'S DEDICATION

Known all men by these presents that I, we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, heretofore known as the

PLAZA ON 114TH - AMENDED

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any assessments or other exactions on a dedicated asset which will interfere with the City's use, maintenance, and operation of the asset.

In witness whereof I, we have hereunto set our hand and the 9th day of January, A.D. 20 19.

By: [Signature]
By: [Signature]

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH, J.S.
County of Salt Lake
On the 9th day of January, A.D. 20 19, personally appeared before me [Signature], the signor of the foregoing instrument, who duly acknowledged to me that he/she is the Owner of the above described premises, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: 08/24/2022
NOTARY PUBLIC: [Signature] RESIDING IN Salt Lake COUNTY.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH, J.S.
County of Salt Lake
On the 9th day of January, A.D. 20 19, personally appeared before me [Signature], the signor of the foregoing instrument, who duly acknowledged to me that he/she is the Owner of the above described premises, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: 08/24/2022
NOTARY PUBLIC: [Signature] RESIDING IN Salt Lake COUNTY.

PLAZA ON 114TH - AMENDED

AMENDING LOT 1 OF PLAZA ON 114TH
LOCATED IN THE NORTHEAST QUARTER SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # 12928167

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: [Signature]
DATE: 01-17-2019 TIME: 1:55 PM BOOK: 2019 PAGE: 014
FEE: \$33.00
DEPUTY SALT LAKE COUNTY RECORDER

SHEET 1 OF 1

PROJECT NUMBER: 2676
MANAGER: DJ
DRAWN BY: JNU
CHECKED BY: JNU
DATE: 12/28/18

DEVELOPER
11400 SOUTH REDWOOD ASSOCIATES LLC
15406 S. FAIR HILL COURT
DRAPER, UTAH 84020
801-201-6889



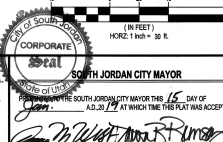
BOARD OF HEALTH APPROVAL
APPROVED THIS 26 DAY OF December, 20 18
By: [Signature]
SALT LAKE COUNTY HEALTH DEPARTMENT

CITY PLANNING
APPROVED THIS 10th DAY OF January, 20 19
By: [Signature]
SOUTH JORDAN CITY PLANNER

SOUTH VALLEY SEWER DISTRICT APPROVAL
APPROVED THIS 26 DAY OF December, 20 18
By: [Signature]
SOUTH VALLEY SEWER DISTRICT MANAGER

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 AND IS HEREBY APPROVED.
By: [Signature] 1/9/19
SOUTH JORDAN CITY ENGINEER

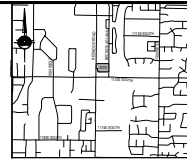
OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS 15th DAY OF January, A.D. 20 19
By: [Signature]
ATTORNEY FOR SOUTH JORDAN CITY



SOUTH JORDAN CITY MAYOR
By: [Signature]
SOUTH JORDAN CITY MAYOR

PLAZA ON 114TH - 4TH AMENDED

AMENDING LOT 101 OF PLAZA ON 114TH - AMENDED
LOCATED IN THE NORTHEAST QUARTER SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP
NOT TO SCALE

BOUNDARY DESCRIPTION

Beginning at a point being South 89°58'14" East 232.06 feet along the Quarter section line and North 288.46 feet from the Center of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°58'14" West 232.06 feet to the Eastern Right-of-Way line of Redwood Road;

thence along said Eastern Right-of-Way line the following three (3) courses:

(1) North 10°02'32" East 21.01 feet;

(2) North 0°02'32" West 80.02 feet;

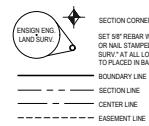
(3) North 0°02'14" East 17.68 feet;

thence South 89°58'14" East 242.21 feet;

thence South 0°02'04" West 172.75 feet to the point of beginning.

Contains 41,469 Square Feet or 0.952 Acres and 2 Lots.

LEGEND



General Plat Notes

- Owners and potential purchasers of property legally described by this plat (the "Property") should be aware that the Property is subject to all existing and future easements, covenants, and restrictions (CC&Rs) documents that may be recorded against the Property. Owners and potential purchasers of the Property must comply with all rules, easements, CC&Rs, and other recorded documents related to this plat, as currently existing or as may hereinafter be amended or changed and/or amended. Failure to adhere to the rules, for information, easements, CC&Rs, or other documents recorded against the Property could result in financial loss or changes in expected property use.
- Many areas in the City of South Jordan have groundwater problems due to a high or fluctuating water table. City approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems, if any.
- The Owner certifies that the file opened online, which was prepared by the Surveyor, was provided to Owner's surveyor and that the plat shows all easements and encumbrances listed in said file report.
- Owners of Lot 401 and 402 hereby grant and convey to all public utility agencies, their successors and assigns, the right to utility installation and maintenance electrical, cable, communication, natural gas, culinary and secondary water, and storm water runoff over portions of said lots, except in building locations either existing or future. If a future building is in conflict with an existing utility, and utility may be relocated as needed at the expense of the entity requesting the same.
- Variable Width Easement is in favor of the City of South Jordan and follows the back of the sidewalk.
- Owners of Lot 401 and 402 hereby grant and convey a cross access ingress/egress easement across portion of said lots where driveway and parking lots are constructed.
- Approval of this plat by South Jordan City does not mean that individual lot drainage is a matter of retention liability is assumed. Development and grading may necessitate swales and other drainage facilities to protect individual properties. Approval of this plat does not constitute representation by the City that swales and other drainage facilities are appropriate and maintained nor that damage from adjacent properties is prevented.

OWNER'S DEDICATION

Know all men by these presents that I, we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as:

PLAZA ON 114TH - 4TH AMENDED

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public Use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrances on a dedicated parcel which interfere with the City's use, maintenance, and operation of the street.

In witness whereof I/we have hereunto set our hand (s) this _____ day of _____ A.D. 20____

By _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH, County of Salt Lake, J.S.S.,
On this _____ day of _____ A.D. 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ (Last) limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES _____ RESIDING IN _____ COUNTY, _____

NOTARY PUBLIC

PLAZA ON 114TH - 4TH AMENDED

AMENDING LOT 101 OF PLAZA ON 114TH - AMENDED
LOCATED IN THE NORTHEAST QUARTER SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

RECORDED IN _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDERS AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE _____ DEPUTY SALT LAKE COUNTY RECORDER

SHEET 1 OF 1
PROJECT NUMBER: 5074
DRAWN BY: SL
CHECKED BY: KTW
DATE: 2022-03-03
COUNTY SURVEYOR REVIEWER: _____ DATE: _____

RECORD OF SURVEY

ROS NO.: _____
DATE: _____

DEVELOPER
11400 SOUTH REDWOOD ASSOCIATES LLC
1364 S. FAR HILL COURT
DRAPER, UTAH 84020
801-201-6889

BOARD OF HEALTH APPROVAL

APPROVED THIS _____ DAY OF _____ 20____
BY THE BOARD OF HEALTH:
SALT LAKE COUNTY HEALTH DEPARTMENT

SOUTH VALLEY SEWER DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____ 20____
BY THE SOUTH VALLEY SEWER DISTRICT:
SOUTH VALLEY SEWER DISTRICT MANAGER

CITY PLANNING

APPROVED THIS _____ DAY OF _____ 20____
BY THE _____
SOUTH JORDAN CITY PLANNER

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THE PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THE OFFICE AND I HEREBY APPROVE:
SOUTH JORDAN CITY ENGINEER
DATE _____

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____
ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR

PRESENTED TO THE SOUTH JORDAN CITY MAYOR THIS _____ DAY OF _____ A.D. 20____ AT WHICH TIME THE CITY WAS ACCEPTED.
ATTORNEY CLERK MAYOR

SALT LAKE COUNTY RECORDER



SALT LAKE CITY
45 W. 1000 S., Suite 500
Salt Lake City, UT 84103
Phone: 801-253-0029
Fax: 801-252-4449
www.ensignutah.com

LAYOUT
PREPARED BY: KTW
CHECKED BY: KTW
DRAWING CITY: KTW
RECORDED BY: KTW
DATE: 2022-03-03